

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. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

Thursday
August 13, 2026
6:00 PM

Council Chambers
3550 Main Street
R.M. of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

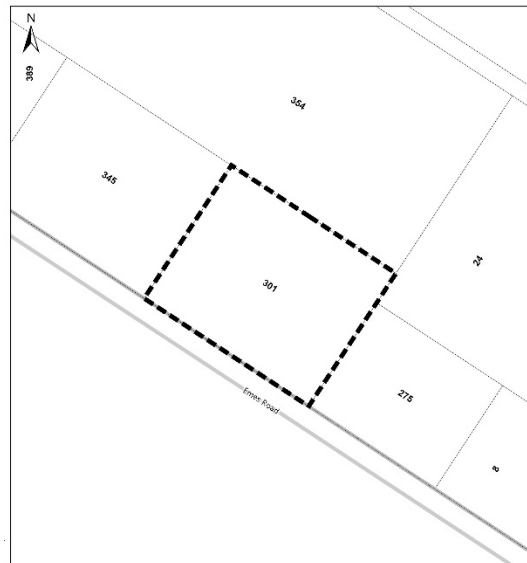
Application File: CU 21, 2026

Applicant: HD Holdings Inc.

Property Location: 301 Emes Road
Lot 4, Plan 62221
Roll #400563

Application Purpose:

The applicant is proposing a dealership for used heavy trucks, which would be categorized as "heavy equipment sales and service" use.



Property Zone	Conditional Use Request	Proposed by Applicant
"M2" Heavy Industrial	Heavy Equipment Sales and Service	Dealership for used heavy trucks

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	July 24, 2026
Application File	CU 21, 2026
Applicant	HD Holdings Inc.

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	301 Emes Road 400563 Lot 4, Plan 62221
Zoning	"M2" Heavy Industrial zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Employment Lands West St. Paul Employment Lands Secondary Plan
Property Size	1.43 acres in area (+/-) 277.8 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"M2" Heavy Industrial	Heavy Equipment Sales and Service	Dealership for used heavy trucks

Application Purpose

The applicant is proposing a heavy truck repair and sales business, which would be considered Heavy Equipment Sales and Service use.

Business hours would be 9am to 5pm Monday to Friday, with the owner being the sole employee in the short term, and eventually expanding to 2 to 4 staff for the repair shop. The applicant would be selling used heavy trucks and perform safety inspections in house.

This application was circulated to the RM of West St. Paul. No comments were received at the writing of this report.

OPTIONS FOR COUNCIL'S 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 zoning variances, 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 that are not in substantial conformance with the application 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, 2026
301 Emes Road, RM of West St. Paul

Designation: "BP" Business Park
Zoning: "M2" Heavy Industrial

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. Map content is not to scale.

-  Subject Property
-  Roads
-  Parcels Outline
-  West St. Paul Boundary



LETTER OF INTENT

We intend to use the property at 301 Emes Rd. for heavy truck repair and sales, therefore we need a conditional use permit as well as a variance for outdoor storage.

Business hours are 9-5 Monday – Friday, and we currently have just one employee (me, the owner) but we intend to hire 2-4 staff for the repair shop. We are a dealership that sells used heavy trucks (cab and chassis and more recently grain trucks for farm use).

Currently we outsource the repair and Manitoba safety certifications to other shops, but we are facing 2-4 month lead times currently which is significantly harming our operations. We intend to do these safety inspections ourselves in the building we plan to build at 301 Emes Rd. Therefore, the building needs to conform with all necessary standards for a Manitoba Dealer Permit and also for Safety Inspections. I'm not familiar with all the details, but as far as I can tell, our plans reflect those standards.

The property is owned by HD Holdings Inc. and HD Cartage Inc. (incorporated when we were in trucking, so the name reflects that, but we are no longer a trucking company as of 2014 and are just a truck dealership) will operate out of the property. Both of these corporations are owned solely by me. Day to day operations will include truck repair and sales.

Thank you for your consideration,

Spencer Samsom

President

HD Cartage Inc.

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