

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

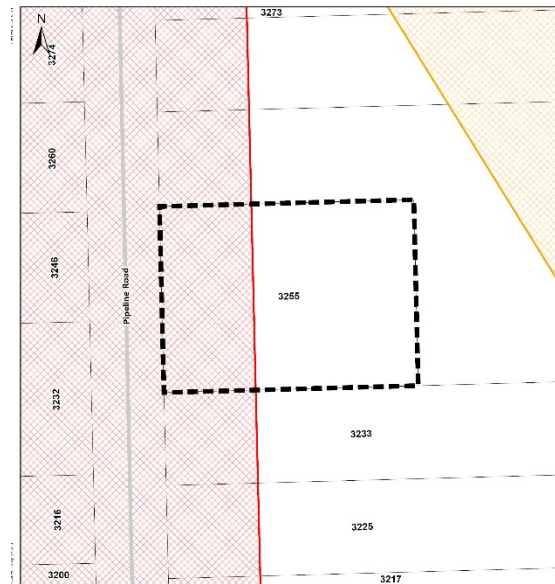
Application File: CU 24, 2026

Applicant: Chau

Property Location: 3255 Pipeline Road
Lot 1, Plan 34135
Roll #417000

Application Purpose:

The applicant is proposing a Home Occupation use on this property, which would consist of a massage and acupuncture therapy business.



Property Zone	Conditional Use Request	Proposed by Applicant
"RRO" Rural Residential Overlay	Home Occupations	Massage and acupuncture therapy

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	August 11, 2026 (amended)
Application File	CU 24, 2026
Applicant	Chau

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	3255 Pipeline Road 417000 Lot 1, Plan 34135
Zoning	"RRO" Rural Residential Overlay RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"RR" Rural Residential RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	2.02 acres in area (+/-) 251.4 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RRO" Rural Residential Overlay	Home Occupations	Massage and acupuncture therapy

Application Purpose

The applicant is proposing to operate a massage and acupuncture therapy business on this property. Given their letter of intent, this would be considered a Home Occupations use.

The proposed business would be a second location to a massage and acupuncture home business located in Winnipeg. Services would include professional massage therapy services, acupuncture treatments, and wellness and relaxation therapies.

There is a site plan provided by the applicant which states the portion of the house which will be used for the home occupation.

This application was circulated to the municipality, and no comments were received as of 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:

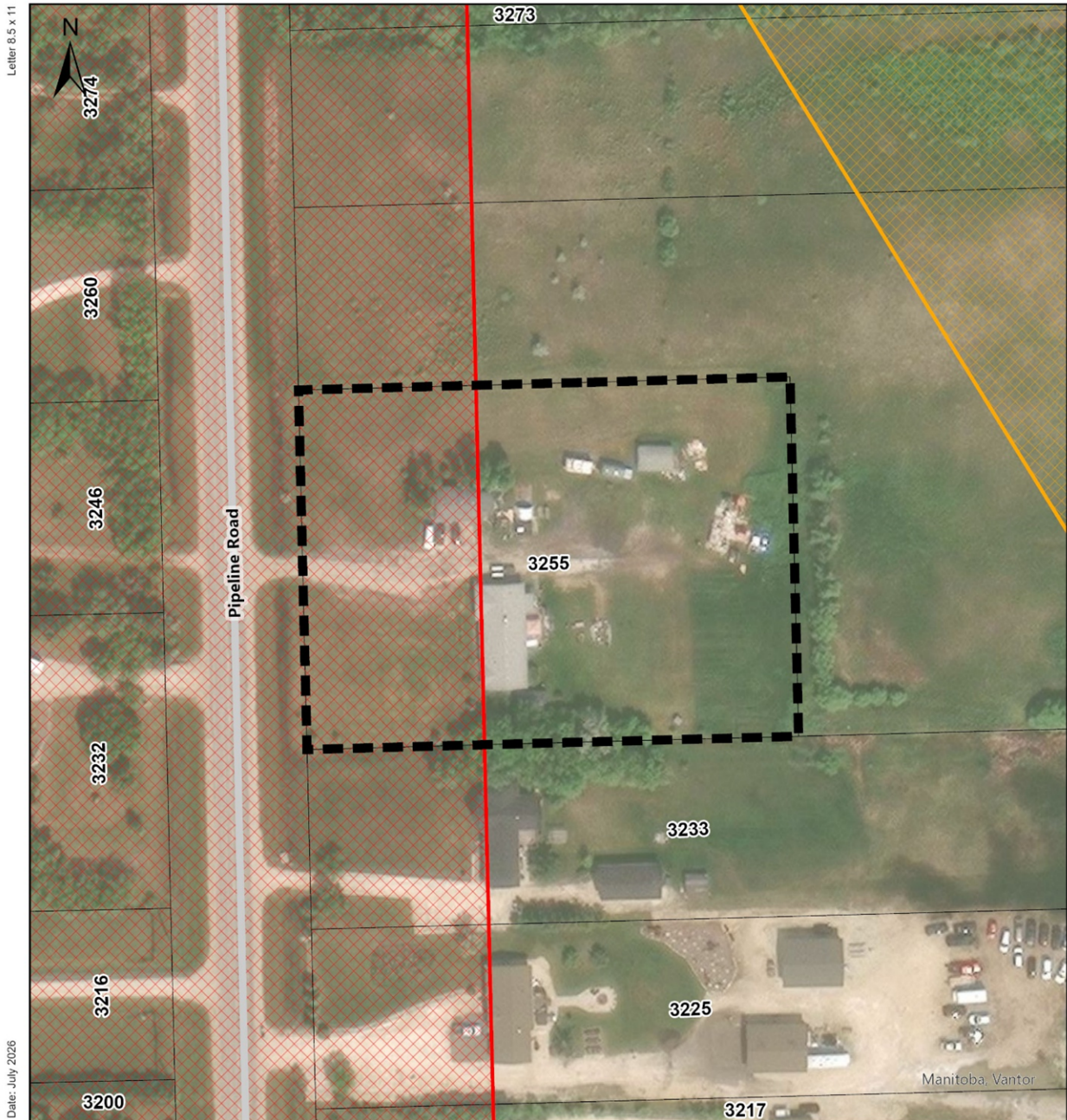
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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.
3. Applicant / owner shall operate under the conditions in Section 3.15.3 – Required Conditions – Home Occupations of the West St. Paul Zoning By-Law.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 24, 2026
3255 Pipeline Road, RM of West St. Paul

Designation: "RR" Rural Residential

Zoning: "RRO" Rural Residential Overlay

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
-  Highway Control Zones
-  Roads
-  Hazard Lands - Airport
-  Parcels Outline



ADDITIONAL INFORMATION – LETTER OF INTENT

LETTER OF INTENT

Date: July 23, 2026

To Whom It May Concern,

Subject: Letter of Intent to Establish Amitabha Healing Centre at 3255 Pipeline Road, West St. Paul, MB R4A 8A3

I, Muoi Ha Chau, am pleased to submit this Letter of Intent in support of my application to establish Amitabha Healing Centre at 3255 Pipeline Road, West St. Paul, Manitoba R4A 8A3.

I have successfully operated Molly Massage and Acupuncture, a home-based massage and acupuncture practice in Winnipeg, for many years. Throughout this time, I have been committed to providing professional therapeutic services that promote pain relief, rehabilitation, relaxation, and overall health and well-being. Through dedication, quality care, and compassionate service, I have earned the trust of many clients and continue to receive referrals from the community.

Due to the continued growth in demand for my services, I wish to expand my existing practice by establishing Amitabha Healing Centre as a second location. The proposed clinic will operate as an extension of Molly Massage and Acupuncture, allowing me to provide professional wellness services to more clients in a peaceful and welcoming environment.

The proposed business will primarily provide:

- Professional massage therapy services;
- Acupuncture treatments;
- Wellness and relaxation therapies;

The property at 3255 Pipeline Road is well suited for this proposed use. The site consists of approximately 2.02 acres with an existing 2,070-square-foot building, providing sufficient space for treatment rooms, a reception and waiting area, office space, and on-site parking. The property offers a safe, quiet, and accessible setting that is appropriate for a wellness clinic while minimizing impacts on neighbouring properties.

To the best of my knowledge, there are limited massage therapy and acupuncture services available within the immediate surrounding area. Establishing Amitabha Healing Centre will improve access to professional wellness services for residents of West St. Paul and neighbouring communities.

The name Amitabha Healing Centre reflects my vision of creating a welcoming place where individuals can improve their physical, mental, and emotional well-being. My goal is to provide a professional wellness clinic where clients can receive high-quality therapeutic care in a peaceful and supportive environment.

As the business grows, and subject to obtaining all required municipal approvals, I may explore additional wellness-related services and facilities that complement the primary massage and acupuncture clinic. These future concepts are not part of the current application.

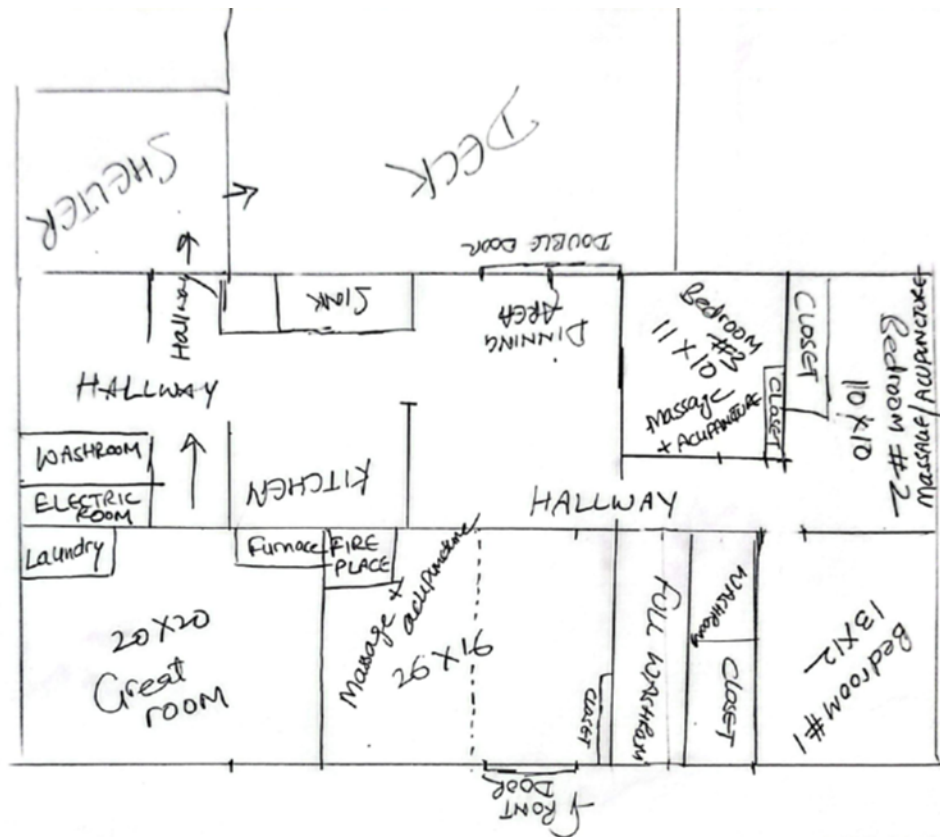
I believe this project will provide meaningful benefits to the community by improving access to professional wellness services, promoting healthier lifestyles, supporting local employment opportunities, and contributing positively to the local economy.

I am committed to complying with all applicable municipal bylaws, zoning requirements, building codes, public health regulations, and any conditions that may be required as part of the approval process.

I respectfully submit this Letter of Intent in support of my application and kindly request your consideration of my proposal to establish Amitabha Healing Centre at 3255 Pipeline Road, West St. Paul, Manitoba R4A 8A3.

Thank you for your time and consideration. I appreciate the opportunity to present this proposal and look forward to working with the appropriate authorities throughout the review and approval process.

ADDITIONAL INFORMATION – SITE PLAN



SITE PLAN : 3 Bedrooms + 3 washrooms
3255 PIPELINE ROAD
WEST ST. PAUL R4A8A13

Lot area 2.02 acres
Front 249 Feet
Back/Depth 350 feet
Suilt 4P 207059 feet

Calvin So

From: sonia arora <arorasonia007@gmail.com>
Sent: Friday, July 24, 2026 12:32 PM
To: Calvin So
Subject: Re: Request for Zoning Confirmation and Conditional Use Permit Guidance for 3255 Pipeline Road
Attachments: Revised site plan.pdf

Hi Calvin,

We just realized the extended bedrooms are not rooms they will be just using as is for home, therefore, please disregard the previous site plan and find attached the replacement here.

Please see updated site plan and below table will show you the exact measurement and footage space :

Area	Size	Square Feet
Living area (50% used for massage/acupuncture – treatment/reception area)	26 × 16 ft (50%)	208 sq ft
Room 3 (Treatment Room)	11 × 10 ft	110 sq ft
Room 2 (Treatment Room)	10 × 10 ft	100 sq ft
Total enclosed business space used for massage & acupuncture		418 sq ft

Have a nice day!

Thank You and Best Regards:
Sonia Arora

Calvin So

From: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Sent: Tuesday, August 11, 2026 2:06 PM
To: Calvin So
Subject: RE: CU 24, 2026

Hi Calvin

We have reviewed Conditional Use Order 24, 2026 for a home based business of a message therapy and have no concerns. However, could you please have the applicant provide projected traffic numbers for this business. Also are there any new buildings going to be constructed?

Please note the following statutory requirements for PR 409.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **38.1** (125ft) controlled area from the edge of the highway right-of-way.

In addition, a permit is required from the Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the highway right-of-way.

Thank You

Jeff DiNella
Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design | Engineering and Technical Services
1420-215 Garry Street
Winnipeg, MB R3C 3P3

Cell: (204) 430-7176

e-mail: jeff.dinella@gov.mb.ca

Manitoba 
Transportation and Infrastructure

From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>
Sent: July 27, 2026 11:10 AM
To: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>
Subject: FW: CU 24, 2026

Juanita Mowbray

Roadside Development Support Technician
Highway Design | Engineering and Technical Services
1420-215 Garry St, Winnipeg MB R3C 3P3



Transportation and Infrastructure

From: Calvin So <calvin@rrpd.ca>

Sent: July 24, 2026 2:55 PM

To: Pam Elias <pam.elias@weststpaul.com>; Planning <planning@weststpaul.com>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

Cc: Santan Singh <santan@rrpd.ca>

Subject: CU 24, 2026

Hello,

Please see a Conditional Use application, CU 24, 2026, attached for review and comments.

The applicant proposes to establish a home occupation use (massage therapy business) at 3255 Pipeline Road, zoned "RRO" Rural Residential Overlay.

This application is tentatively going for the August 13th council meeting.

Thanks,



Calvin So, RPP, MCIP
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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