

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 3 PM on the day of the hearing.

Thursday
August 14th, 2025
6:00 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 32, 2025

Applicant: Andrew Bennett

Property Location: 1015 Blackdale Road,
West St. Paul
Roll # 307700
Legal: Lot 11, Plan 8496

Application Purpose:

The applicant is seeking conditional use approval for the establishment of a Temporary Additional Dwelling on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"A4" Agricultural – 4 acre parcels (Section 5, Table 12)	Temporary Additional Dwelling	Temporary Additional Dwelling

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 23, 2025
Application File	CU 32, 2025
Applicant	Andrew Bennett

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1015 Blackdale Road, West St. Paul
- Roll #	307700
- Legal	Lot 11, Plan 8496
Zoning	"A4" Agricultural – 4 acre parcels zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	9.72 acres in area (+/-) 300 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A4" Agricultural – 4 acre parcels (Section 5, Table 12)	Temporary Additional Dwelling	Temporary Additional Dwelling

Application Purpose

The applicant is seeking conditional use approval for the establishment of a Temporary Additional Dwelling on the subject property. The proposed Temporary Additional Dwelling will be inhabited by the applicant's mother. Living on the applicant's property will allow the mother's family to help support and assist her.

The application was circulated to the municipality, and they have added a recommended condition of approval concerning the applicant/owner complying with the zoning by-law.

The application was circulated to MIT Water Review, and they have no concerns.

This application was circulated to Manitoba Highways, and they have no concerns, but they refer to the statutory requirements for PR 220:

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.

Finally, the application was circulated to Environment and Climate Change, Environmental Compliance and Enforcement Branch, and they had questions concerning the wastewater generated with the Temporary Additional Dwelling. After confirmation that the applicant / owner intends to add a holding tank for the Temporary Additional Dwelling, Environment and Climate Change, Environmental Compliance and Enforcement Branch confirmed that they have no concerns, but the applicant / owner will have to apply for a tank permit.

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, the Province of Manitoba, and the municipality, if required;
3. Applicant / owner must comply with required conditions of Section 3.29 (Temporary Additional Dwelling) of West St. Paul Zoning By-Law No. 2/99 "P".

RRPD LOCATION MAP



SUPPORTIVE MAPPING

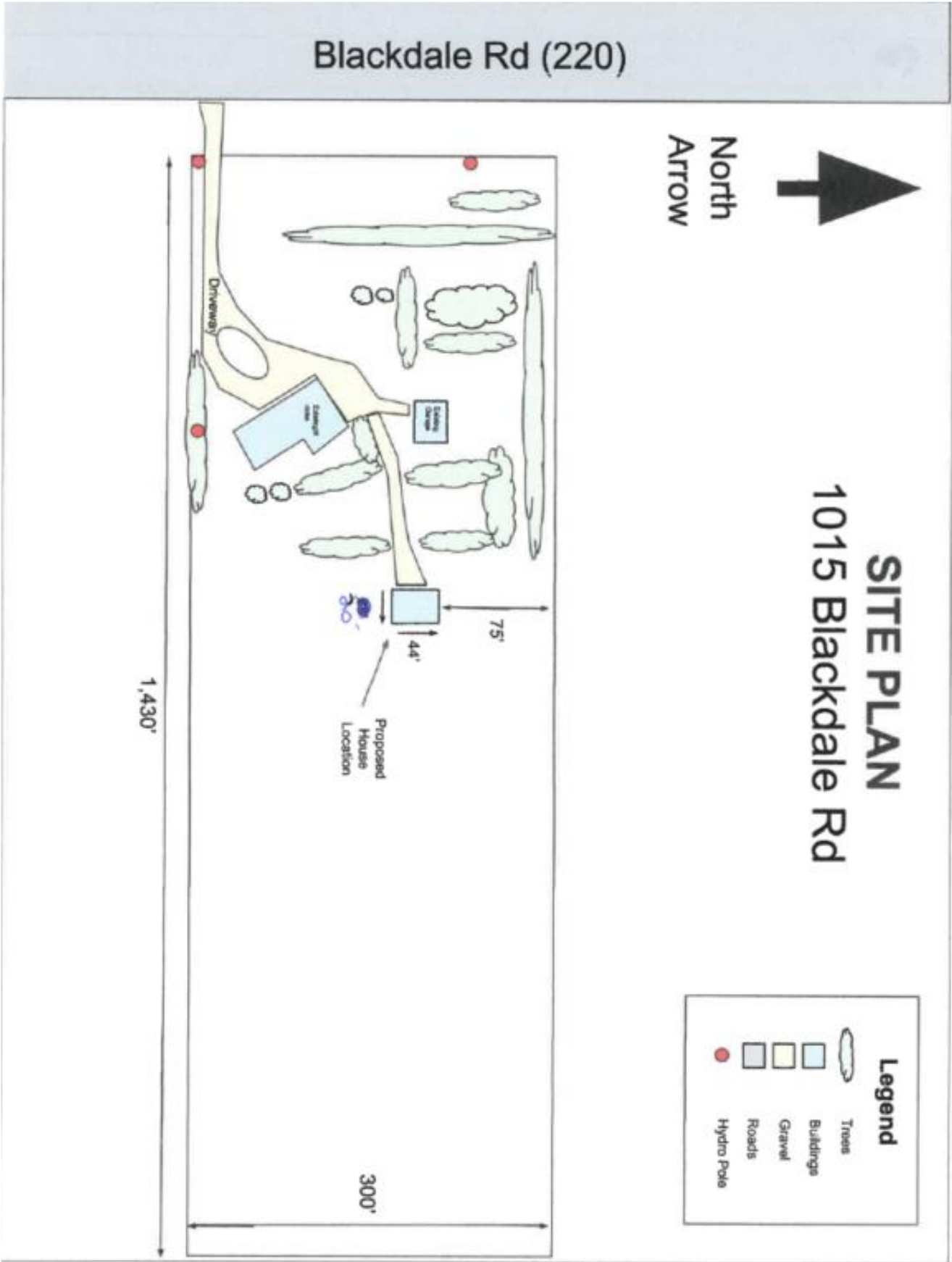
Conditional Use Application CU 32, 2025
1015 Blackdale Road, RM of West St. Paul

Designation: "AR" Agriculture Restricted
Zoning: "A4" Agricultural - 4 acre parcels

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
- Waste Hazard Lands
- Water Bodies





ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

Letter of Intent

Andrew Bennett

1015 Blackdale Road

West St. Paul, MB, R4A 9A4

July 10, 2025

Dear Red River Planning District Board,

I am writing to formally submit my intent and request for a variance permit to allow for the placement of a ready-to-move home on my property at 1015 Blackdale Road. The purpose of this request is to provide a safe and appropriate home for my mother, who was recently widowed. My father passed away in March of this year, and since his passing, it has become clear that my mother is no longer able to continue living alone at her current rural acreage. She requires support and proximity to family for both her emotional well-being and practical daily needs. By moving a modest, secondary home onto my property, I will be able to ensure she has her own independent living space while still being close enough for me and my family to assist her as needed.

I believe that granting this variance will not negatively impact the surrounding area and will help to keep a senior member of our community safely housed within her family network, avoiding unnecessary institutional care. I hope the Board will understand and support my family's need to care for our mother during this difficult time, and we are more than willing to answer any questions or provide further details as required. Thank you very much for your time and consideration of this application.

Sincerely,

Andrew Bennett