

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

RM of 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,
March 24th, 2026
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 59, 2026

Applicant: McGowan Russel Group
(Jackie Wilkie)

Property Location: 3200 De Vries Ave; No
address, East St. Paul.
Roll #: 21200, 22600
Legal: CT2918083/1,
CT2636024/1
respectively

Application Purpose:

The applicant is seeking approval to establish a Personal Care Home on the subject property in proposed to be "I" Institutional zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"I" Institutional Zone	Personal Care Home	Personal Care Home

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	March 4, 2026
Application File	CU 59, 2026
Applicant	McGowan Russel Group (Jackie Wilkie)

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	3200 De Vries Ave; No address, East St. Paul. Roll #: 21200, 22600 Legal: CT2918083/1, CT2636024/1 respectively
Zoning	Proposed to be "I" Institutional zone (combined rezoning application # BL 2026-06), RM of ESP Zoning By-law No. 2009-04
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Property Size	10 ac in area (+/-) 1285 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"I" Institutional Zone	Personal Care Home	Personal Care Home

Application Purpose

The applicant is seeking approval to establish a Personal Care Home on the subject property in proposed to be "I" Institutional zone. The applicant proposes the subject CU to allow the Personal Care Homes development that would spread approximately on +/- 10 acres area with up to 3 stories high buildings of 90-100 units. A combined rezoning application ZBA BL 2026-06 went though the First Reading on February 24th, 2026.

RRPD notes that the subject property abuts existing "I" institutional zone to the West. The existing 3 Institutional zoned land portions incorporate two Community Religious sites and Royal Canadian Legion.

Moreover, to the South the subject proposal there is existing “R1-10” Single Housing Dwelling development that might benefit from the age ranged variety of the proposed residential development.

Settlement Centre designation in the Development Plan allows for a range of development. RRPD Policy 4.5.16 promotes, “*Institutional uses such as government offices, recreational centers, schools, public service facilities including health care facilities and public services provided by non- profit service clubs should be located in areas from where the intended services may be provided efficiently.*” The land under the property is currently vacant and the development may revitalize the street/area with proposed development. Therefore, the proposal aligns with the intent of the objectives (4.5.a) and policies (4.5.4., 4.5.12., 4.5.16) as stated in the Development Plan.

The applicant has provided a letter of intent, site plan, and status of title, which is attached to this report.

This application has been circulated to the R.M. of East St. Paul and Manitoba Highways Branch, Hydro and Bell MTS .

The municipality has comments that are listed below:

CAO: I have reviewed the Conditional Use Application for the proposed institutional residence. Based on the information provided, I have no concerns with the application.

Operations Manager: N/A

Planning: The RM of ESP is in need of an assisted living facility. Building permits for the facility cannot be obtained until the RM’s sewer and water plants are upgraded as per the moratorium.

Project Manager: I have no comments.

Fire Department: The Fire Department would need time to develop proper standard operating procedures for a building of this size and occupancy. If all fire codes are met, then we see no issues.

No concerns were raised by the MTI, a BLANKET easements was required by Bell MTS, no comments received from Hydro.

OPTIONS FOR COUNCILS CONSIDERATION

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

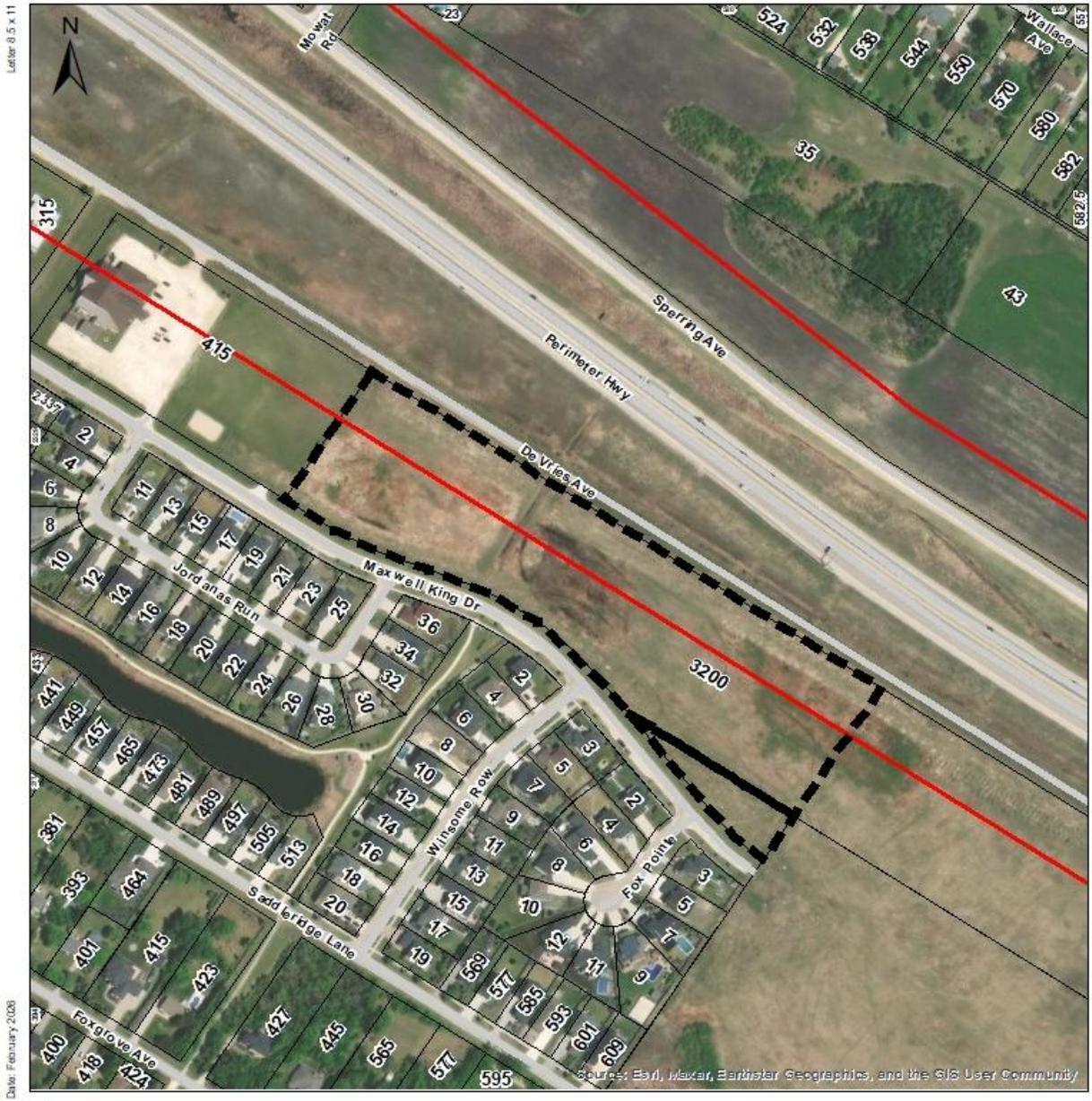
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 zoning variances, 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. Building permits for the facility cannot be obtained until the RM's sewer and water plants are upgraded as per the moratorium.
4. Applicant / owner submits written confirmation from BellMTS that an Easement Agreement(s) has been entered into with BellMTS with respect to existing and/or future facilities associated with the subdivision and a Plan of Easement, as required by The Real Property Act, has been provided. Registration of this agreement will be included as a condition of the final Certificate of Approval. Contact BellMTS, Property Acquisition Department, Attention: Mr. Gregory Sim, Survey Coordinator PROPERTYACQUISITION@bellmts.ca

RRPD LOCATION MAP



Letter 8.5 x 11

Date: February 21, 2026

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Schedule "A"
 Zoning Amendment BL 2026-06
 RM of East St. Paul
 Zoning By-Law No. 2009-04, as amended
 FROM: Multiple zones TO: "I" Institutional

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
-  East St. Paul Boundary
-  Parcel Outline



ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



December 15, 2025

Red River Planning District
806-A Manitoba Avenue
Selkirk Manitoba R1A 2H4

RE: APPLICATION FOR LANDS IN COUNTRYSIDE CROSSING ON PROPERTIES UNDER ROLL NUMBER 21200 AND 22600 AND CONDITIONAL USE FOR PERSONAL CARE CENTRE

McGowan Russell Group on behalf of Raleigh Holdings Ltd. and Wakefield Enterprises Ltd. are applying for a rezoning and conditional use as illustrated on the attached Overall Plan to Institutional from the current R1-17 and R1-10. This application encompasses approximately +/- 10 acres that is proposed to be a personal care home. The proposed personal care home will be 3 stories tall with 90-100 units.

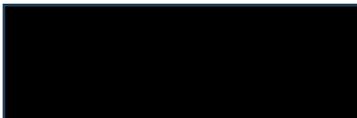
The plan of rezoning is shown on the enclosed plan and encompasses lands from the centre of Maxwell King Drive to the north limit of Devries Avenue on the two properties. The eastern limit is to align with the existing R1-8 zoning and the western limit is the existing institutional zoning.

The plan will include a main building, landscaping, parking, access to loading, and an area of future development. The site proposed building is illustrated in the elevation drawings provided and will meet the requirements for height and lot coverage as required in the zoning bylaw. The plans have been reviewed with the community and modifications were made to develop the building shown with a step back and large landscape area.

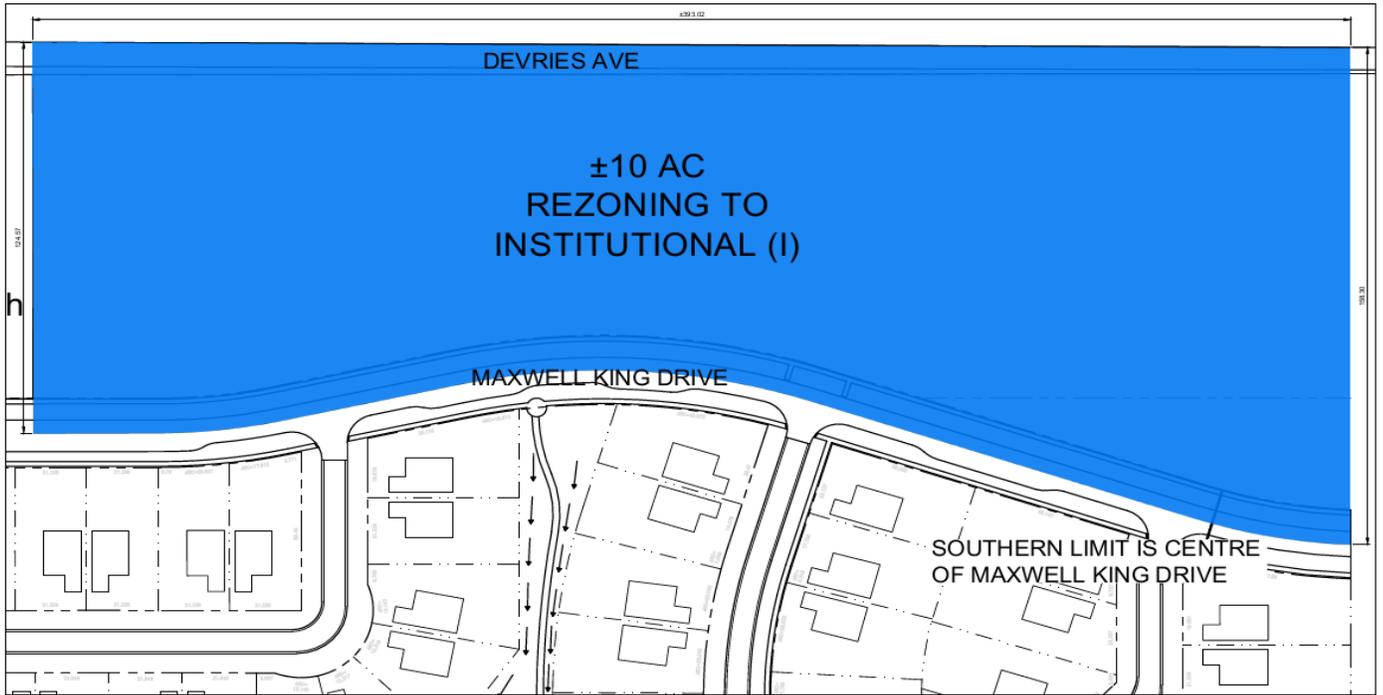
Please contact the undersigned should you have any questions or require additional information.

Yours truly

MCGOWAN RUSSELL GROUP INC.



Jackie Wilkie
President



MARWEST COUNTRYSIDE EAST
REZONING PLAN CONCEPT
JANUARY 2026
SCALE 1:1000



Overall Concept

Bell MTS Subdivisions

Bell MTS, a division of Bell Canada
Winnipeg, Manitoba
subdivisions@bellmts.ca
www.bellmts.ca



March 9, 2026

File No. CU 59-2025

Attention: Gillian Kolody, B.A. (Hons), M.C.P.
Community Planning Assistant
Red River Planning District
2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
T. 204-669-8880 F. 204-669-8882
gillian@rrpd.ca

RE: Conditional Use Application
3200 De Vries Avenue, RM of East St. Paul
Applicant: McGowan Russell Group
Registered Owner: Raleigh Holdings Ltd.

Bell MTS requests that the landowner enter into a Right-of-Way Agreement (“Agreement”) with Bell MTS (“Bell Canada”) for existing and/or future telecommunications facilities related to Conditional Use Application CU 59-2025.

A **BLANKET easement** for 3200 De Vries Avenue is requested for the designated property.

As a result of changes to The Real Property Act (Manitoba), Bell MTS must ensure that its easement rights are registered against all relevant titles before further transfers of land take place; therefore, Bell MTS requests that as a further condition of approval, the developer is required to register a statutory easement along with the Easement Plan, if required, in series immediately following the proposed development plan, at the appropriate Land Titles Office.

If the development is by legal description, in order to prepare the agreement, Bell MTS requires a copy of the legal description of the proposed lots/parcels to be conveyed, prepared by a lawyer or surveyor and approved by the Land Titles Office (as stated in the Letter of Conditional Approval).

If a Plan of Subdivision is required, the Manitoba Land Surveyor who is preparing the subdivision plan must forward a copy of the plan to the attention of Gregory Sim - PROPERTYACQUISITION@bellmts.ca.

Bell MTS will then review the print and reply to the surveyor with the Bell MTS easement requirements. The surveyor can then prepare the Plan of Easement in accordance with The Real Property Act (Manitoba) and the Land Titles Office regulations. The Plan of Easement, if required, is prepared at the developer's expense.

Any existing Bell MTS services, easement agreements and/or caveats affecting the land to be developed will be brought forward on the titles generated by the new plan unless otherwise specified.

If removal, relocation or adjustment of existing Bell MTS facilities is required, charges will be at the expense of the applicant and/or property owner.

The contact for proceeding with the Right-of-Way Agreement is:

Bell MTS Property Acquisition Department
Attention: Mr. Gregory Sim, Survey Coordinator
PROPERTYACQUISITION@bellmts.ca

Future telecommunication services can be obtained by submitting the online form on the [Bell MTS website](#).

Thank-you,
Heather Dixon
Network Services Associate
subdivisions@bellmts.ca

cc. Bell MTS Property Acquisitions / Hydro SM-Subdivision Circulars





Schedule "A"

Proposed Bell MTS Blanket Easement

Conditional Use Application CU 59, 2025
3200 De Vries Avenue, RM of East St. Paul

Designation: "SC" Settlement Centre
Zoning: "I" Institutional (to be rezoned)

-  Subject Property
-  Proposed Zone
-  Parcel Outline

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. Map content is not to scale.



Public Hearing Comments

March 24, 2026

BL 2026-06 – 3200 De Vries Avenue

CAO: I have reviewed the by-law and, based on the information provided, I do not have any concerns.

Operations Manager: N/A

Planning: I have no comments or concerns with this property being rezoned to the Institutional Zone.

Project Manager: I have no comments.

Fire Department: The Fire Department would need time to develop proper standard operating procedures for a building of this size and occupancy. If all fire codes are met, then we see no issues.

CU 59, 2025 – 3200 De Vries Avenue

CAO: I have reviewed the Conditional Use Application for the proposed institutional residence. Based on the information provided, I have no concerns with the application.

Operations Manager: N/A

Planning: The RM of ESP is in need of an assisted living facility. Building permits for the facility cannot be obtained until the RM's sewer and water plants are upgraded as per the moratorium.

Project Manager: I have no comments.

Fire Department: The Fire Department would need time to develop proper standard operating procedures for a building of this size and occupancy. If all fire codes are met, then we see no issues.