

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 on 204-338-0306. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

Thursday	Council Chambers
October 9th, 2025	3550 Main Street
6:00 pm	RM of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 40, 2025

Applicant: Robertson

Property Location: 748 Blackdale Road
R.M. of West St. Paul
Roll #301625
Lot 1, Plan 41874

Application Purpose:

The applicant is proposing a Home Occupation business for car sales on a property zoned "RRO" Rural Residential Overlay. Vehicles would not be on the premises.



Property Zone	Conditional Use Request	Proposed by Applicant
"RRO" Rural Residential Overlay (Section: 7.2, Table 16)	Home Occupations	Car sales (vehicles not on premises)

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 15, 2025
Application File	CU 40, 2025
Applicant	Robertson

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	748 Blackdale Road, West St. Paul
- Roll #	Roll #301625
- Legal	Lot 1, Plan 41874
Zoning	"RRO" Rural Residential Overlay zone RM of West St. Paul Zoning By-law No. 2/99P
Secondary Plan Designation	N/A
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	2.08 acres in area 215 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RRO" Rural Residential Overlay (Section: 7.2, Table 16)	Home Occupations	Car sales (vehicles not on premises)

Application Purpose

The applicant is seeking conditional use approval to continue a car sales business on this property. They are planning to renew their dealers permit, however Manitoba Public Insurance is requiring written confirmation that car sales could be conducted on this property.

According to the letter of intent, the scope of work would involve selling 1-2 vehicles a month thru online auctions. No vehicle storage or repairs will be done on the property. All sales would be done by appointment only.

The application was circulated to the municipality and Highways Branch. While the municipality has no concerns, Highways is requiring preliminary traffic projections to determine if a detailed Traffic Impact Study is required.

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. Applicant / owner to submit preliminary traffic projections to determine if a more detailed Traffic Impact Study is required. Please email trafficimpactstudies@gov.mb.ca with copy to roadsidedevelopment@gov.mb.ca for more details. If required, this study is to be prepared by a qualified engineer and will determine what impact the traffic generated by this development will have on the traffic operations at this location and what, if any, on highway improvements will be required. The cost of the Traffic Impact Study and any required on-highway improvements would be the responsibility of the developer (the applicant will have to enter into an agreement with the department for the construction of the on-highway improvements).

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 40, 2025
748 Blackdale Road, RM of West St. Paul

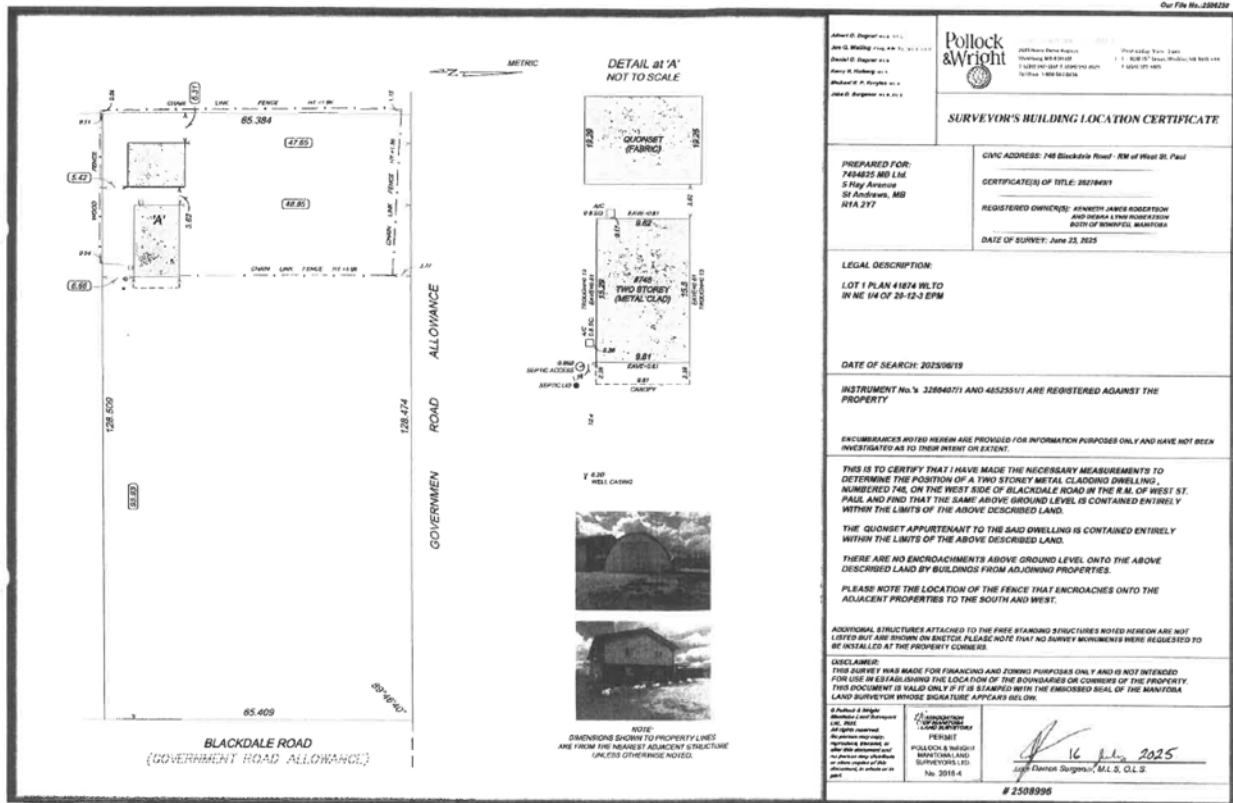
Designation: "RA" Resource and Agriculture
Zoning: "RRO" Rural Residential with RR Overlay

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

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



ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN



Letter of Intent

September 12, 2025

To Whom it may concern

Subject: Letter of Intent for Car Sales

I would like to request a conditional use permit to sell 1-2 vehicles a month, I'm unable to renew the Dealer Plate until I can obtain this conditional permit. Hours of operation of the business is Sun to Saturday by appointment only, I'm the sole employee of the operation and given the scale of the business there is little to no impact of vehicle traffic or environmental impact.

The following are the principal scope of this request:

1. Scope of work to be performed at site

- Sell used vehicles purchased from various platforms like ADESA, Mecom auctions, private independent sellers. No vehicle storage or repairs will be conducted at this location.
- 2 Vehicles per month is the maximum, with an average of 1 current every second month

2. Financial Terms

- All vehicles are sold using my Dealer licence with taxes paid and all required supporting documents.

3. Roles and Responsibilities

- I Jason Robertson am the sole employee and President

Sincerely,

Jason Robertson

President