NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality of St. Clements

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 204-482-3300.

Tuesday
December 8, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

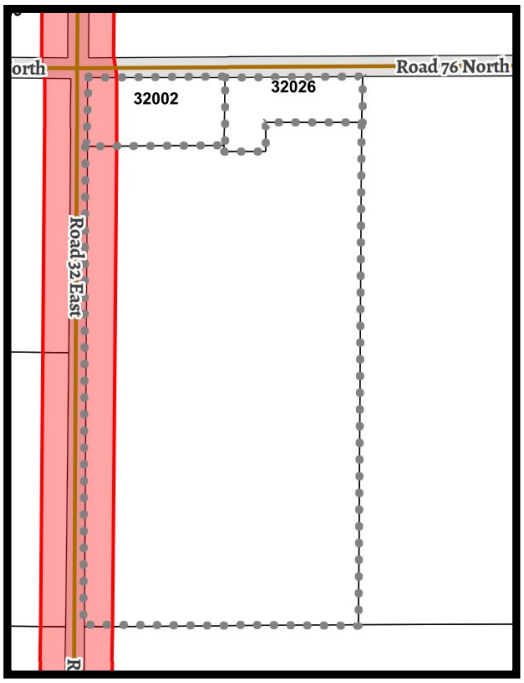
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **VO 130-2026**

Applicant: Kaitlyn Einarson

Property Location: 32002, 32026 and no civic address Road 76N
R.M. of St. Clements
Roll # 320200, 320300 & 320250
Legal: NW21-31-6E



Application Purpose:
The applicant proposes to operate a Recreation Commercial facility and to construct a parking lot with 54 stalls on 32002 Road 76N, in order to allow to provide parking for a seasonal outdoor special event on the adjacent properties.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A80" Agricultural General	Required parking (min. 43 stalls)	Construction of a parking lot for 54 stalls for the adjacent seasonal outdoor special event on the adjacent properties.

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

RED RIVER
PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

VARIANCE APPLICATION REPORT

Date	November 15, 2026
Application File	**VO 130-2026**
Applicant	Kaitlyn Einarson

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	32002, 32026 and no civic address Road 76N, RM of St. Clements 320300,320200 and 320250 NW 21-13-6E
Zoning	"A80" Agricultural General RM of St. Clements Zoning By-law No. 5-2002
Property Size	320300 – 218,852 square feet / 5 acres in area (+/-) 330' feet in width (+/-) 320200 – 174,145 square feet / 4 acres in area (+/-) 330' feet in width (+/-) 320250 – 3,106,800 square feet / 71 acres in area (+/-) 2,313' feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A80" Agricultural General	Required parking (min. 43 stalls)	Construction of a parking lot for 54 stalls for the adjacent seasonal outdoor special event on the adjacent properties.

Application Purpose

The applicant proposes to operate a Recreation Commercial facility and to construct a parking lot with 54 stalls on 32002 Road 76N, in order to allow to provide parking for a seasonal outdoor special event on the adjacent properties.

This application is in conjunction with Conditional Use 37-2026 to have a Recreation – Commercial Use on 3 properties.

There is 2 caveats on property 32002 Road 76N. The agreement on the subject property could not be found in the municipal records, however it may suggest that this was entered into with the landowner to restrict any further subdivisions on this lot and noting that the property is designated as an agricultural area.

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 that are not in substantial conformance with the application would require a new approval.

2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

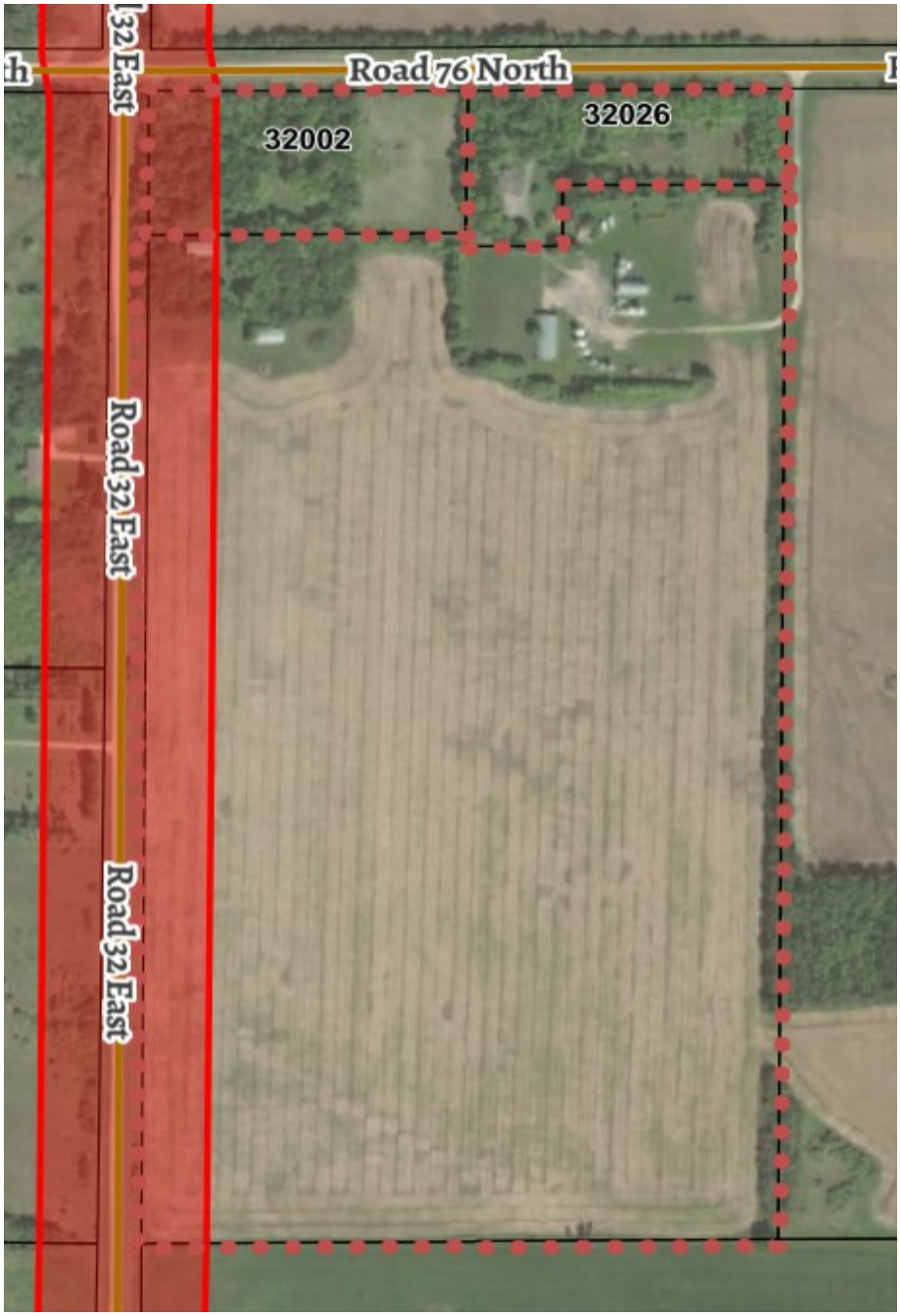
3. Applicant / owner to pay any outstanding taxes, fees or fines, to the R.M. of St. Clements.

4. Applicant / Owner to apply to receive confirmation from Manitoba Transportation and Infrastructure that no permits are required.

5. Applicant / owner will enter into an access agreement with all three properties within the application, being roll number 320300, 322200 and 320250, to allow the parking spaces to be on an adjacent lot.

6. Applicant / owner to acquire a sign permit from the Red River Planning District and from Manitoba Infrastructure and Transportation, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variation Order 130-2026 - Einarson

32002 Road 76N, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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. Map content is not to scale.

Subject Property
Highway Control Zones
Roads
Parcel Outline

RED RIVER PLANNING DISTRICT

LETTER OF INTENT

November 2, 2026

Red River Planning District

Re: Letter of Intent — Parking Variance

To whom it may concern,

I am requesting a variance to permit the required off-street parking for the proposed Tin & Wicker Weddings & Events venue to be located on a separate lot from the event use. This request accompanies the conditional use application for the proposed venue.

As shown on the revised site plan, the proposed parking lot is located on Title 3316287/1 and would serve the event use on Title 2723074/1. The parking lot has an existing driveway connecting directly to a public road.

The variance is requested because this location provides a practical arrangement for guest parking and access to the venue, although the parking lot and event use are separated by a title boundary. The layout groups guest parking in one designated area, with a defined route connecting it to the venue.

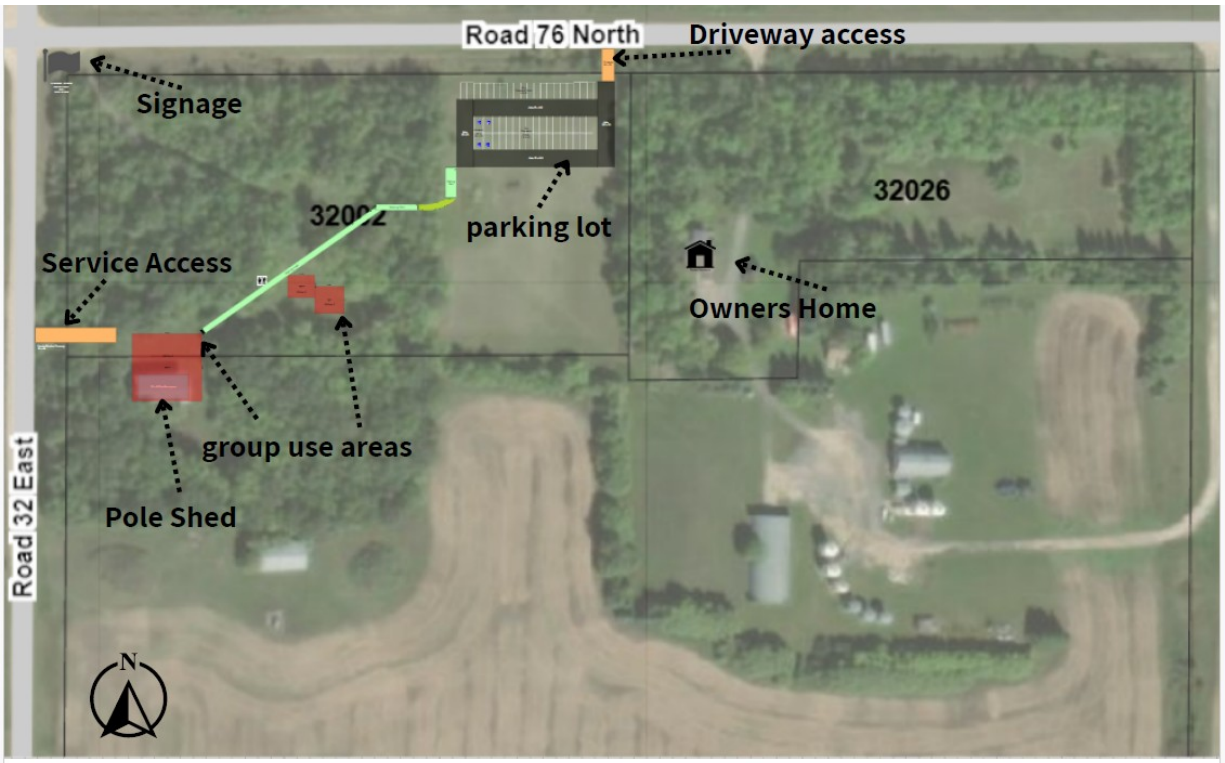
The parking lot is intended to accommodate the required parking for the gathering areas identified on the revised site plan, including accessible parking. It would serve venue attendees and would not operate as a separate public or commercial parking facility.

I understand that a cross-access agreement must be registered on the applicable titles to secure the necessary parking and access rights. I will arrange for this agreement to be prepared and registered in accordance with the requirements confirmed by RRPD.

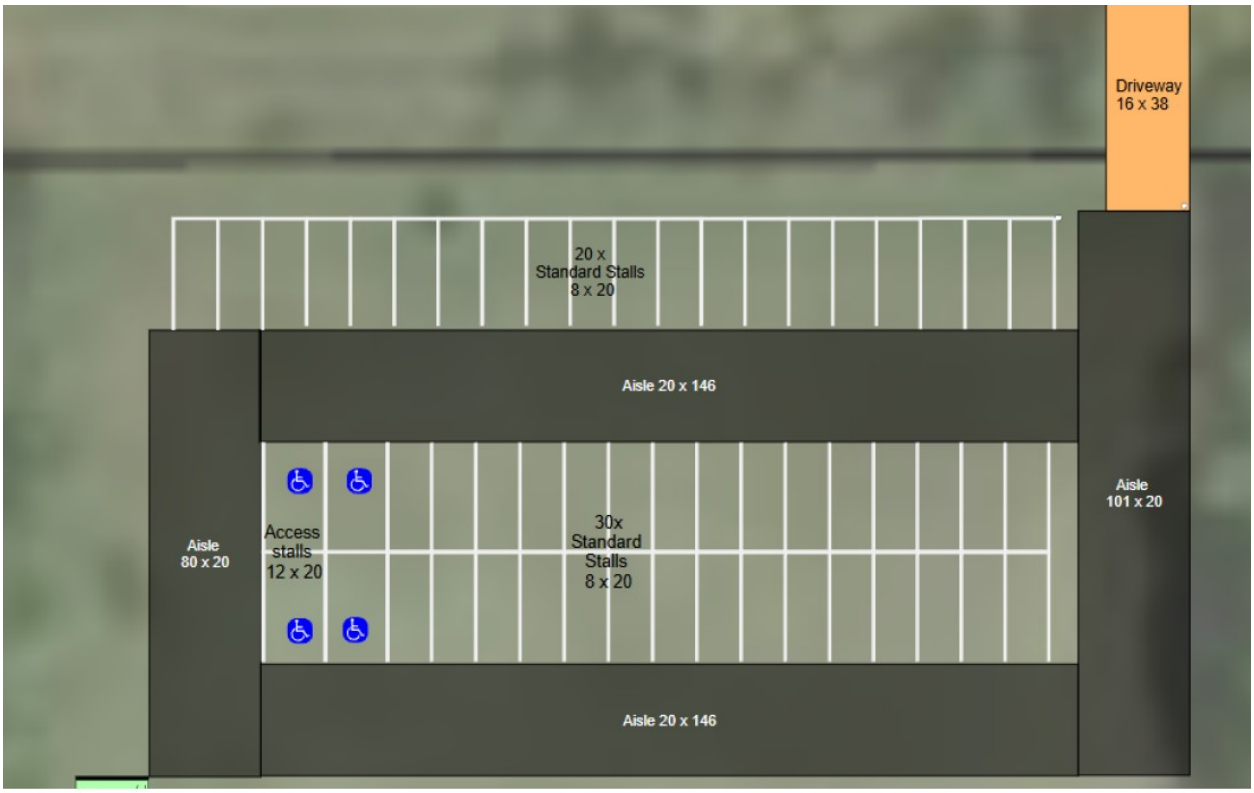
I respectfully request approval of the variance to allow the proposed parking lot to provide the required parking for the venue on a separate lot, as shown on the submitted site plan.

Sincerely,

SITE PLAN



Full view site plan on all 3 titles



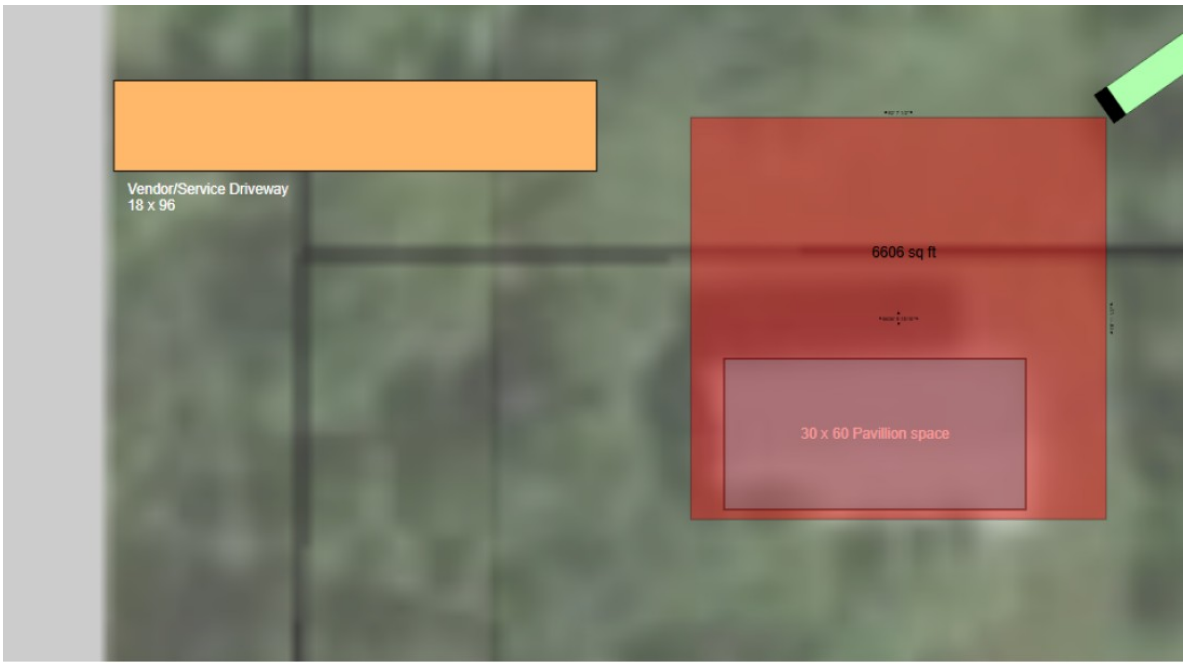
PUBLIC DRIVEWAY - 16 X 38

PARKING SPACES:
50 STALLS AT 8 X 20
4 STALLS AT 12 X 20

AISLES ALL 20FT WIDE



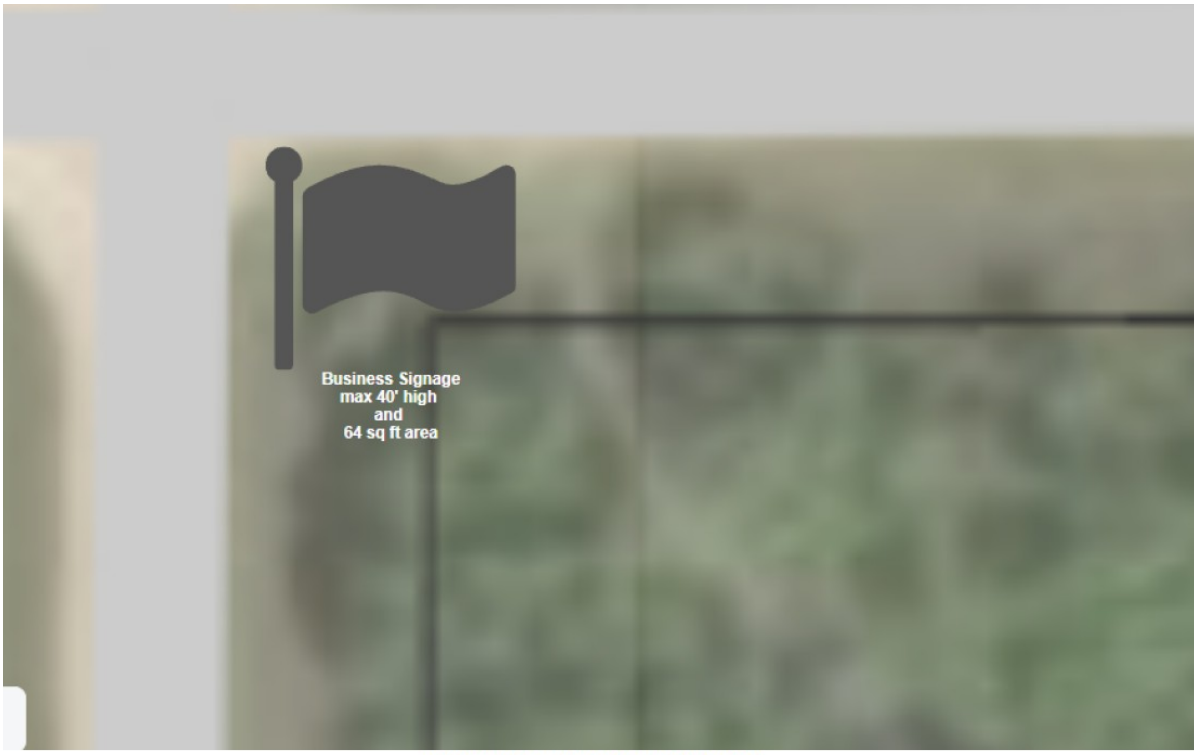
SHOWING GROUP USE AREA 2 AND POTENTIAL WASHROOM AREA



SERVICE ACCESS/VENDOR DRIVEWAY - 18 X 96'

COVERED OPEN AIR POLE SHED - 30 X 60 FT
= 1800 SQ FT (INCLUDED IN GROUP USE AREA 1)

GROUP USE AREA 1 - 6606 SQ FT
GROUP USE AREA 2- 1954 SQ FT
TOTAL = 8560 SQ FT



POTENTIAL SIGNAGE LOCATION

MAX 40' HIGH AND 64 SQ FT AREA

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

Rural Municipality of St. Clements

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 204-482-3300.

Tuesday	**Council Chambers**
December 8, 2026	**1043 Kittson Road**
6:00 pm	**East Selkirk, MB**

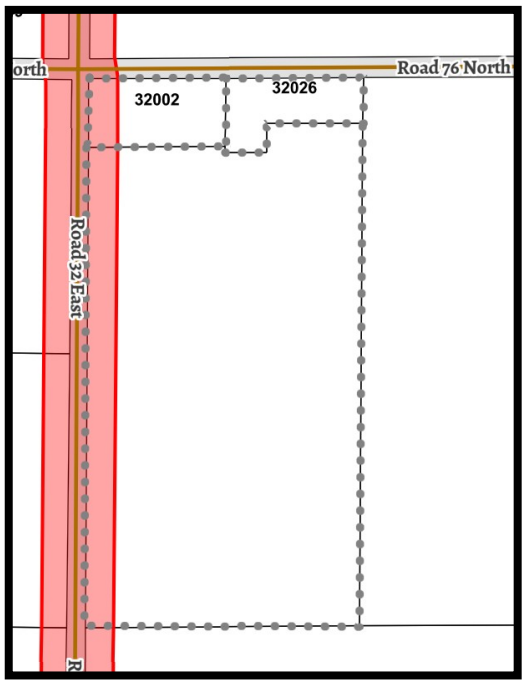
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **CU37-2026**

Applicant: Kaitlyn Einarson

Property Location: 32002, 32026 Road 76 North and unnumbered property
RM of St. Clements
Roll # 320300, 320200 and 320250
Legal: NW 21-13-6E



Application Purpose:
The applicant proposes to establish a Recreation Commercial business, in order to allow a seasonal outdoor special event facility on the subject property.

Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agriculture	5. Agricultural Zones Table 10: Agricultural Use Table Recreation - Commercial	Seasonal outdoor event facility

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

RED RIVER PLANNING DISTRICT

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East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

CONDITIONAL USE APPLICATION REPORT

Date	October 31, 2026
Application File	**CU 37-2026**
Applicant	Kaitlyn Einarson

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	32002 & 32026 Road 76N and unaddressed property, RM of St. Clements 320300, 320200 and 302250 NW 21-13-6E
Zoning	"A80" Agriculture zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	320300 – 218,852 square feet / 5 acres in area (+/-) 330' feet in width (+/-) 320200 – 174,145 square feet / 4 acres in area (+/-) 330' feet in width (+/-) 320250 – 3,106,800 square feet / 71 acres in area (+/-) 2,313' feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A80" Agriculture	5. Agricultural Zones Table 10: Agricultural Use Table Recreation - Commercial	Outdoor Event Space

Application Purpose
The applicant proposes to establish a Commercial Recreational facility, in order to allow for an Outdoor Event Space on the subject property.

-Two other outdoor event spaces have been approved previously

OPTIONS FOR COUNCIL'S 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 that are not in substantial conformance with the application 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 to pay any outstanding fees, fines or taxes that are due to the Rural Municipality of St. Clements.

4. Applicant / owner provide adequate parking for the outdoor event space.

5. Applicant / owner to acquire any required permits from the Province of Manitoba.

6. Applicant / owner to retain an annual business license from the Rural Municipality of St. Clements.

7. Applicant / owner to operate the facility from April 1 until October 31, 2026

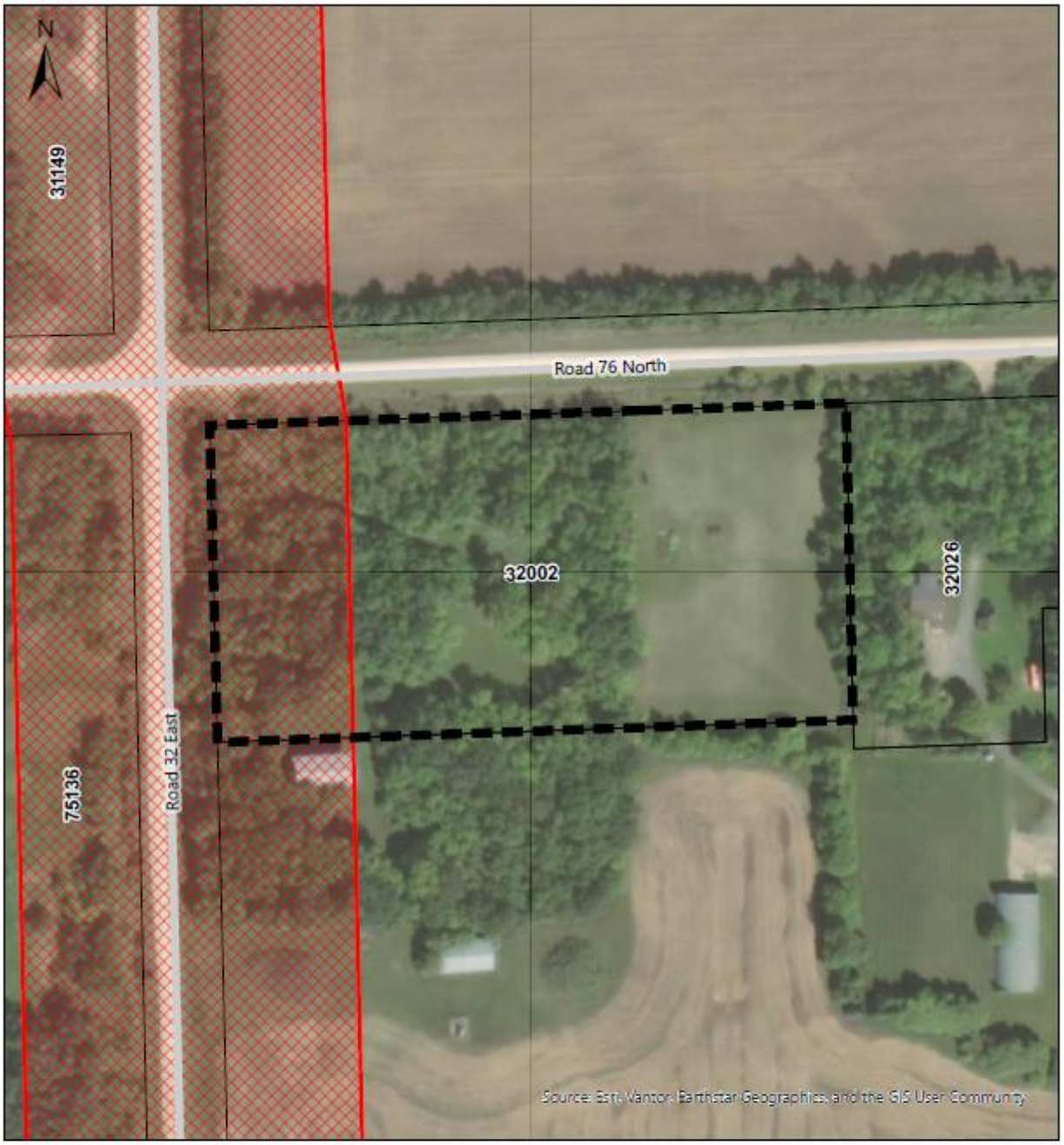
8. Applicant / owner to acquire any licensing from Manitoba Liquor and Lotteries.

9. Applicant / owner to have no noise disruption after 1:00 a.m.

10. Applicant / owner to acquire any permits from Manitoba Transportation and Infrastructure.

11. Applicant / owner to comply with Manitoba Public Health and Environment requirements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU-2026-037
32002 Road 76N, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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

RED RIVER PLANNING DISTRICT

Tin & Wicker Outdoor Event Space

Conditional Use Application

October 14, 2026

To: Red River Planning District and Council of the Rural Municipality of St. Clements

Re: Seasonal event space across three associated titles near Road 76N and Road 32E

We request conditional use approval to operate as a seasonal event space. The application includes three family-owned titles to accommodate the open air covered pole shed, outdoor event areas, access, parking and overflow parking, while allowing flexibility as the business develops.

Tin & Wicker will offer a welcoming outdoor setting for small gatherings, celebrations and community activities in the RM of St. Clements. By making use of an existing open sided pole shed and the surrounding rural landscape, the venue will create opportunities for people to connect, celebrate and experience the beauty of rural Manitoba. It will also provide opportunities for local vendors, caterers, artisans and other service providers to participate in events close to home.

Subject properties

Title 3147747/1

Kaitlyn Jane Einarson and Kalyn Thor Bjossi Einarson
32026 Road 76N

Legal description:
LOT 1 PLAN 55041 WLTO
IN NW 1/4 21-13-6 EPM

Title 3316287/1

Katherine Ann Hoffman
32002 Road 76N

Legal description:
THE NLY 330 FEET PERP OF
THE W 1/2 OF THE W 1/2 OF THE NW 1/4 OF SECTION 21-13-6 EPM

Title 2723074/1

Kenneth Anthony Shumilak and Melanie Joy Shumilak
Unaddressed — pavilion parcel

Legal description:
FIRSTLY: THE W 1/2 OF THE W 1/2 OF THE NW 1/4 OF SECTION 21-13-6 EPM
EXC: THE NLY 330 FEET PERP
SECONDLY: THE E 1/2 OF THE W 1/2 OF NW 1/4 OF SECTION 21-13-6 EPM
EXC: PLAN 55041 WLTO

Proposed use and season

Approval is requested for seasonal operation from April 1 through October 31 each year. The venue will accommodate private and public events, including weddings, celebrations, markets, workshops, wellness and fitness retreats, community activities, promotional open houses, and live or amplified entertainment. These examples describe the intended range of events rather than an exhaustive list.

Capacity and outdoor spaces

The proposed maximum event attendance is 125 people at any one time. All event parking, including overflow parking where needed, will be accommodated on site, with washroom & sanitation facilities provided according to attendance and applicable requirements.

The “pavilion space” is an existing covered structure, open on three sides, measuring approximately 30 feet by 60 feet. Events may use both the pavilion and surrounding outdoor spaces, with additional outdoor seating as appropriate.

Outdoor ceremonies and activities may take place in suitable areas across the subject properties, selected according to seasonal appearance, accessibility and event needs.

Access and parking

All event parking will be accommodated on the subject properties, including designated overflow areas. The main parking area is approximately 5,100 square metres, with additional overflow areas identified on the site plan. There will be 2 accessible parking stalls closest to the walking path from the main parking lot.

Guest parking will use the separate existing driveway access from Road 76N on the parcel associated with 32002 Road 76N. This is distinct from the other driveway on that parcel which will only be a service entrance. The existing entrance on road 32 will serve deliveries, caterers and other service access.

Event management and neighbours

A designated venue host will be on site throughout every event and will be responsible for event management, guest conduct, parking coordination, sound levels and responding to concerns. The operators’ home is located on the venue property, with separate driveway access and direct access to the event areas from their lot.

The operators will happily provide neighbours with direct contact information to address questions or concerns.

Sound management and requested music hours

Speakers will generally be directed eastward, away from neighbouring residences to the west. Existing trees and vegetation will be retained as screening. We will follow all current noise regulations and designated quiet hours.

Sanitation and waste

Existing hydro and water hookups are available on the parcel at 32002 Road 76N.

Adequate toilet and handwashing facilities will be provided in accordance with applicable public health requirements. Handwashing wastewater will be collected and disposed of through an approved method. Facilities will be serviced and maintained, and event garbage will be collected and removed.

Food and beverage service will comply with applicable Manitoba public health and liquor requirements, with any required permits obtained before the relevant event.

Business compliance and insurance

The operators will obtain appropriate business liability insurance and complete applicable business registration, licensing and permit requirements.

Sincerely,

Kaitlyn Einarson and Kalyn Einarson
Phone: 204-485-4085
Email: kaitlyneinarson@gmail.com
Mailing address: Box 1 Group 22 RR1 East Selkirk

Title owners:

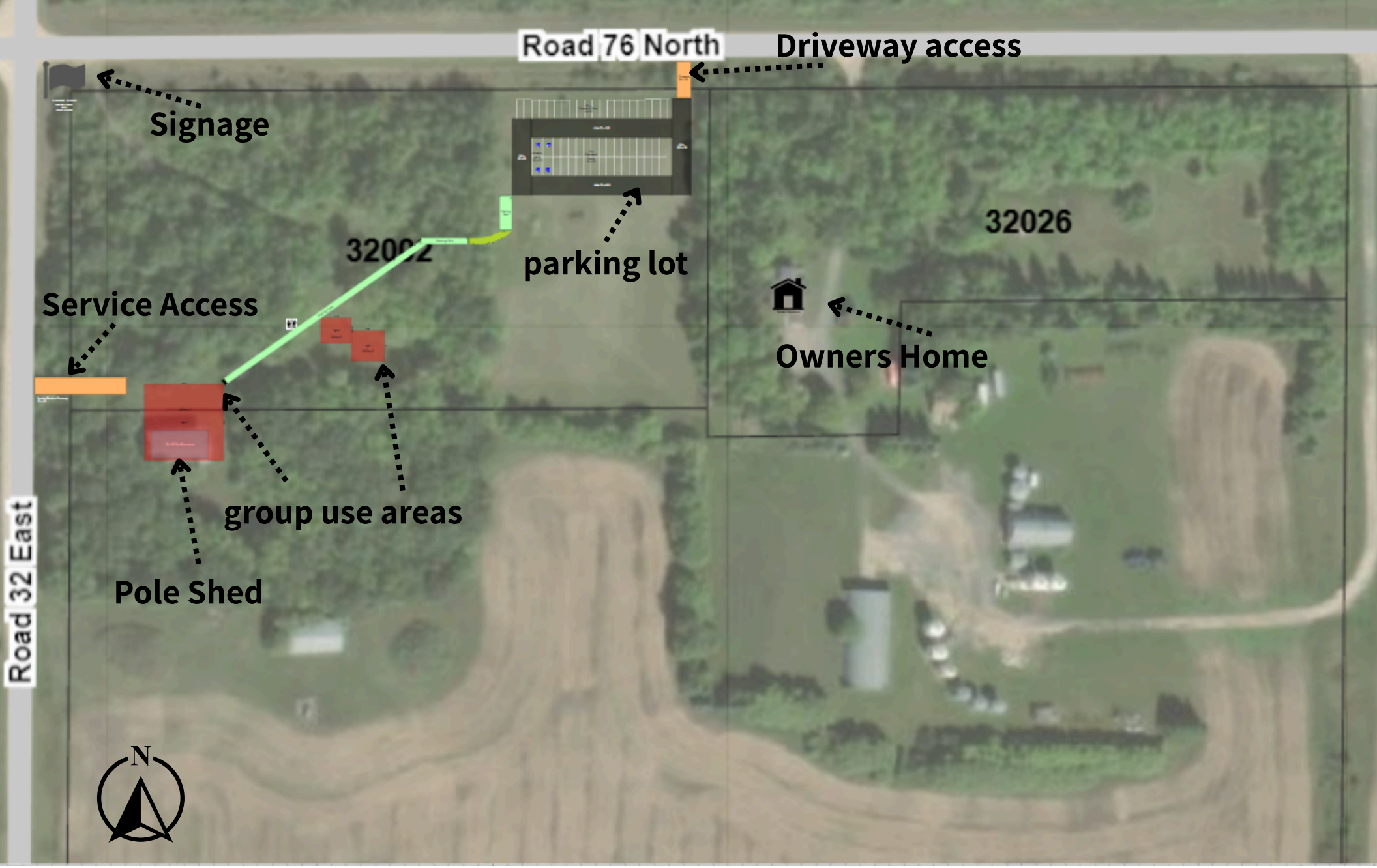
Kaitlyn Einarson _____

Kalyn Einarson _____

Ken Shumilak _____

Melanie Shumilak _____

Katherine Hoffman _____



Full view site plan on all 3 titles



PUBLIC DRIVEWAY - 16 X 38

PARKING SPACES:

50 STALLS AT 8 X 20

4 STALLS AT 12 X 20

AISLES ALL 20FT WIDE



SERVICE ACCESS/VENDOR DRIVEWAY - 18 X 96'

COVERED OPEN AIR POLE SHED - 30 X 60 FT
= 1800 SQ FT (INCLUDED IN GROUP USE AREA 1)

GROUP USE AREA 1 - 6606 SQ FT

GROUP USE AREA 2- 1954 SQ FT

TOTAL = 8560 SQ FT



SHOWING GROUP USE AREA 2 AND POTENTIAL WASHROOM AREA



POTENTIAL SIGNAGE LOCATION

MAX 40' HIGH AND 64 SQ FT AREA