

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

R.M. OF WEST ST. PAUL

Under authority of *The Planning Act*, the municipal Council will hold a public hearing at the time and location listed below to hear from those who wish to speak in support or objection, or to ask questions. For more info on how to register for the public hearing please contact the municipality at 204-338-0306.

**Thursday
July 10, 2025
6:00 pm**

**Council Chambers
3550 Main Street
RM of West St Paul, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 21/2025

Applicant: Jasdeep Kaur Bajaj

Property Location: 16 River Trail Drive,
West St. Paul
Roll # 29803
Legal: Lot 2, Block 2,
Plan 62857

Application Purpose:

The applicant is seeking conditional use approval for the establishment of a Day Care Centre on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential (Section 6, Table 15)	Day Care Centre	Day Care Centre

A copy of the above-noted proposal and supporting material is available on the Red River Planning District website at <https://www.redriverplanning.com/hearings.php> or by contacting the Red River Planning District in person during normal business hours Monday to Friday at 2978 Birds Hill Road, East St. Paul, by phone at 204 669-8880, or by email at info@rrpd.ca

CONDITIONAL USE APPLICATION REPORT

Date	June 16, 2025
Application File	CU 21/2025
Applicant	Jasdeep Kaur Bajaj

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	16 River Trail Drive, West St. Paul 29803 Lot 2, Block 2, Plan 62857
Zoning	"RS" Serviced Residential zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Emerging Residential designation Middlechurch Secondary Plan
Property Size	6,868 square feet in area (+/-) 46 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential (Section 6, Table 15)	Day Care Centre	Day Care Centre

Application Purpose

The applicant is seeking conditional use approval for the establishment of a Day Care Centre on the subject property. The proposed Day Care Centre will provide care for up to twelve children ranging from 12 months to 12 years old. The Day Care Centre will be in operation Monday to Friday, 7:30am to 5pm. The existing home will be the location of the Day Care Centre (see site plans below). The Day Care Centre will be run by the applicant (who is also an owner), as well as one additional employee.

The application was circulated to the municipality, and they have no comments on the proposal. Highways has no concerns with the proposal as the subject property has frontage and access onto a municipal road.

OPTIONS FOR COUNCILS' CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested conditional use, the following conditions are recommended:

1. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 21, 2025
16 River Trail Drive, RM of West St. Paul

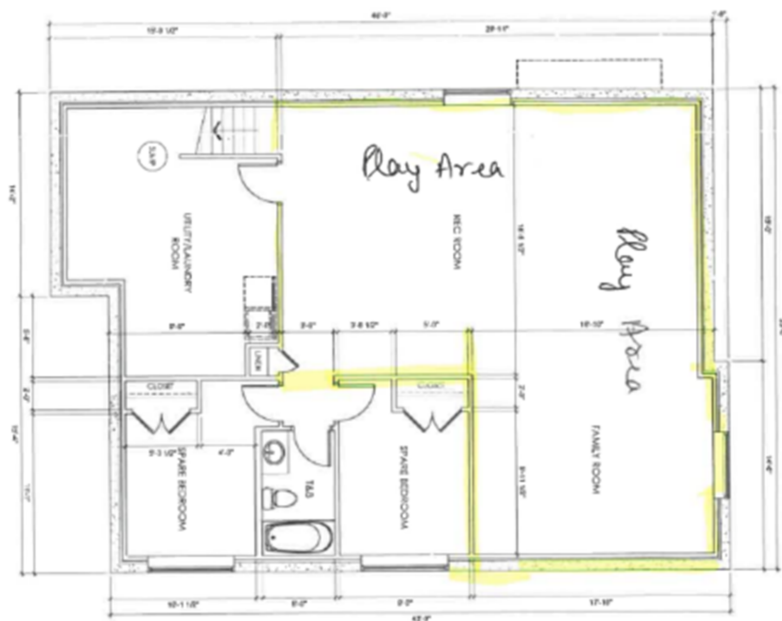
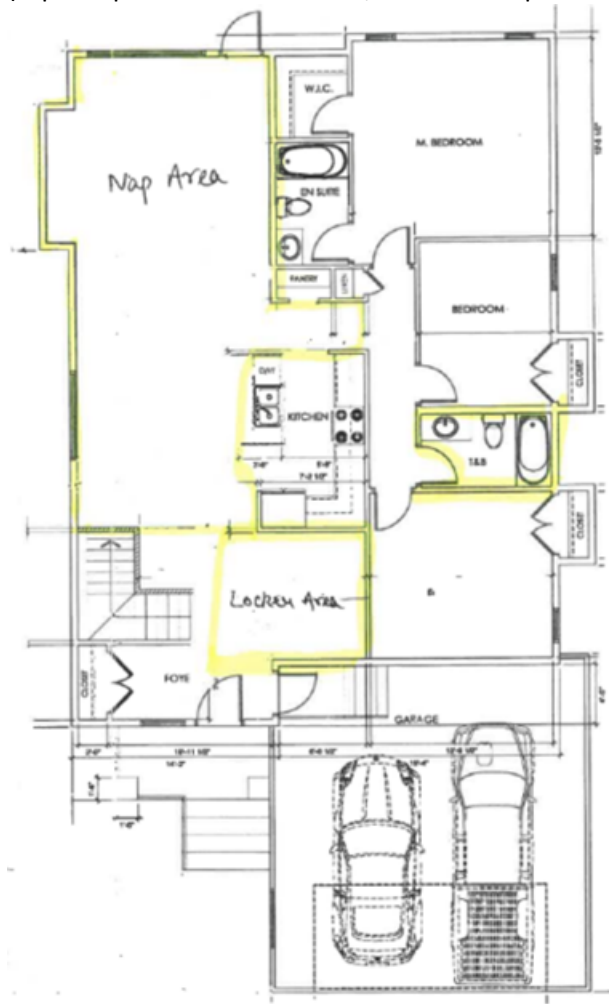
Designation: "SC" Settlement Centre
Zoning: "RS" Serviced Residential Zone

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Parcels Outline
-  Roads
-  Highway Control Zones



ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN
(top site plan is the main floor, bottom site plan is the basement)



ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

Jasdeep Kaur Bajaj
16 River Trail Drive
West Saint Paul, MB, R4A0C1

May 29/2025

To Whom It May Concern,

Subject: Letter of Intent to Open a Licensed Home Daycare

I am writing to formally express my intent to open a licensed home daycare facility at my residence, located at 16 River Trail Drive, West Saint Paul, Manitoba, R4A0C1. The daycare will operate under the name Little Footprints Daycare and will provide care for up to twelve (12) children, in accordance with local and province licensing requirements.

The daycare program operating during weekdays Monday - Friday from 7:30 am
The primary goal of this daycare is to offer a safe, nurturing, and educational environment for children ranging from 12 months up to 12 years. I am committed to promoting the social, emotional, and cognitive development of each child in my care through structured routines, creative play, and age-appropriate learning activities.

The daycare will be staffed by myself as the primary provider and one additional qualified employee. Both caregivers will meet or exceed the state-mandated qualifications and training in areas such as CPR/First Aid, child development, and health and safety protocols.

The home is equipped with appropriate space, facilities, and resources to support a safe and engaging environment for young children. All local zoning, fire safety, and health department regulations will be followed to ensure compliance and the highest standards of care.

Please consider this letter as an official notification of my intent to begin the licensing and approval process for operating a home daycare. I welcome any inspections or further documentation required to move forward and ensure compliance with all applicable regulations.

Thank you for your time and consideration. I look forward to contributing to the well-being of families in our community by providing reliable and high-quality childcare services.

Sincerely,
Jasdeep Kaur Bajaj