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

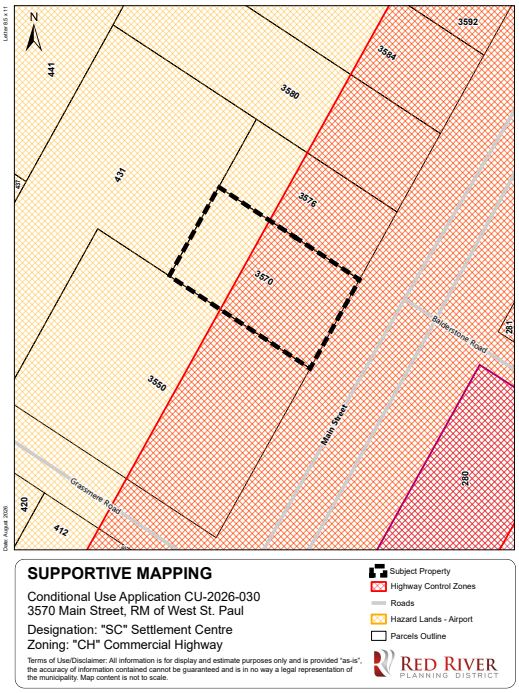
Application File: **CU-2026-030**

Applicant: Gursewak Brar

Property Location: 3570 MAIN ST
Roll: 40500.0
Legal: Lot 3, Plan 2634

Application Purpose: The applicant is proposing a plumbing business on this property zoned "CH" Commercial Highway.

The business would include outdoor storage of materials relevant to the business, therefore this would be considered a "Contractor's establishment with outdoor storage" use.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Contractor's establishment with outdoor storage	Plumbing business with outdoor storage of materials

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.

RED RIVER
PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880

CONDITIONAL USE APPLICATION REPORT

Date	2026-09-15
Application File	**CU-2026-030**
Applicant	Gursewak Brar

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 3570 MAIN ST, Rural Municipality of West St. Paul - Roll # 40500.0 - Legal
Zoning	"CH" Commercial Highway RM of West St. Paul By-Law No. 2/99"P"
Development Plan Designation	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Mixed-Use Neighbourhood Middlechurch Secondary Plan
Property Size	0.54 acres 118 feet *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Contractor's establishment with outdoor storage	Plumbing business with outdoor storage of materials

Application Purpose

The applicant is proposing a plumbing business on this property zoned "CH" Commercial Highway. According to the letter of intent, the hours of operation would be 7:00am to 5:00pm Monday to Saturday with staff reporting directly to job sites, there would be three (3) service vans parked on the property, and no walk-in customers.

Upon photographic evidence from a site visit, the business would include outdoor storage of materials relevant to the business, therefore this would be considered a "Contractor's establishment with outdoor storage" use.

This application was circulated to the municipality and Manitoba Highways Branch. The municipality has no comments with regards to this Conditional Use request, and no comments were received from Manitoba Highways Branch 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:

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.

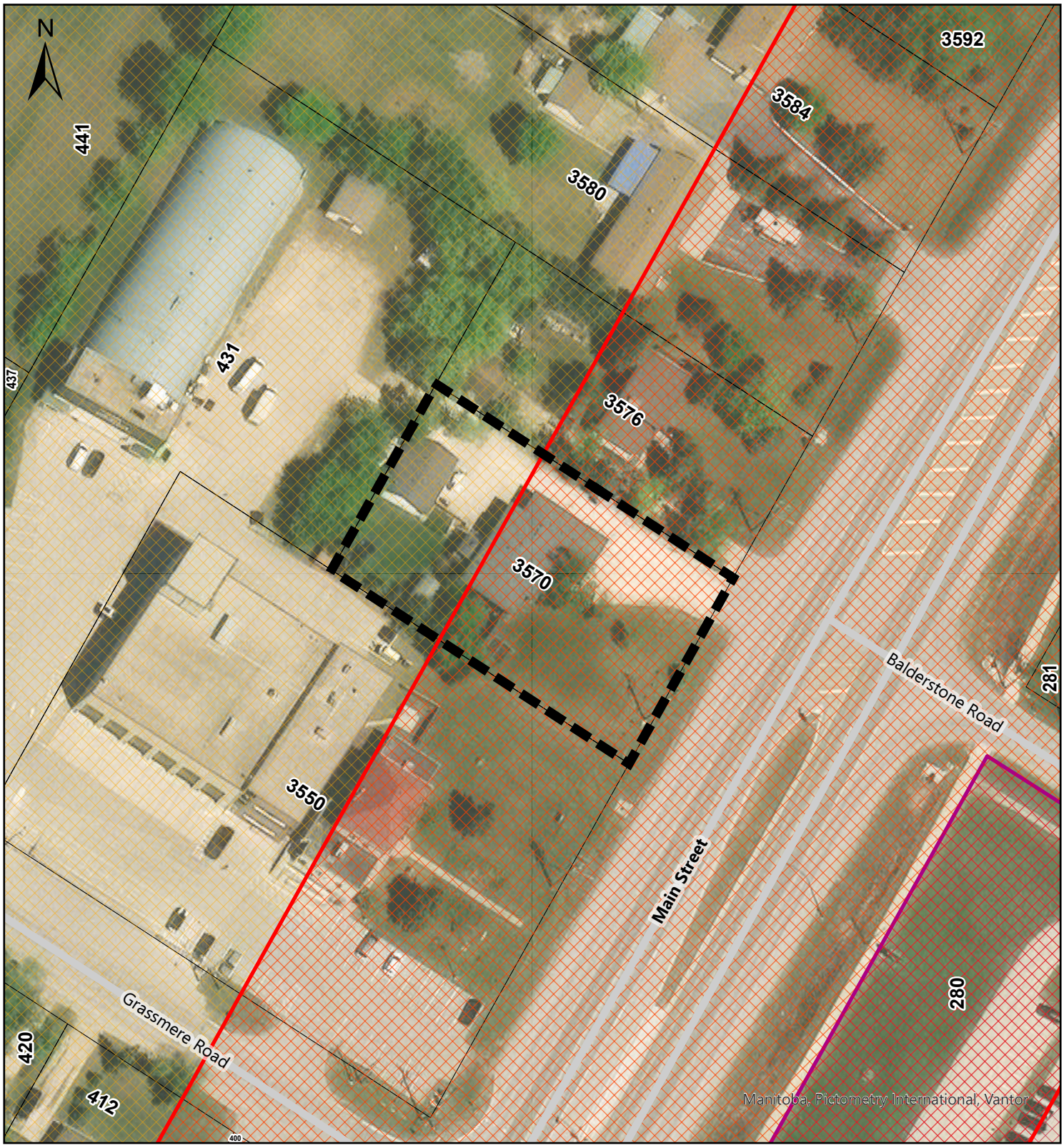
RECOMMENDED CONDITIONS OF APPROVAL

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.

Letter 8.5 x 11



Date: August 2026

SUPPORTIVE MAPPING

Conditional Use Application CU-2026-030
3570 Main Street, RM of West St. Paul

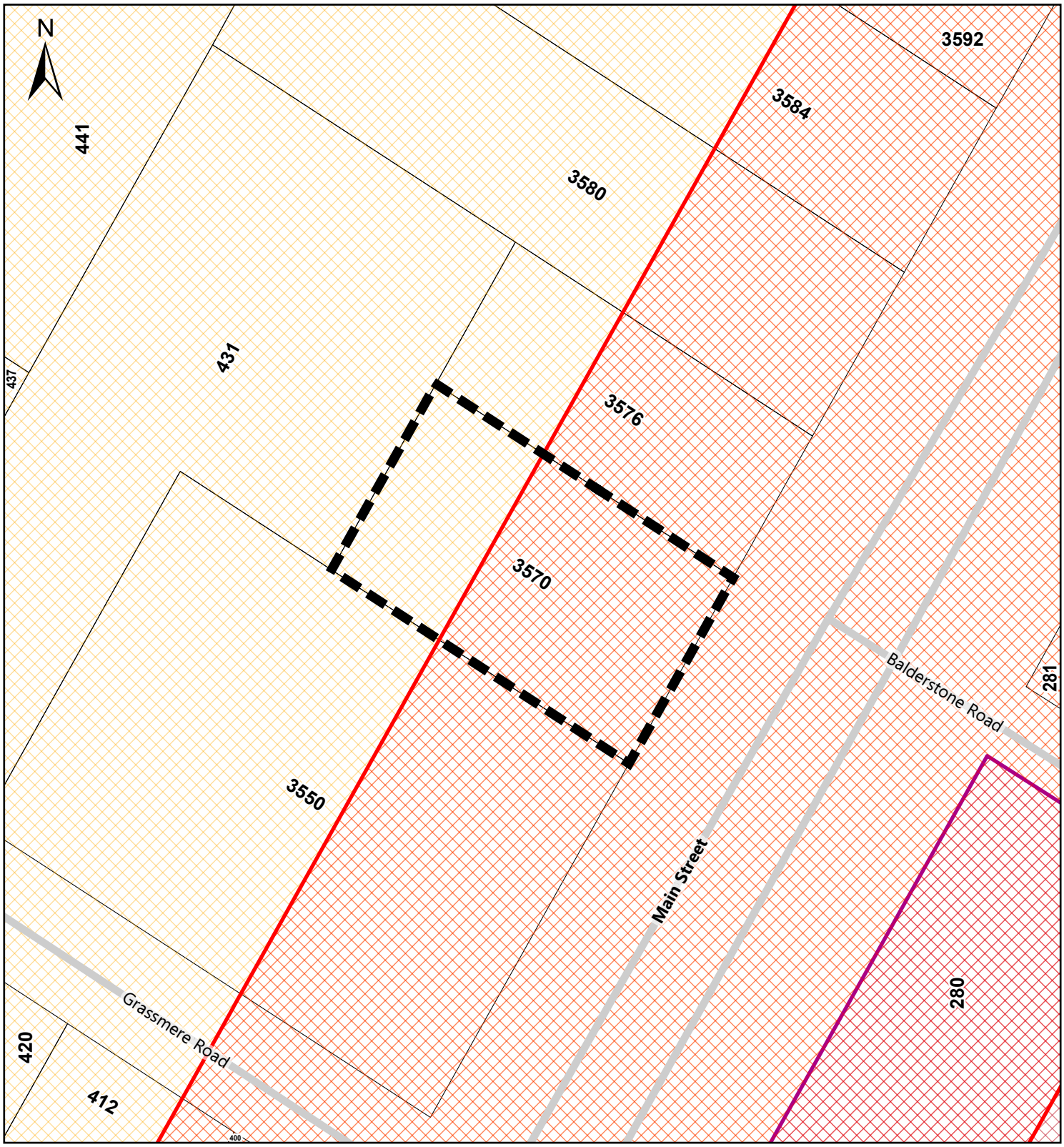
Designation: "SC" Settlement Centre
Zoning: "CH" Commercial Highway

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
- Parcels Outline

RED RIVER PLANNING DISTRICT

Letter 8.5 x 11



Date: August 2026

SUPPORTIVE MAPPING

Conditional Use Application CU-2026-030
3570 Main Street, RM of West St. Paul

Designation: "SC" Settlement Centre
Zoning: "CH" Commercial Highway

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

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RED RIVER PLANNING DISTRICT

26 Aug, 2026

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

RE: Letter of Intent — Residential Use with Accessory Office and Storage, 3570 Main Street

Dear Officer,

I am the registered owner of 3570 Main Street and the principal of Brar Plumbing Ltd., a licensed plumbing contractor. I intend to continue using the property as my principal residence while operating the office and storage function of the business from the existing accessory building on site.

The proposed use is as follows:

- Office: administrative work only — estimating, scheduling, and invoicing. No retail, no showroom, no walk-in customers.
- Storage: plumbing fittings, fixtures, tools, and service vehicles stored at the accessory building ([625 sq. ft.]).
- Staff: employees, reporting directly to job sites. Hours [7:00 a.m. – 5:00 p.m.], Monday to Saturday.
- Vehicles: [3] service vans, parked on the private driveway or inside the building. No on-street parking.
- No fabrication, welding, hazardous materials, noise, odour, or emissions beyond normal residential activity.

The residential use remains the principal use of the property, and the exterior appearance of the site will not change. I am prepared to have these limits written into any conditional use order, and to obtain all required building and business licensing approvals.

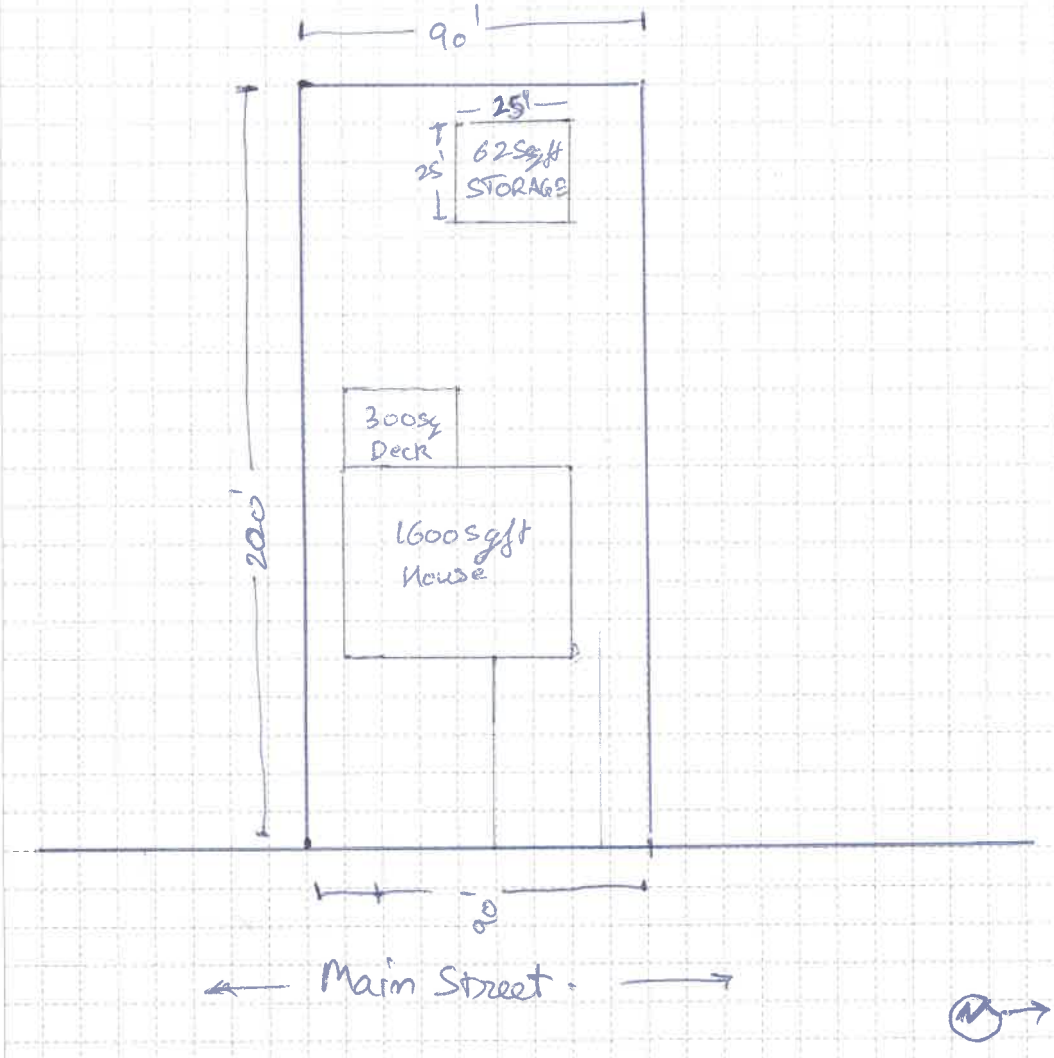
I respectfully request that the district accept this letter in support of my application. I am available on call anytime if you have any questions. Please contact me at 204-952-4858.

Sincerely,

[redacted]

Gursewak Brar
Owner, Brar Plumbing Ltd. — Registered Owner, 3570 Main Street

3570 Main Street - R4A SA2



TITLE:

DATE:

MEMO