

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 14, 2025
6:00pm

Council Chambers
RM of West St. Paul
3550 Main Street

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 27, 2025

Applicant: L and J + Red Leaf
Manufacturing

Property Location: 799 Kapelus Drive
R.M. of West St. Paul
Roll #29733
Lot 7, Plan 58339

Application Purpose:

The applicant proposes an engineering business that focuses on custom molding equipment for a specific application, in the "CH" Commercial Highway zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Manufacture and sales not listed (Table 17)	Engineering business that focuses on custom molding equipment for a specific application

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 15, 2025
Application File	CU 27, 2025
Applicant	L and J Manufacturing + Red Leaf Manufacturing

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	799 Kapelus Drive, West St. Paul 29733 Lot 7, Plan 58339
Zoning	"CH" Commercial Highway RM of West St Paul Zoning By-law No. 2/99P
Development Plan Designation	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Commercial Highway Middlechurch Secondary Plan
Property Size	1.73 acres in area 153 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Manufacture and sales not listed (Table 17)	Engineering business that focuses on custom molding equipment for a specific application

Application Purpose

The applicant is proposing a light industrial space and associated outdoor storage for a light manufacturing and molding facility. They are also providing engineering services for custom molding equipment for a specific application. There would only be assembly, integration, automation, and temporary testing of components on the property. While indoor warehousing is permitted in the CH zone, part of the proposed business involves custom molding equipment, which would be considered a Conditional Use in the zoning bylaw.

The subject address is part of a two-unit multi-tenanted building. Both businesses would operate in Unit 1 of 799 Kapelus Drive.

This application has been circulated to the municipality and Manitoba Highways Branch. No comments have been received as of the writing of this report.

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 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 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 27, 2025
799 Kapelus Drive, RM of West St. Paul

Designation: "SC" Settlement Centre Designation

Zoning: "CH" Commercial Highway Zone

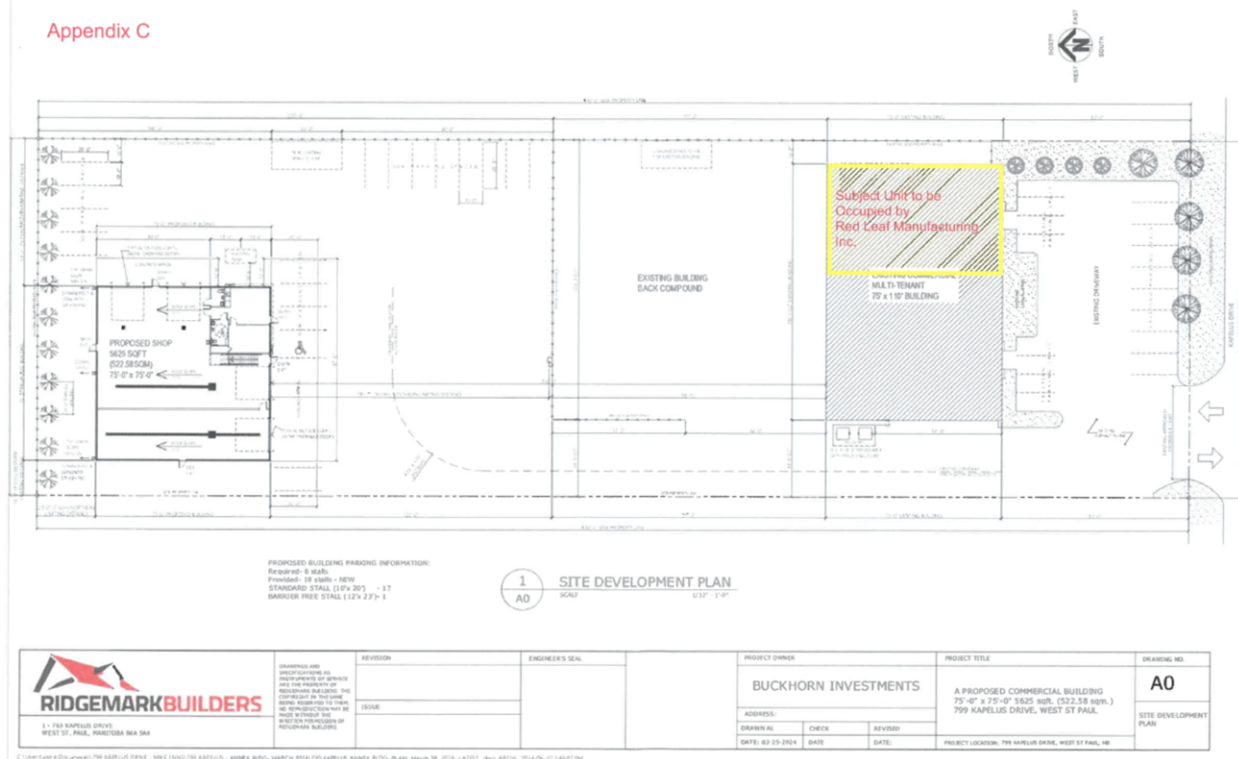
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is". The accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

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



ADDITIONAL INFORMATION







June 18, 2025

LETTER OF INTENT

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

From: Pascal Toupin-Selinger, Castor Group Inc.
211 Roger St.
Winnipeg, Manitoba
R2H 1E2
204-296-0783

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No of attachments 1

RE: 1-799 Kapelus Drive
West St. Paul, Manitoba
R4A 5A4
C/O: L and J Manufacturing Solutions LLC & Red Leaf
Manufacturing Inc.

FILE: 0125

To whom it may concern,

Castor Group Inc. has been engaged by the subject address tenant at Unit 1 – 799 Kapelus Drive, West St. Paul (L and J Manufacturing Solutions LLC & Red Leaf Manufacturing Inc.) to apply for a conditional use permit and occupancy permit for the subject address.

The subject address is part of a two-unit multi-tenanted building on a site that encompasses two buildings and three separately tenanted units (see site plan and floor plan in Appendix C)

L and J Manufacturing Solutions LLC & Red Leaf Manufacturing Inc. (the applicant) has signed a lease for Unit 1 – 799 Kapelus Drive in the RM of West St. Paul from Buckhorn Investments Inc. The tenant will occupy roughly +/- 3,750 sq.ft. of multi-tenanted space in the building. The new tenant intends to use this light industrial space and associated outdoor storage for a light manufacturing and molding facility.

The core business activity of the tenant (applicant) is focused providing engineering services for custom molding equipment for a specific application. The applicant intends to use the space mainly for office operations, CAD-based design, light assembly/testing of prototype manufacturing units, and temporary indoor storage of equipment/parts. Most of the equipment utilized is either purchased or custom made through offsite subcontracted work. The applicant would only assemble, integrate, automate, and temporary test the various imported components at 799 Kapelus Drive, prior to shipping the assembled custom equipment to its end customer nation wide. In terms of shop equipment, the applicant intends to have a CNC router, 3D printer, Tensile Machine, Shop Hydraulic Press, Welder, Air Compressor and other standard tools. No heavy industrial manufacturing or public retail activity will take place on-site.



The subject property is currently zoned Commercial Highway (Appendix A), who's uses expressed uses are covered in table 17 in section 7.2 of the West St. Paul Zoning Bylaw 2/99P (Appendix B).

Commercial Highway Zoning (CH) is defined as:

"1. (CH) Highway Commercial Zone provides for appropriate commercial uses adjacent to the main highways for the purpose of servicing the travelling public and for providing commercial space for those businesses which, by their nature, require a highway location for access and/or display purposes."

The proposed use falls under two categories according to table 17.

Excerpt from table 17, section 7.2 COMMERCIAL HIGHWAY PERMITTED USES

M		
Manufacture and sales:		
- carpentry or cabinetry	P	11
- monument and memorial products	P	11
Manufacture and sales not listed	C	11

Excerpt from table 17, section 7.2 COMMERCIAL HIGHWAY PERMITTED USES

W		
Warehousing:		
- enclosed within building	P	12
- outside storage (see 3.11. Exterior storage)	C	N/A

Since the applicant is shipping and receiving as well as storing components and parts indoors, by its nature, being adjacent to a highway allows the applicant to access the provincial highway system, connecting the applicant's enterprise to its vital component supply chains and customers. However, the assembly of components of the applicant's enterprise, could be considered as consisting of a use defined as "Manufacture and sales not listed" and therefore requires a ruling from the municipal council on its permissiveness through a Conditional Use permit according to Red River Planning District's Conditional Use brochure and table 17 in section 7.2 of the West St. Paul Zoning Bylaw 2/99P.

It should be noted that the applicant has no intentions or plans to modify, renovate, or upgrade the existing building or premises leased. They will fully comply with existing site development and compliance standards including signage, parking, and fire safety. We anticipate no to minimal impact on traffic and neighboring properties. The applicant's business hours will align with standard commercial operations-Monday to Friday-8am-5pm. In terms of staff, the applicant may employ 2-5 employees.

The applicant's operations are low-impact, professional in nature, and compatible with other commercial activities in the area. The use does not involve significant noise, emissions, or heavy traffic. The applicant's enterprise won't have any processes or work intended to happen outdoors other than loading and unloading of equipment for shipping/receiving purposes. This aligns with the CH zone's objective to support a broad range of highway-oriented commercial services.