

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.

Thursday
August 14, 2025
6:00 pm

Council Chambers
3550 Main Street
RM of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

CORRECTION APPLICATION INFORMATION

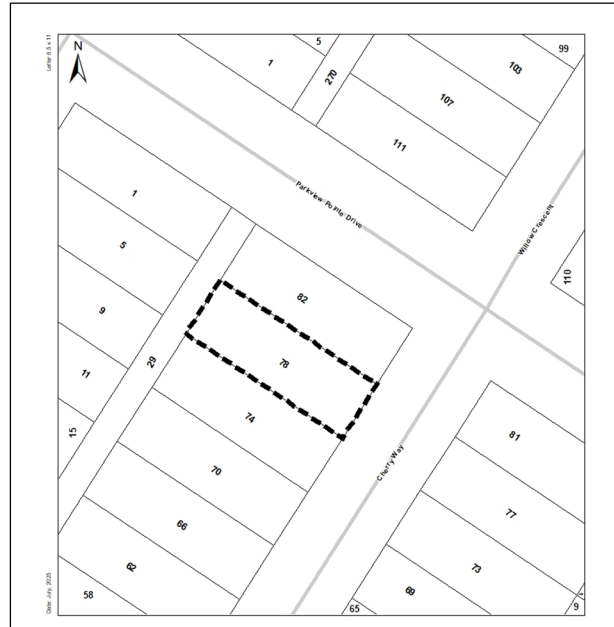
Application File: CU 31/2025

Applicant: Annie Marie G. San
Pedro

Property Location: 78 Cherry Way, West St.
Paul
Roll # 32617
Legal: Lot 2, Block 11,
Plan 69303

Application Purpose:

The applicant is seeking conditional use approval for the establishment of a family day care home on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential (Section 6, Table 15)	Residential: family and group day care homes	Family Day Care Home

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 17, 2025
Application File	CU 31/2025
Applicant	Annie Marie G. San Pedro

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	78 Cherry Way, West St. Paul
- Roll #	32617
- Legal	Lot 2, Block 11, Plan 69303
Zoning	"RS" Serviced Residential zone RM of West St. Paul Zoning By-law No. 2/99P
Secondary Plan Designation	Emerging Residential Neighbourhood Middlechurch Secondary Plan
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Property Size	0.13 acres in area (+/-) 44.2 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential (Section 6, Table 15)	Residential: family and group day care homes	Family Day Care Home

Application Purpose

The applicant is requesting conditional use approval to establish a family day care home on the subject property. The proposed Centre will accommodate up to eight children, including five under 5 years old and three school-age children, operating Monday to Friday from 7:30 am to 5:30 pm. The Day Care is intended to be operated by the applicant, who currently resides at the same address, which is the applicant's daughter's home, as indicated in the attached site plans.

Since the application has been circulated to the municipality and the R.M has no concerns regarding the application.

OPTIONS FOR COUNCILS' CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

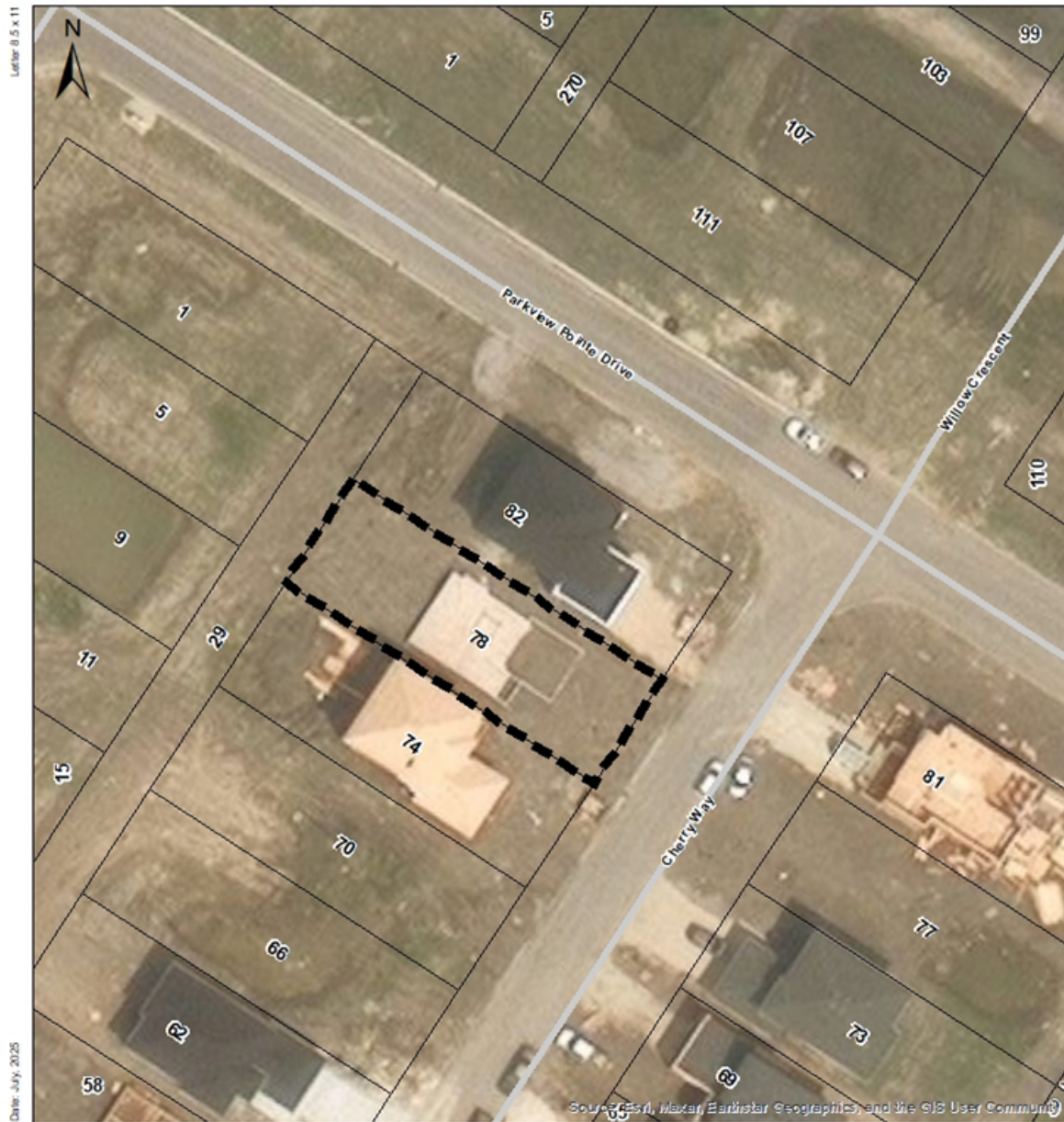
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 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 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 31, 2025
78 Cherry Way, RM of West St. Paul

Designation: "SC" Settlement Centre
Zoning: "RS" Serviced Residential

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

 Roads

 Parcels Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN



Proposed
location of the
Day care centre

ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

July 11, 2025

To Whom This May Concern,

I am Annie Marie San Pedro, an Early Childhood Educator and has been in this field in Canada for 16 years now. I am a Social Worker and a High School And Elementary teacher in my home country, Philippines before I migrated here. I am an ECE 2 at Wild Strawberry Child Care Centre in 2009 until 2017 and opened my own licenced home day care in November 2017 until June of this year at my previous residence at 55 Consulate Road before I moved here at my daughter's residence second week of June 2025. At present, I live here at my daughter Bryanne's residence at 78 Cherry Way West St. Paul. On this regard, I want to pursue my services to the community as a home provider.

For this reason we are applying and appealing to your good office for a conditional use of her residence and be licensed as a home day care as I believe that there are many children in this area and community who will be needing my services for child care.

Families here will be able to avail of my professional services as I will look after their children when parents entrust them to me as they go to work and earn for a living. While their children are under my care, the goal and objective is geared towards their total growth and development. This includes communication, social skills, practical skills, basic skills and learning in Math, Science, Arts, Physical, Music and most importantly their behavioral development. I also ensure safety at all times and the children's best welfare and interest. I am currently licensed in my previous address at 55 Consulate Road for 8 children, 5 of them are under 5 year olds and 3 school children. But the school children only join the 5 children during in-service / PD days in school, winter, spring and summer breaks.

I am applying myself to be licensed as a home provider in this address, 78 Cherry Way West St. Paul R4A 0E7 Manitoba. I will be the sole provider who will look after the children. I hope and pray to be licensed for 5 children under 5 years old and 3 school age children as mentioned earlier. My operating hours is Mondays - Fridays 7:30 am. - 5:30 pm.

Attached herewith are all the requirements of the city for this conditional use application.

In this regards, I am hoping and praying for your favorable response on this matter. Thank you very much and my best regards.

