

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION (Correction)

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 on 2043380306.

Thursday
September 11th, 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 39, 2025

Applicant: Eduard Albertin

Property Location: 817 Kapelus Drive, RM
of WSP.
Roll #29732
Lot 6, Plan 58339

Application Purpose:

The applicant is seeking conditional use approval for automobile service station, repairs and sales on the property in "CH" Highway Commercial zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Highway Commercial zone (Section: 7.2, Table 17)	Automobile service station, repairs and sales	Automobile service, diagnostics, suspension work, brakes repairs and engine service, sales

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	September 3, 2025
Application File	CU 39, 2025
Applicant	Eduard Albertin

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	817 Kapelus Drive, RM of WSP.
- Roll #	Roll #29732
- Legal	Lot 6, Plan 58339
Zoning	"CH" Highway Commercial zone RM of West St. Paul Zoning By-law No. 2/99P
Secondary Plan Designation	Commercial Highway in the Middlechurch Secondary Plan
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
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" Highway Commercial zone (Section: 7.2, Table 17)	Automobile service station, repairs and sales	Automobile service, diagnostics, suspension work, brakes repairs and engine service, sales

Application Purpose

The applicant is seeking conditional use approval for "E3 Autotek" automobile service, diagnostics, suspension work, brakes repairs and engine servicing as well as general vehicle maintenance. The shop will be open Mon-Fri 7:30 AM to 18:30 PM. Owner and one employee will be working in the property business.

Also, the applicant is seeking another use for the car sales **E.V.R Auto House LTD** office that will be open Mon-Fri 9:00 AM to 17:30 with Saturday hours added based on customer demand. Owner will be working in the property business on his own for now.

By operating alongside E.V.R Auto House LTD for car sales to provide an integrated automotive solution for the community.

Both conditional uses applications were combined into one CU application as falling under one section of the By-Law Conditional Use for variety of Automobile serviced usages (and have one landowner and same address) and were circulated to the R.M. of West St. Paul, and have the same conditions for both of them. See below.

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.
3. Any outdoor storage related to this use is to be enclosed on all sides with solid or opaque fencing measuring between 6 ft to 8 ft.
4. Applicant / owner to submit a site plan showing the parking area for which parking for this use is to be limited to, with parking space and aisle measurements that adhere to the requirements outlined in the West St. Paul Zoning Bylaw and maintains a clear firefighter access route at all times. Parking on site must adhere to the approved plan at all times.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 39, 2025
817 Kapelus Drive, 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.

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



[illegible]

[illegible]

Proposed shared parking w/ E3
Able to surface parking
requirement as per Table 12 Section 2.2
parking can be adjusted as needed

Subject property to be shared with F3 Alebek for office space and occasional vehicle maintenance.

1 SITE DEVELOPMENT PLAN

NOTE:
SITE LIGHTING LAYOUT EXISTING AND WITH
IDEAL SWINGING
PARKING SPACE



RIDGEMARKBUILDERS

C - 143 HERRING ST
WILLY CB. PAUL, KINGTIDEA B&B 546

DATA: 1992-1993
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Abstract

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1500

2018 ACM CONSTRUCTION

GLEN KLASSEN
THE ELECTRIC CONNECTION LTD.

A PROPOSED COLD STORAGE

A1
 UNITED NO.

PROPERTY LOCATION: 817 KOMPLETE DR, WEST 87 PAGE.

17:00:00

ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT

Eduard Albertin
Owner, E3 Autotek
119 George Suttie Bay
Winnipeg, Manitoba, R2K 3C9

August 8, 2025

To:
The Planning Department
Rural Municipality of West St. Paul
3550 Main Street
West St. Paul, MB R4A 5A3

Re: Letter of Intent – Conditional Use Application for Automotive Repair Shop at 817 Kapelus Drive

To whom it may concern,

I am pleased to submit this Letter of Intent in support of a Conditional Use Application to operate an automotive repair shop at 817 Kapelus Drive, West St. Paul, MB, under the business name **E3 Autotek**.

The subject property is a **two-unit tenant building**. E3 Autotek has leased one unit, as outlined in the attached site map provided by property owner Glen Klassen (The Electric Connection), with a total area of **2,400 square feet**. This unit's **office space and outside parking** will be shared with **E.V.R Auto House Ltd**, a complementary automotive sales business operating on the same site.

The property is currently zoned **Commercial Highway** (Appendix A) as defined in **Table 17, Section 7.2** of the West St. Paul Zoning By-law. E3 Autotek will operate in full compliance with all applicable zoning regulations, operational standards, and municipal requirements.

Use	CH	CM	Parking Group See Table 5
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

E3 Autotek will provide a complete range of automotive services, including diagnostics, suspension work, brake repairs, engine servicing, and general vehicle maintenance. All work will be performed **indoors**, ensuring there will be **no significant noise, emissions, or heavy traffic** generated. We anticipate **minimal to no impact** on surrounding traffic flow.

The shop will be open **Monday to Friday, 7:30 AM to 6:30 PM**, allowing customers the convenience of early morning drop-offs and evening pick-ups. On-site parking will be available for both customers and staff, as detailed in the attached site plan. No unrelated vehicles will be stored outdoors on a long-term basis. *Myself the owner and one full time employee will be working*

By operating alongside **E.V.R Auto House Ltd**, we will share one unit for office space and outside parking, and collaborate on sales and service to provide an integrated automotive solution for the community. This partnership will enhance customer convenience, offering repairs, maintenance, and vehicle sales in one location, all within a clean, safe, and professionally managed environment.

Thank you for your time and consideration. I would be pleased to provide any additional information or clarification you may require.

Sincerely,

Eduard Albertin
Owner, E3 Autotek



Eduard Anokhin
Owner, E.V.R Auto House Ltd.
30053 Stuart Rd
Dufresne, MB, R0A 0J0



Date: August 8, 2025

To:
The Planning Department
Rural Municipality of West St. Paul
3550 Main Street
West St. Paul, MB R4A 5A3

Re: Conditional Use Application – Automotive Sales Business at 817 Kapelus Drive

To Whom It May Concern:

I am submitting this Letter of Intent in support of a **Conditional Use Application** to operate an automotive sales business at **817 Kapelus Drive, West St. Paul, MB**, under the business name **E.V.R Auto House Ltd**

The subject property is a two-unit tenant building. **E.V.R Auto House Ltd. will share office space and occasional shop space with E3 Autotek**, an automotive repair business also applying for approval at the same location. This collaborative arrangement will allow both businesses to complement one another, providing vehicle sales, service, and maintenance in one convenient and professionally managed location.

The property is currently zoned **Commercial Highway (Appendix A, Table 17, Section 7.2 of the West St. Paul Zoning By-law)**. **E.V.R Auto House Ltd. will operate in full compliance with all applicable zoning regulations, operational standards, and municipal requirements, as well as all relevant provincial regulations governing automotive sales and business operations.**

Use	CH	CM	Parking Group See Table 5
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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

E.V.R Auto House Ltd. will be **owner-operated by myself, Eduard Anokhin**, with no additional employees at this time. Business hours will be **Monday to Friday, 9:00 AM to 5:30 PM**, with **Saturday hours added based on customer demand**.

The business will focus on maintaining a **small, high-quality inventory of 4 to 6 vehicles for sale** at any given time. All vehicles will be displayed in an orderly manner, with adequate parking available for customers and staff, as shown on the attached site plan. No unrelated vehicles will be stored on the property long term.

This partnership with E3 Autotek will bring clear benefits to the community by:

- **Enhancing convenience** for residents, who can purchase vehicles and access repair or maintenance services in one location.
- **Maximizing efficient use of commercial space** through shared office and shop facilities, reducing the overall footprint of operations.
- **Supporting the local economy** by offering reliable automotive sales and repair services within the municipality.

Thank you for your time and consideration of this application. I would be pleased to provide any additional details or clarification you may require.

Sincerely,

Eduard Anokhin
Owner, E.V.R Auto House Ltd.

