

UNDER THE AUTHORITY OF THE PLANNING ACT

NOTICE OF PUBLIC HEARING

On the date and at the time and location shown below, a **PUBLIC HEARING**, will be held to receive representations from any persons who wish to make them in respect to the following matter:

**APPLICATION FOR A CONDITIONAL USE under the
Gimli Zoning By-law #11-0013, as amended**

HEARING LOCATION: RM of Gimli
Council Chambers
62 - 2nd Avenue
Gimli, Manitoba

DATE & TIME: January 12, 2026
10:30 am

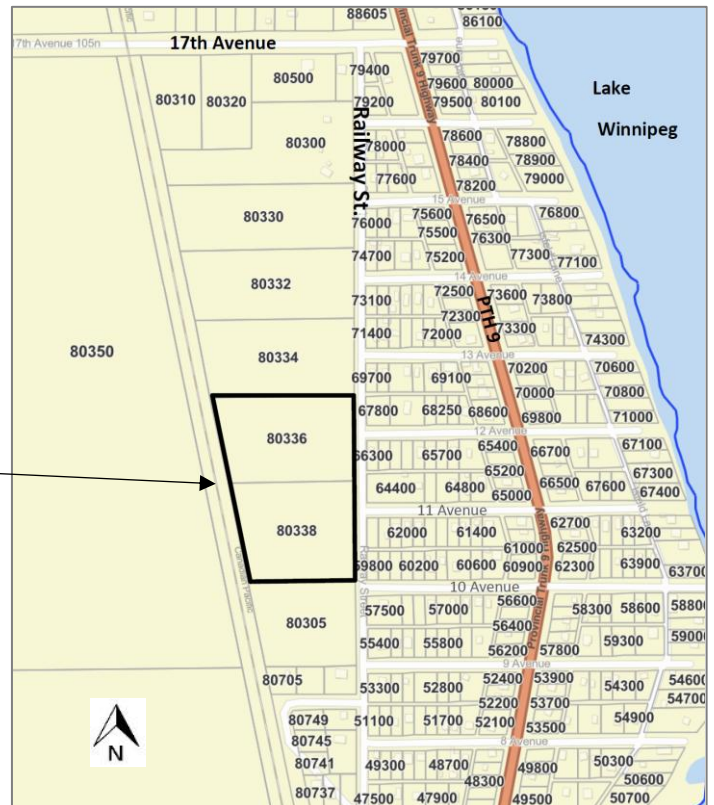
APPLICATION: RMG-25-11C

SUBJECT PROPERTY: Lot 5 & 6, Plan 75119
Railway Street, Sandy Hook
Roll No. 80336 & 80338

APP/OWNER: K. Seabrook & 3322611 MB Ltd.

ZONE: "AL" Agricultural Limited Zone

PROPOSAL: To permit a Conditional Use for an "Agricultural Fairground" named "Seabrook Farms" offering pumpkin sales with accessory uses to include a corn maze, static Halloween attractions, etc.



FOR INFORMATION CONTACT: Nancy Thom, CAO/Development Officer, Eastern Interlake Planning District
62-2nd Ave. - Box 1758, Gimli, MB R0C 1B0
Phone: 204-642-5478 Fax: 204-642-4061
e-mail: eipd@mymts.net website: www.interlakeplanning.com

A copy of the circulation package may be provided/inspected at the location noted above during normal office hours, Monday to Friday; alternatively, a copy may be emailed upon request.
Please note, if you have received this notice in the mail, it includes the circulation package.

Note: E.I.P.D. recommends that property owner's notify lessee/renter if applicable.

CONDITIONAL USE and/or VARIANCE PROCESS

This is to notify you that an application has been made for a Conditional Use and/or Variance, which is a requirement of the Zoning By-Law, and governed by ***the Planning Act***.

THE FOLLOWING POINTS HIGHLIGHT THE PROCESS:

1. Notices are sent to property owners within 100 meters of the affected property, setting out what the applicant is proposing.
2. If you have comments, for or against the application, you may attend the hearing as set out in the notice; and/or.
3. Send a letter to the Eastern Interlake Planning District **attention to the Municipal Council** as follows:
 - Send by regular mail, hand delivery or by e-mail to the Eastern Interlake Planning District (contact information above in our letterhead).
 - All letters must contain your name(s) and civic address, for a fair portrayal of submissions. Note that submissions are deemed public documents and may be disclosed during the process.
 - Letters shall be received in our office **no later than 9:00 a.m.** on the day of the hearing. Letters not meeting this minimum time will have to be submitted directly to Council at the hearing.

*Please note that **Council is not to be contacted for information** regarding this application. They should remain impartial until all information has been submitted and reviewed at the hearing.
4. Council shall then, after all considerations, approve or reject the application.
5. As per *the Planning Act* the decision of Council is final and is not subject to appeal.

Part 1: Interpretation

- .5 **“Agricultural Fairground”** means an open outdoor area where a fair, circus, or some other exhibition sets up temporarily. Agricultural fairs might also have exhibit areas where visitors can see animals, handmade items, baked goods, food vendors and impressive produce. (BL 21-0012)

Part 2: Administration

2.7 Conditional Uses

.1 Intent:

- a) The administration and execution of this By-Law is based upon the division of the Rural Municipality of Gimli into Zones, within which Zones the use of land, buildings and structures in relation to the land are substantially compatible. It is recognized, however, that there are certain uses prescribed as "conditional uses" in a zone, which because of their characteristics, cannot properly be permitted without consideration, in each case, of the impact of those uses upon neighbouring land and/or of the public need for the particular use at the particular location. Such uses fall into two categories:
- (i) Uses that may give rise to problems with respect to their impact upon public facilities, or the community as a whole, or that may not be considered completely compatible with the surrounding area or area land uses; and
 - (ii) Uses that may be unsightly, hazardous, dangerous or that may cause a nuisance.

Part 4: Zones

Table 4.4-1
Agricultural and Open Space Use Table (BL 13-0002) (BL 21-0012)

Uses	Zones		
	AG	AL	O
Agricultural Activities, General	P	P	C
Agricultural Support Industry	P	C	-
Agricultural Fair Grounds	C	C	C
Aircraft Landing Strips	C	C	-
Amusement Park	-	-	P
Athletic, Sports, and Recreation Areas	-	-	P

APPLICANT'S PROPOSAL



DATE: November 23, 2025

TO: The Honourable Reeve and Members of Council, Rural Municipality of Gimli 676 8th Street Gimli, MB R0C 1B0

SUBJECT: Application for Conditional Use Permit – Establishment of Agribusiness Operation in Sandy Hook, Manitoba (Roll Number: 80338)

Honourable Reeve Chudd and Members of Council,

I am pleased to submit this formal application for a Conditional Use Permit as required by the Rural Municipality of Gimli Zoning By-Laws. This application concerns the property located at 6 Railway St and 5 Railway St, Sandy Hook, MB where I intend to develop a sustainable agricultural tourism (agribusiness) enterprise.

The proposed operation, to be known as "Seabrook Farms," aims to enhance the local economy, promote agricultural education, and draw visitors to the Sandy Hook area, aligning with the RM's goals for local economic diversification.

I look forward to presenting my comprehensive plan, which details my proposed operations, traffic management strategies, and commitment to environmental stewardship, at the earliest opportunity.

Thank you for your time and diligent consideration of this proposal.

Respectfully submitted,

Kerry Seabrook
Owner - Seabrook Farms

I'm seeking a Conditional Use Permit (CUP) on 6 Railway St and 5 Railway St, Sandy Hook, MB. I currently own 6 Railway St and I have a conditionally accepted Offer To Purchase subject to the successful application of this CUP on 5 Railway St. Possession is Jan 2/26 on 5 Railway St so I'm seeking a deferred approval to the CUP on 5 Railway St until Jan 2/26 when I own it, thus avoiding having the vendor of the property apply for this permit.

My new Principle Residence, on 6 Railway St, is in the design stages. The first part of the construction process begins with a 40 x 60 shop being built by Morrison Homes. Construction will start in the spring, with the appropriate permits from EIPD, and an anticipated finish date of summer/26. Once complete, Morrison Homes is building my house on the same property. With the purchase price of each lot and cost to build both a large shop and house, my investment into the property will be significant. I point this out simply to show my commitment to the area and I will be living ON the property on which I'll be conducting my Value-Added Agricultural Processing of pumpkins. I have a vested interest in creating a venue that blends into the community setting.

The subject properties once belonged to my extended family and, in fact, my mother lived on that exact property in the 1950's and went to school in Sandy Hook on 17th Ave to escape the Polio Epidemic in Winnipeg. It took over 75 years but the property has come full circle back into the family from my Icelandic ancestors. I look forward to continuing the agricultural traditions set out by my ancestors who arrived in Gimli in the 1870s. And, regardless of this application, I will be providing a free Community Garden for Sandy Hookers to grow their own food. My family's commitment to Sandy Hook has been and continues to be strong and extensive as evidenced by my involvement for 20+ years on the Executive of the Sandy Hook Community Club and 15+ years as a leader of TFSHP (The Famous Sandy Hook Pier), donated storage for The Famous Sandy Hook Pier, created and organized the Sandy Hook Highway Cleanup. I also continue to volunteer promoting Gimli and the Gimli Glider Museum by way of international interviews for books, movies, and general interest as I am one of the 3 Gimli Glider Runway Boys who were on the runway when the Glider came down in Gimli, 1983.

The CUP I'm seeking is an Agricultural Fairground. The Primary Use is to farm pumpkins (both Sugar & traditional Jack-o-Lanterns) and sell them by

offering a Halloween-themed Barn. The barn will be an attraction in and of itself with various static Halloween attractions, actors, and a corn maze, etc. This will be the Secondary Use; a seasonal, temporary attraction (Halloween Barn) designed to enhance the direct-to-consumer sales of agricultural products. The barn will be located on the Westerly edge of the property on the approximate boundary between 6 and 5 Railway St. The season will be approximately 6 weeks leading up to Halloween depending on crop maturity/field conditions and Halloween as the season end date. As tourism typically slows following August, this is a great opportunity to capitalize on the Shoulder Season for Agri-Tourism where none existed before. This, combined with Farm Direct Marketing and Agricultural Diversification, gives rise to robust opportunities which are in line with this application.

In order to minimize any perceived or real negative consequences, I'm providing some mitigating plans for any possible community concerns. I feel I can expertly comment on possible concerns by being uniquely qualified with experience as the cottage property of my family is immediately adjacent to the Sandy Hook Community Club (SHCC). We have been neighbours for the last 58 years on 10th Ave, Sandy Hook. I've experienced events well in excess of 1,000 people and their related issues and as varied as a community Field Day, children's day camp, adult social events, rummage sales, use of playground equipment, Pancake Breakfasts, Bingo, etc. In some seasons, SHCC has held over 50 individual events. These activities occur through the entirety of the 2 full summer months of July and August and have done so since 1911. One difference I must note is that I am NOT applying for any form of liquor permit.

Possible Concerns:

1. Traffic and Parking - typically, this is the largest concern and I will minimize it by providing on-site parking. By having a total of 10 acres, I can provide ample on-site parking which will be located on the Westerly edge of the property by the railroad tracks. Additionally, this allows me to control traffic such that I can accommodate "bottle-necking" or "queuing" of traffic on the property versus on Railway St. I'll also have staff directing traffic. To minimize vehicle impact entering and exiting the site, I'll put up fencing/light barriers to block headlights from shining on neighbours.

2. Noise and Sound Control - the barn itself will be at the western most edge of the property facing the train tracks where there are no neighbours but more agricultural fields. Parking will be at that end too. Hours of operation are planned to be 6-10pm during the week and 12-10pm on weekends. The days of operation are only Thursday, Friday, and Saturday. This means, at 6 weeks of operation, the business will be open to the public for 18 days per year. The corn maze will provide additional sound barriers. This will put the barn approximately 190 feet from Railway St with crops growing between the two. There will be no powered loudspeakers outside in the fields. The only sound system will be in and on the barn itself.

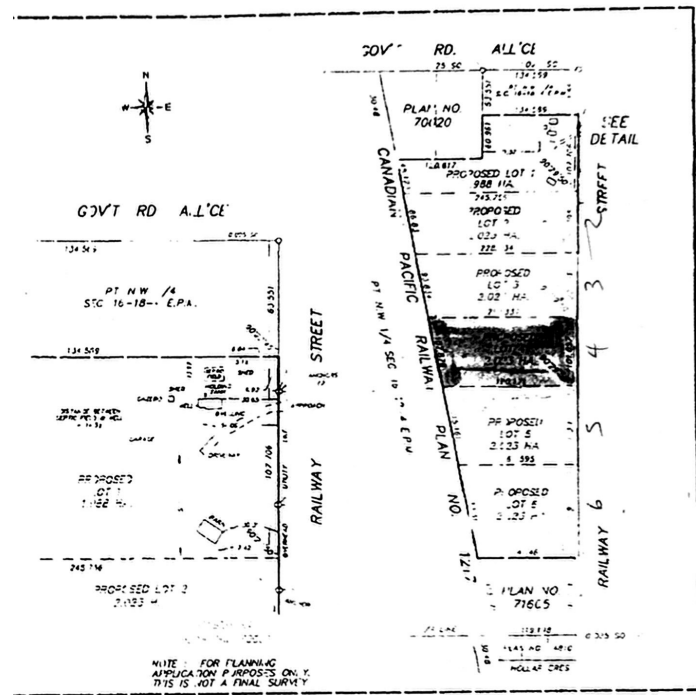
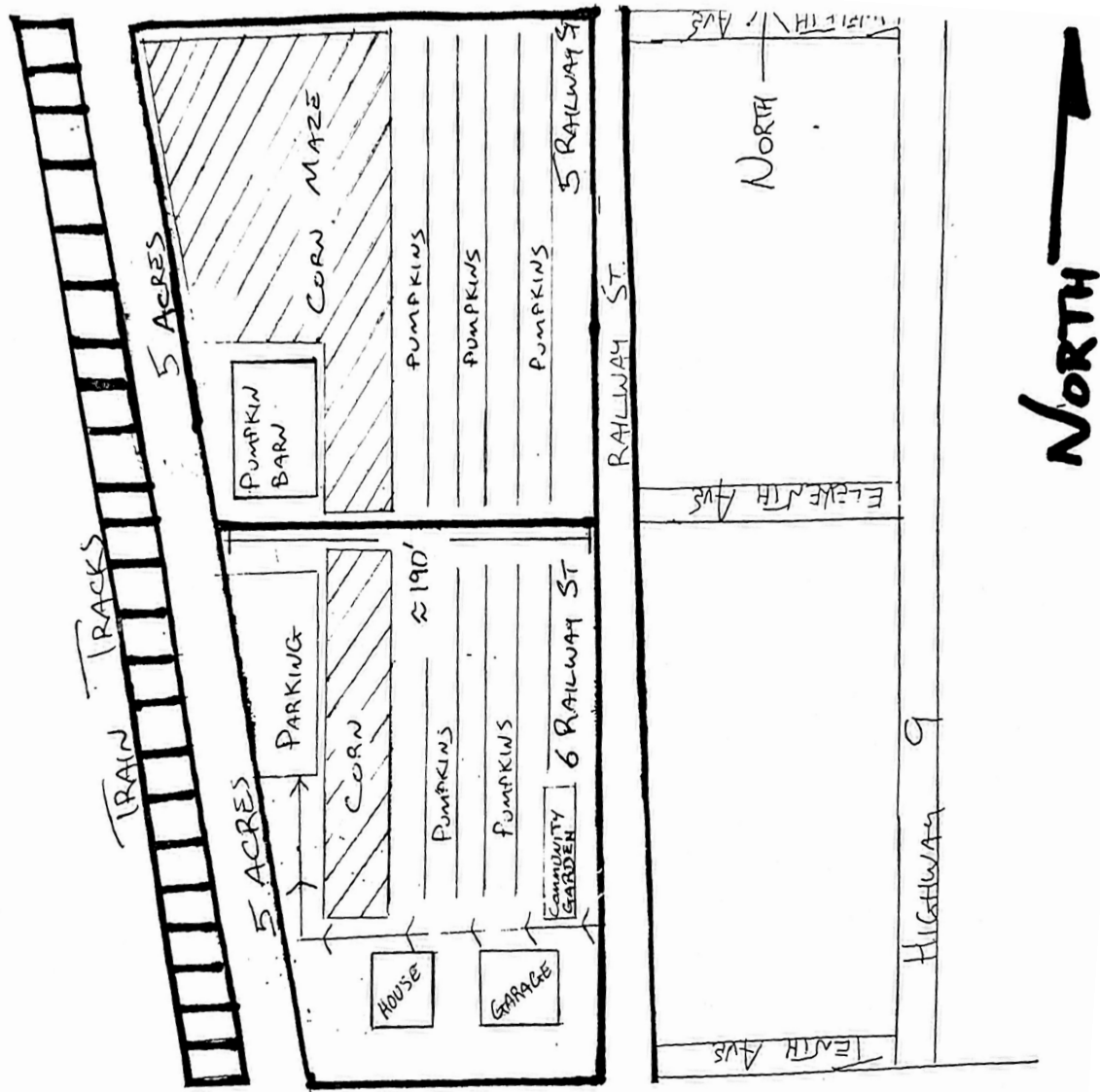
3. Lighting and Safety Plan - see the site plan for approximate locations of my principal residence and the Halloween Barn (not to scale). Only directional lighting will be used meaning they are downcast with little to no spill over light. All lights on my property will use Light Shields where ever possible or applicable. There will also be on-site refuse containment.

4. Community and Economic Benefits - there is tremendous opportunity for agri-tourism in this typically vacant period of the season. I plan to approach local year-round restaurants with a Package Event whereby clients will be bussed from Winnipeg to the restaurant for dinner followed by a visit to Seabrook Farm's Pumpkin Patch to create a full evening of entertainment. Local hiring of students for both harvesting and entertaining in the Pumpkin Patch can provide flexible employment opportunities where none existed before. Additionally, the only Agri-tourism pumpkin patch north of Winnipeg just permanently closed this season. Schwabe's Pumpkins has closed their doors for health reasons. This leaves a void in the market which I can fill. Additionally, I plan to offer a Halloween experience for kids during the daytime of Halloween and my charity of choice is the Gimli Humane Society. Additionally, the recent announcement of interest in re-establishing a commuter train line from Winnipeg to Gimli is incredibly exciting as Seabrook Farm's Pumpkin Patch is facing the train tracks.

Thank you, again, for your time and consideration.



Kerry Seabrook
Owner - Seabrook Farms
6 - 10th Ave,
Sandy Hook, MB



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