

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.

Thursday
July 10, 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

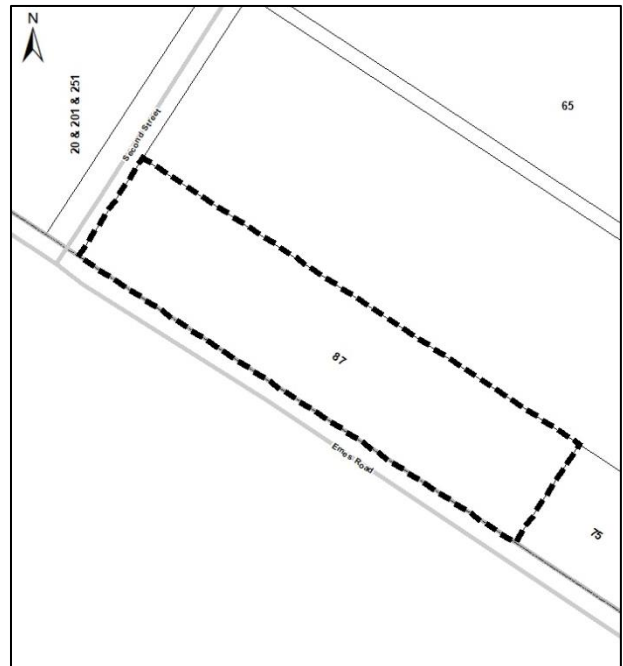
Application File: CU 13/2025

Applicant: Gerald Tycholis
(M.E.L. Cartage Ltd)

Property Location: 87 Emes Road,
RM of West St Paul
Roll # 400000
PARCEL 1 PLAN 9607

Application Purpose:

The applicant is seeking conditional use approval for the establishment of a truck terminal use on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
M1 "Rural Industrial"	Truck Terminal (Table 19: Industrial Use Table)	Truck Terminal

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	June 12, 2025
Application File	CU 13/2025
Applicant	Gerald Tycholis (M.E.L. Cartage Ltd)

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	87 Emes Road, R.M. of West St Paul
- Roll #	400000
- Legal	PARCEL 1 PLAN 9607
Zoning	"M1" Rural Industrial 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	"Employment Lands" designation Employment Lands Secondary Plan By-law No. 2011-07
Property Size	174,404 square feet / 4 acres in area (+/-) 198 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
M1 "Rural Industrial"	Truck Terminal (Table 19: Industrial Use Table)	Truck Terminal

Application Purpose

The applicant is seeking conditional use approval for the establishment of a truck terminal use on the subject property. The proposed truck terminal would include parking, storage and limited maintenance of commercial vehicles, tractor trailers, minor service for vehicle inspections and tire repair.

This application has been circulated to the municipality and Manitoba Highways Branch. The municipality's conditions are outlined below, while no comments were received from Manitoba Highways.

OPTIONS FOR COUNCILS CONSIDERATION

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

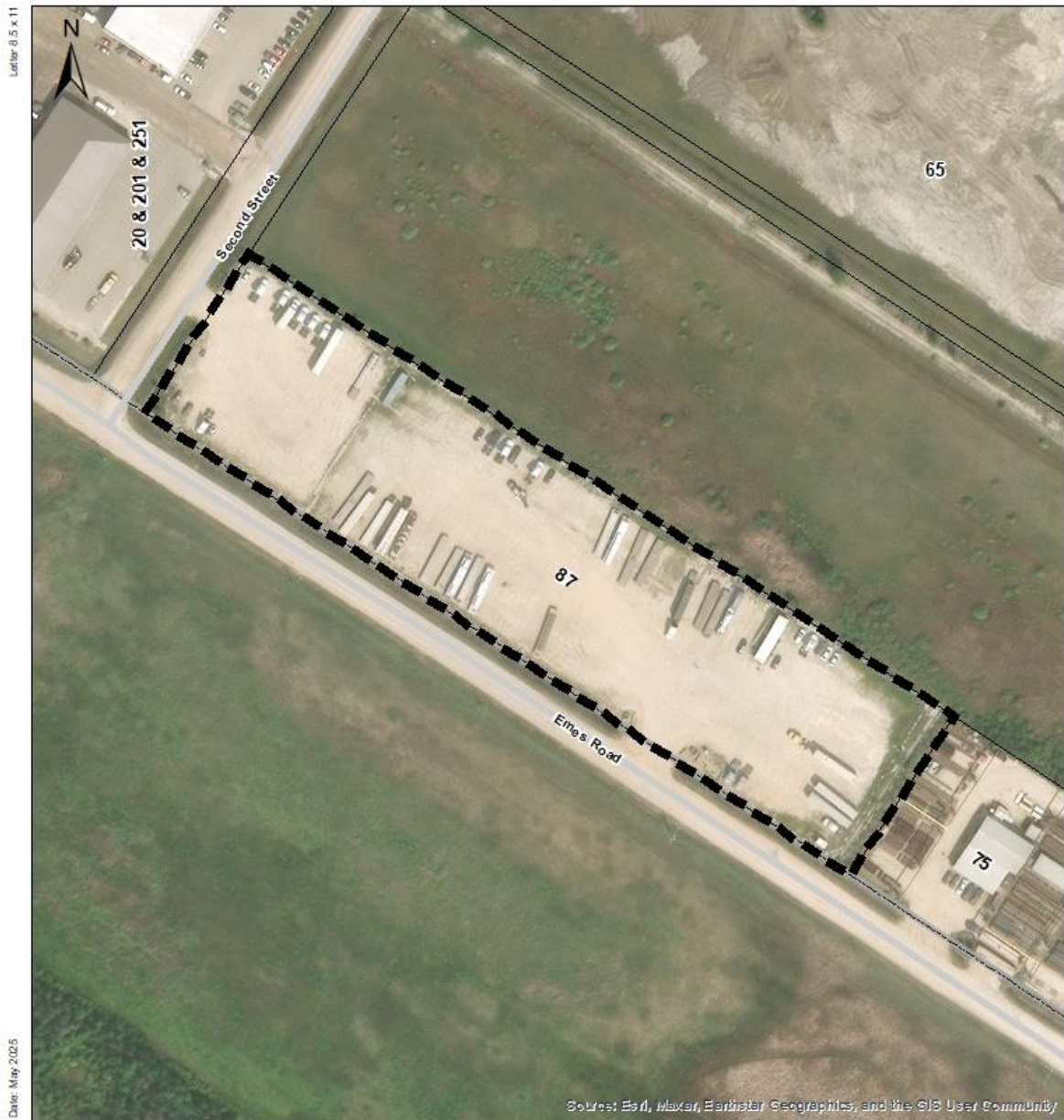
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 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 / owner submits a landscape plan to the municipality for approval in order to confirm consistency with the conceptual plan and design standards included in the development agreement applicable to the property;
4. Property owner provides a landscape deposit in the amount of 50% of the landscape costs, to be held by the Municipality until all landscape and design requirements are completed.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 13, 2025
87 Emes Road, RM of West St. Paul

Designation: "BP" Business Park
Zoning: "M1" General Industrial
Secondary Plan: Employment Lands

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Designated Flood Area
-  Parcels Outline
-  West St. Paul Boundary



ADDITIONAL INFORMATION



M. E. L. Cartage Ltd.
961 Jarvis Ave.
Winnipeg Mb. R2X 0A1

To whom it may concern

April 30/2025

Red River Planning Distract
2978 Birds Hill Rd.
East St. Paul Mb. R2E 1J5

Subject: **Letter of Intent for Conditional Use Permit** — 87 Emes Rd. West St. Paul Mb.
(Roll: 400000)

To whom it may concern;

I am writing to express M.E.L. Cartage Ltd. formal intent to apply for a Conditional Use Permit (C/U) for the property located at 87 Emes Rd (Roll: 4000000) currently zoned as M1.

We propose to operate a **Truck Terminal** on the property, to serve as a hub for the parking, storage and limited maintenance of commercial vehicles. This yard space for parking areas for tractor-trailers and some minor service for vehicle inspections (pre and post trip) and some tire repair, done by a qualified tire service truck. While this does not conform to my current zoning it is allowable under a conditional use permit pursuant to RM of West St. Paul Zoning By-law (No.2/99), item 8.2 tables 19 (p, 99)

We believe that the proposed truck terminal will support regional logistics and transportation needs, contribute to local economic growth, and make productive use of the property. "The Truck Operation" conforms to what is already approved in the West St. Paul Industrial Park. The property C/U proposal will minimize any impacts on adjacent properties.

We are committed to full compliance with all applicable local and provincial, regulations governing the use and operation of truck terminals. We also look forward to working with the council and the surrounding community to ensure the facility is an asset to the area.

Please accept this letter as our official notice of intent to move forward with the application. We respectfully request information regarding the next steps in the process, including application materials, hearing schedules, and any pre-application meetings that may be required.

Thank you for your time and consideration. We are excited about the opportunity to invest more in RM of West St, Paul and look forward to your guidance.

As well see attached time line for said property which shows the development process while using local business from the West St. Paul Industrial Park when needed. Also attached is a land survey and existing site plan, which will NOT change.

Sincerely,

Gerald Tycholis
(owner / president of M.E.L. Cartage Ltd.)



M. E. L. Cartage Ltd.
961 Jarvis Ave.
Winnipeg Mb. R2X 0A1

87 Emes Road Development Time Line

2008

- Purchased 87 Emes rd.

2009

- Collaborated with City of Winnipeg to extend and complete Emes Rd. where it ended at Mid Canada's driveway to the corner of Emes / 2'nd Ave. (see attached pictures). ALL expenses were covered by M.E.L.
- Permit completed with City of Wpg. and RM of West St. Paul to install culvert and build an approach to the property, off Emes Rd.
- Permit completed with Selkirk & District Planning Board for land development i.e.; bring 87 Emes to grade, as the property was 3-5' below the adjoining existing commercial property.

2011

- Extended and improved Manitoba Hydro where it ended at Mid Canada to my approach c/w hydro poles, upgraded transformers, boxes and underground hydro to service my property.

2013

- Entered an agreement with other neighbouring business owners on Emes and 2'nd Ave. to build and construct the continuation of Emes Rd. and 2'nd Ave. from the NW corner of my property. Along with costs to supply Manitoba Hydro, from where I had left off at my approach.
- Entered development agreement (DA) with the RM of West St. Paul for the industrial park.

2014

- Fenced entire property as per DA.

2015

- Completed landscaping, hiring a member of the West St. Paul Industrial Park, completed entire area of property with crushed stone.
- Completed DA with RM





5742

15. POWER COMPANY OR UTILITIES ARE TO BE USED FOR CALCULATING THE PROJECT'S COSTS.
16. SECURITY OF THE PROPOSED LOCATIONS OF UTILITIES.
17. THE PROPOSAL TO ADD DRAINAGE TO THE COMPANY'S UTILITIES, ALL PROPOSALS.

and may be converted to land by dedicating
to the Science Land Trust, in
conformance with applicable health and safety
projects.
property and
a model case version of a B14 form

[illegible]









