

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
July 22, 2025
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 24-2025

Applicant: Giuseppe Salvaggio
Owner: Jennifer Watson

Property Location: 36 Nicholas Street
Narol, Manitoba
Roll # 34793
Legal: Lot 6 Block 3 Plan 14797

Application Purpose:

The applicant proposes to establish a "home industry" in a Rural Residential Zone, in order to allow for a used car dealership business to be on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential	Section 3.16.2.2 Home Industry Section 6 Table 13 Residential Use Table	Used Car Dealership

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	June 24, 2025
Application File	CU 24-2025
Applicant	Giuseppe Salvaggio

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	36 Nicholas Street, Narol RM of St. Clements 34793 Lot 6 Block 3 Plan 14797
Zoning	"RR" Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Property Size	60,305 square feet / 1.38 acres in area (+/-) 180 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential	Section 3.16.2.2 Home Industry Section 6 Table 13 Residential Use Table	Used Car Dealership

Application Purpose

The applicant proposes to establish a home industry in a "RR" Rural Residential Zone order to allow for a Used Car Dealership on the subject property.

The applicant came to the RM office to apply for business license and according to policy it was sent to the Planning District. A report was received from Gillian Kolody, which outlined the business operations as a "Home Industry". The applicant is proposing a used car dealership; research was conducted and there have been 18 used car dealerships in a rural residential zoning but the majority are in less concentrated development area. The applicant has stated that there will be three vehicles for sale stored outdoors and the owner's personal vehicles.

DEVELOPMENT PLAN POLICIES

4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.

4.6.7 Small scale commercial uses may be appropriate in the General Development areas if they service the local population, are not reliant on municipal piped services and no suitable urban location exist within convenient proximity to the area. In reviewing proposals for a commercial use in a General Development area, the following shall be considered:

- 4.6.7.1 The size and type of operation.
- 4.6.7.2 Compatibility with the surrounding land uses and activities.
- 4.6.7.3 The requirement for provision of municipal services.
- 4.6.7.4 The potential for adverse effect on surface and groundwater, air quality, noise levels, and other characteristics important to the region.

4.6.8 Commercial uses which cater to highway traffic (e.g. motels, gas stations etc.), and those which require large sites, shall be grouped and located on sites zoned for highway commercial areas which may be adjacent to provincial highways. Highway commercial areas shall be designed to least interfere with the flow of traffic which may require service roads, and shall have a high quality of design.

4.6.9 Home based businesses may be allowed in General Development areas subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.

4.6.13 Small scale institutional uses that are intended to service the local population may be permitted in General Development areas.

ZONING BYLAW

3.16.2.2. Home Industries In addition to all businesses classified as Home Occupations, the following examples are types of business that would also be classified as Home Industries.

- Automobile repairs
 - Agricultural commercial
 - Car brokerages – vehicles on premises (B/L 1-2003)
 - Commercial printing
 - Building trades (carpentry, electricians, plumbing)
 - Small engine and equipment sales and repair
 - Large household appliances (stoves, dryers, etc.)
 - Printing services
 - Upholstery (household & auto)
 - Mobile signs
- 3.16.3. Required Conditions

Home Industries:

3.16.3.10. Home Industries may be allowed as permitted or conditional uses within the Agricultural, Residential and General Development zones, in accordance with the applicable zone Use Tables. (B/L 9-2017)

3.16.3.11. Home Industries must be carried out within an accessory building, except for a business office which may be permitted in the residential dwelling, and outdoor storage permitted under Section

3.16.3.12. (B/L 13-2017)

3.16.3.12. Outside storage is allowed as part of the Home Industry, subject to the following:

a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building; and

b) the storage area shall be fenced or screened from public view to the satisfaction of Council and entering into a Development Agreement, if required. (B/L 13-2017)

3.16.3.13. In addition to the residents of the property, a Home Industry may include up to a maximum of two (2) employees who do not reside on the property (B/L 13-2017).

3.16.3.14. Unless otherwise approved by Council, signs shall be nonilluminated and non-flashing and limited to one - maximum size shall be 6 ft.2

3.16.3.15. Additional parking requirements for customers may be provided in the rear yard. No additional parking spaces will be permitted in any front yard or side yard.

3.16.3.16. No toxic matter, explosive, flammable, combustible, corrosive, radioactive, or other restricted material may be used, stored, or produced.

3.16.3.17. In no case shall the Home Industry be open to the public at times earlier than 8:00 a.m. no later than 10:00 p.m. unless agreed to by Council.

3.16.3.18. The home industry shall not generate pedestrian or vehicular traffic in excess of that which is characteristic of the zone in which it is located. (B/L 1-2003)

3.16.3.19. The home industry shall have all outdoor lighting located and arranged on the property so that no rays of light are directed at any adjacent property. (B/L 1-2003)

3.16.3.20. An accessory building used for a Home Industry use must not exceed a floor area or site coverage as required within a zoning site. The number of accessory buildings allowed may vary depending on zone – See Section 3.2.4 (B/L 13-2017)

3.16.3.21. Each application for a Conditional Use for a proposed Home Industry shall include a detailed description of the use to be undertaken at the premises and an indication of where any materials, equipment or vehicles associated with the use are to be stored. (B/L 13-2017)

3.16.3.22. The Home Industry shall comply with all environmental and public health standards of the Province of Manitoba. If Council determines that a proposed Home Industry may conflict with these standards, the application shall be referred to the appropriate Provincial department(s) prior to issuing a development permit. (B/L 13-2017)

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 obtain a business license from the RM of St. Clements in accordance with By-Law 17-96.
4. Applicant / owner to pay any outstanding taxes, fines or fees, to the RM of St. Clements.
5. Outside storage is allowed as part of the Home Industry, subject to the following:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building; and
 - b) the storage area shall be fenced or screened from public view to the satisfaction of Council and entering into a Development Agreement, if required. (B/L 13-2017)

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 24, 2025
36 Nicholas Street, RM of St. Clements

Designation: "GD" General Development Designation

Zoning: "RR" Rural Residential Zone

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.

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION



● (Black) - where Structure are

● (Red) - Driveway

● (Blue) - where cars would be Located

Structures (1) and (2) are garages which I will be used sometimes depending on the weather.

Vehicles that would just be sitting and not driven around would be off site.

On the Title there is a development agreement registered with the RM. The registration date is September 20, 1979. The development agreement was reviewed, and no restrictions were set on any future owners. The conditions were just for the developer to fulfill.