

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
January 27, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

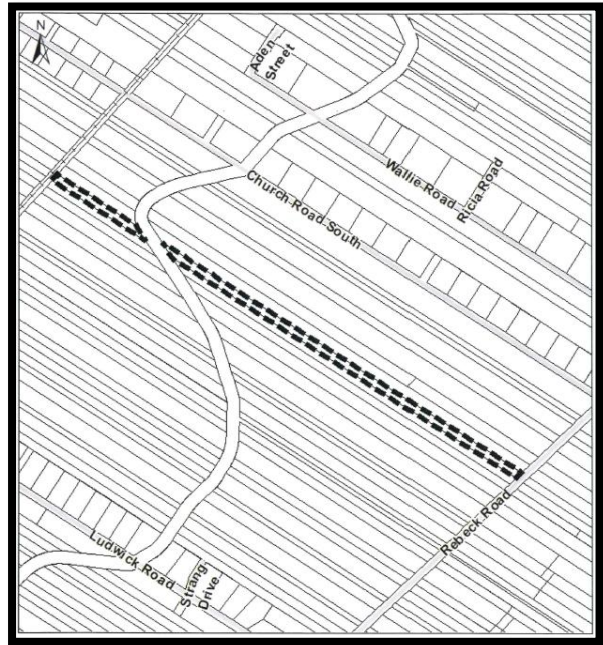
Application File: CU 61-2025

Applicant: Michael Reid

Property Location: 5222 Rebeck Road,
R.M. of St. Clements
Roll # 8450
Legal: RL 217 Plan 3393

Application Purpose:

The applicant proposes to operate a contractor's establishment, in order to allow for private exterior storage on the property and to operate a business on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" – Agricultural Restricted	Contractor's Establishment Part 5 Section 5.3 Table 10 Agricultural Use Table	Exterior storage of construction vehicles and equipment and to operate a business

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	January 12, 2026
Application File	CU 61-2025
Applicant	Michael Reid

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	5222 Rebeck Road, R.M. of St. Clements 8450 RL 217 Plan 3393
Zoning	"AR" Agricultural Restriction zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restriction designation RRPD Development Plan By-law No. 272/19
Property Size	561,364 square feet or 12.89 acres in area (+/-) 95' feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

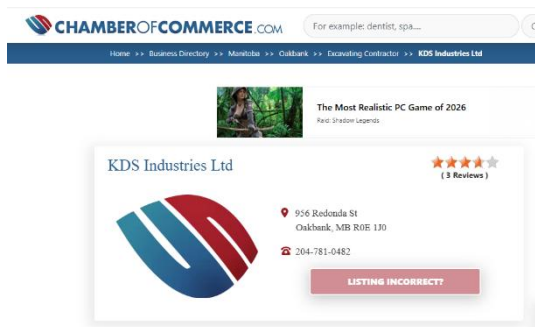
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Application Purpose

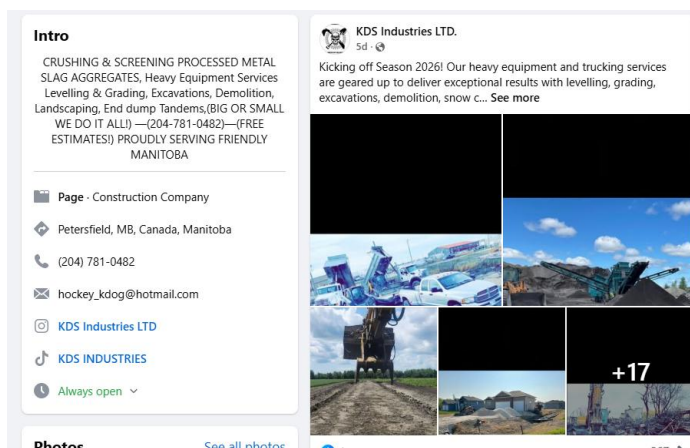
The applicant proposes operating a contractor's establishment, in order to allow a business, and for exterior storage of construction equipment to remain on the subject property.

Administration had reviewed the file and spoke with the applicant, who is the landowner, and his tenants occupy the property. In this situation it would be the landowner that would have to monitor the tenants and he would be liable for any conditions that are not adhered to. Investigation of the company KDS Industries shows that this business is a member of the Chamber of Commerce.Com website and the

address shown is 956 Redonda Street in Oakbank. Below is the posting and the location of the business in an industrial park.



Further research was conducted and there was also mention of a location in Petersfield at 1589 Whitetail Trail, and the consistency with the business is the phone number that is posted in the advertisements.



This application was a result of complaints of noise and business operations that were logged by the RM and also the RRPD.

Two properties to the north at 5236 Rebeck Rd., there is a conditional use for a home industry, which has similar conditions as recommended below. The difference between the two conditional uses is at 5236 Rebeck Rd., it was considered as a home industry as the landowner lives on the property, and with this application the tenants are the operators of the business.

DEVELOPMENT PLAN

Policies within the Development Plan 272/19, section 4.2.10 outlines:

“Home based businesses may be allowed in the Agricultural Restricted area subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment. Where proposals are within the vicinity of a provincial highway, a copy of the proposal should be sent to the Provincial department having jurisdiction for their review as a permit may be required.”

GENERAL INFORMATION

Contractor's establishment

Means a premises where a construction contractor operates a business and where related equipment and materials may be stored, including: wood construction, cabinet making, carpentry, house builders, mobile home and "ready to move" house construction, package home or garage construction, kitchen or

bathroom renovating, general contracting, landscape contractors, heating contractors, air-conditioning and refrigeration contractors, insulating contractors, painting contractors, plumbers, sheet metal contractors, roofers, drillers and well contractors, septic tank installation, foundation contractors, excavators, stucco contractors, siding contractors, brick laying, fencing contractors, ventilating contractors, window and door installation, road, bridge, concrete and stucco contractors and other like uses.

3.11. EXTERIOR STORAGE

3.11.2. Fencing or Landscaped Buffer

3.11.2.1. Design: Any permitted or conditional use requiring outside storage shall be enclosed on all sides, with a minimum 6 ft. to maximum 8 ft. high. Where the use is aesthetically unpleasing to adjacent landowners a solid or opaque fence may be required.

Materials and maintenance shall be as per 3.11.2.2. and 3.11.2.3.

3.11.2.2. Maintenance: A caveat may be filed against the title in order to ensure that the fence is maintained to municipal standards. The maintenance plan may require the posting of a performance bond.

3.11.2.3. Materials - Permitted

Permitted fencing materials include the following:

- painted or pressure wood;
- concrete;
- ornamental block;
- brick;
- metal;
- dense evergreen plants;
- combination thereof; or
- any other material, subject to: - illustration by a certified professional engineer or architect, - approval by the Development Officer of the Selkirk & District Planning Area Board. The above fencing shall be uniformly painted and maintained.

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 conditional use, 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 to pay any outstanding taxes, fines or fees, to the R.M. of St. Clements.
4. Applicant / Owner to apply for a business license in accordance with By-Law 17-96.
5. Applicant / Owner to comply with Section 3.11 Exterior Storage section of the Zoning By-law 5-2002.
6. Applicant / Owner to place a fence at least one foot inside the property lines made of material that is non-transparent.
7. Applicant / Owner shall maintain the site in a clean and orderly condition at all times with all construction materials and equipment within the compound area.
8. Applicant / Owner shall adhere to the R.M. of St. Clements Noise By-Law 7-2020.
9. No construction work shall be carried out on-site.
10. Hours of operation shall be limited to 7:00 am to 8:00 pm, seven days a week, unless otherwise approved by Council.
11. Applicant / Owner shall meet conditions by August 1, 2026.

10.5 x 10



 Subject Property

+ Rail

Roads

☐ Parcel Outline

LETTER OF INTENT

December 17, 2025

Red River Planning District
2978 Birds Hill Rd
East St Paul, MB R2E 1J5

To Whom It May Concern,

Re: Letter of Intent for Conditional Use Permit – Parking of Commercial Vehicles at Residential Property

Property Address: 5222 Rebeck Road, Narol, MB R1C 0G2

Business Name: KDS Industries

Applicant: Michael Reid

I am submitting this Letter of Intent in support of the application for a Conditional Use Permit to allow the parking of several commercial vehicles associated with a small construction company at the above-noted residential property. I am the property owner, and my two tenants, who are the owners and operators of the business, currently reside at this address.

Nature of Business

KDS Industries provides the following services:

- Landscaping
- Grading and levelling
- Hauling
- Snow clearing

The business operates solely through the two owner-operators. There are no additional employees, and there is no on-site retail, client visits, or customer interaction at the residence.

Commercial Vehicles to Be Parked on the Property

I am requesting approval for the tenants/company owners to park the following equipment at the residence:

- 2 tandems
- Dodge Ram 4500 (small dump truck)
- Ford F450 dump truck (currently stored at Budget Truck until summer)

- Ford F350 with plow
- Skid steer & trailer

These vehicles are driven home only by the tenants, who are the company owners and primary operators. No employees, subcontractors, or other company vehicles will be arriving at or departing from the residence.

Operational Details

- No work is performed at the residence.
- No clients come to the property.
- No employees report to the property.
- Vehicles are parked only; all business activity occurs elsewhere.
- All business activity, equipment staging, and daily operations are conducted from their commercial yard within city limits.
- The residence serves strictly as a secure and heated location for the tenants to park the equipment they personally operate.

Impact on the Neighbourhood

The tenants are committed to maintaining a quiet and respectful presence in the neighbourhood.

- Vehicle movement may occur outside standard working hours due to the weather-dependent nature of snow clearing operations. All movement will be conducted with consideration for neighbouring properties, and noise will be minimized whenever feasible.
- No construction materials, debris, or supplies will be stored outside.

I believe the requested use will not negatively impact neighbouring properties and remains consistent with responsible residential use.

Thank you for considering this application. I would be pleased to provide any additional information the department may require.