

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
April 9, 2026
6:00 PM

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

Note: property owners are responsible for notifying "tenants"

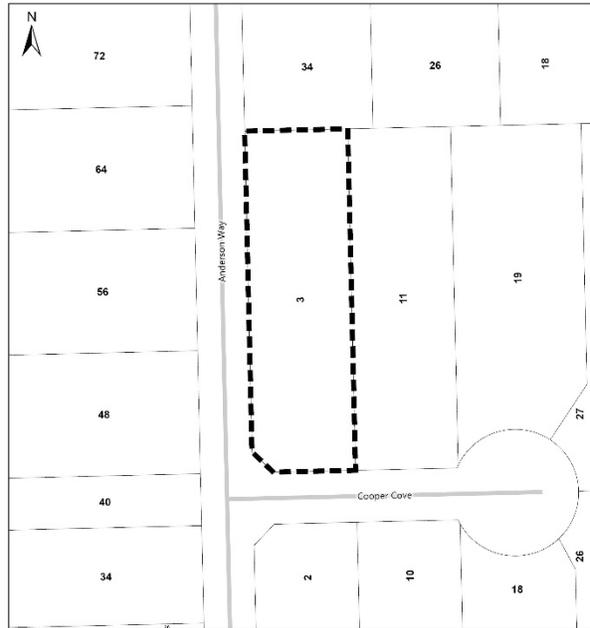
APPLICATION INFORMATION

Application File: CU 8, 2026

Applicant: Brar

Property Location: 3 Cooper Cove
 Roll #414420
 Lot 9, Block 3, Plan
 72821

Application Purpose:
 The applicant is proposing an Indoor Participant Recreation Service use on this property, which would include a multi-sport indoor courts site, a multipurpose room, fitness and training areas, and small accessory concession sales.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway zone	Indoor Participant Recreation Service	Indoor Participant Recreation Facility

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 23, 2026
Application File	CU 8, 2026
Applicant	Brar

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	3 Cooper Cove, West St. Paul 414420 Lot 9, Block 3, Plan 72821
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	2 acres in area (+/-) 177 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	Indoor Participant Recreation Service	Indoor Participant Recreation Facility

Application Purpose

The applicant is proposing an Indoor Participant Recreation Facility on this property, located near Pipeline Road (PR 409) and the Perimeter Highway (PTH 101).

The proposed building would consist of multi-sport indoor courts, a multipurpose room, fitness and training areas, and small accessory concession sales, with no outdoor recreation areas being proposed. Hours of operation would be between 6am and midnight, with peak usage expected on evenings and weekends. The applicant anticipates that the addition of this facility would provide employment

opportunities and recreation services to promote active lifestyles, youth engagement, community interaction, and social cohesion.

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

OPTIONS FOR COUNCIL'S CONSIDERATION

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

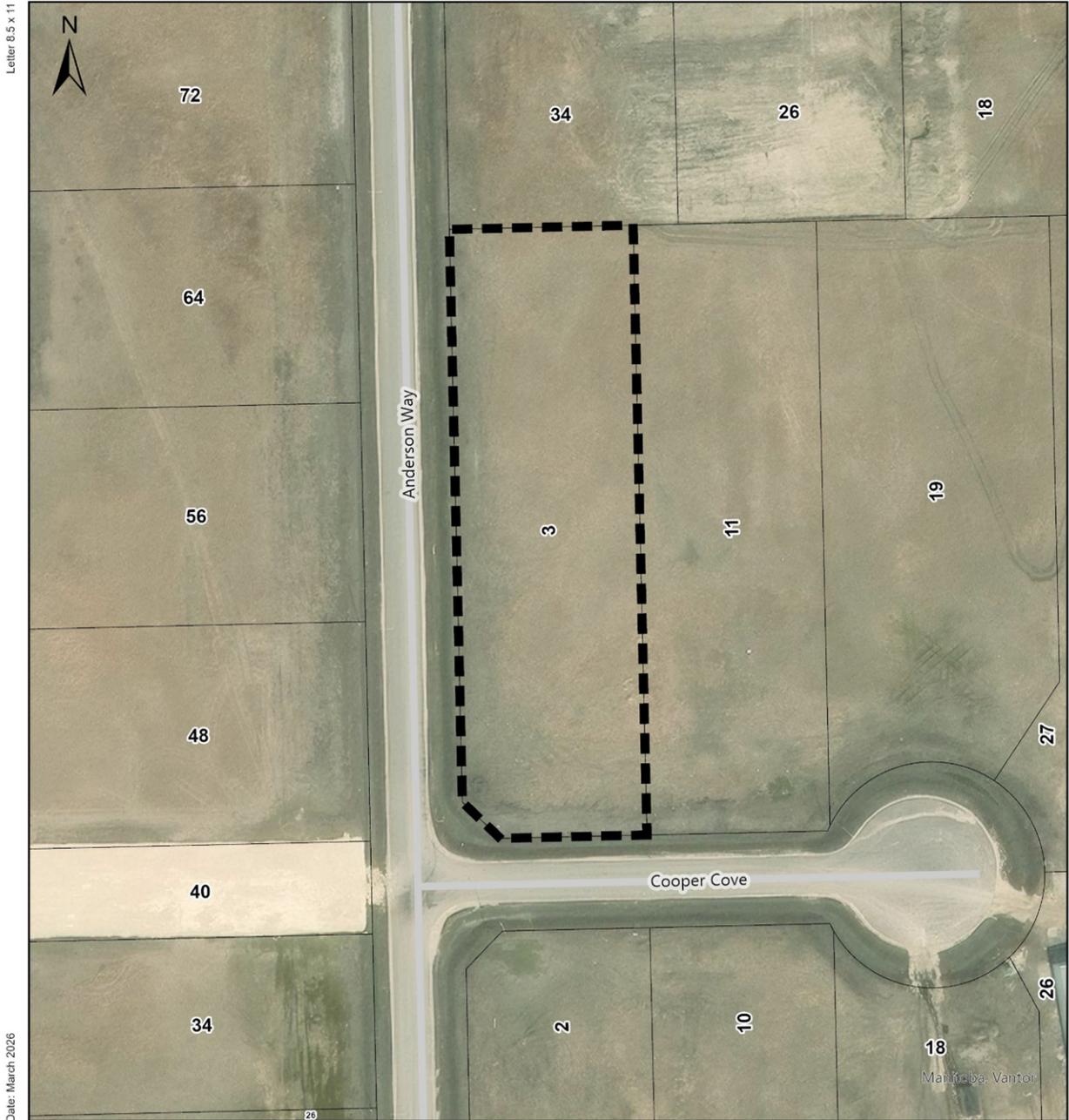
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 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 8, 2026
 3 Cooper Cove, 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. Map content is not to scale.

 Subject Property

 Roads

 Parcels Outline



ADDITIONAL INFORMATION – LETTER OF INTENT

March 02, 2026

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

RE: Conditional Use Application – Letter of Intent

Subject Lands:


Legal Address: Lot 9 Block 3 Plan 72821 in SE 7-12-3 E
Civic Address: 3 Cooper Cove, R.M. of West St. Paul, MB Roll
Number: 414420.000

To Whom It May Concern,

10249124 Manitoba Ltd. (the “Applicant”) respectfully submits this Letter of Intent in support of a Conditional Use application to permit the development and operation of an indoor recreational facility on the subject properties located at 3 Cooper Cove in the R.M. of West St. Paul.

This project represents a meaningful investment in the growing community of West St. Paul. As the Municipality continues to expand, there is an increasing need for accessible, year-round indoor recreational space that serves children, youth, families, and adults. The proposed facility is intended to provide a safe, structured, and community-oriented environment where residents can gather, stay active, and build social connections close to home.

Background and Site Context

The subject property is located in the southwestern portion of the R.M. of West St. Paul. The property is about 2 acres with approximately 176 feet of frontage on Cooper Cove and 502 feet on Anderson Way. The subject property is currently vacant and surrounded by commercially zoned vacant lots. Driveway access will be provided via Cooper Cove

Proposed Conditional Use

The intent of the proposed conditional use is to establish an Indoor Participant Recreation Facility on the subject property. The proposed building will have an approximate gross floor area of 19,120 square feet. The facility will include:

- Multi-sport indoor courts
- A multipurpose room for dance, rentals, and community programming
- Fitness and training areas
- Small accessory concession sales

All programming and activities will occur entirely indoors. No outdoor recreation areas are proposed. Exterior development will consist solely of parking and circulation areas.

Community Benefit & Social Impact

The proposed facility is designed to serve a broad demographic, including youth recreational and athletic programming, adult recreational leagues and fitness training, community gatherings and cultural and performing arts programming.

West St. Paul is experiencing significant residential growth. This development provides much needed indoor recreation space within the Municipality, reducing reliance on facilities in neighboring jurisdictions and strengthening local community infrastructure.

The facility is intended to promote active lifestyles and youth engagement, provide safe and supervised indoor space year-round, encourage community interaction and social cohesion, and support local families by providing programming close to home.

Operations & Use Characteristics

Hours of operation are proposed between 6:00 a.m. and 12:00 a.m., with peak usage anticipated during evenings and weekends.

Traffic patterns will primarily consist of short-duration drop-off and pick-up movements, supplemented by on-site parking for participants and staff. Programming will be actively scheduled to manage overlap and mitigate peak congestion.

Compatibility & Impact

The proposed use is low-impact and compatible with surrounding commercial development. All activities occur indoors; no industrial noise, emissions, or vibration will be generated; no outdoor sound amplification is proposed; site lighting will be designed to prevent spillover; and no outdoor storage or nuisance-related activities are anticipated.

Compliance with the Red River Planning District Development Plan By-Law

The subject property is designated Business Park within the Red River Planning District Development Plan. The Business Park land use designation is reserved for areas providing employment opportunities, where a mix of manufacturing, processing and commercial businesses

are found. The proposed facility generally complies with the Development Plan by providing employment opportunities and recreation services to meet a variety of community and contributes to quality lifestyle.

Compliance with the R.M. of West St. Paul Zoning By-Law

The subject land is zoned “CH” Commercial Highway Zone per the R.M. of West St. Paul Zoning By-law. This 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.

In the Zoning By-law, the proposed development best aligns with “Indoor Participant Recreation Service” which is a conditional use in the CH Zone. The Zoning By-law defines Indoor Participant Recreation Service as follows:

“Indoor Participant Recreation Service” means a development providing facilities within an enclosed building for sports and active recreation where patrons are predominately participants. Typical uses include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; archery or shooting ranges; bowling alleys and racquet clubs”

Main Building	Required	Provided	Compliance
Site Area	1.377 acres (min)	~ 2 acres	Yes
Site Width	100 ft. (min)	162.64 ft.	Yes
Front Yard	40 ft. (min)	252.41 ft	Yes
Side Yard Interior	5 ft. (min)	15 ft.	Yes
Side Yard Corner	15 ft. (min)	37.74 ft.	Yes
Rear Yard	25 ft. (min)	132.08 ft.	Yes
Height	35 ft. (min)	28 ft.	Yes
Site Coverage	NA		

Parking & Traffic Considerations

Per Table 17 (Commercial Use Table), parking groups 6, 8, 9 and 10 apply to Indoor Participant Recreation Service. However, parking group 6 closely aligns with the proposed development. Parking group 6 requires 1 space for each 100 square feet of gross floor area but not less than 2 spaces. The proposed building area will be 19,120sq. ft with an additional 8,560 sq. ft of future expansion. The building will have 700sq. ft of mechanical, utility and storage space. Therefore, the total gross floor area proposed is 26,980 sq. ft, which means ~270 parking spaces (26980/100) will be required. 114 parking spaces are proposed, which is less than the minimum requirement of 270 spaces. A variance will be applied to reduce the minimum requirement. This variance application will be applied concurrently to this Conditional Use Application. Accessible parking spaces are also required as per

Table 6 (Handicapped Parking Space Table) which requires 7 spaces to be provided for 201 to 300 parking spaces. 6 spaces are proposed.

Conclusion

The Applicant believes this proposal represents a responsible and forward-looking addition to the R.M. of West St. Paul. It will activate vacant commercial land, provide meaningful recreational opportunities for residents, and contribute positively to the Municipality’s growth and long-term vision.

We welcome the opportunity to work collaboratively with the Red River Planning District and Council to bring this project forward.

Sincerely,

10249124 Manitoba Ltd.

Sukhraj Brar

Davinder Brar

Ranveer Brar

ADDITIONAL INFORMATION – SITE PLAN

