

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

East 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 204 668-8112.

Tuesday
October 28, 2025
5:30 PM

Council Chambers
3021 Birds Hill Rd.
RM of East St. Paul, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

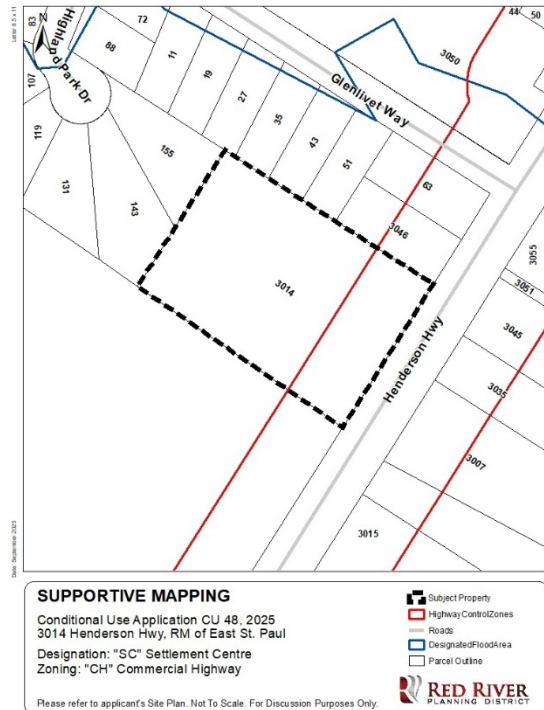
Application File: CU 48/2025

Applicant: Hardik & Yogi Patel

Property Location: 3014 Henderson Highway
RM of East St. Paul
Roll #: 3000
Legal: *RL100/101-PA-12761

Application Purpose:

The applicant is seeking a conditional use approval for a Cannabis Retail Store on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway Zone (BL 2009-04 – 18.3)	Cannabis Retail Store	Cannabis Retail Store

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	October 6, 2025
Application File	CU 48/2025
Applicant	Hardik & Yogi Patel

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	3014 Henderson Hwy, RM of East St. Paul
- Roll #	3000
- Legal	*RL100/101-PA-12761
Zoning	"CH" Commercial Highway Zone RM of East St. Paul Zoning By-law No. 2009-04
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Property Size	3.63 acres in area (+/-) 320 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway Zone (BL 2009-04 – 18.3)	Cannabis Retail Store	Cannabis Retail Store

Application Purpose

The applicant is seeking a conditional use approval for a Cannabis Retail Store on the subject property. The store will be regulated by Manitoba Liquor and Lotteries (MBLL). The applicant has provided a letter of intent, site plan, letter of authorization, and status of title, which is attached to this report.

The applicant will be renting 1100 sq. ft. in space from the property owner to operate a Cannabis Retail Store named "District 44 Cannabis". The hours of operation will be Monday to Saturday from 8am to

10pm and Sunday from 12pm-6pm. The business will be retail only, with no wholesale or on-site repairs. The store will be an adults only environment for those 19 and over.

OPTIONS FOR COUNCILS CONSIDERATION

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

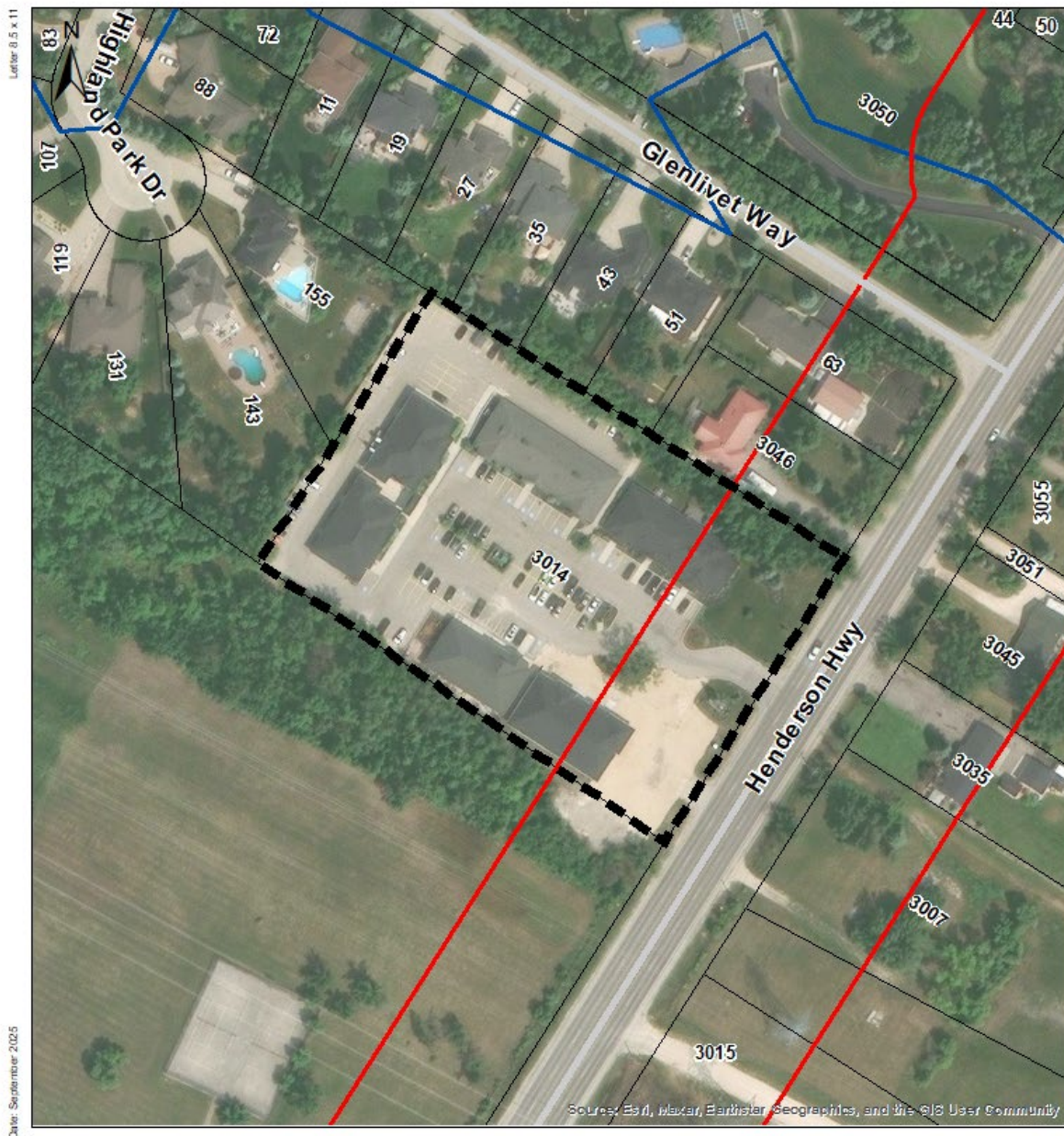
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 48, 2025
3014 Henderson Hwy, RM of East St. Paul

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

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

- Subject Property
- Highway Control Zones
- Roads
- Designated Flood Area
- Parcel Outline



ADDITIONAL INFORMATION

Letter of Intent

Legal Business Name: 10244672 MANITOBA LTD

Doing Business As: District 44 Cannabis

30 Stellanor Cres

Winnipeg, MB R2N 0B4

Phone: 204-944-8354

Email: info@district44cannabis.com

2025-09-16

To:

Red River Planning Department

Re: Letter of Intent – Conditional Use Application for Cannabis Retail Store

3014 Henderson Highway, East St Paul.

Dear Members of Council,

On behalf of 10244672 MANITOBA LTD, I am pleased to submit this Letter of Intent in support of our forthcoming Conditional Use application for a licensed cannabis retail store at 3014 Henderson Highway, East St Paul. (legal description to be confirmed upon receipt of current title).

We propose to establish and operate a provincially licensed cannabis retail store in compliance with the Liquor, Gaming and Cannabis Authority (LGCA), Manitoba Liquor & Lotteries (MBLL), and all applicable federal, provincial, and municipal regulations. The store will be a secure, adult-only retail environment offering packaged cannabis products for sale to customers aged 19 and over. No cultivation or processing will occur on site.

The premises is a commercial unit within a multi-tenant building at 3014 Henderson Highway, East St Paul. The surrounding land uses are primarily a light commercial/service stores, residential and highway frontage. Our use is consistent with the existing commercial character of the area. East St Paul currently has no cannabis retail outlet, and our store will provide residents and visitors with safe, regulated access to cannabis products, reducing the need to travel to other communities, while generating local employment and tax revenue.

There are no environmental concerns associated with our proposed operation. All products are sealed and pre-packaged, and there will be no smoke, vapour, or odour. Noise levels will be minimal and comparable to any retail store. Deliveries will be limited and scheduled

to avoid traffic disruption. The property is zoned for commercial use and our operation is entirely indoors, with no outdoor storage or activities. Signage and exterior appearance will be respectful of community standards and consistent with neighbouring businesses. Existing landscaping and drainage will remain as is. We will work with the landlord and RM staff to ensure any required fencing, screening, or site improvements are completed as conditions of approval.

Our intended hours of operation are Monday to Saturday 8am to 10pm and Sunday 12 pm–6 pm. The business will be retail only, with no wholesale or repairs. We expect a steady flow of customers throughout the day with no large peak periods, similar to a convenience store. We intend on employing 2 staff members at launch, increasing as demand grows. The site provides ample on-site parking for staff and customers, including ample accessible parking spaces and loading spaces as required. We will comply with all parking dimension requirements set by the Planning and Zoning Department.

We are committed to being a responsible corporate citizen by hiring locally wherever possible, training staff on responsible sales and community safety, supporting community initiatives, and maintaining open communication with RM staff and Council. We are prepared to provide a floor plan, security plan, signage samples, and any other documentation the RM or Red River Planning Department may request to complete the review process.

We respectfully ask Council to consider our proposal and support the necessary approvals. We welcome the opportunity to meet with staff or Council to discuss any aspect of our application.

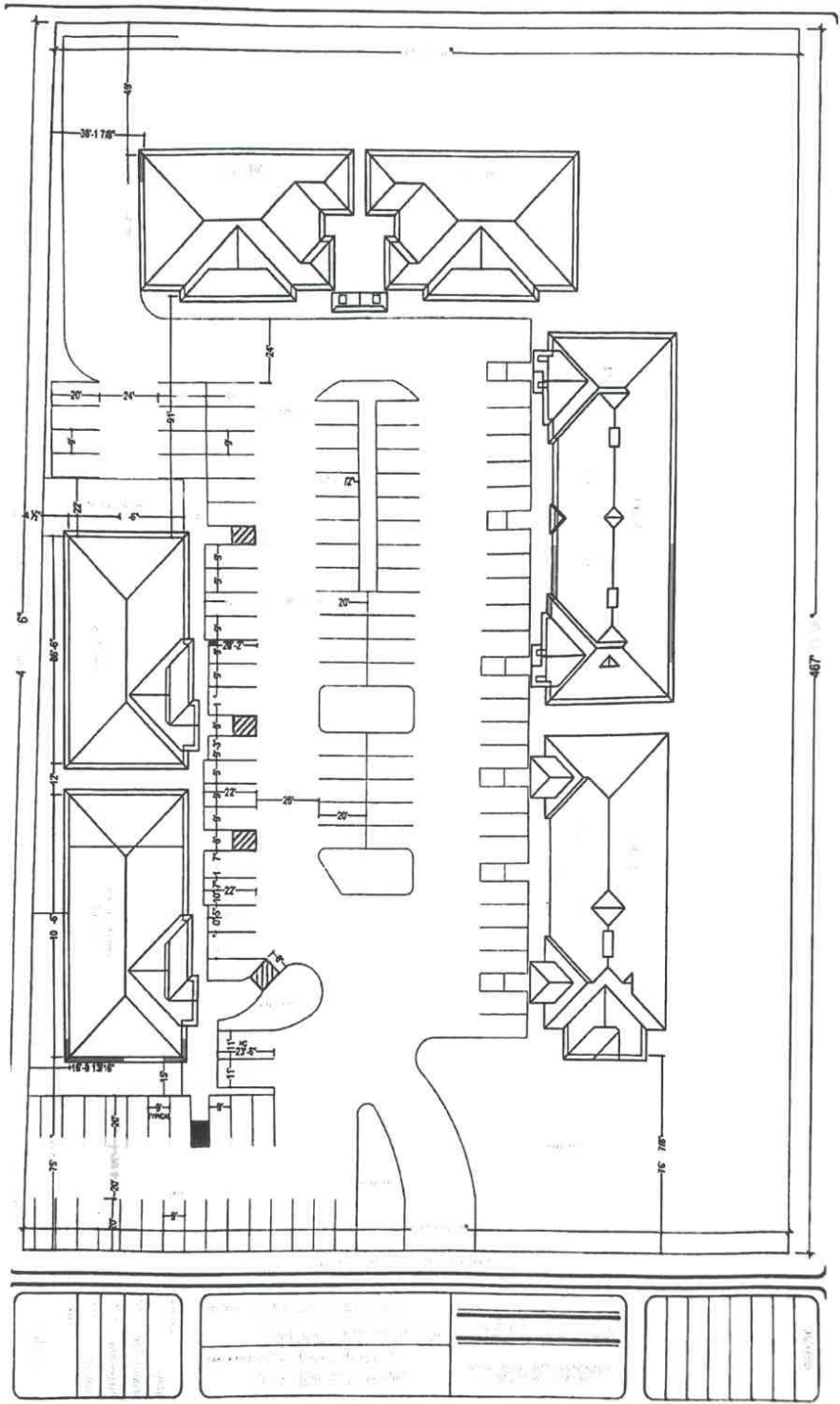
Thank you for your time and consideration.

Sincerely,

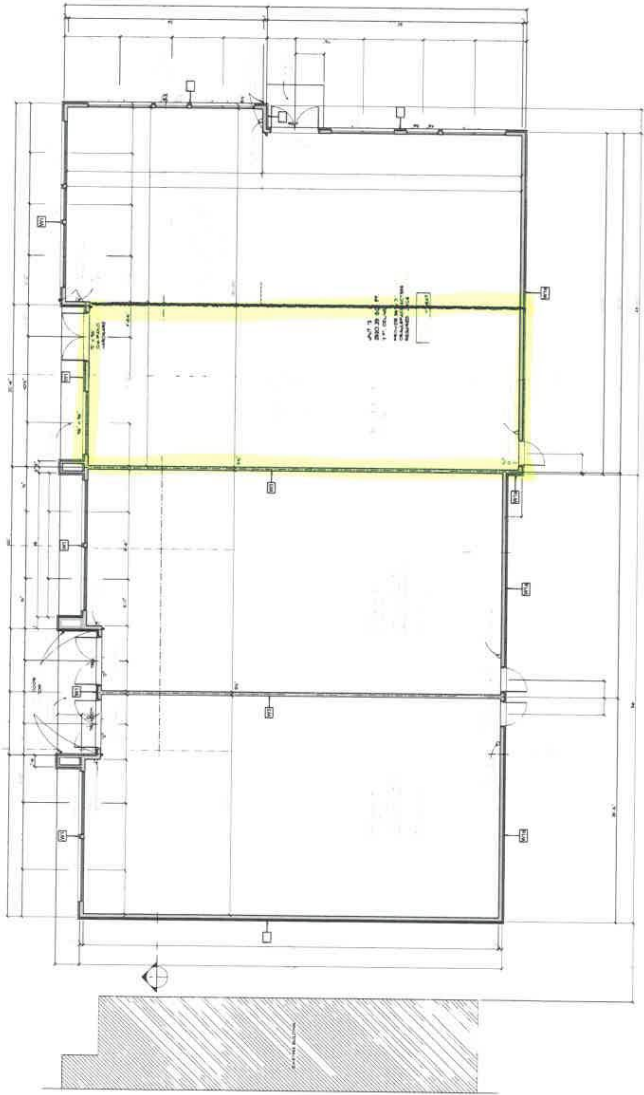
Yogi Patel
District 44 Cannabis.
10244672 MANITOBA LTD

CHAMBER 204-512-0001

Site plan



Unit- 1100 sq. ft.



1100	1100
1100	1100

Municipal Comments

Public Hearing Comments

October 28, 2025

CU 48, 2025 – 3014 Henderson Hwy.

CAO: Administration has no comments or concerns with this conditional use application. The proposed cannabis retail shop complies with the zoning by-law requirements, and sufficient parking has been provided on site.

Planning: I have reviewed the conditional use application and would like the hours of operation listed as a condition of approval.

Project Manager: No concerns or comments.

Fire Department: The fire department has no concerns as there is no impact on the delivery of emergency