

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

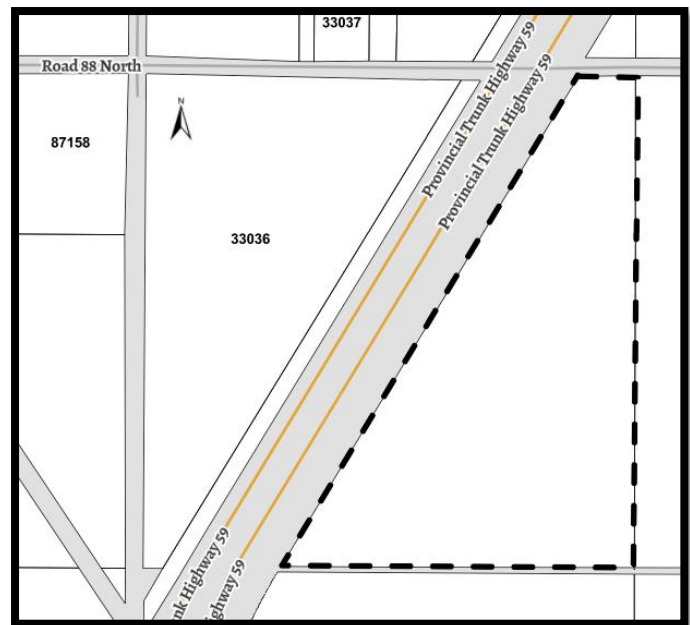
Application File: CU 25-2025

Applicant: Leslaw and Elzbieta
Nabrzeska

Property Location: No Street Address,
R.M. of St. Clements
Roll # 537950
Legal: NW22-15-6E

Application Purpose:

The applicant proposes to establish a wood milling operation and storage of wood, in order to allow for the land use to be continued on the subject property. Livestock will also be on the property.



Property Zone	Conditional Use Request	Proposed by Applicant
"A80"	Section 5 Table 10: Agricultural Use Table Section 5.3	To acquire permission to operate a milling operation and storage of wood.

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	July 2, 2025
Application File	CU 25-2025
Applicant	Lukasz Nabrzeski

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	No address, R.M. of St. Clements 537950 NW22-15-6E
Zoning	"A80" Agricultural General zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RA" Resource Agricultural designation RRPD Development Plan By-law No. 272/19
Property Size	2,911,828 square feet / 66.19 acres in area (+/-) 304 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A80"	Section 5 Table 10: Agricultural Use Table Section 5.3	To acquire permission to operate a milling operation and storage of wood. Animal livestock will also be on the property.

Application Purpose:

The applicant proposes to establish a wood milling operation and storage of wood, in order to allow for the land use to be continued on the subject property. The primary purpose of this operation is to create wood chips that will be utilized in a boiler system and to generate raw materials for the construction and finishing of our farm shops. The applicant would have all sorts of livestock, such as pigs, goats, sheep, meat rabbits, chickens for meat and for eggs, ducks, turkeys and quail

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

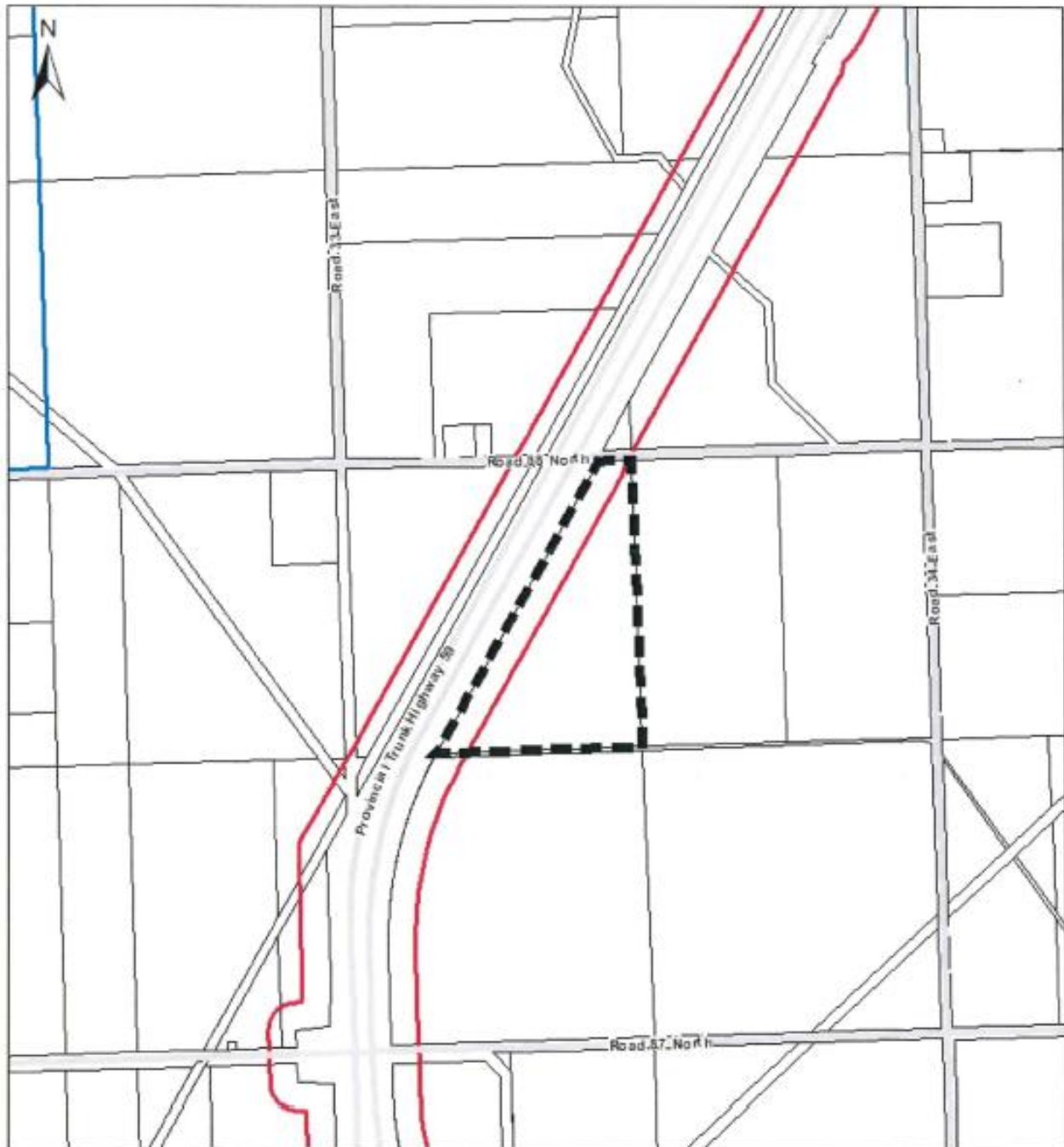
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 an annual 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. Applicant / owner to address any concerns that Manitoba Infrastructure and Transportation may require.
6. Applicant / owner to be in compliance with Table 12: Animal Unit Summary Table.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 25, 2025
PTH 59 and Road 88N 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.

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





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ADDITIONAL INFORMATION

I am writing to formally request a conditional use permit for our property located at 33036 Rd 88, Libau, Manitoba, to allow for the milling of logs. The primary purpose of this operation is to create wood chips that will be utilized in our boiler system, as well as to generate raw materials for the construction and finishing of our farm shops.

We have purchased logs locally from a logger in Hadashville, assisting him during a challenging winter when he faced a shortage of buyers. Understanding his need to sell a minimum of 200 cords of wood to sustain his business, we stepped in to help. Our intention is to ensure that this wood is fully utilized in our milling process, allowing both our farm and the logger's business to thrive.

I would like to highlight that our mill is fully electric, which will help keep noise levels down and minimize the environmental impact of our operations. As we are currently in the process of construction, the mill may be relocated a few times along the road as needed. We are also dedicating a small part of our lot for log storage and raw material storage; these locations will be adjusted as the construction of our farm progresses.

Additionally, I would like to clarify that there will be no sales of wood conducted on the premises. The operation will solely involve private property use, and there are no intentions of having sales of wood now or in the future.

As part of our milling operations, we plan to bring in approximately 10 loads of logs each year. To facilitate this, we will be widening our driveway to ensure that we can transport logs directly from Highway 59, avoiding travel on any gravel roads in the area. Our operating hours will be from 6 AM to 10 PM on a part-time basis, as our primary focus remains on farming practices.

I Elzbieta Nabrzaska am writing this letter to explain the operation of the farm/agricultural building we are trying to get a permit for. In this building we are planning to hold all sorts of animals such as pigs, goats, sheep, meat rabbits, chickens for meat and for eggs, ducks, turkeys and quails. We are not sure about the numbers yet but around ten of each of the bigger animals and 50 of each of the small not counting the babies. The animals will be feed an organic diet which all the feed such as flax, wheat, oats and rye will need to be stored inside in toats. We are also planning to use the building for reproducing purposes which will need room to store incubators heat lamps, room for the small chickens and ducks to be under heat lamps and a swine nursery for the piglets and a seporate stall for the boars. Space for the plucking, milking goats and cooking food for pigs since they will be feed potatoes and beets. Cold room for the storage of milk and waste that will be feed to the chickens such as old bread and vegetables. Nests for the egg layers and ducks. Feed mill for the grinding of feed also hoping to start making pellets for the animals to feed. There will need to be storage for the hay (alfalfa) that will be produced on that land. Potato,beet,carrot storage for the pig feed. Also storage for saw dust and straw for animal bedding. There will be storage for 2 tractors one small one for inside cleaning and a big one for working land and attachements which include bailer, mover, plow, discs and harrow there will also be a farm truck which will be used for hay hauling and feed that will be bought from other farmers but hoping that in near future we are able to produce some from our own land. Room for repairing machinery and storing extra parts. Some garden food will be stored inside for the family but also some will be given to animals once we cannot consume it or if there is more that needed also hoping to sell to the public at some point.

[illegible]