

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. If not attending, written letters of support or opposition will only be accepted if received before 3pm on the day of the hearing.

Thursday
May 14, 2026
6:00 PM

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

Note: property owners are responsible for notifying "tenants"

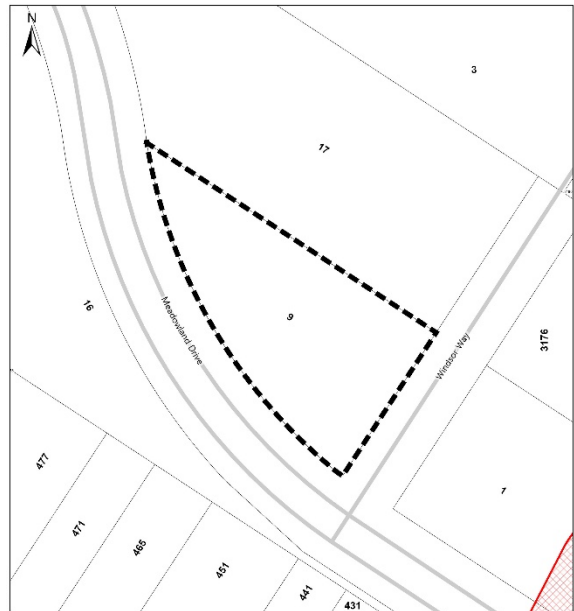
APPLICATION INFORMATION

Application File: CU 9, 2026

Applicant: 10191779 MB Ltd.

Property Location: 9 Meadowland Drive
Roll #28150
Lot 8, Plan 73357

Application Purpose:
The applicant is proposing an automated car wash facility.



Property Zone	Conditional Use Request	Proposed by Applicant
"CH" Commercial Highway zone	Automotive Washing Establishment	Automated car wash 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	April 23, 2026
Application File	CU 9, 2026
Applicant	10191779 MB Ltd.

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	9 Meadowland Drive 28150 Lot 8, Plan 73357
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 Centre Middlechurch Secondary Plan
Property Size	1.55 acres in area (+/-) 222 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	Automotive Washing Establishment	Automated car wash facility

Application Purpose

The applicant is proposing a new automated car wash facility on this property, located near the Perimeter Highway (PTH 101) and Main Street (PTH 9). The proposed location would support the current and proposed development in the area, and be situated where major traffic corridors with high commuter traffic exist. The applicant has also emphasized efficient traffic circulation, adequate vehicle queueing space, and appropriate site landscaping as part of this proposal.

This application was circulated to the RM of West St. Paul, and their conditions are added in the Recommended Conditions of Approval below.

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.
3. Applicant / owners engineer of record to provide the Municipality with estimated daily water usage and meter size needed in order to confirm usage requirements and sewer and water fees payable. Such information is to be reviewed and confirmed by the Municipality.

RRPD LOCATION MAP

Letter 8.5 x 11



Date: March 2026

SUPPORTIVE MAPPING

Conditional Use Application CU 9, 2026
 9 Meadowland Drive, RM of West St. Paul

Designation: "SC" Settlement Centre
 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

Re: Letter of Intent – Development Application for an Automated Car Wash Facility

Property Address: 9 Meadowlands Drive, West St. Paul, Manitoba

Dear Planning Authority,

This letter is submitted in support of a development application to construct a new automated car wash facility at 9 Meadowlands Drive in West St. Paul, located at the intersection of the Perimeter Highway and Main Street.

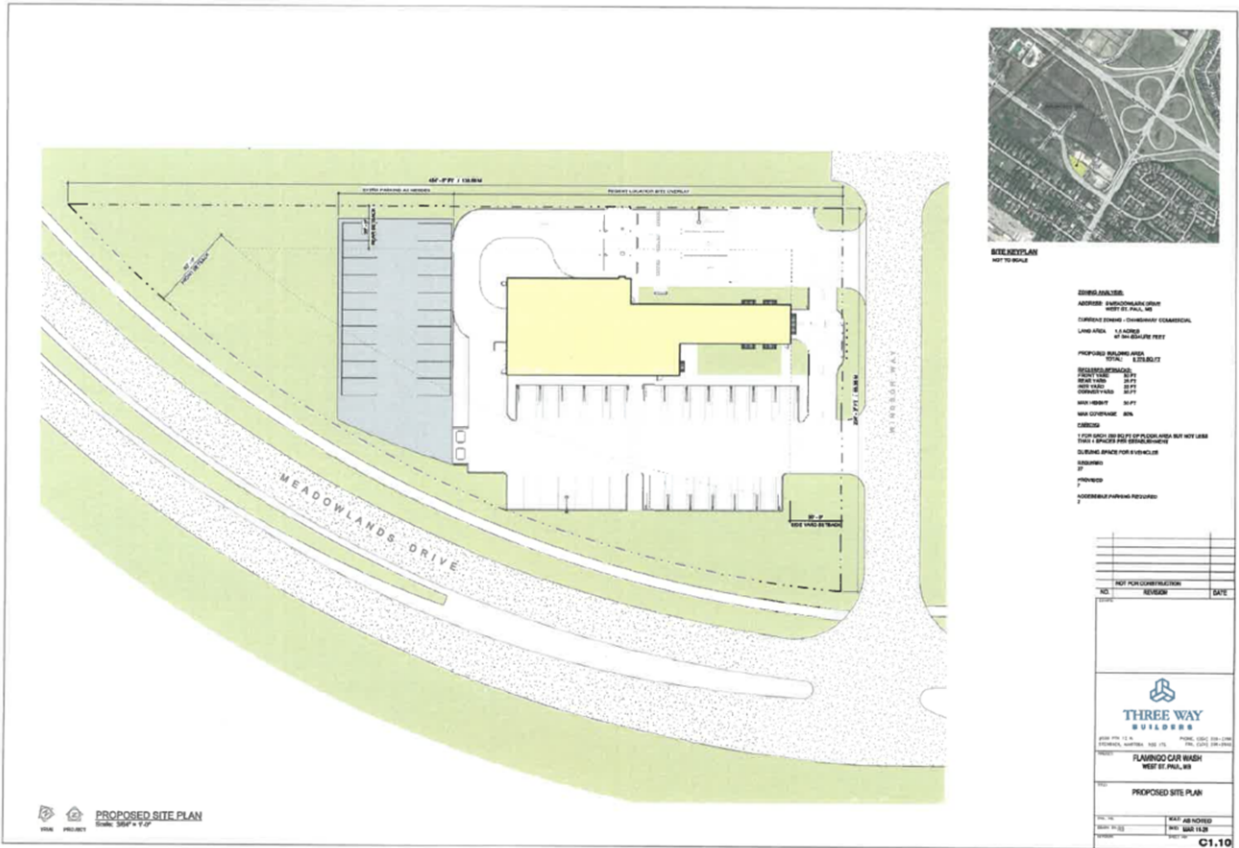
The intent of this application is to develop a modern automated car wash that will serve the high volume of commuter and commercial traffic travelling through this major corridor. The site's location provides convenient access for motorists while complementing the surrounding commercial development in the area. The proposed facility will be designed with efficient traffic circulation, adequate vehicle queueing space, and appropriate site landscaping to ensure safe operation and compatibility with nearby properties. The car wash will also incorporate water-efficient equipment and reclamation systems to reduce overall water consumption and meet applicable environmental standards.

With continued residential and commercial growth in the surrounding area, this development will provide a convenient service for residents and travelers while contributing to the local economy through new investment and employment opportunities.

We respectfully request that the Red River Planning District consider this application favorably. Please contact us if any additional information is required.

Thank you for your time and consideration.

ADDITIONAL INFORMATION – SITE PLAN



EXISTING PLAN
NOT TO SCALE

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 2. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 3. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 4. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 5. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 6. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 7. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 8. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 9. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.
 10. THE PROPOSED SITE PLAN IS SUBJECT TO THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-01, AND THE CITY OF PHOENIX, ARIZONA, ZONING ORDINANCE, CHAPTER 21C, ARTICLE 21C-02, SECTION 21C-02-02.

NO.	REVISION	DATE

THREE WAY BUILDERS

1000 W. 11th Street, Suite 100, Phoenix, AZ 85001
Phone: (602) 998-1000
Fax: (602) 998-1001

FLAMINGO CAR WASH
WEST OF PHOENIX

PROPOSED SITE PLAN

DATE: 08/11/2010
BY: JACOBSON
CHECKED: JACOBSON
SCALE: AS SHOWN

C1.10

Valentina Esman

From: Pam Elias <edo@weststpaul.com>
Sent: April 14, 2026 4:07 PM
To: Calvin So; Planning
Cc: Valentina Esman; Gillian Kolody; Jeffrey Simpson
Subject: Re: CU 9, 2026

Hi Calvin,

If approved, the following is a recommended condition of approval:

1. Applicant / owners engineer of record to provide the Municipality with estimated daily water usage and meter size needed in order to confirm usage requirements and sewer and water fees payable. Such information is to be reviewed and confirmed by the Municipality.

Regards,

Pam Elias, MCIP
Director of Planning
RM of West St. Paul
3550 Main Street, West St. Paul, MB R4A 5A3
Phone: 204-338-0306 Fax: 204-334-9362
<http://weststpaul.com>



This communication is intended only for the person to whom it is addressed, and may contain information that is confidential. Any other use, distribution, copying or disclosure is strictly prohibited. If you have received this communication in error, please notify the sender immediately by phone (204-338-0306) or reply to the message and then delete and destroy any copies of it.

From: Calvin So <calvin@rrpd.ca>
Sent: Thursday, March 26, 2026 2:40 PM
To: Pam Elias <edo@weststpaul.com>; Planning <planning@weststpaul.com>
Cc: Valentina Esman <valentina@rrpd.ca>; Gillian Kolody <gillian@rrpd.ca>
Subject: CU 9, 2026

Hello,

Please see a Conditional Use application, CU 9, 2026, attached for review and comments.

The applicant proposes a car wash at this property located at 9 Meadowland Drive, zoned "CH" Commercial Highway.

Thanks,