

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
6:00pm**

**Council Chambers
RM of West St. Paul
3550 Main Street**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

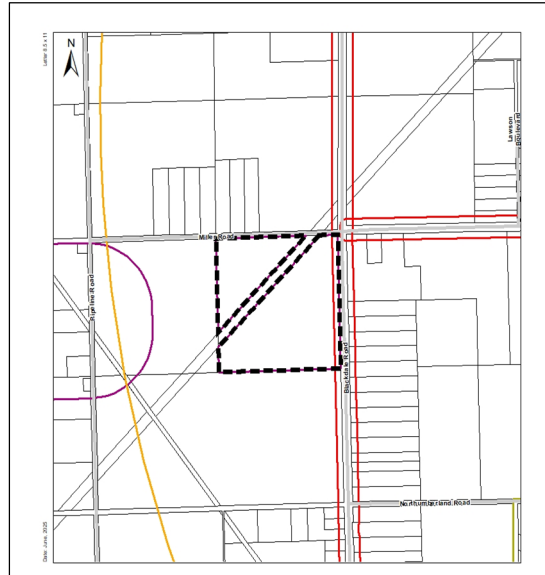
Application File: CU 23, 2025

Applicant: Kelroe Farms Ltd.

Property Location: 1000 Blackdale Rd
R.M. of West St. Paul
Roll #308200
NE29-12-3E

Application Purpose:

The applicant proposes an approval for a Home Industry which includes repairing and maintaining personal farm machinery, heavy duty, semi-trucks and trailers in the "A80" Agriculture- 80 acres parcels zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agriculture -80 acres parcels	Home Industries (Agricultural Commercial) Section 3.15.2.2	Repair and maintenance of farm machinery as well as heavy duty semi-trucks and trailers

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 16, 2025
Application File	CU 23, 2025
Applicant	Kelroe Farms Ltd.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1000 Blackdale Rd, RM of West St. Paul
- Roll #	308200
- Legal	NE29-12-3E
Zoning	"A80" Agricultural – 80 acre parcels RM of West St Paul Zoning By-law No. 2/99P
Development Plan Designation	"RA" Resource and Agriculture RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	144.42 acres in area 2,536.7 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agricultural – 80 acre parcels	Home Industries (Agricultural Commercial) Section 3.15.2.2	Repair and maintenance of farm machinery as well as heavy duty semi-trucks and trailers

Application Purpose

The applicant requests approval for the repair and maintenance of their farm machinery, heavy-duty semi-trucks, and trailers on their property. This activity is classified as a home industry (Agricultural Commercial) under West St. Paul's zoning by-law. The applicant explicitly states in their letter of intent that they will not be providing services to the general public. The conditional use approval is primarily to facilitate obtaining necessary approval from MPIC for completing their annual truck safety inspections on the premises.

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

OPTIONS FOR COUNCILS CONSIDERATION

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

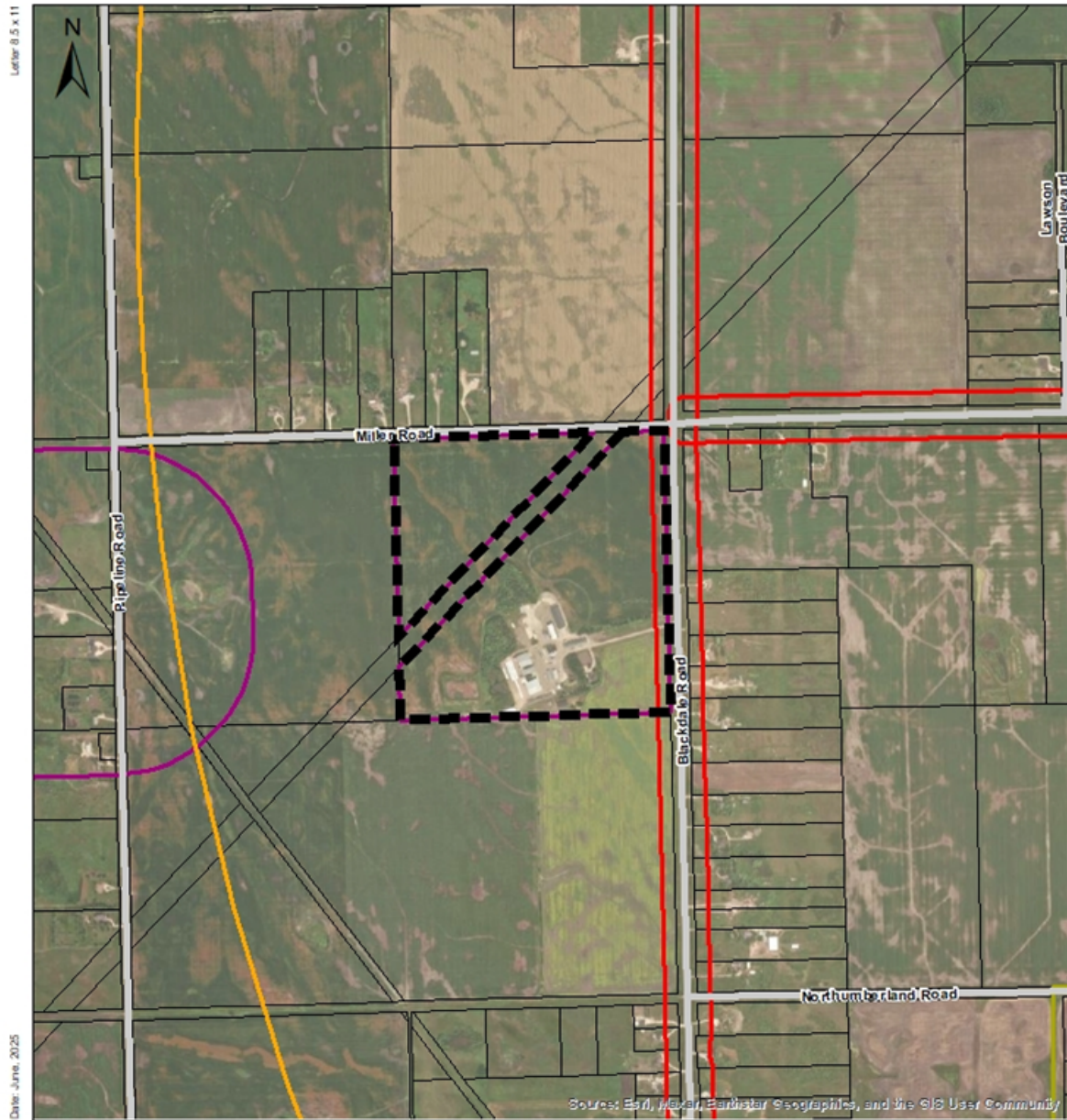
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding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

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 23, 2025
1000 Blackdale Rd, RM of West St. Paul

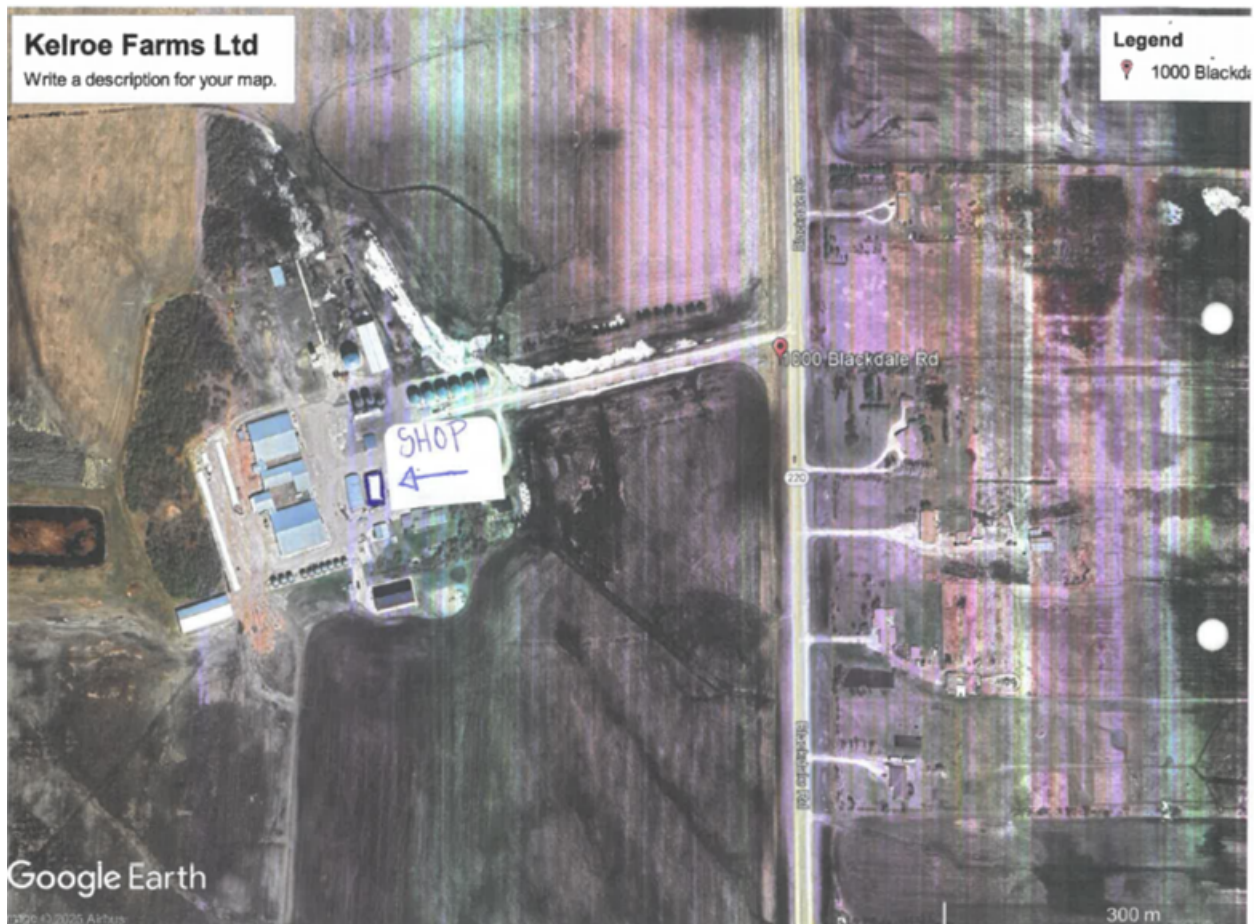
Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural - 80 acre parcels

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



Kelroe Farms Ltd.
1000 Blackdale Road
West St. Paul, MB
R4A 9A4

June 10, 2025

To Whom It May Concern:

This letter is in regards to a conditional use application for Kelroe Farms Ltd. We are seeking approval to repair and maintain our own farm machinery, as well as our own heavy duty semi trucks and trailers. This is an activity that we have been doing on our premises since 1937. It's normal practice on a farm to maintain your own equipment. However, we are trying to get approval through MPIC to complete the required annual truck safeties on our own premises. We currently do all the repairs and then take it to a shop in Stonewall for the paperwork. The ability to complete safeties ourself would save us time and money. MPIC requires a letter of consent from our municipality saying that we can repair vehicles on our property. To clarify - this is for our OWN machinery and trucks ONLY. We will not be offering this service to the general public. We are zoned A80 - which is agricultural use only.

Kelroe Farms Ltd. is a family business - owned and operated by the Roehle Families. It's a fourth generation farm, that has been in continuous operation in West St. Paul since 1937.

Thank you for your time and consideration.

