

# 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 at 204-338-0306.

**Thursday**  
**January 8<sup>th</sup>, 2026**  
**6:00 pm**

**Council Chambers**  
**3550 Main Street**  
**RM of West St Paul, MB**

*Note: property owners are responsible for notifying “tenants”*

#### APPLICATION INFORMATION

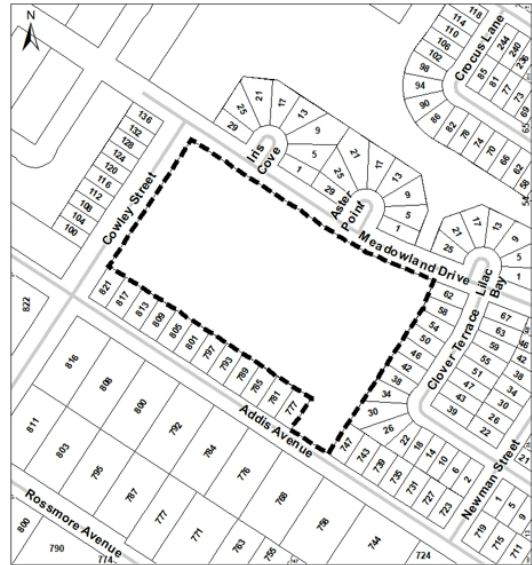
**Application File:** CU 58, 2025

**Applicant:** Landmark Planning and Design Inc. (Jeff Pratte)

**Property Location:** Future Elementary School on Cowley St, West St. Paul  
Roll # 28749  
Legal: CT 3336056/1,  
Plan 74242 in RL 5 and 6

**Application Purpose:**

The applicant is seeking conditional use approval for the establishment of a Day Care Centre on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
“RS” Serviced Residential (Section 6, Table 15)	Day Care Centre	Day Care Centre

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](mailto:info@rrpd.ca)

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	December 16, 2025
<b>Application File</b>	<b>CU 58, 2025</b>
<b>Applicant</b>	Landmark Planning and Design Inc. (Jeff Pratte)

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	<ul style="list-style-type: none"> <li>- Street Address</li> <li>- Roll #</li> <li>- Legal</li> </ul>
	Future Elementary School on Cowley St, West St. Paul Roll # 28749 Legal: CT 3336056/1, Plan 74242 in RL 5 and 6
<b>Zoning</b>	"RS" Serviced Residential zone RM of West St. Paul Zoning By-law No. 2/99P
<b>Secondary Plan Designation</b>	Emerging Residential designation Middlechurch Secondary Plan
<b>Development Plan Designation</b>	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	9.68 ac in area (+/-) 460 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential (Section 6, Table 15)	Day Care Centre	Day Care Centre

#### Application Purpose

The applicant is seeking conditional use approval for the establishment of a Day Care Centre on the subject property. The proposed Day Care Centre will provide care for up to 104 children and include 21 Daycare staff. The future Elementary School will be the location of the Day Care Centre (see site plans below). CU 27, 2023 for the education service (new school) was approved in the past but did not cover the Day Care Centre, hence the current CU.

The application was circulated to the municipality, and they have no comments on the proposal.

## **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 that are not in substantial conformance with the application 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 58, 2025  
Meadowland Drive, RM of West St. Paul

Designation: "SC" Settlement Centre  
Zoning: "RS" Serviced Residential

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

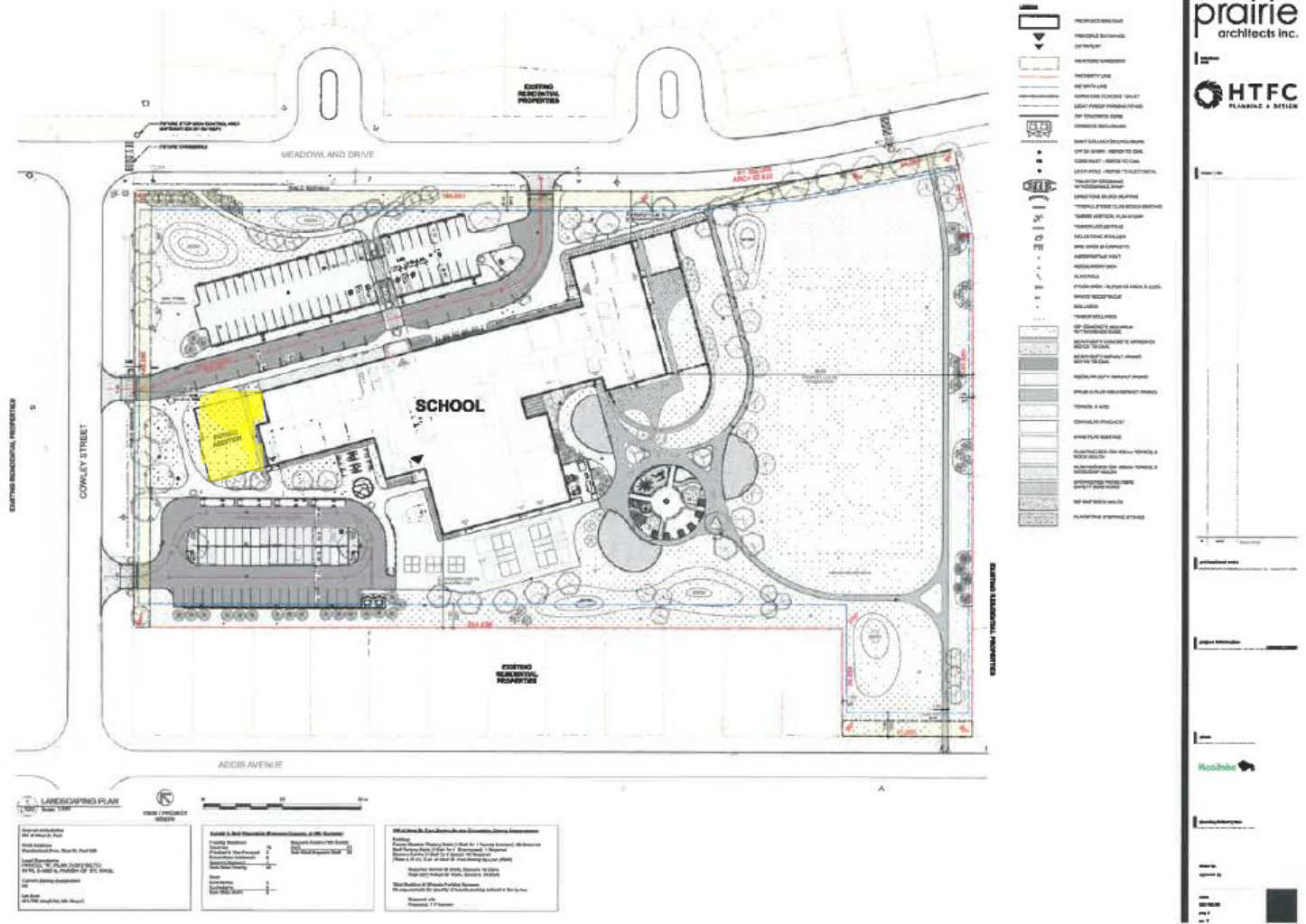
 Roads

 Parcels Outline

 **RED RIVER**  
PLANNING DISTRICT



(top site plan is the main floor, bottom site plan is the basement)



## ADDITIONAL INFORMATION FROM APPLICANT – LETTER OF INTENT



December 12, 2025

ATTN: Krystal  
Wenzoski, CBCO  
2978 Birds Hill Rd.  
East St. Paul,  
Manitoba  
R2E 1J5

### **Subject: Conditional Use Application - Day Care Centre in Meadowlands (West. St. Paul)**

Dear Krystal

Thank you for accepting this Conditional Use application for a day care centre within a future new elementary school in the Meadowlands neighbourhood on Cowley Street. The legal description of the subject site is PARCEL "A" PLAN 74242 WLTO IN RL 5 AND 6 PARISH OF ST PAUL, and the Title is CT 3336056/1. The site is owned by the Seven Oaks School Division.

The subject site is currently vacant and has RS zoning. As such, a Conditional Use is required to develop the day care centre. Conditional Use (CU 27/2023), was previously approved for the elementary school component of the project.

#### **Development Overview**

The proposed development includes outdoor recreation areas, substantial landscaping, on-site staff parking, student drop-off areas and a bus loop. The day care centre will be developed in conjunction with the school and is intended to accommodate:

- 104 Daycare Students
- 21 Daycare Staff

#### **Parking Requirements**

For a day care centre the ZBL requires 1 stall for each 6 seats, meaning 18 stalls are required. The proposed plan meets the ZBL requirement. There will also be bicycle parking and additional parking for the school use on the site.

Component	Required Stalls (ZBL)	Proposed Stalls
Childcare Facility	18	18

#### **Landscaping Requirements**

The proposed landscaping meets or exceeds all Zoning By-law requirements, as detailed on the application site plan. This includes:

- Street Edge landscaping
- Building Foundation Landscaping.
- Parking lot interior landscaping

Details of landscaping elements and proposed plantings are contained on the attached plans.

#### **Application Elements**

In summary, this proposed day care centre will be a community asset and provide much needed childcare to the community. It will be located within a new elementary

298 Waterfront Drive  
Winnipeg, MB R3B 0G5  
[landmarkplanning.ca](http://landmarkplanning.ca)



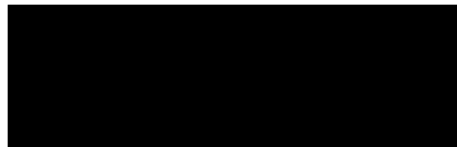
school on a site that was created to accommodate these uses in the Meadowlands neighbourhood.

In order to assist with the processing of this Plan Approval application we enclose the following:

- Letter of Authorization from the Seven Oaks School Division;
- Current Status of Title for the subject property (CT 3336056/1);
- Design Submission packages for the elementary school and associated day care centre including building, landscaping and site elements.

These materials were prepared collaboratively by Landmark Planning & Design, Prairie Architects, HTFC Planning and Design, and KGS Transportation.

Sincerely,



Jeff Pratte RPP, MCIP  
Senior Planner and Partner  
Landmark Planning & Design Inc.