

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
June 23, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

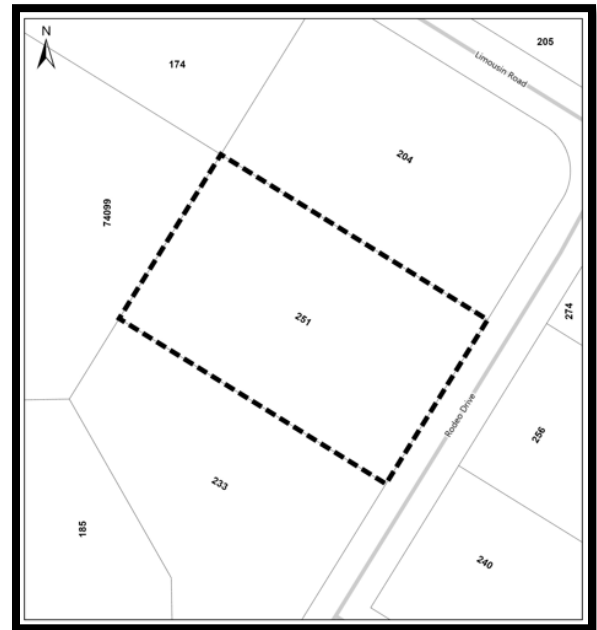
APPLICATION INFORMATION

Application File: CU 15-2026

Applicant: Robert and Marjolyn
Caton

Property Location: 251 Rodeo Drive
Roll # 311530
Legal: Lot 3 Block 3 Plan
16617

Application Purpose:
The applicant proposes to establish a garden suite as an accessory building, in order to allow the garden suite to be constructed on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Section 5 Table 10: Agricultural Use Table Garden Suite Conditional Use	Garden Suite

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	May 20, 2026
Application File	CU 15-2026
Applicant	Robert and Marjolyn Caton

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	251 Rodeo Drive 311530 Lot 3 Block 3 Plan 16617
Zoning	"AR" Agricultural Restricted Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	217,783 square feet / 5 acres in area (+/-) 366 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Section 5 Table 10: Agricultural Use Table Garden Suite Conditional Use	Garden Suite

Application Purpose

The applicant proposes to establish a garden suite as an accessory building, in order to allow the garden suite to be constructed on the subject property.

ANALYSIS

Section 3.13. Garden Suite

3.13.1.1. Occupancy

Occupancy shall be for an elderly parent(s) or other family member(s) who require or provide care and assistance from or for the occupants of the principal dwelling.

3.13.1.2. Applicants

Only owners(s) or occupiers of the principal dwelling, with consent of owner(s), are permitted to place a temporary additional dwelling.

3.13.1.3. Area – minimum

Garden suites will not be permitted on properties smaller than 512 m2. (5,500 ft2)

3.13.1.4. Foundation

As the additional dwelling is temporary in nature it shall be placed on pad and post foundation only.

3.13.1.5. Separation

Minimum separation distance between detached buildings and the principal dwelling or temporary additional dwelling shall be 10 feet.

3.13.1.6. Size

Temporary additional dwellings shall have a maximum size of 1,200 sq. ft.

3.13.1.7. Yard Requirements

Temporary additional dwellings shall comply with front, side and rear yard requirements for the principal dwelling.

3.13.1.8. Access

Access to the temporary dwelling shall comply with front, side and rear yard requirements for the principal dwelling.

3.13.1.9. Restriction by Caveat

A caveat is to be placed on the subject property by the Municipality at the expense of the applicant, advising that the additional dwelling is temporary in nature and that it must be removed within 6 months upon cessation of occupancy for which it was intended.

As per section 3.13.1.6, garden suites shall have a maximum size of 1,200 sq. ft. The proposed garden suite is going to be 1,056 sq. ft. and is in compliance with the Zoning By-law

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 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 Rural Municipality of St. Clements.
4. Applicant / owner to not use the garden suite for rental purposes.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 15, 2026
251 Rodeo Drive, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

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

 Roads

 Parcel Outline



ADDITIONAL INFORMATION

Legal Description:

Lot 3, Block 3

Plan 16617

To RM of St. Clements,

I would like to request a conditional use permit to put a garden suite on my property. This will be used and occupied by my elderly mother and father, Carol and Edward Caton.

My parents have lived on their dream Hobbie farm in Ladywood, MB twenty minutes north of Beausejour for the last 20 years and have been 100% independent and healthy.

Unfortunately, in the last year their health has declined drastically. My mother is now legally blind and is no longer able to drive. My father, as of February 2026, has been diagnosed with Stage 4 cancer and is steadily losing his mobility. This has led to them being unable to manage and maintain the farm property.

We inquired about senior accommodations in Selkirk with no luck. There are only a handful of properties suited to their needs, and one had a waitlist of 240 people and the list is closed. The other has a waitlist of over 140. Given the rapid decline of my parent's health, we unfortunately do not have the luxury of time to wait for a spot to open.

Having my parents on the same property would allow them to have assistance and still enjoy gardening and the many benefits of country living that they have grown accustomed

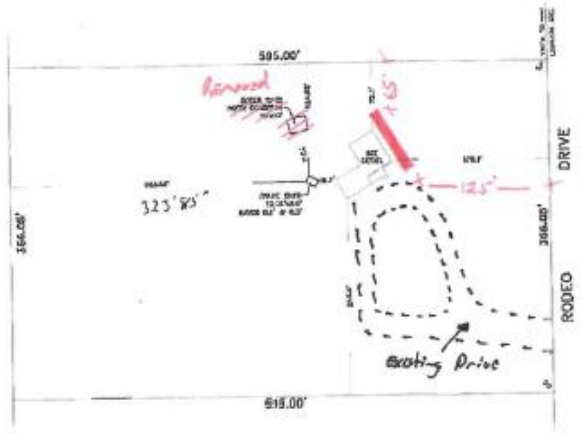
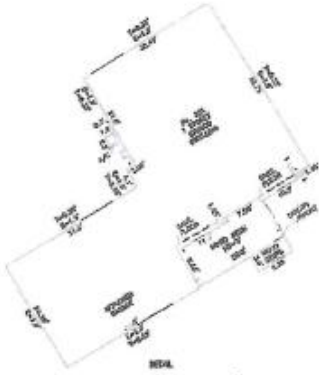
to. Additionally, as their health concerns grow, my wife Marjolyn who is a registered nurse with over 29 year's experience can provide much needed support and assistance. As it stands right now, we are a minimum of 30 minutes away should a medical emergency occur.

In conclusion, I sincerely hope you will allow me this opportunity to ensure my parent's remaining years do not become a burden on the healthcare system and be well cared for by their loving family.

SURVEYORS BUILDING LOCATION CERTIFICATE
SKETCH of
251 RODEO DRIVE

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REVISION 4 ASSESS



BARNER & DUNCAN
LAND SURVEYORS
 456 FORT STREET
 WINSTON-SALEM, NC 27103
 Our Fax: 800-271-18
 Our Site: 704-733-6400
 Our Tel: 704-733-1132

SKETCH - all dimensions are in feet and decimals of a foot.
 This survey was made on the 28th day of April, 2006.
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CERTIFIED A TRUE COPY

DATED: 04/28/06
 BY: [Signature]

Signed & Sealed
 [Signature]
 State of North Carolina, U.S.C.
 2006 ALL RIGHTS RESERVED BY A.S.C. 2006

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Proposed Gender Suite in Red