

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

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 3pm on the day of the hearing.

Thursday
November 13, 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

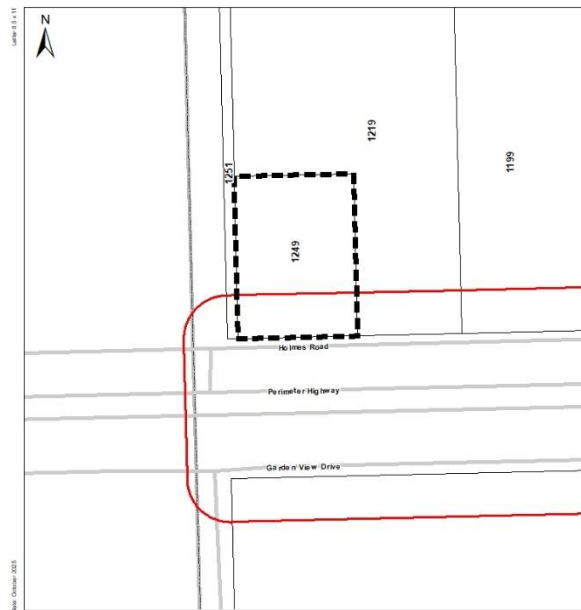
Application File: CU 53, 2025

Applicant: Tom Janzen (CVLNS LP)

Property Location: 1249 Holmes Road,
West St. Paul
Roll # 414710
Legal: Lot 2, Plan 43315

Application Purpose:

The applicant is seeking conditional use approval to continue the Truck Service and Repair use on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway Zone	Truck Service and Repair	Truck and Trailer Repair Shop Operation

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 28, 2025
Application File	CU 53, 2025
Applicant	Tom Janzen (CVLNS LP)

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1249 Holmes Road, West St. Paul
- Roll #	414710
- Legal	Lot 2, Plan 43315
Zoning	"CH" Commercial Highway zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	3.67 acres in area (+/-) 343 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	Truck Service and Repair	Truck and Trailer Repair Shop Operation

Application Purpose

The applicant is seeking conditional use approval to continue the Truck Service and Repair use on the subject property. The owner's business repairs trucks and trailers specifically. The existing shop on the subject property is being used for their diesel repair. In the future, they plan to construct a new warehouse with four bays and a crossing docking facility with two docks to expand the business. The owner of the subject property is also operating their business at 201 Emes Road in West St. Paul.

This application was circulated to the RM of West St. Paul and Highways. The RM has added a recommended condition of approval concerning a development agreement. At the time this report was written, no comments were received from Highways.

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. Owner enter into a Development Agreement with the RM of West St. Paul to address, but not limited to:
 - a. Landscape and building design standards;
 - b. Lot grading;
 - c. Access relocation; and
 - d. Servicing.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 53, 2025
1249 Holmes Road, RM of West St. Paul

Designation: "BP" Business Park
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.

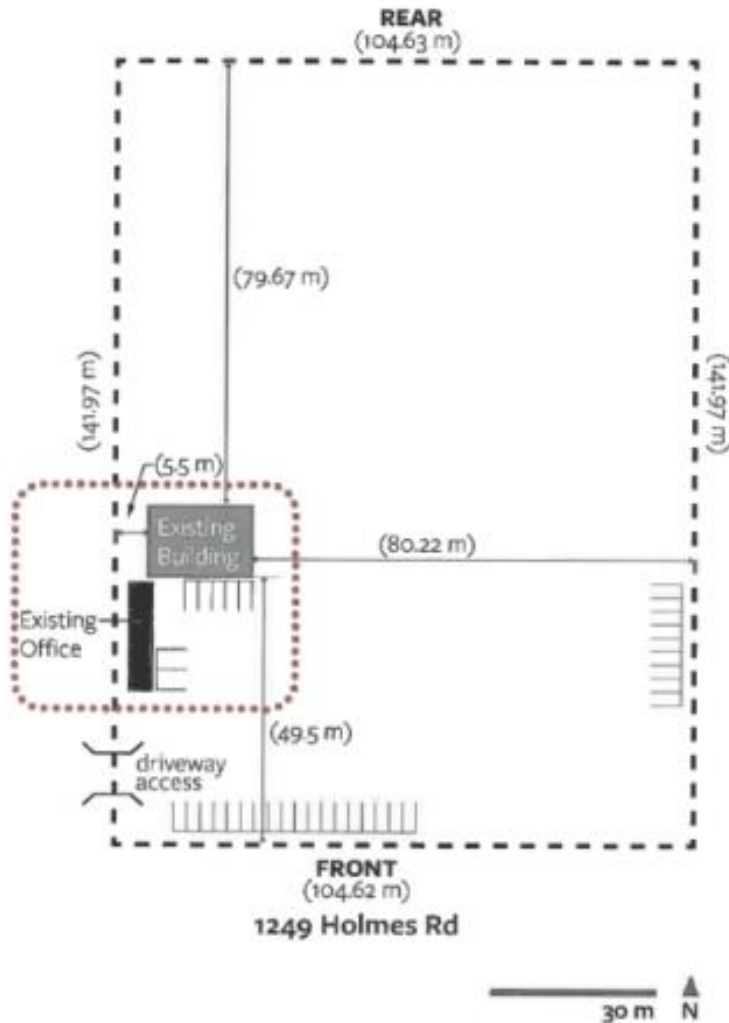
- Subject Property
- Highway Control Zones
- Roads
- Parcels Outline
- West St. Paul Boundary



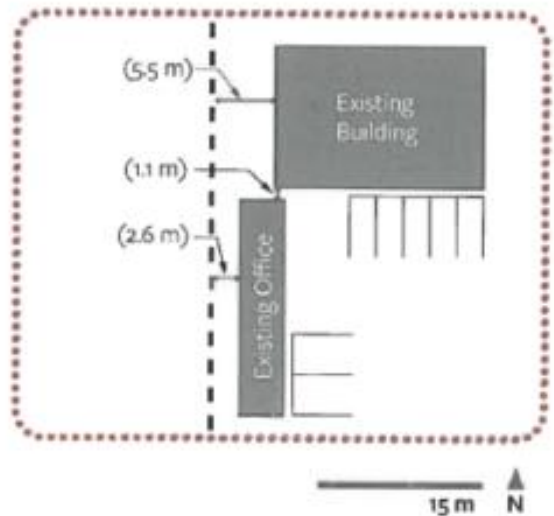
ADDITIONAL INFORMATION – SITE PLAN

SITE PLAN - 1249 HOLMES ROAD GOODALL TRANSOLUTION SERVICES INC.

SITE PLAN



ENLARGED SITE PLAN



ZONING BY-LAW REQUIREMENTS

- Parking requirements (Parking Classification 6):
 - 34 parking spaces
(1 for each 100 square feet of gross floor area)
 - 2 accessible parking spaces

ADDITIONAL INFORMATION – LETTER OF INTENT



October 15, 2025

Red River Planning District
2978 Birds Hill Rd.
East St. Paul, MB R2E 1J5
info@rrpd.ca

RE: Letter of Intent | Conditional Use Application 1249 Holmes Road, West St. Paul

To Whom It May Concern:

On behalf of 10226860 MANITOBA LTD., owners of 1249 Holmes Road in the RM of West St. Paul, this letter of intent has been prepared in support of the enclosed Conditional Use application for the subject site.

Subject Site

Civic Address: 1249 Holmes Road, West St. Paul

Legal Description: LOT 2 PLAN 43315 WLTO IN SW 1/4 7-12-3 EPM

Title Number: 3375503/1

Red River Planning District Development Plan (By-law No. 272/19):

The subject site is designated as "Business Park" in the Red River Planning District's in-force Development Plan (By-law No. 272/19). In general, the intent of the Business Park designation is to reserve land for employment-related uses, facilitate economic development, encourage the clustering of like-industries, and mitigate potential land use conflicts between those industries and other adjacent land uses.

West St. Paul Zoning By-law (By-law No. 2/99 P)

As per the RM of West St. Paul's Zoning By-law (By-law No. 2/99 P), the subject site is zoned as "Highway Commercial" (CH). The CH 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."



Summary of Proposed Use

Prior to the subject site's recent purchase by 10226860 MANITOBA LTD. it was being used as a small truck / shipping operation – Run Rite Freight Systems Inc.

The new owners, who currently operate at 201 Emes Road in West St. Paul under the name Goodall Transolution Services Inc., are seeking a Conditional Use to establish a new truck and trailer repair shop operation (Truck Service and Repair use as defined in the Zoning By-law) on the subject site. Similar in character to the current use on the subject site, GTS's near-term plan is to use the existing shop building for its diesel repair business. GTS's longer-range plans include expanding the shop building and developing a new warehouse (4 bays) and cross-docking facility (2-docks) to support its truck repair operations. These new buildings are still in the early planning stages and will be brought forward through future Development Permit and Building Permit submissions.

Overall, GTS's proposed use of the site – both in the near and long-term – conforms with the site's Business Park designation, aligns with the general intent of the CH zoning, is consistent with the site's recent use/character, and compatible with adjacent uses.

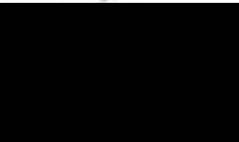
In addition to this letter, please find enclosed:

- Completed Conditional Use Application;
- Current Status of Title;
- Letter of Authorization; and
- Site Plan showing existing site layout.

Please issue invoice to 10226860 MANITOBA LTD. c/o CVLNS LP once application fees have been calculated.

If you have any questions, or require further information, please feel free to contact me at [REDACTED]

Sincerely,



Tom Janzen, M.Sc.Pl., MCIP, RPP, PLE, LEED AP
Principal