

Conditional Use CU-2025-03 123 Industrial Road

Administration

RFD #:	2025001094	Last Updated:	7/3/2025 8:37:32 AM
Created:	6/27/2025 8:24:00 AM	Status:	Pending
Author:	Justina Gell		

	Council Meeting Date	Resolution #	Moved By	Seconded By
First Reading:	Jul 15, 2025			

Council Decision:

Subject: To allow the operation of a retail sales business on the subject property which is conditional use w

Summary

Purpose

The purpose of Conditional Use CU-2025-03 is to allow the operation of a retail sales business on the subject property. Under Zoning By-Law 2100 all retail sales are a Conditional Use.

Recommendation

Should Council choose to approve the application, the approval should apply solely for the benefit of the applicant, subject to the conditional use to expire upon the applicant ceasing its retail sales activity on the site, and subject to a development agreement.

Background

Relevant Policy

Notices pursuant to The Planning Act have been completed, and no registered objections were received as of the writing of this report. Any objections received after the writing of this report will be submitted to City Council as part of the public hearing process.

Reports

City Manager Report

CU-2025-03 123 Industrial Road

The application for conditional use under file CU-2025-03 seeks Council approval to permit retail sales on a subject property which is located within the M1 – Light Industrial zone.

The subject property is located within the Steinbach Industrial Park with lands surrounding the subject property predominantly zoned M1 – Light Industrial.

The report from the City Planner provided comments respecting the subject property and the proposed uses pursuant to the application. Uses respecting the design studio, accessory furniture sales, office spaces, and warehousing as noted in the application are permitted uses within the M1 – Light Industrial zone. A portion of the retail sales would be accessory to the principal industrial uses however the retail sales activities would also be made available to the general public.

The application does not provide comment on the potential for any negative impacts may arise from the uses proposed.

If approval is granted, the approval of the conditional use would run with the land. It is recommended

that if Council proceeds to approve the application that it be subject solely for the benefit of the applicant, with the conditional use to expire upon the applicant ceasing its retail sales activity on the site, and that the approval be subject to a development agreement and major occupancy agreement requirements.

City Planner Report

Conditional Use CU-2025-03

Location

123 Industrial Road

Current Designation and Zoning

The lots are currently designated Industrial Policy Area in the Official Community Plan.

The lots are currently zoned is 'M1' Light Industrial Zone

Current Zoning Requirements

'M1' Light Industrial

The Light Industrial (M1) district is intended to provide for light manufacturing, processing, service, storage, wholesale, and distribution operations with all operations contained within an enclosed building with some limited outside storage.

Site area-7 500 sq feet

Site width-75 feet

Front yard-20 feet

Rear yard-10 feet

Side yard (regular)-0 feet

Side yard (corner)-15 feet

Comments/Recommendation

The applicant is applying to allow retail sales to operate on the subject parcel. The proposed retail sales component will form part of a larger development that includes a design studio, furniture and accessory sales, an insurance office, and warehouse space available for lease. The applicant is seeking to relocate their business to the industrial park, where there are other businesses that include retail sales as a secondary component.

Historically, there have been applications to permit retail sales within the industrial park. However, the most recent application (CU-2025-01) was denied. The primary concern with permitting retail in industrial zones is that properties zoned 'M1' (Light Industrial) are intended to accommodate industrial uses, which are restricted from locating in other zoning districts within the city. In this specific application, the retail sales activity is secondary to the principal use of the premises as a design studio. The retail sales are closely linked to the design services being offered.

It is therefore recommended that Council approve the conditional use application, specifically for the benefit of Home Workshop Inc., with the condition that the approval shall expire upon the cessation of retail sales at the site. The approval should also be subject to the execution of a development agreement.

MEMO

July 2, 2025

TO: Conditional Use File No. CU-2025-03

FROM: Aaron Rach

RE: 123 Industrial Road Conditional Use Comments

The applicant is proposing a retail commercial use (design studio with furniture and accessory sales and insurance sales) within an existing industrial zone. The applicant is applying for conditional use for the entire lot and plans to construct three warehouse bays for storage.

Property Access

The Developer would be responsible for constructing a new concrete approach from Industrial Road with a minimum width of 12.2m at the property line. The Developer will be responsible for costs associated with constructing the new approach.

Water Servicing

This lot is already serviced with a 2" water service, which meets the minimum requirements. The Developer will be responsible for all costs associated with alterations to the existing water service.

Sewer Servicing

This lot is already serviced with a 6" sewer service, which meets the minimum requirements. The Developer will be responsible for all costs associated with alterations to the existing sewer service.

Land Drainage

The developer will be responsible to ensure that drainage, in the immediate area of this lot, functions properly. A professionally prepared "Lot Grading & Site Servicing Plan" must be approved by the City prior to issuance of building permits.

Garbage Pickup

This lot would receive regular commercial garbage collection.

I have no other comments or concerns with the conditional use application at this time.

Appendix

Implications of Recommendation

- Notice of Public Hearing
- Sketches/Drawings
- Posting Requirements for Public Hearing

CITY OF STEINBACH PUBLIC NOTICE



Conditional Use CU-2025-03

123 Industrial Road

Lot 3 Plan 54128

Owner/Applicant

The owner of the property is Reimer Agencies Ltd.

The applicant of the conditional use is The Home Workshop Inc.

What is Conditional Use CU-2025-03 about?

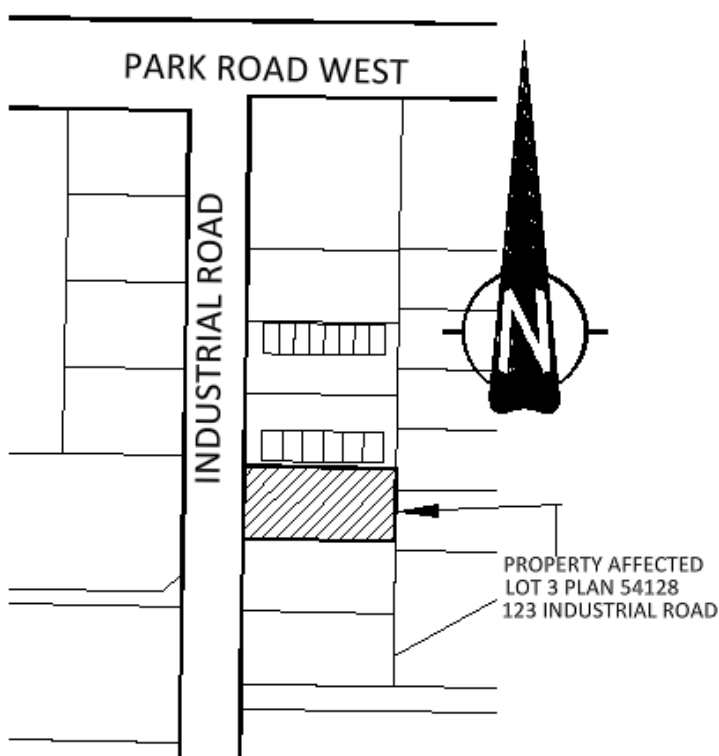
To allow the operation of a retail sales business on the subject property. Under City of Steinbach Zoning By-Law No. 2100 all retail sales are a Conditional Use within the 'M1' Light Industrial Zone.

PUBLIC HEARING

July 15, 2025

7:35 pm

Council Chambers
225 Reimer Avenue
Steinbach, MB



Any person who believes they will be affected by **Conditional Use CU-2025-03** are welcome to attend the public hearing on **Tuesday, July 15, 2025** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1





ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

- You can attend the hearing in person or submit a written objection or statement of support.
- Written submissions can be made via letter, email, through the city's website, or by accessing the QR code provided in the notice.
- Petitions are accepted but will not be considered a formal objection.

Why did I receive this notice?

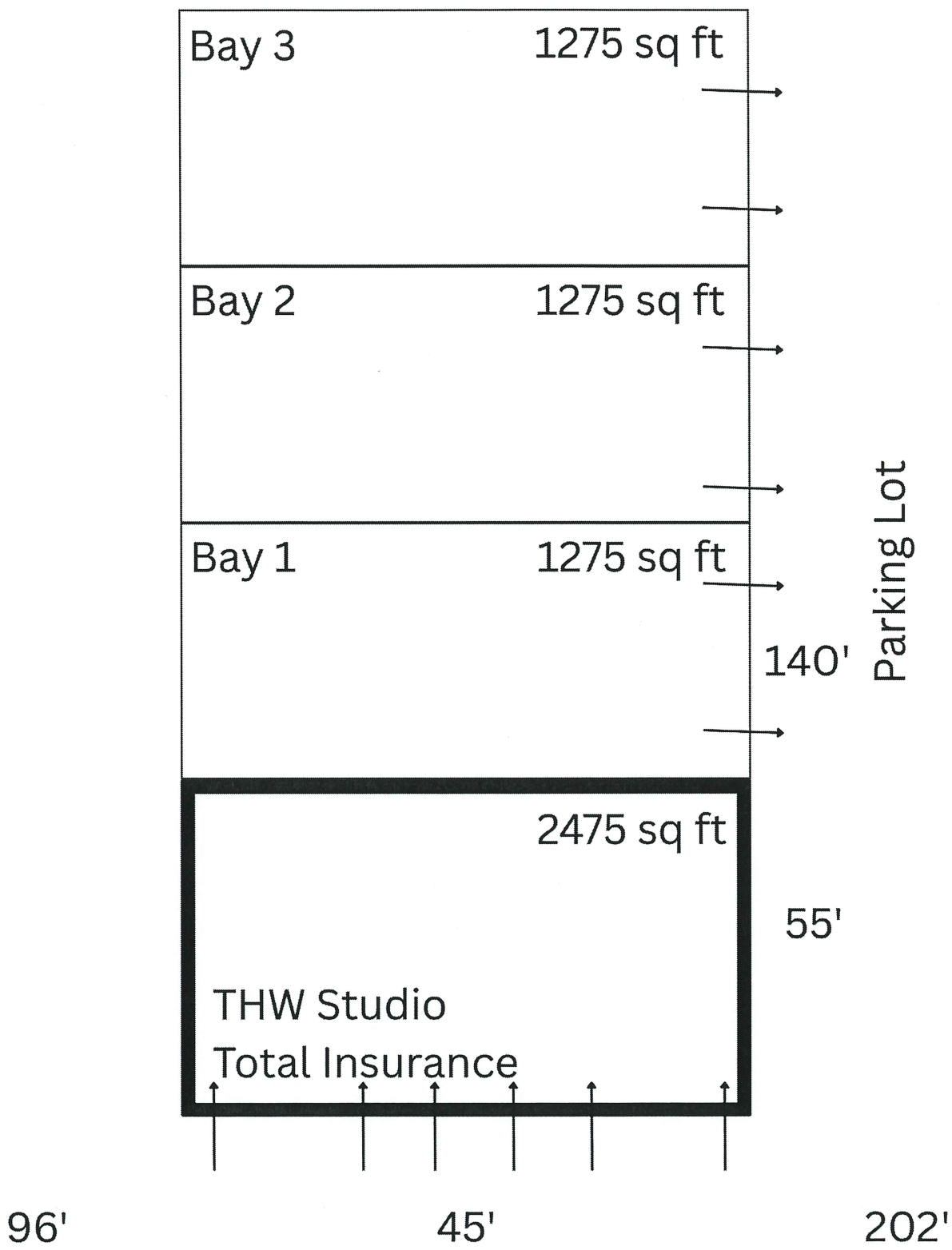
- You received this notice because your property is within 100 meters of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.

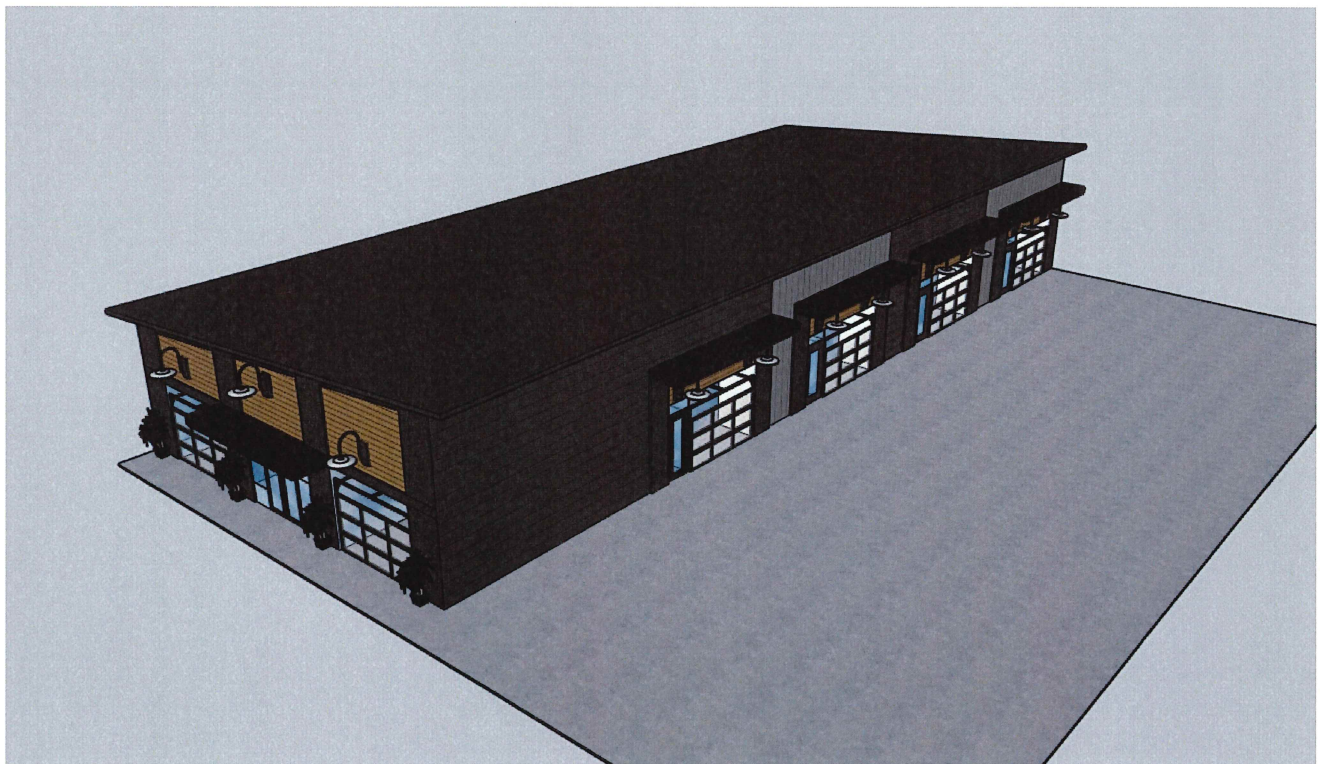
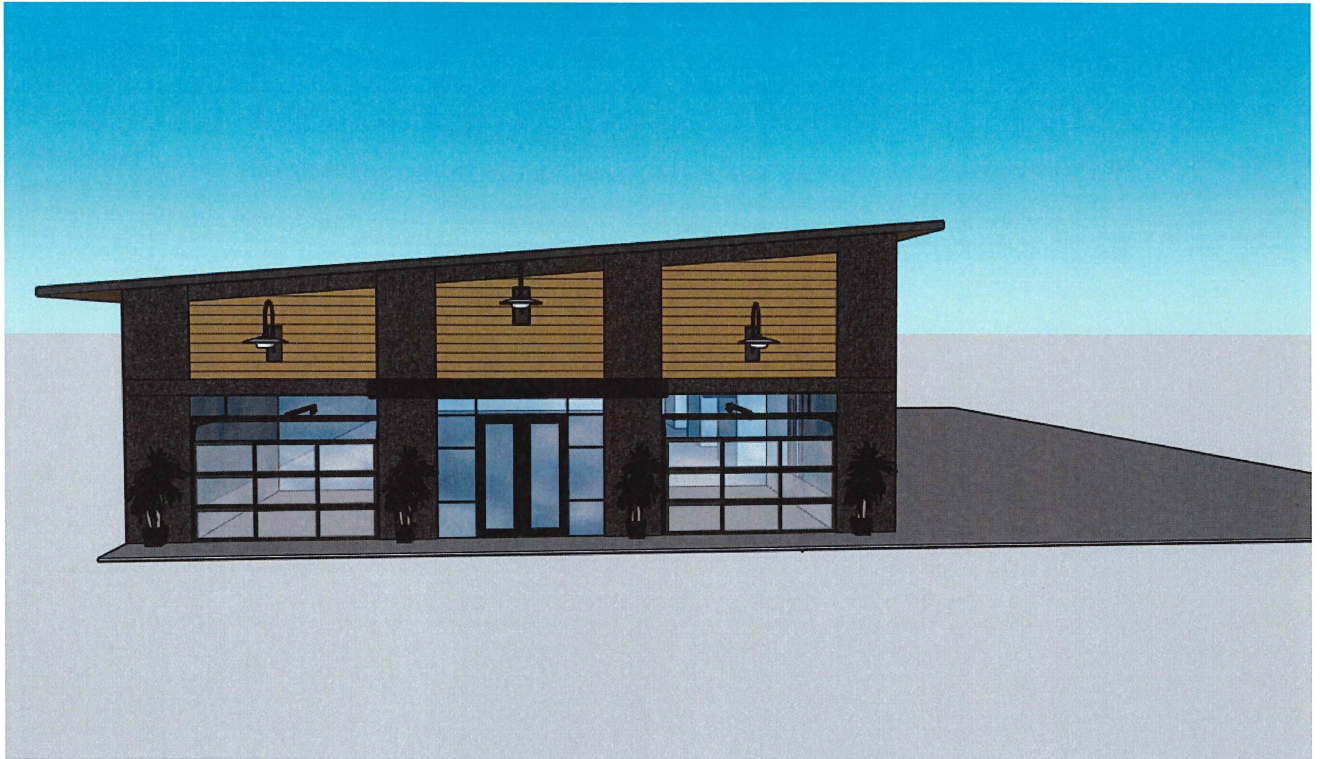


QUESTIONS?

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Notice re variance and conditional use applications and road openings in subdivisions

169(1) Notice of any of the following hearings must be given in accordance with this section:

- (a) a hearing on an application for a variance under section 96;
- (b) a hearing on an application to approve a conditional use under section 105.
- (c) a hearing on an application for subdivision under subsection 125(2);

Required notice

169(2) At least 14 days before the hearing, a copy of the notice of hearing must

- (a) be sent to the applicant, if there is one;
- (b) be posted in the office of the applicable planning district or municipality;
- (c) be sent to the minister, in the case of a hearing to consider a by-law to close public reserve land or the declaration of an obsolete plan; and

Notice to affected property owners

169(3) A copy of the notice of hearing

- (a) must be sent at least 14 days before the hearing to every owner of property located within 100 metres of the affected property; or
- (b) where the affected property is not remote or inaccessible, must be posted on that property in accordance with section 170.

Posting requirements

170(1) If notice of a hearing is required to be posted on an affected property under this Act, the notice must be

- (a) at least 28 x 43 centimetres in size with the words "NOTICE OF PUBLIC HEARING" printed in large bold letters;
- (b) posted outdoors for 14 days immediately before the date of the hearing
 - (i) in conspicuous locations on the site of the property,
 - (ii) facing each public road adjacent to the property, and
 - (iii) not more than 1 metre inside the boundary lines of the property; and
- (c) kept in legible form.

Proof of posting

170(2) Evidence that a notice was posted on two occasions at least six days apart during the 14 day period referred to in clause (1)(b) is proof that the notice was posted for the entire 14 day period.