

NOTICE OF PUBLIC HEARING

VARIANCE 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.

**Thursday
June 12, 2025
6:00 PM**

**Council Chambers
3550 Main Street
RM of West St Paul, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

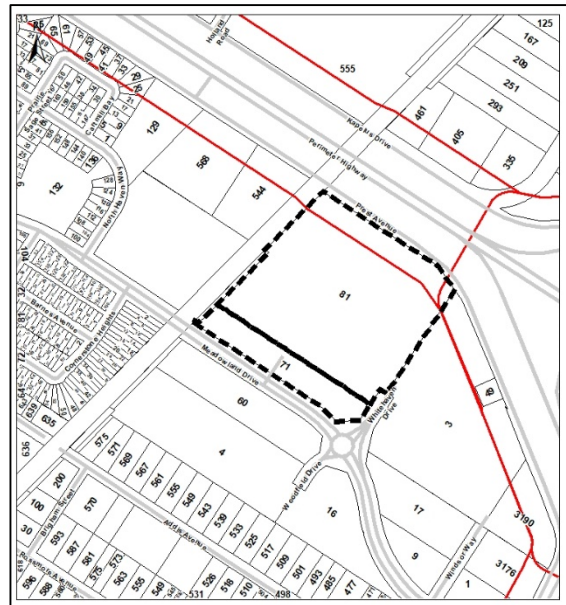
Application File: VO 50, 2025

Applicant: WSP Canada Inc.

Property Location: 71 and 81 Meadowland Drive
R.M. of West St. Paul
Roll #29553 and 28800
Lots 1 and 2, Plan 73357

Application Purpose:

The applicant proposes to decrease the required number of loading spaces from seven (7) to four (4).



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3.17.2 Number of required loading spaces	Seven (7)	Four (4)

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

VARIANCE APPLICATION REPORT

Date	May 22, 2025
Application File	VO 50, 2025
Applicant	WSP Canada Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	71 and 81 Meadowland Drive, RM of West St. Paul
- Roll #	29553 and 28800
- Legal	Lots 1 and 2, Plan 73357
Zoning	"CH" Commercial Highway RM of West St Paul Zoning By-law No. 2/99P
Development Plan Designation	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Commercial Centre Middlechurch Secondary Plan
Property Size	20.94 acres in area combined 930 feet in width
<i>NOTE: Information is based on GIS data</i>	

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3.17.2 Number of required loading spaces	Seven (7)	Four (4)

Application Purpose

The applicant proposes to decrease the number of required loading spaces on the property from seven (7) to four (4), given a proposed 161,992 sq ft retail building.

The Variance would support operations for a proposed Costco Wholesale site, where the proposed number of loading spaces has been similarly implemented at numerous locations across Canada for optimal operational and service quality needs.

There is an associated Conditional Use application, CU 15, 2025, for an automobile service station and a seasonal outdoor garden centre.

This application has been circulated to the municipality and Manitoba Highways Branch. The municipality has indicated no comments or concerns with the Variance.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (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 the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) 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 variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 50, 2025
71 and 81 Meadowland Dr, 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.

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



ADDITIONAL INFORMATION



April 22, 2025

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

RE: Letter of Intent
Variance Application for Lot 1 and 2 Plan 73357

On behalf of Costco Wholesale Canada, Ltd. (the Client), WSP Canada Inc. (WSP) is pleased to submit the enclosed variance application for a reduction in loading spaces. Based on the Client's proven retail model and efficient logistics operations, the proposed number of loading spaces for this location has been similarly implemented at numerous locations within Canada, demonstrating that fewer loading spaces can effectively support operational needs without compromising service quality.

To further facilitate development, a separate conditional use application has been submitted to permit an accessory automobile service station and an accessory seasonal outdoor garden centre.

In support of the variance application, the following documents have been attached for your consideration:

- **Appendix A:** Variance Application Form & Letter of Authorization;
- **Appendix B:** Certificate of Titles; and
- **Appendix C:** Conceptual Site Plan.

SITE CONTEXT

The subject site is zoned Commercial Highway Zone – CH and is located along Meadowlands Drive as shown in **Appendix C**. The subject land has an approximate area of 20.85 acres and is generally bordered by the Perimeter Highway (Provincial Trunk Highway (PTH) 101) to the north and Whitehaven Drive to the east. The subject properties have a Canadian Pacific Railway line along the west property boundary.

Directly west of the railway line lies an undeveloped multi-family development and rural industrial land. East and south of the subject land is undeveloped commercial highway land. The site is located within a designated highway commercial area within the Rural Municipality (RM) of West St. Paul directly south of the Perimeter Highway. Land use on adjacent sites include an industrial door supplier company and undeveloped land. There are newly developed residential communities to the north (across PTH 101) and to the west.

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wsp.com



The proposed development involves a retail store along with an automobile service station, eating and drinking establishment, and a seasonal outdoor garden centre. The properties are held under Certificate of Title's 3331819 and 3299834, owned by 5445753 Manitoba Ltd. and legally described as Lot 1 and Lot 2 Plan 73357. The Certificate of Title's are included in **Appendix B**. There are several active instruments on title, including a development agreement, utility easements, and financial agreements.

PROPOSED DEVELOPMENT

The subject site currently consists of vacant land on a Commercial Highway (CH) site. The proposed development consists of a one-storey, approximately 161,992 sq. ft. building, for a retail store (classified as "Retail Sales and Service") along with accessory uses of an automobile service station (classified as "Automobile Service Station"), eating and drinking establishment (within the retail store), and a seasonal outdoor garden centre (classified as "Retail – Outdoor"). As labelled on the conceptual site plan attached in **Appendix C**, a total of 1,070 parking stalls (1,054 10' wide stalls, and 16 accessible stalls) are also proposed to accommodate customers and staff of the business. Four loading stalls are proposed for unloading merchandise or materials pertinent to the proposed uses. Access to the site is currently from a driveway off Meadowlands Drive. There will be another access point that connects to a roundabout created on Meadowlands Drive at Whitehaven Drive.

The four loading stalls is less than the seven stalls required per the *RM of West St. Paul Zoning By-law (Zoning By-law)*, which requires a variance.

POLICY CONTEXT

The following subsections assess the variance application against relevant planning policies and regulations, which include The *Red River Planning District (RRPD) Development Plan (Development Plan)*, *Middlechurch Secondary Plan (Secondary Plan)*, and the *Zoning By-law*.

RED RIVER PLANNING DISTRICT DEVELOPMENT PLAN

The subject lands are within lands designated as Settlement Centres as per "Map 5 – West St. Paul" under RRPD Land Use Designation. While the *Development Plan* does not provide policy direction specific to this application, it does state Council may issue a *variance order, which can alter the application of these requirements on a proposed development*. Council can add conditions if required to alleviate potential negative impacts on adjacent properties, and/or ensure that the proposal adheres to *Development Plan* policies. The proposed use confirms to the *Development Plan* in that the development contributes to residents of the region by offering a full range of commercial uses.

MIDDLECHURCH SECONDARY PLAN

The subject lands are within lands designated and surrounding areas as Commercial Centre as per "Policy Map 1 – Land Use" under the *Secondary Plan* Policy Areas. The *Secondary Plan* does not provide any policy in regard to specific variance requests. However, the purpose of the Commercial Centre area is for a planned commercial centre and employment area. The proposed use conforms to the *Secondary Plan*.



RURAL MUNICIPALITY OF WEST ST. PAUL ZONING BY-LAW

The subject land is zoned Commercial Highway (CH). The surrounding area is generally characterized by commercial uses zoned CH, with existing and proposed multi-family development southwest and west, respectively, zoned Multi-Family Dwelling Zone (R3), and a small section of Rural Residential Zone (M1) that is partially undeveloped and also the site for Daytona Door Products Ltd.

The proposed use is interpreted as a principal use retail store with an accessory eating establishment, accessory seasonal outdoor garden centre, and accessory automobile service station. Even though the latter two uses are considered accessory to the principal retail use, a conditional use approval is required. A separate conditional use application has been submitted for the site. The application is generally consistent with the use provisions of the *Zoning By-law*.

Any use primarily concerned with the handling of goods requires a minimum accessory off-street loading spaces of four per 60,000 square feet to 79,999 square feet and one additional space for each 50,000 square feet in excess of 50,000 square feet. **Section 10** of the *Zoning By-law* defines a loading space as *an off-street space or berth located on the same lot as a permitted use and used for the parking of a commercial vehicle loading or unloading merchandise or materials pertinent to such permitted use*. The site plan in **Appendix C** shows a total of four loading spaces, and far surpasses the dimensions and clearance, however a total of seven loading spaces is required under the *Zoning By-law*. All other requirements including minimum dimensions for each space to be 12 feet by 30 feet with a minimum vertical clearance of 14 feet are met.

Table 1: Loading Space Requirements

USE	REQUIRED	PROPOSED
Uses primarily concerned with the handling of goods up to 79,999 sq.ft require 4 base loading spaces plus 1 additional space for each 50,000 sq.ft. in excess of 50,000 sq.ft.	TOTAL OF 7 (4 base + 3 additional)	4

CONFORMITY

A variance may be approved if it is compatible with the general nature of the surrounding area, 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. It also must be the minimum modification of the *Zoning By-law* required to relieve the injurious affect of the *Zoning By-law* on the applicant's property and be generally consistent with the applicable provisions of the *Development Plan*, *Secondary Plan* and *Zoning By-law*.

Costco has shown that its retail model and efficient logistics are operationally acceptable with four loading spaces for retail operations of the size proposed across Canada and the United States. This is supported by their operational efficiency, where streamlined supply chain and inventory systems optimize the use of available loading spaces, reducing the need for extra loading areas without affecting service quality.



This variance application conforms to the *Development Plan*, *Secondary Plan* and *Zoning By-law* and is the minimum modification required to relieve the injurious affect of the loading space requirement. The application is also compatible with the surrounding area, will not be detrimental to the health or general welfare of people living or working in the area or negatively affect other properties.

In addition to the variance application, a conditional use application has been submitted concurrently. Site plan approval will also be required as a part of the development approvals process. Site-specific details such as building elevations, architectural plans, and landscaping plans, will be submitted at the appropriate time as the development moves ahead.

Should you have any questions or require further information, please do not hesitate to contact the undersigned at 204-259-1628 or Meagan.Boles@wsp.com.

Yours sincerely,

WSP Canada Inc.

A handwritten signature in black ink that reads 'meaganboles'.

Meagan Boles, MCIP, RPP

Lead Planner

Planning, Landscape Architecture and Urban Design

BH/mb

Encl. Appendix A – Variance Application Form & Letter of Authorization
 Appendix B – Certificate of Titles
 Appendix C – Conceptual Site Plan

WSP ref: CA0043598.3631 CA-Costco N Winnipeg West St Paul Meadowlands

CC : Pam Elias, Director of Planning & Economic Development, RM of West St. Paul, edo@weststpaul.com

COMMENTS FROM GOVERNMENT AGENCIES

Hi Jennifer,

No comment or concerns for VO 50/25

Regards,

Pam Elias, B.E.D., M.C.P.
Director of Planning & Economic Development
RM of West St. Paul
3550 Main Street, West St. Paul, MB R4A 5A3
Phone: (204) 338-0306 (ext 109)