

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

Rural Municipality 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 information on how to register for the public hearing, please contact the municipality at 204-338-0306.

Thursday
2026-10-08
6:00 p.m.

Council Chambers
3550 Main Street, West St. Paul, MB
Rural Municipality of West St. Paul

Note: property owners are responsible for notifying "tenants"

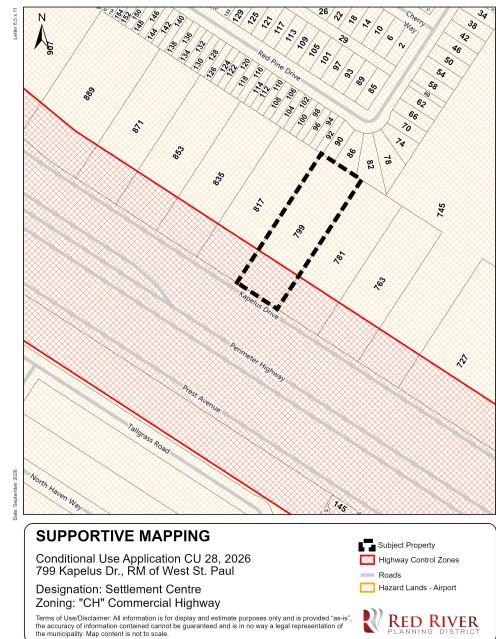
APPLICATION INFORMATION

Application File: CU-2026-028

Applicant: DCC Hail

Property Location: 799 KAPELUS DR.
Roll: 29733.0
Legal: Lot 7 Plan 58339 WLTO
In RL 11 and 12 Parish of St Paul

Application Purpose: This application is to allow for an Automotive Repair business to operate in the "CH" Commercial Highway zone.



Property Zone	Conditional Use Request	Proposed by Applicant
CH	Automobile repair	Paintless dent vehicle repair

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	2026-09-21
Application File	CU-2026-028
Applicant	DCC Hail

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 799 KAPELUS DR., Rural Municipality of West St. Paul - Roll # 29733.0 - Legal Lot 7 Plan 58339 WLTO In RL 11 and 12 Parish of St Paul
Zoning	CH RM of West St. Paul By-Law No. 2/99"P"
Development Plan Designation	Settlement Centre Designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Commercial Highway Middlechurch Secondary Plan, By-law 2011-07
Property Size	1.73 acres (+/-) 150 feet (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
CH	Automobile repair	Paintless dent vehicle repair

Application Purpose

This application is to allow for an Automotive Repair business to operate in the "CH" Commercial Highway zone.

Analysis

The applicant is proposing an Automotive Repair use. This use is a Conditional in the "CH" Commercial Highway Zone, and this application is to allow for a landlord to rent their property to an Automotive Repair business.

The subject property is located within lands designated as Commercial Highway under the Middlechurch Secondary Plan. These policies are meant to "guide future commercial development within West St Paul".

The following policies apply:

2.5.4 Highway Commercial Policies

1. *Encourage commercial uses that principally serve the travelling public or that may involve significant truck traffic to locate in the designed Highway Commercial Policy Areas adjoining PTH #8 and in the north-west quadrant of the intersection of Mainstreet with the Perimeter Highway*
2. *Vehicle access to designated Highway Commercial Areas are to be provided from the adjoining Service Road or from Grassmere Road.*
3. *Provide landscaping on yards adjacent to public streets, including screening of loading, parking, storage and service areas.*

The subject property is partially located within a Highway Control Zone. This application was circulated to Manitoba Transportation and Infrastructure. No comments were received.

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

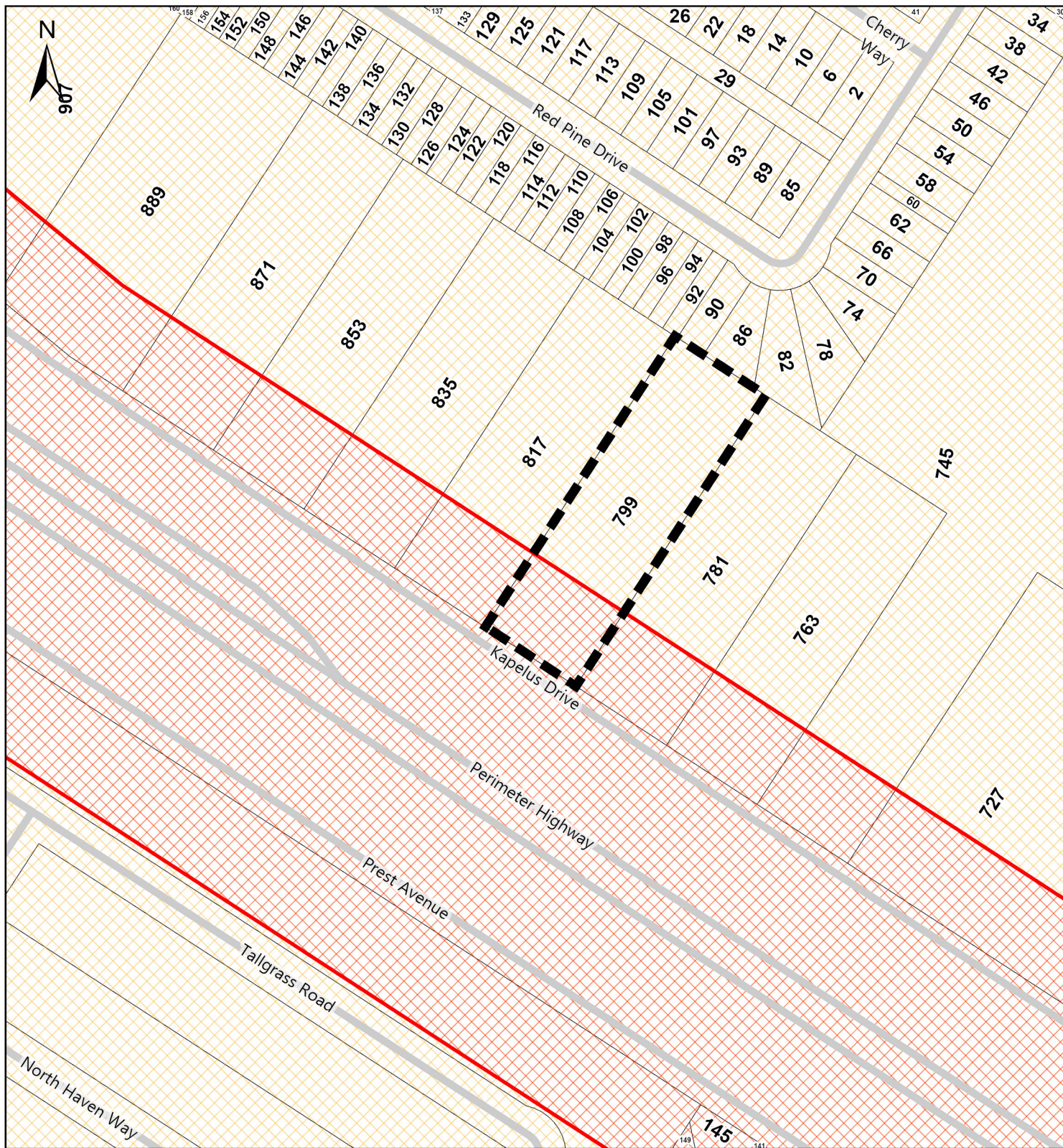
(b) approve the application if the conditional use proposed in the application:

1. will be compatible with the general nature of the surrounding area;
2. 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; and
3. 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 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.



SUPPORTIVE MAPPING

Conditional Use Application CU 28, 2026
799 Kapelus Dr., RM of West St. Paul

Designation: Settlement Centre
Zoning: "CH" Commercial Highway

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



Monday, August 10, 2026

LETTER OF INTENT

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

From: Pascal Toupin-Selinger, Consultant
200 Waterfront Dr. – Unit 200
Winnipeg, Manitoba
R3B 3P1
204-296-0783

Page: **1 of 4**
No of attachments: **1**

RE: 2-799 Kapelus Drive
West St. Paul, Manitoba
R4A 5A4
C/O: 5121175 Manitoba Ltd. o/a DCC Hail

FILE: 0326

To whom it may concern,

Avison Young Property Advisory (AYPA) has been engaged by the subject address tenant at Unit 2 – 799 Kapelus Drive, West St. Paul (5121175 Manitoba Ltd. o/a DCC Hail) 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 A).

5121175 Manitoba Ltd. o/a DCC Hail (the applicant) has signed a lease for Unit 2 – 799 Kapelus Drive in the RM of West St. Paul from Buckhorn Investments Inc. The tenant will occupy roughly +/- 5,736 sq.ft. of multi-tenanted space in the building. The new tenant intends to use this light industrial space and associated outdoor storage for automotive paintless dent repair.

The core business activity of the tenant (applicant) is focused providing paintless dent repair (PDR) services for the automotive sector. PDR technicians use a wide variety of special-purpose tools to get beneath a dent and guide it out. A PDR technician uses several assessment methods to ensure the panel is restored back to near factory-new tolerance. Light panels, LED matrix boards, and even laser contour measurement tools are available. With the right tools and experience, a skilled PDR technician can guide a panel back to within 0.020" of original shape.

Paintless dent repair is more cost effective for repairing dents that do not break the clearcoat or finish, simply because the amount of labor required is much lower. There is no filling, patching, sanding, priming, or painting steps. Once a technician has access to the underside of a body panel, all the dents on that panel can be fixed. Therefore, no heavy industrial use such as painting, grinding, patching or sanding is required.

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 the following category according to table 17.

Excerpt from table 17, section 7.2 COMMERCIAL HIGHWAY PERMITTED USES

A		
Automobile:		
- sales & service	C	11
- service station	C	11
- storage compounds (see 3.11. Exterior storage)	-	N/A
- supplies	C	11
- repairs	C	11
- washing establishments	C	11

Since the applicant's main business is to service automobiles, the Commercial Highway zone is highly advantageous since it allows the business to be easily accessed by a provincial highway. The applicant is engaged in automotive repairs which is a conditional use 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 the queuing of vehicles in the rear yard. This aligns with the CH zone's objective to support a broad range of highway-oriented commercial services.



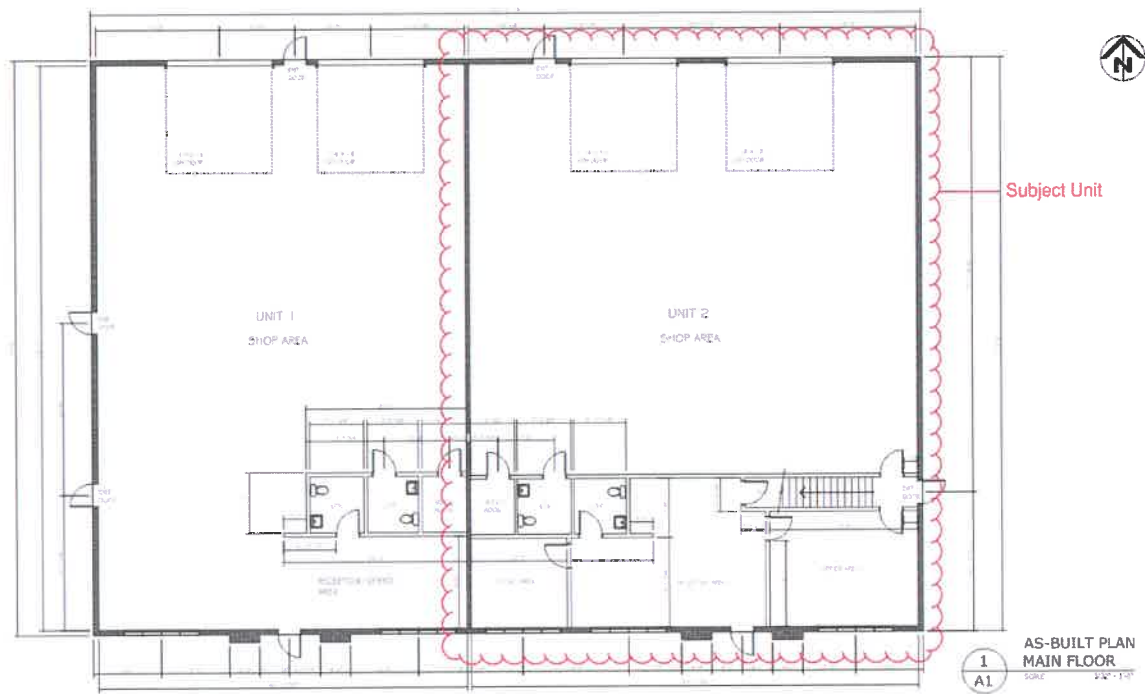
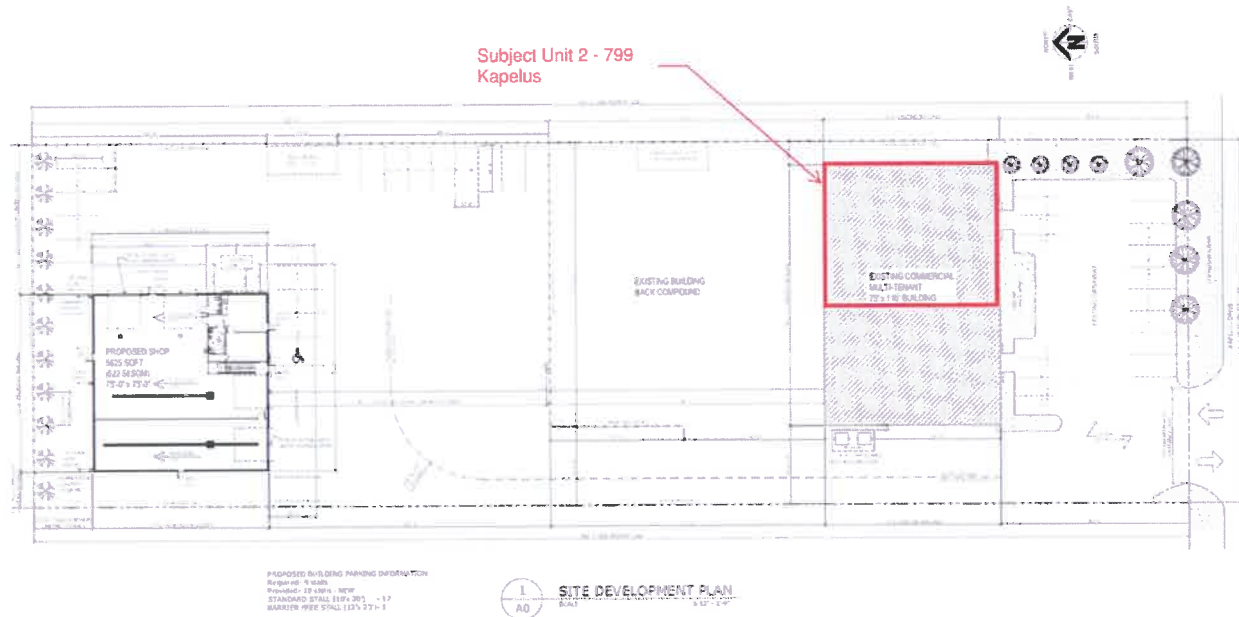
Should there be any questions or requirement for additional justification, please do not hesitate to contact the applicant at the address and phone number above.

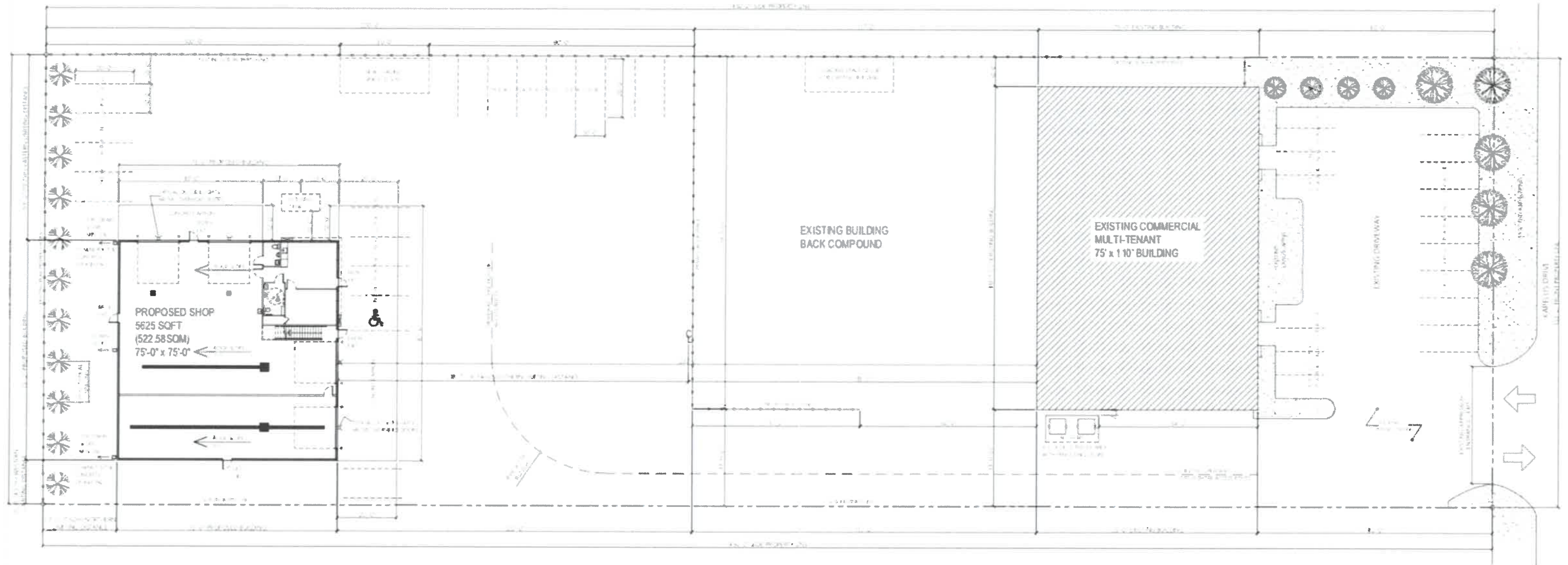
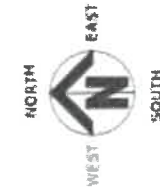
Thank you for your consideration on this matter.

Pascal Toupin-Selinger
Consultant
Avison Young Property Advisory



Appendix A





PROPOSED BUILDING PARKING INFORMATION:
Required - 8 stalls
Provided - 18 stalls - NEW
STANDARD STALL (10' x 20') - 17
BARRIER FREE STALL (12' x 23') - 1

1
A0

SITE DEVELOPMENT PLAN

SCALE 1/32" = 1'-0"



1 - 763 KAPELUS DRIVE
WEST ST. PAUL, MANITOBA R4A 5A4

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REVISION

ISSUE

ENGINEER'S SEAL

PROJECT OWNER

BUCKHORN INVESTMENTS

ADDRESS

DRAWN BY

DATE 03-25-2024

CHECK

DATE

REVISED

DATE

PROJECT TITLE

A PROPOSED COMMERCIAL BUILDING
75'-0" x 75'-0" 5625 sqft. (522.58 sqm.)
799 KAPELUS DRIVE, WEST ST PAUL

PROJECT LOCATION: 799 KAPELUS DRIVE, WEST ST PAUL, MB

DRAWING NO.

A0

SITE DEVELOPMENT
PLAN

Letter of Authorization

Date: August 7, 2026

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

To whom it may concern:

I, Buckhorn Investments Ltd, of Unit 3-799 Kapelus Drive, West St. Paul, MB

NAME

CURRENT ADDRESS

hereby give 5121175 Manitoba Ltd. o/a DCC Hail

APPLICANT

Authorization to act on my behalf on all matters in relation to the application and permit for
the proposed Conditional Use Permit and Occupancy Permit

WORK TO BE COMPLETED

including signing of all documents relating to these matters.

Buckhorn Investments Ltd.

Roll No.: 0029733.000

3 - 799 Kapelus

Legal: Lot 7, Blk 58339,

West St Paul, MB

Municipality: West St. Paul

R4A 5A4

Civic Address: Unit 2- 799 Kapelus Drive

Owner Information

including complete mailing address

[Redacted Signature]

Signature

Mike Enns