

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

Rural Municipality 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
August 18, 2026
5:30PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

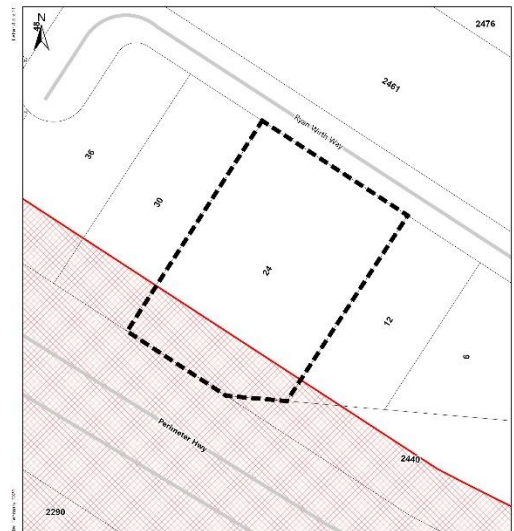
Application File: CU 5, 2026

Applicant: 10093547 Manitoba Ltd.

Property Location: 24 Ryan Wirth Way,
East St. Paul
Roll # 100625
Legal: Parcel "A" Plan 70146
WLTO

Application Purpose:

The applicant proposes Light Industrial conditional use, with the allowance for sales of vacuum trucks manufactured by the applicant.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway	Light Industrial	Light Industrial manufacturing and sale of vacuum trucks manufactured by the applicant

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	August 4, 2026
Application File	CU 5, 2026
Applicant	10093547 Manitoba Ltd.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	24 Ryan Wirth Way, East St. Paul
- Roll #	100625
- Legal	Parcel "A" Plan 70146 WLTO in OTM Lot 113 Parish of St Paul
Zoning	"CH" Commercial Highway zone RM of East St. Paul Zoning By-law No. 2009-04
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	5.23 acres in area (+/-) 400 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	Automotive and Recreational Vehicle Sale	Light Industrial manufacturing with appointment-based commercial vehicle sales

Application Purpose

The applicant proposes Light Manufacturing conditional use, with the allowance for appointment and off-site sales, to allow the applicant to have dealer license plates to transport their vehicles after they are manufactured.

Analysis

The applicant is proposing Light Industrial conditional use. This is to provide the applicant with the ability to continue to manufacture and sell vehicles / specialty equipment. The sales are not for the general public. The subject property was previously given conditional use for Light Industrial, which has been used in the manufacturing of industrial vehicles. The applicant does not propose any changes to the overall layout or general activity on the subject property.

The subject property is designated “General Development” in the Development Plan, which supports a mix of uses including residential and commercial, with intent for piped services to be made available in the future. Policy 4.6.8 supports commercial development along commercial highways provided that it is grouped and zoned for highway commercial development, does not interfere with the flow of traffic, and shall have a high quality of design. Access to the Perimeter Hwy. is provided via Wenzel St., and there are other lots within the vicinity zoned for commercial development.

This application was circulated to Manitoba Highways, where no concerns were raised.

The applicant is currently operating a business that obtained conditional use in 2021, which allows for Light Industrial Uses. This new conditional use would allow the business to operate as it currently does, however, with the addition of being able to sell the vehicles once they have been manufactured. The applicant has indicated that the sales will be appointment based or occur off-site and would be tied to the manufacturing business. This conditional use is required by Manitoba Public Insurance (MPI) for the applicant to have dealer plates, which the applicant needs to move the vehicles off-site.

Overall, the proposed use is similar to existing use already on the subject property. The proposed uses must adhere to Section 64.0 *Performance Standards for Industrial and Commercial Developments*, and Section 58.0 *Landscaping*. Should Council decide that additional controls are needed to ensure the use will be compatible with the surrounding area, these could be added as conditions of approval. A condition could also be added that would require the existing Development Agreement(s) be amended or replaced.

Because the proposed use is similar to other uses on the subject property and does not appear to introduce any new negative impacts on the surrounding area, the RRPD recommends that the proposed conditional use for Light Industrial, with the ability to have low traffic sales could be approved, subject to conditions.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

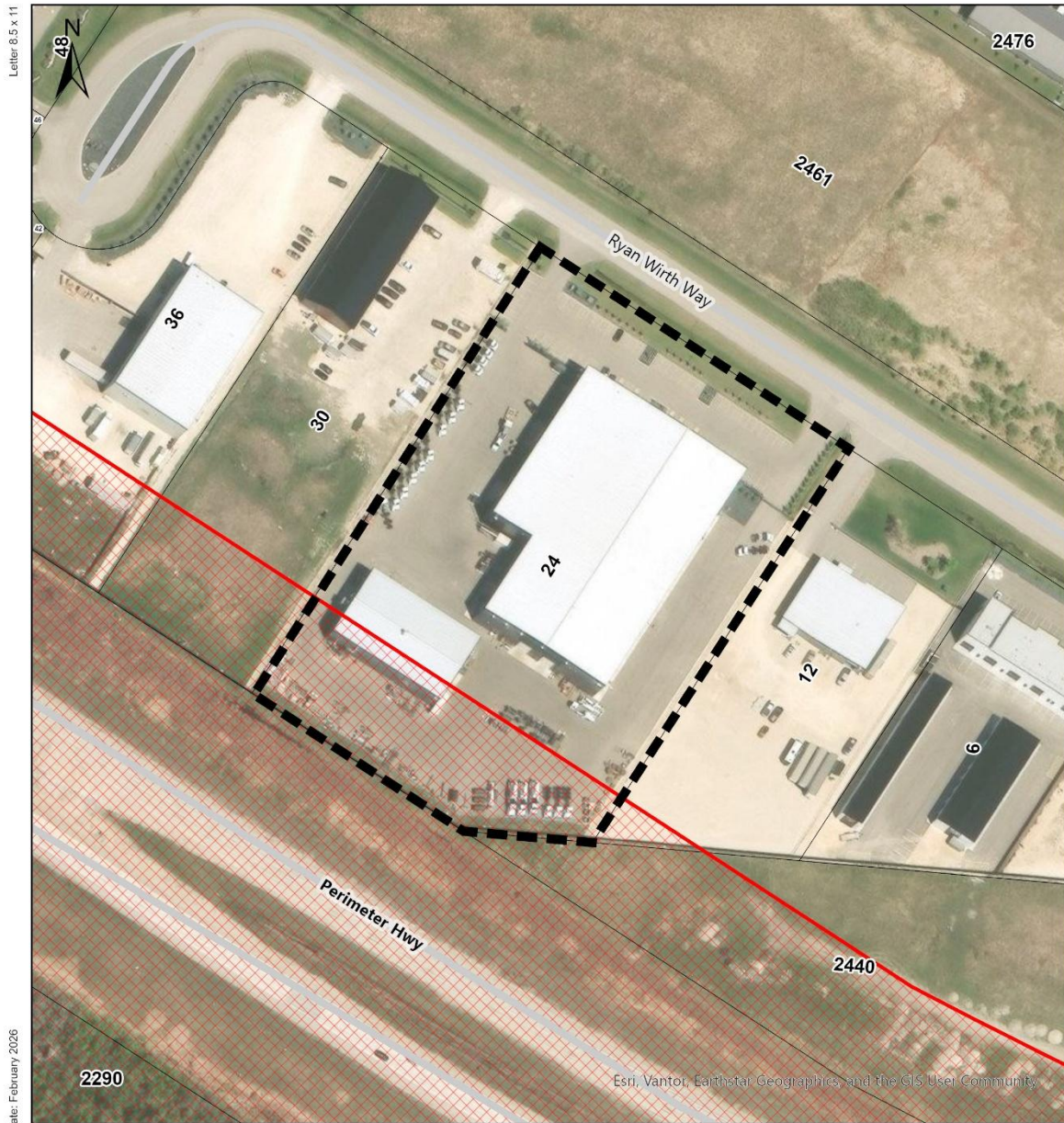
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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(s), 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;
3. That sales of trucks manufactured by Schellvac (applicant) be permitted on the subject property.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 5, 2026
24 Ryan Wirth Way, RM of East St. Paul

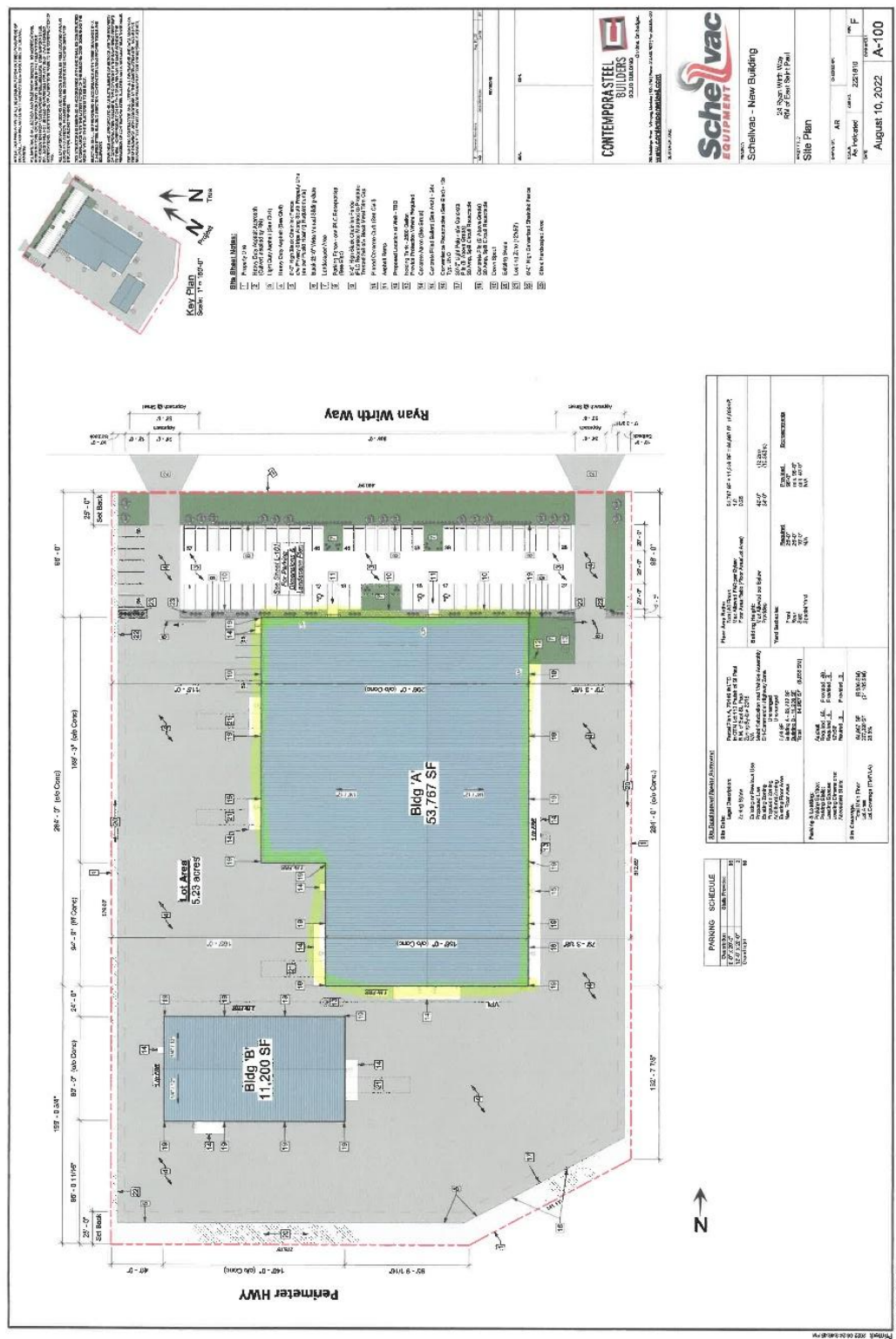
Designation: "GD" General Development
Zoning: "CH" Commercial Highway

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. Map content is not to scale.

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



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





To: Red River Planning District
Re: Conditional Use Application – Vehicle Sales
Property: 24 Ryan Wirth Way, East St. Paul, MB R2E 0R2

Dear Members of the Board,

We are submitting this application for Conditional Use approval to permit vehicle sales from our property located at 24 Ryan Wirth Way in the RM of East St. Paul.

The purpose of this application is to obtain confirmation that vehicle sales are permitted from this location in order to renew our Dealer License with Manitoba Public Insurance.

Our business operates under Schellvac Equipment Inc., specializing in the sale of specialized industrial equipment, including hydro excavation and vacuum truck units. Vehicle sales from this location are directly related to our primary business operations and are limited to commercial and specialty equipment. This is not a retail automotive dealership serving the general public.

Key points regarding the proposed use:

- Sales activity is low volume and primarily appointment-based
- Customers are primarily commercial clients
- Traffic generated is minimal and consistent with existing operations
- No changes to the site, parking, access, or building footprint are proposed
- Outdoor storage is already consistent with the nature of our industrial operations
- No additional noise, lighting, or environmental impact is anticipated

The proposed use is compatible with surrounding industrial and commercial activities in the area and will not negatively affect adjacent properties.

We respectfully request approval of this Conditional Use to permit vehicle sales from this property and to provide written confirmation for Manitoba Public Insurance as part of our dealer license renewal.

Should the Board require any additional information, we would be pleased to provide it.

Thank you for your consideration.

