

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 2043380306.

Thursday
October 9th, 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

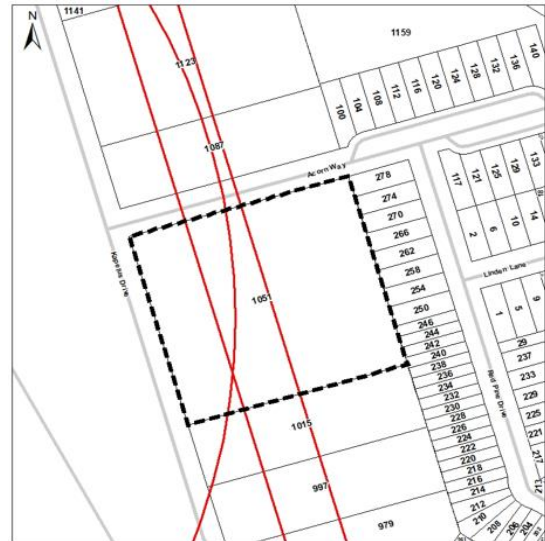
Application File: CU 46, 2025

Applicant: Comb and Collar
Grooming Inc.

Property Location: 1051 Kapelus Dr, RM of
WSP.
Roll #29712
Lot 5/7, Plan 57170

Application Purpose:

The applicant is seeking conditional use approval for dog daycare and grooming 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)	Any other commercial use not listed	Dog daycare, dog grooming

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 16, 2025
Application File	CU 46, 2025
Applicant	Comb and Collar Grooming Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1051 Kapelus Drive, RM of WSP.
- Roll #	Roll #29712
- Legal	Lot 5/7, Plan 57170
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	5.08 acres in area (+/-) 450 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)	Any other commercial use not listed	Dog daycare, dog grooming

Application Purpose

The applicant is seeking conditional use approval for dog daycare and grooming, as well as pet supply retail outlet that already permitted. The daycare will be open Mon-Fri 7:00 AM -18:00 PM, Sat-Sun; 10:00AM-4:00PM, the owner and his wife + 13 employees (rotating shifts) will be working in the property business; the subject property will accommodate approximately 30-45 dogs maximum. The application was circulated to the R.M. of West St. Paul and MTI, and RM has one condition, MTI raised no concerns.

OPTIONS FOR COUNCILS' CONSIDERATION

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

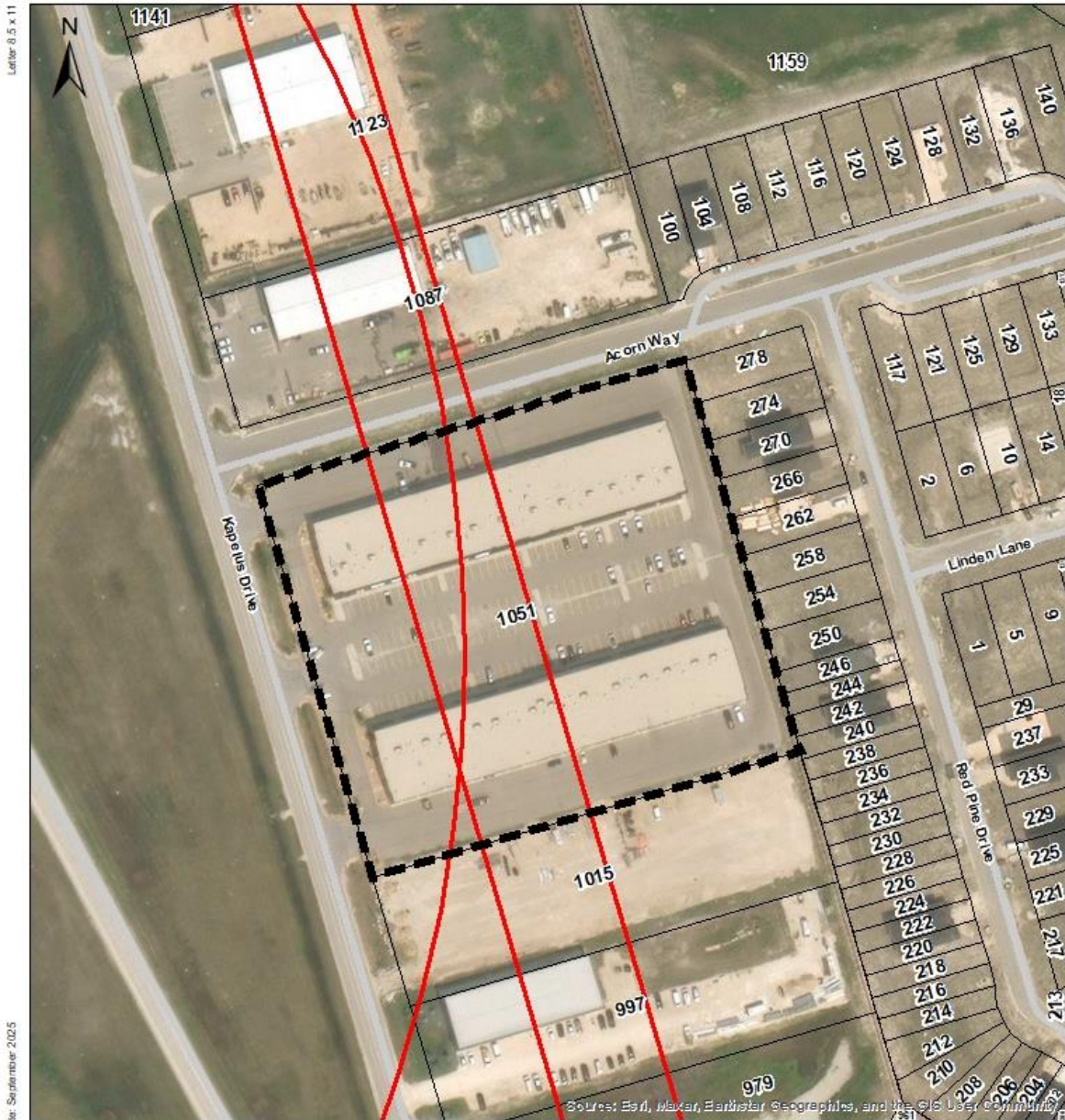
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 obtains a revised landscape plan showing fencing location and fence design specifics that must be submitted and approved by the Municipality prior to installation.

RRPD LOCATION MAP



Date: September 2025

SUPPORTIVE MAPPING

Conditional Use Application CU 46, 2025
1051 Kapelus Drive, RM of West St. Paul

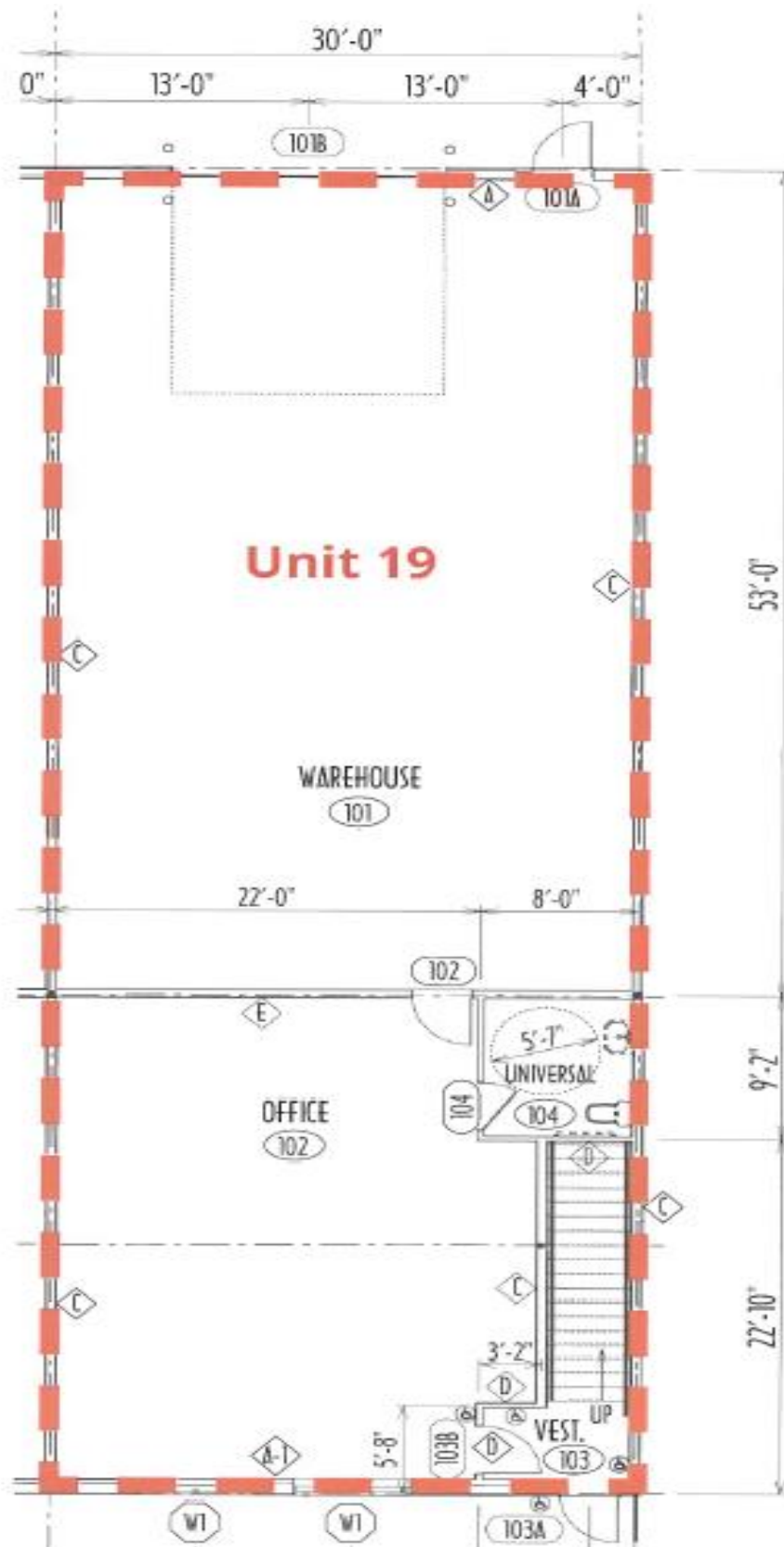
Designation: "SC" Settlement Centre
Zoning: "CH" Commercial Highway

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.

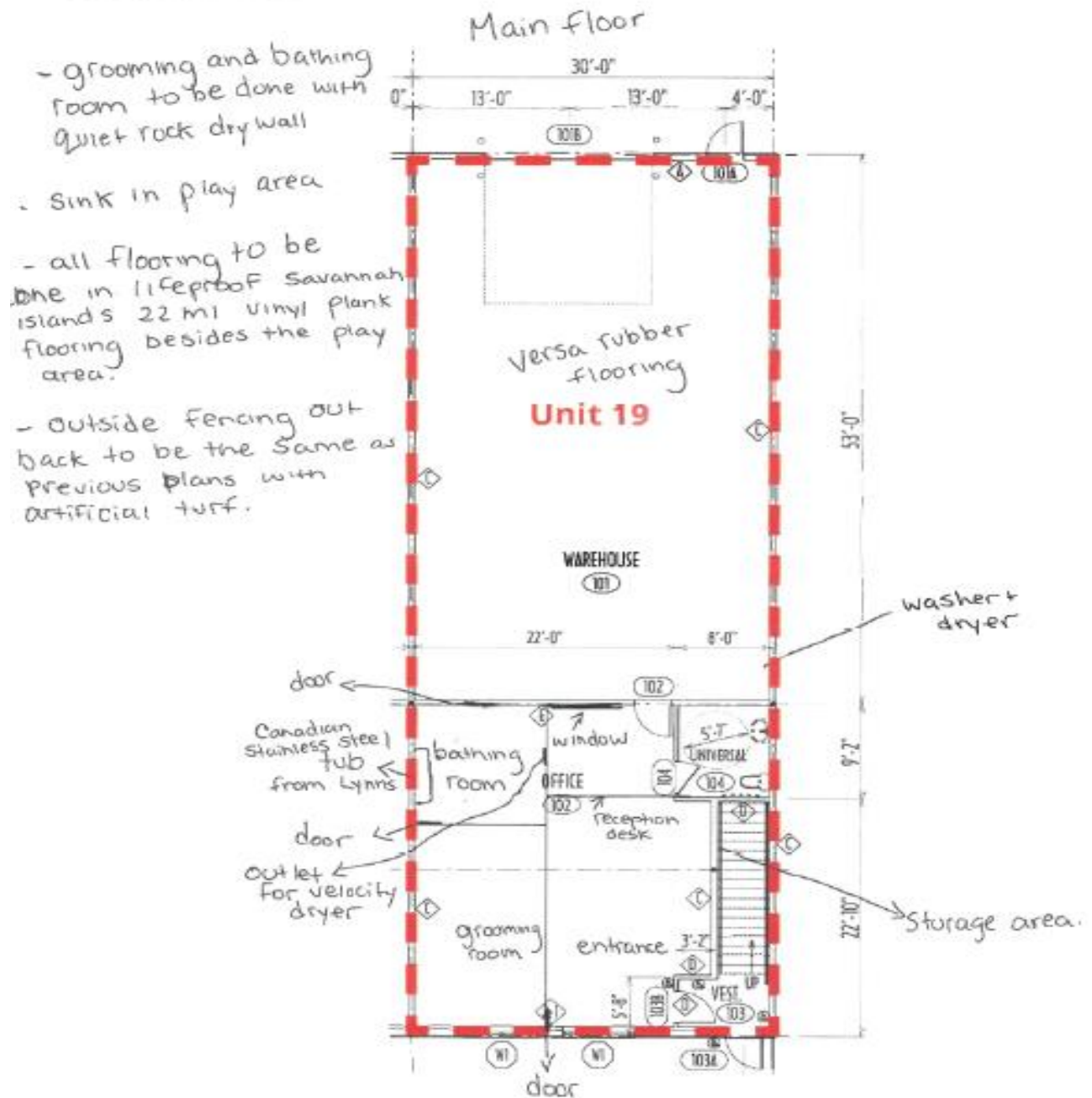
-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcels Outline



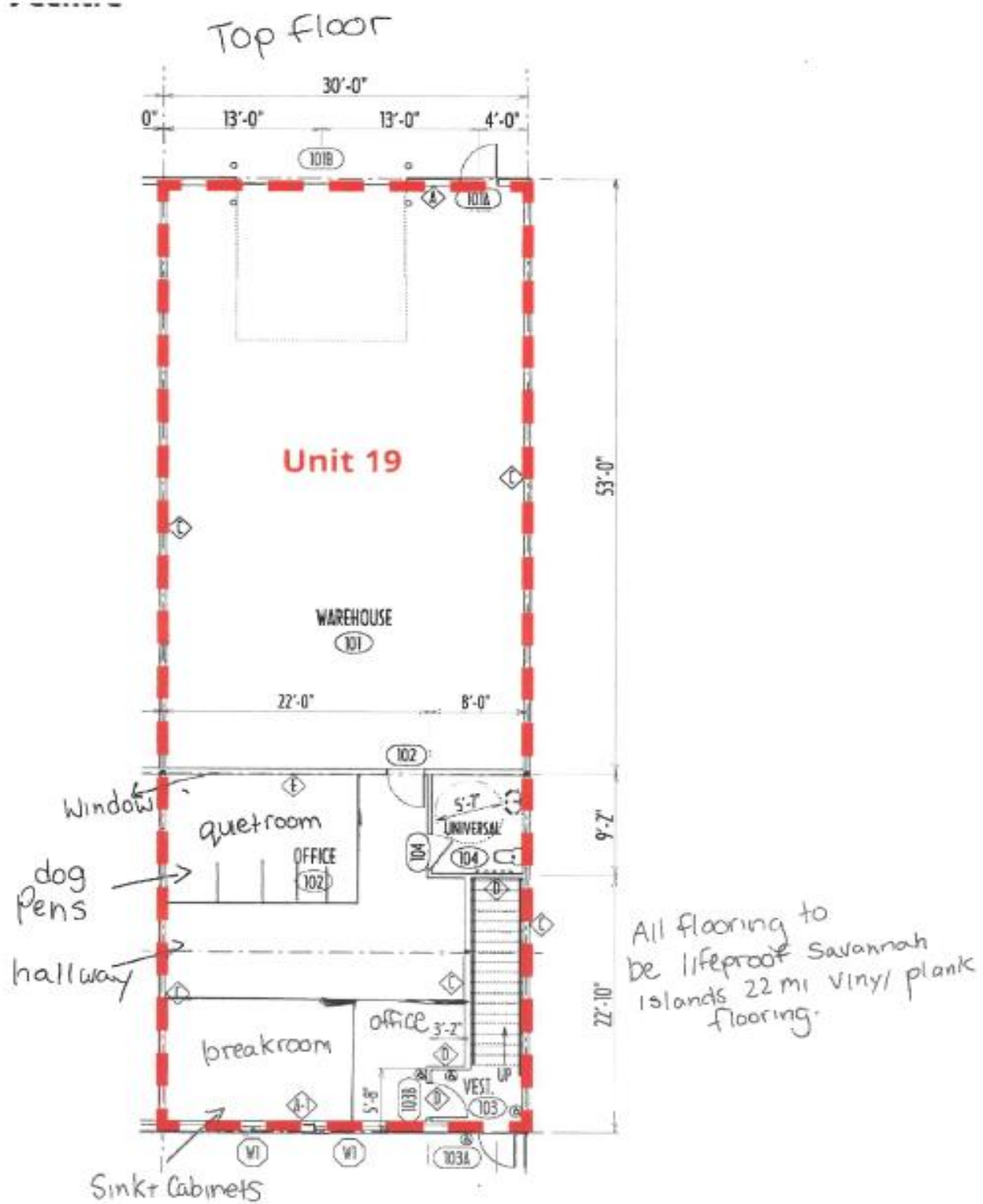
ADDITIONAL INFORMATION FROM APPLICANT – SITE PLAN



Appendix D



Appendix D



All flooring to be lifeproof Savannah Islands 22 mi vinyl plank flooring.

Preliminary

2025-09-10 11:56:49 AM

ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT



September 09, 2025

LETTER OF INTENT

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

From: Pascal Toupin-Selinger, Castor Group Inc.
211 Roger St.
Winnipeg, Manitoba
R2H 1E2
204-296-0783

Page: **1 of 3**
No of attachments: **9**

RE: 19-1051 Kapelus Drive
West St. Paul, Manitoba
R4A 5A4
C/O: Comb and Collar Grooming Inc.

FILE: 0325

To whom it may concern,

Castor Group Inc. has been engaged by the subject address tenant at Unit 19 – 1051 Kapelus Drive, West St. Paul (Comb and Collar Grooming Inc.) to apply for a conditional use permit and occupancy permit for the subject address.

The subject address is part of a multi-tenanted building on a site that encompasses two buildings and 26 separately tenanted units (see site plan and floor plan in Appendix C)

Comb and Collar Grooming Inc. (the applicant) has signed a lease for Unit 19 – 1051 Kapelus Drive in the RM of West St. Paul from AWC Business Center Inc. The tenant will occupy roughly +/- 3,450 sq.ft. of multi-tenanted space in the building. The new tenant intends to use this light industrial space and associated outdoor storage for a dog daycare, dog grooming and pet supply retail outlet.

The core business activity of the tenant (applicant) is focused providing dog daycare and dog grooming services. They also plan to have a small retail outlet selling pet food, toys and other supplies. To accommodate the dog daycare, the applicant intends to fence off a space behind the building adjacent to the rear overhead door, as an outdoor space for the dogs in the daycare.

The subject property is currently zoned Commercial Highway (Appendix A), who's uses expressed uses are covered in table 17 in section 7.2 of the West St. Paul Zoning Bylaw 2/99P (Appendix B).

Commercial Highway Zoning (CH) is defined as:

*1. (CH) Highway Commercial Zone provides for appropriate commercial uses adjacent to the main highways for the purpose of servicing the travelling public and for

providing commercial space for those businesses which, by their nature, require a highway location for access and/or display purposes.”

The proposed use falls under two categories according to table 17.

Excerpt from Table 17, section 7.2 COMMERCIAL HIGHWAY PERMITTED USES

Retail - other than that listed below	P	P	11
- gift shop	P	P	11
- grocery	P	P	11
- outdoor	C	C	N/A

Excerpt from Table 17, section 7.2 COMMERCIAL HIGHWAY PERMITTED USES

V			
Veterinary clinics and compounds	C	C	11
W			
Warehousing:			
- enclosed within building	P	C	12
- outside storage (see 3.11. Exterior storage)	C	-	N/A
Wrecking Yards	-	-	N/A
Any other Commercial use not listed in this Table	C	C	see Table 5

There is no specific use designation for a dog daycare or grooming service. However, the retail component is clearly identified as permissible.

For use designations that are not specifically defined in the Zoning Bylaw, we refer to “Any other Commercial use not listed in this Table”, which requires a Conditional Use permit.

The location is ideal for a dog daycare and grooming service provider as it is easily accessible to customers due to its location on intersecting highways. The CH zone also provides display opportunities for the applicant, which is vital to the success of their business.

It should be noted that the applicant will be undertaking interior renovations of the unit to accommodate their operations. The Landlord will be completing the renovations on behalf of the tenant through their construction affiliate, AWC Builders. The scope of work will include the addition of interior partition walls and the fencing of the rear yard. Please see floor plans and notes on Appendix D for a full scope of the work being undertaken. The work will commence once the applicant is confident that the Conditional Use Permit application is approved. All required permit applications will be submitted on behalf of the applicant by the General Contractor undertaking the work.

The applicant’s operations are low-impact, professional in nature, and compatible with other commercial activities in the area. The use does not involve significant noise, emissions, or heavy traffic. The applicant’s enterprise won’t have any processes or work intended to happen outdoors other than allowing



dogs to be outside for a short period of time. This aligns with the CH zone's objective to support a broad range of highway-oriented commercial services.

Should there be any questions or requirement for additional justification, please do not hesitate to contact the applicant at the address and phone number above.

Thank you for your consideration on this matter.

Pascal Toupin-Selinger
President
Castor Group Inc.

390
SQ-FT FLOOR SPACE

6'
SIDEWALL HEIGHT

26"x67"
GATE SIZE

▶ **PERFECT EXTERIOR
KENNEL TO KEEP
YOUR DOG SAFE**

▶ **HEAVY GAUGE
CHAIN-LINK WIRE
MESH**



**WEATHER
PROOF**



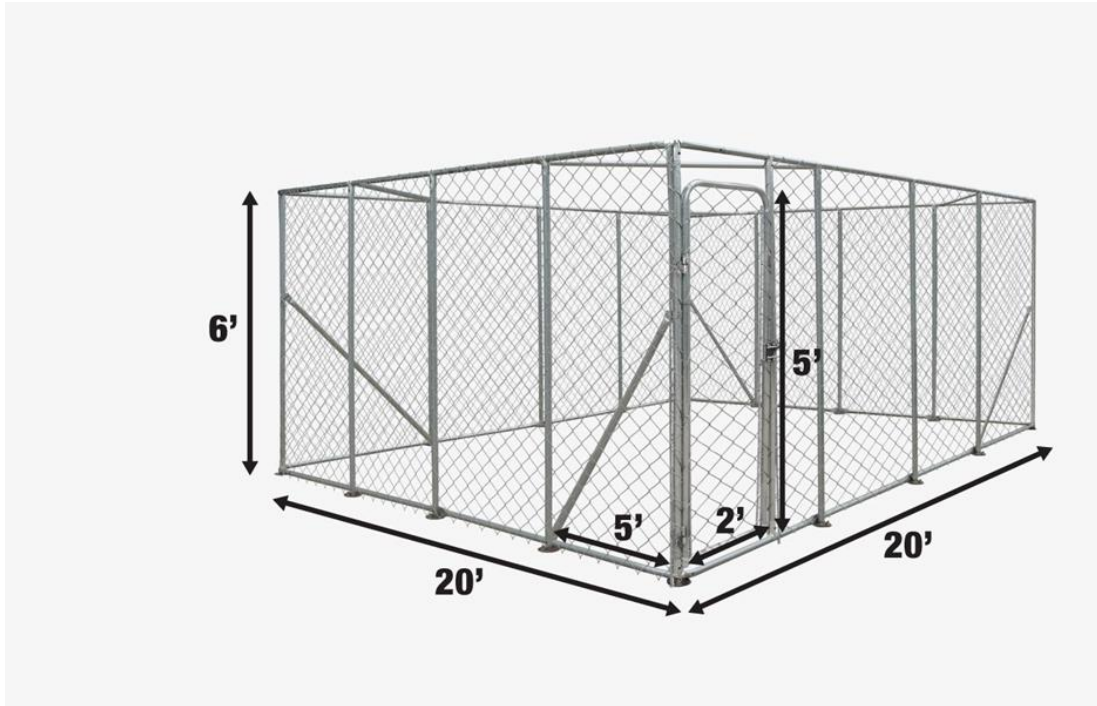
**RUST
PROOF**

**FLOOR SPACE
390 SQ-FT**



▶ **LOCKABLE GATE**

▶ **ALL HARDWARE
INCLUDED**



Features

- Exterior kennel that is perfect for small to large sized dogs or other pets that need a protected, secure outdoor enclosure to rest, lounge and play in
- Lockable gate to prevent pets from running away or predators from getting in; safe, easy to manage single point of entry for you and your pet
- Heavy gauge chain-link wire mesh keeps your dog secure while still allowing full visibility so you can check on them periodically
- 6' sidewall height and an approximate floor size of 390' provides ample room for your dog to run, jump, play and lounge around
- All hardware included and the quick slip-fit tubing makes for a fast, easy to do assembly that can be done with just a couple people

Specifications

- Assembled size: 20' (W) x 20' (L) x 6' (H)
- Approximate footprint: 390 sq-ft
- Chain-link mesh grid size: 2-3/4" x 2-3/4"
- Sidewall height: 6'
- Gate size: 26" x 67"
- Quick slip-fit tube joints
- All hardware included

Product Description

The TMG-DCP2020 Outdoor Dog Kennel Playpen creates an easy to move, secure, spacious run for your dog or other pets to play outside while maintaining protection through the enclosed structure and overhead roof cover. Never worry about your animals running away, getting attacked or being stuck inside all day. This incredible outdoor kennel will give your dog the life of its dreams with lots of stimulation, smells and healthy fresh air.

It's durable and features a lockable door to prevent pets from running away or any type of predator from getting in. The heavy gauge chain-link wire mesh is reliable and will keep your pets safe while still allowing full visibility. All hardware is included and the quick slip-fit tube joints make for a fast, easy assembly.