

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
January 22, 2026
6:00 PM

Council Chambers
3550 Main Street
R.M. of West St Paul, MB

Note: property owners are responsible for notifying "tenants"

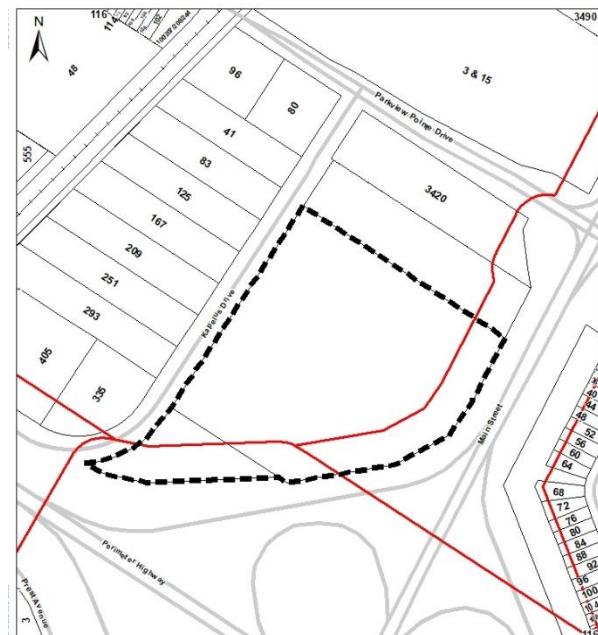
APPLICATION INFORMATION

Application File: CU 60, 2025

Applicant: Joshua Klassen
(SmartCentres
Management Inc.)

Property Location: Kapelus Drive,
West St. Paul
Roll #: 29600; 29670
Legal: *RL12-PA-3992;
14-74186

Application Purpose:
The applicant proposes to establish retail – outdoor and automobile – service station land uses, in order to allow for a permanent and temporary seasonal garden centre and electric vehicle charging stations to be established on the subject properties.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway Zone	Automobile Service Station Retail – Outdoor (Table 17, Section 7.2)	Permanent and temporary seasonal garden centre and electric vehicle charging station

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



2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

CONDITIONAL USE APPLICATION REPORT

Date	December 23, 2025
Application File	CU 60, 2025
Applicant	Joshua Klassen (SmartCentres Management Inc.)

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address - Roll # - Legal	Kapelus Drive, West St. Paul 29600; 29670 *RL12-PA-3992; 14-74186
Zoning		"CH" Commercial Highway zone RM of West St. Paul Zoning By-law No. 2/99P
Development Plan Designation		"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation		Commercial Highway designation Middlechurch Secondary Plan By-law
Property Size		15.12 and 7.97 acres in area (+/-) 843 and 371 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	Automobile Service Station Retail – Outdoor (Table 17, Section 7.2)	Permanent and temporary seasonal garden centre and electric vehicle charging station

Application Purpose

The applicant proposes to establish retail – outdoor and automobile – service station land uses, in order to allow for a permanent and temporary seasonal garden centre and electric vehicle charging stations to be established on the subject properties.

This application was circulated to MB Highways and the R.M. of West St. Paul, and no comments were received at the time this report was prepared.

OPTIONS FOR COUNCILS CONSIDERATION

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

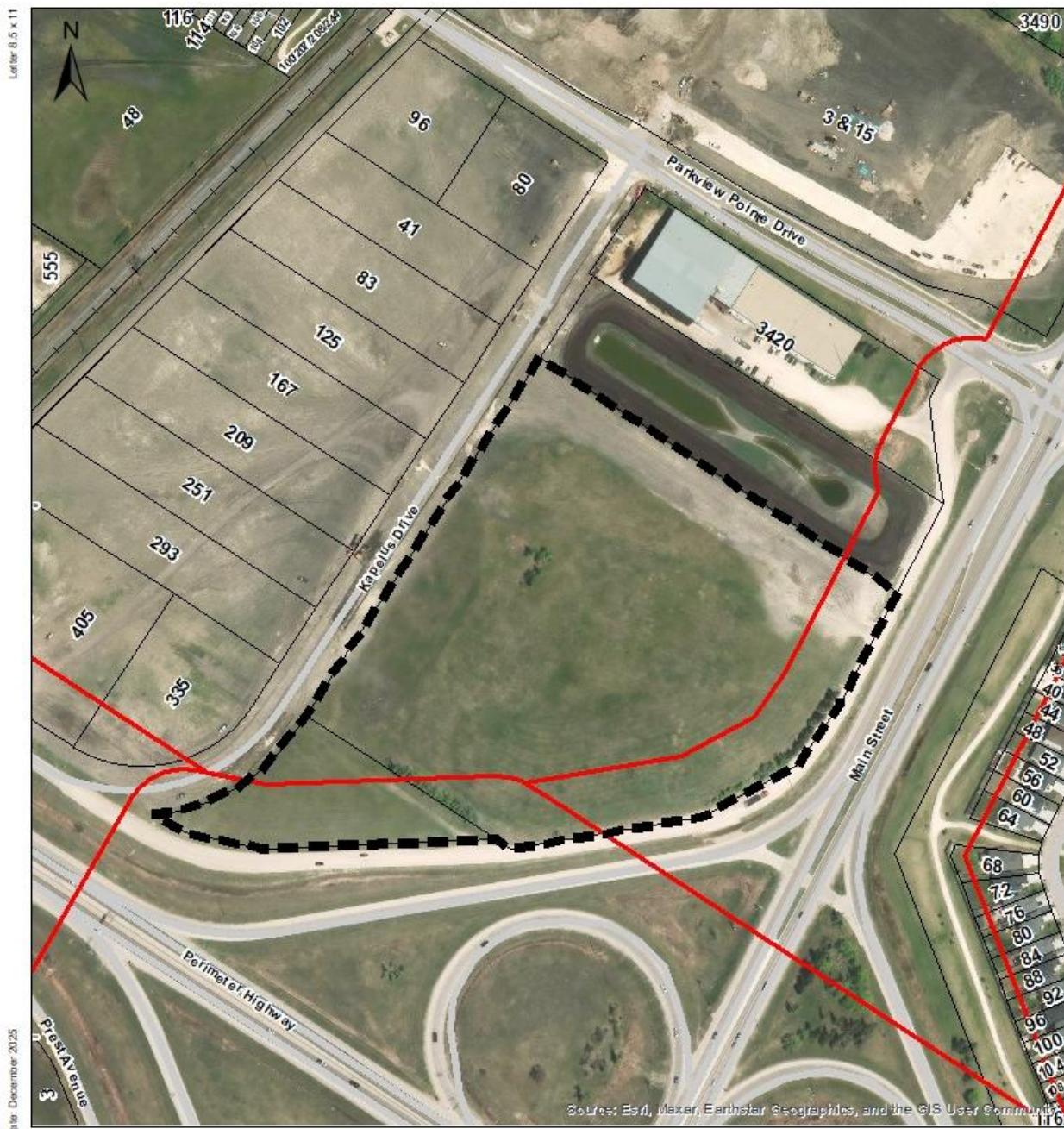
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 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

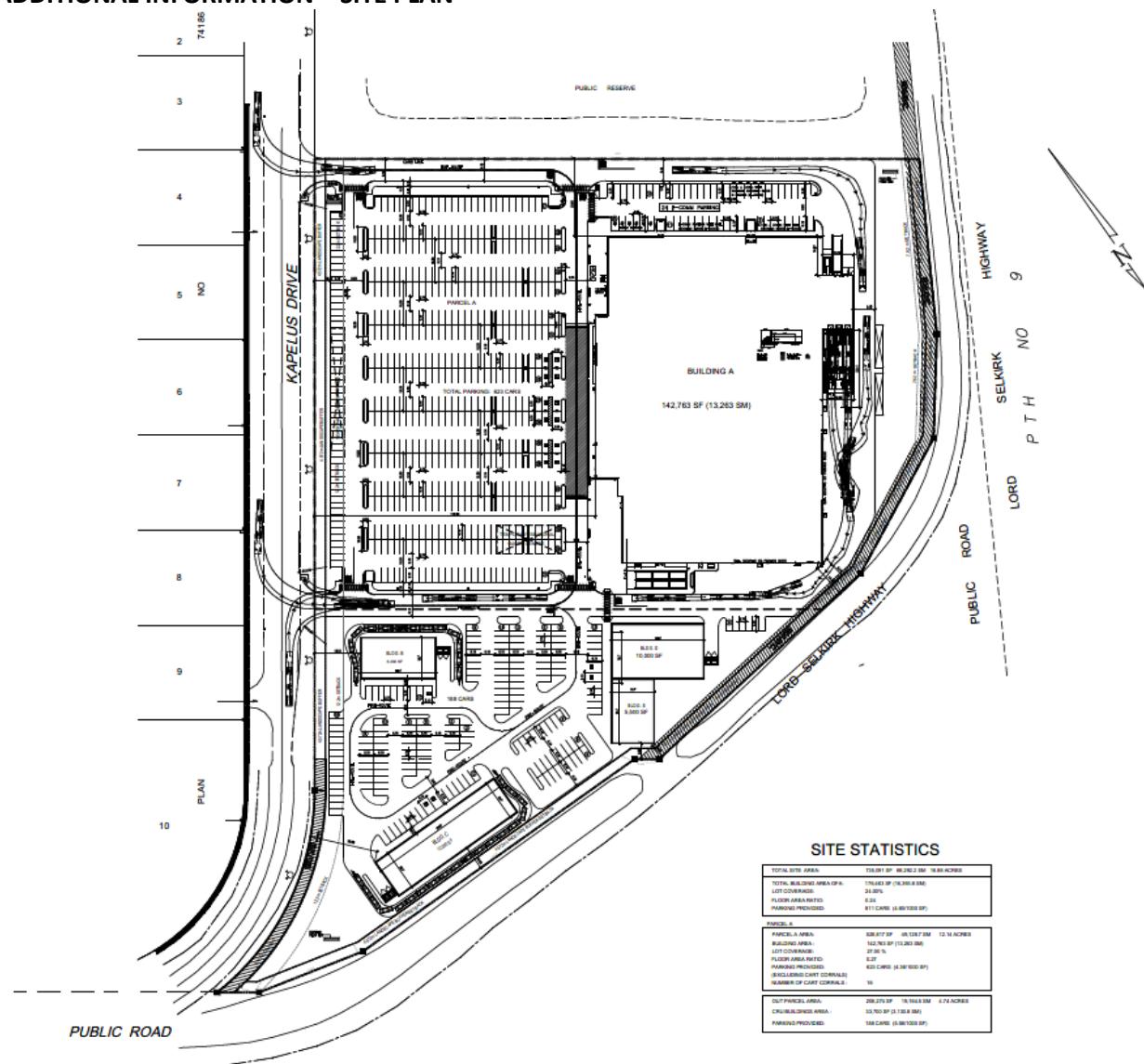
Conditional Use Application CU 60, 2025
Kapelus Drive, RM of West St. Paul

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

Terms of Use/Disclosure: 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
- + Rail
- Roads
- Parcels Outline

ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT



December 18, 2025

Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5

RE: SmartCentres Management Inc. ("SmartCentres") Conditional Use Application for the 16.88 acres of land located at Kapelus Dr. and Parkview Pointe Dr.

This Letter of Rationale accompanies a Conditional Use Application for the purposes of seeking approvals from the Rural Municipality ("RM") of West St. Paul and the Red River Planning District to accommodate "Retail-Outdoor" (Outdoor and Temporary Seasonal Garden Centre) and "Automobile – Service Station" (Electric Vehicle Charging Stations) uses as part of a proposed 16.88-acre retail centre (currently consisting of two lots to be consolidated. Please reference attached Title Searches and Site Plan) located in the northwest corner of the Perimeter Highway (Hwy. 101) and Main Street interchange and east of Kapelus Dr. in the RM of West. Paul.

ABOUT SMARTCENTRES

SmartCentres is one of Canada's largest fully integrated Real Estate Investment Trusts, with a best-in class portfolio featuring 197 strategically located properties in communities across the country. SmartCentres is a full-service development company with in-house construction, leasing, legal, marketing, and property management teams and is an active community member. Within the City of Winnipeg, SmartCentres owns and operates three existing retail centres, including Kenaston Common, Winnipeg Southwest and Winnipeg West – Unicity. Each of these retail centres are anchored by market leading retailers and located in established and growing neighbourhoods, at key intersections, along main arterial roads providing for high visibility, accessibility, and connectivity for both residents and the travelling public.

SITE CONTEXT

The subject site is located in the northwest corner of Perimeter Highway (Hwy. 101) and Main Street (Hwy. 9) interchange in the RM of West St. Paul. The proposed development will consist of a national anchor retail tenant (~142,000sf) and a variety of smaller commercial buildings (~33,500sf) on 16.88 acres of land. The subject site is identified in the RM of West St. Paul Zoning By-Law 2/99P as Highway Commercial (CH) Zone. The purpose of the CH Zone "is to provide 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." The proposed Conditional Use Application for Retail-Outdoor (Outdoor and Temporary Seasonal Garden Centres) and Automobile – Service Stations (Electric Vehicle Charging Stations) is consistent with the purpose of the CH Zone.

SmartCentres works collaboratively with a variety of national, regional, and local tenants whose business require Retail-Outdoor (Outdoor and Temporary Garden Centres) as part of their business models. This use is consistent with all major retailers located in the marketplace (including retail centres owned and operated by SmartCentres) and across Canada. Furthermore, Automobile – Service Stations (Electric Vehicle Charging Stations) are becoming more prominent fixtures as part of retail developments. When visiting a retail centre, customers increasingly expect access to convenient amenities, which includes Automobile – Service Stations (Electric Vehicle Charging Stations).

201-11120 Horseshoe Way
Richmond, BC, V7A 5H7
604 448 9114

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CONDITIONAL USES

Retail – Outdoor (Outdoor and Temporary Seasonal Garden Centres):

The RM of West St. Paul's Zoning By-Law 2/99P does not permit Retail-Outdoor (Outdoor and Temporary Seasonal Garden Centres) as an outright permitted commercial use within the CH Zone. The inclusion of the Retail – Outdoor use through the Conditional Use Application, would allow for the use of both a permanent and temporary seasonal garden centre in the retail centre. The intent of the Conditional Use is to enhance the retail offering of the retail centre. The Retail-Outdoor use is an integral part of the retail operations and seasonal merchandising of tenants and are commonly incorporated into retail centres locally and across Canada. The Retail-Outdoor (Outdoor and Temporary Seasonal Garden Centres) uses are typically used to accommodate and provide for dedicated areas for the sale of plants, soil, landscaping materials, seasonal outdoor projects etc., which require outdoor storage, ventilation and watering.

In summary, the Conditional Use Permit Application for Retail-Outdoor (Outdoor and Temporary Seasonal Garden Centres) is:

- Consistent with the purpose and intent of the CH Zoning
- Compatible as an accessory use to the primary of use of retail
- No additional servicing is required to support the use
- Commonly found in retail centres and in retail stores locally and across Canada
- Essential component to the retail operations of a retail store that sells seasonal merchandise
- Temporary Seasonal Garden centre would have a minimal impact on parking (706 stalls required, 811 stalls provided)

Automobile – Service Station (Electric Vehicle Charging Stations):

The RM of West St. Paul's Zoning By-Law No. 2/99p, does not permit Automobile – Service Stations (Electric Vehicle Charging Stations) as an outright permitted commercial use in the CH Zone. The addition of the use on site is compatible with the CH Zone and would not generate any increase in traffic, noise, or servicing demands typically associated with a retail centre. As previously noted, Automobile – Service Stations (Electric Vehicle Charging Stations) are becoming more prominent fixtures as part of retail developments. When visiting a retail centre, customers increasingly expect access to convenient amenities, which includes Automobile – Service Stations (Electric Vehicle Charging Stations). The intent is to support local and the travelling public by providing convenient access to charging infrastructure while customer's shop.

In summary, the Conditional Use Permit Application for Automobile – Service Stations (Electric Vehicle Charging Stations) is:

- Consistent with modern commercial retail developments
- Supports sustainability objectives
- Has negligible operational impact
- Fully compatible with the CH Zone
- No additional servicing is required to support the use
- Amenity for local and travelling customers
- Does not impact municipal parking requirements

We appreciate your consideration of our proposed Conditional Use Application for Retail-Outdoor (Outdoor and Temporary Seasonal Garden Centre) and Automobile – Service Station (Electric Vehicle Charging Stations). The uses are consistent with modern retail developments and tenants' expectations and enhance customer convenience and experiences, while remaining compatible with the CH Zone.

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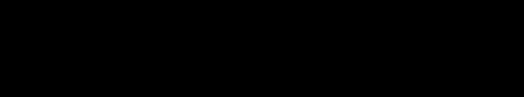
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Approvals of the site plan, including site-specific details such as elevations and landscaping, will be applied for at time of Development Permit submission. We trust that the rationale provided within this Conditional Use application provides the context needed to support our request.

Thank you.

Sincerely,



✓ **Josh Klassen**, on behalf of SmartCentres Management Inc.
Development Manager, SmartCentres REIT