

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
August 25, 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 22-2026

Applicant: Wolsey Wall
Architecture and
Interior Design

Property Location: Stone Church Road
Roll # 410150, 410160
Legal: RL 212-PE-5495

Application Purpose:

The applicant is seeking approval for a "Recreation Commercial Use" and "Any other Agricultural Use" in order to construct a ceremonial lodge, to allow temporary use cabins and storage buildings on the subject property in "AR" Agricultural Restricted zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	"Recreation – Commercial" and "Any other Agricultural Use" Section 5 Agricultural Zones Table 10: Agricultural Use Table	Ceremonial lodge, 10 temporary cabins, Storage buildings, wellness area, parking lots and Future Outdoor Programs.

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	August 19, 2026 - AMENDED
Application File	CU 22-2026
Applicant	Wolsey Wall Architecture & Interior Design

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	Stone Church Road, St. Clements. 410150 and 410160 RL212-PE-5495
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	Roll 410150 – 110,407 square feet / 2.55 acres in area (+/-) 227.34 feet in width (+/-) Roll 410160 – 141,484 square feet / 3.23 acres in area (+/-) 203 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	“Recreation – Commercial” and “Any other Agricultural Use” Section 5 Agricultural Zones Table 10: Agricultural Use Table	Ceremonial lodge, 10 temporary cabins, Storage buildings, wellness area, parking lots and Future Outdoor Programs.

Application Purpose

The applicant is seeking approval for the future development of The Heart of Our Ancestors Land Development on the vacant land on behalf of Peguis Child & Family Services.

The intent is to construct 10 temporary use cabins, storage building (Harvesting Shed) and future Outdoor Programs Use under “Recreation Commercial Use” as well as Ceremonial lodge, wellness/playground area and parking area for Future Outdoor Programs under “Any other Agricultural Use” on the subject property roll # 410150.

An additional parking area and wellness area for Future outdoor Programs, outdoor/storage building and single-family dwelling (2400 sq. ft) for the caretaker (which is permitted in this zone) will be constructed on roll# 410160.

Both lots will be developed with many landscaping features such as trails, monuments, multiple vegetational/tree buffers, floating boardwalk with anchorage system design that will connect in between two properties.

Subject properties	Recreational Commercial Use	Any other Agricultural Use
Roll # 410150	10 temporary use cabins (108 sq. ft each), storage building (130 sq. ft Harvesting Shed) and Future outdoor Programs	Ceremonial lodge (6000 sq. ft), wellness/playground area - Roofed Gazebos with cedar hedge (560 sq. Ft + 129 sq. ft), Parking area (approx. 38 stalls)
Roll# 410160	Future outdoor Programs	Additional parking area (approx. 131 stalls) and outdoor/storage building (1916 sq. ft in size)

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:

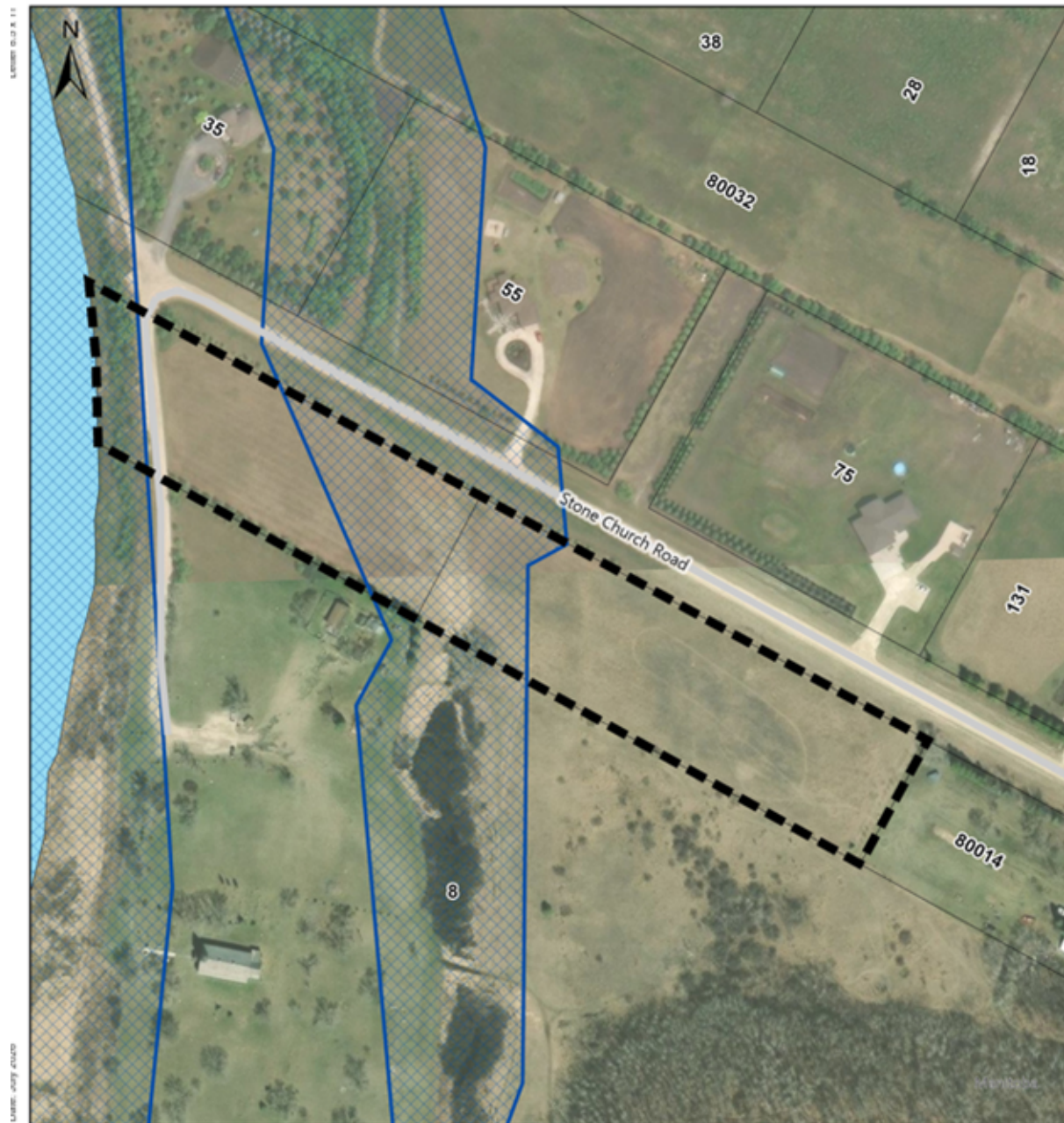
1. The conditional use is limited to the development presented in this application and shall be carried out substantially in accordance with the submitted site plan and information provided with the application. Any further changes, replacements, additions, or material changes to the use or overall development concept that are not in substantial conformance with the approved application shall require further approval through the applicable municipal approval process.
2. Applicant / owner obtains all required permits from the Red River Planning District, if required.

3. Applicant / owner obtains two (2) access permits from the RM of St. Clements.
4. Applicant / owner requires a lot grade from the Province of Manitoba, Manitoba Transportation and Infrastructure Hydraulic Forecasting and Water Management Branch for the flood elevation level for the structures. Information be sent to the RM of St. Clements for final approval.
5. Applicant / owner to provide an engineered drainage plan to be submitted to the RM of St. Clements for approval
6. Applicant / owner to receive permits for dock from the Department of Fisheries and Oceans.
7. Applicant / owner enter into an easement agreement with The Anglican Church of Canada to be registered on property roll 410150 for access to the adjacent property.
8. Applicant / owner to meet all zoning requirements for "AR" zone of St. Clements ZBL and obtain all required variances, if required.
9. Applicant / owner to provide approval from the Province of Manitoba Environmental Compliance regulations on onsite wastewater management systems, to the Red River Planning District.
10. Applicant / owner to receive approval from the Office of Drinking Water with regard to any wells installed on the properties.
11. Applicant / owner to receive approval from the Province of Manitoba Historic Resources Branch to develop the property.
12. Applicant/owner must protect the riparian habitat within 60' of the ordinary high-water mark.
13. Applicant/owner must comply with section 3.8.2. of the Zoning By-law and receive a development permit from the Red River Planning District as the works are done within flood prone or hazard prone lands, with the approval from the Rural Municipality of St. Clements.
14. Applicant / owner to provide to the Red River Planning District a Geotechnical Report for the development of the properties.
15. Applicant/owner to maintain required insurances, licenses.
16. Applicant/owner enters into Development agreement with RM to address:
 - a) Road maintenance
 - b) Landscaping and buffering
 - c) Building legislation
 - d) Any other item deemed necessary
17. The development shall commence within two years of the date of approval. If development has not commenced within this timeframe, the conditional use approval shall be subject to review and may lapse or require renewal by Council.

18. Continued legal and practical access to the Anglican Church and cemetery shall be maintained. The proposed development and associated road/access arrangement shall not compromise or restrict existing access to the Anglican Church or cemetery.

19. The applicant/owner shall obtain all required permits, approvals, and permissions from the applicable provincial archaeological and heritage authorities prior to commencing any development or construction, including any requirements related to the discovery of artifacts, human remains, or other heritage resources during construction.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 22, 2026
Stone Church Road, 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
- Designated Flood Area
- Parcel Outline
- Water Bodies



ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



Letter of Intent

DATE: July 10, 2026

TO: Red River Planning District ATTN: Santan Singh (Manager of Planning Services)

Red River Planning District

2978 Birds Hill Road

East St. Paul, MB R2E 1J5

RE: Letter of Intent – Proposed Peguis Child & Family Services Heart Of Our Ancestors Land Development

LEGAL DESCRIPTION: *RL212-PE-5495

ROLL NUMBER: 410150.000, 410160.000

CURRENT ZONING: AR (Agricultural Restricted)

1. Introduction

This letter serves as a formal expression of intent for the development of The Heart of Our Ancestors Land Development on the vacant lands legally described as **RL212-PE-5495**. On behalf of Peguis Child & Family Services, we are pleased to submit this proposal for your review. We are seeking the RRPD's support to permit a ceremonial lodge, ten (10) temporary use cabins, a dwelling, and a storage building.

2. Property Description & Context

The subject property is a vacant River Lot within the **AR (Agricultural Restricted)** zone. The site is characterized by flat topography with a swell, and existing native vegetation. The property is bordered by residential land to the North, active agricultural land to the East, the Red River to the West, and the Old Stone Church to the South.

3. Proposed Development

Our vision for Heart of Our Ancestors includes:

- **Building Program:**

Brian G. Wall, Architect, maa, albc, oaa, mraic, D. Arch; CT(Arch) • email: brian@wolseywall.com
Jeni Wolsey, Interior Designer, B. ID Honours • email: jeni@wolseywall.com

WWAID 778-377-8394 Winnipeg, MB | Kelowna, BC | Kenora, ON

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- A 6,000 sq. ft. Ceremonial Lodge. The structure will be designed to complement the St. Clements corridor, utilizing neutral colors and high-quality materials.
 - Ten (10) 10'x12' A-Frame Cabins. These structures are pre-built and designed to be used for two seasons out of the year.
 - A 2,400 sq. ft. Dwelling. This structure will have an attached garage, finished basement, and be on a foundation.
 - A Storage Garage.
- **Site Layout:** We have positioned the development to minimize the impact on the remainder of the agricultural land.
 - **Landscaping:** Existing tree stands will be preserved where possible to provide natural screening. Additional landscaping will be added utilizing local species. Tree stands will be utilized to maintain privacy in the area.

4. Requested Approvals

We are seeking support to permit heritage and cultural structures similar to the Old Stone Church adjacent property. We believe this request is suitable as a Recreational Commercial use for the AR zone because:

- **Site Optimization:** Positioning the Lodge on the West side of the property allows us to avoid the swale in the land and preserve the most significant stands of native vegetation.
- **Low Impact:** The use is secondary to the land's primary character and does not require intensive municipal services.
- **Compatibility:** The proposed activity will not interfere with the right-to-farm for neighboring agricultural operators.
- **Reversibility:** The project does not involve large-scale permanent soil degradation, preserving the long-term intent of the Agricultural Restricted designation.
- **Low Density:** This is not a high density multi-family living, nor a large scale single family development plan.

5. Servicing & Environmental Strategy

We are committed to the responsible stewardship of this River Lot:

- **Wastewater:** We propose holding tanks in full compliance with provincial regulations.
- **Drainage:** A professional Lot Grading Plan will be prepared to ensure that all post-development runoff is contained on-site or directed to municipal ditches without impacting downstream neighbors; a priority we recognize as vital within the RM.
- **Access:** We will utilize two separate approaches on Stone Church Road on the North of the property, ensuring all sightlines meet safety standards.

6. Policy & Planning Alignment

This project aligns with the **Red River Planning District Development Plan** and the **RM of St. Clements Zoning Bylaw** by:

- Supporting limited, high-quality development that provides value to the RM without requiring the expansion of urban-style infrastructure.
- Maintaining the integrity of the Agricultural Restricted zone by keeping the development footprint respectful of rural setbacks.

Furthermore, the requested conditional use represents a minor deviation that allows for a superior site design, ensuring the development remains respectful of the natural environment while maintaining the required rural character and privacy for adjacent landowners.

7. Collaboration & Timeline

We look forward to working collaboratively with the RM Council and the Red River Planning District. We are aiming to begin construction in Fall 2026.

Sincerely,



Leah Penner
Interior Designer
778-377-8394 ext. 105
leah@wolseywall.com

SITE PLAN