

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

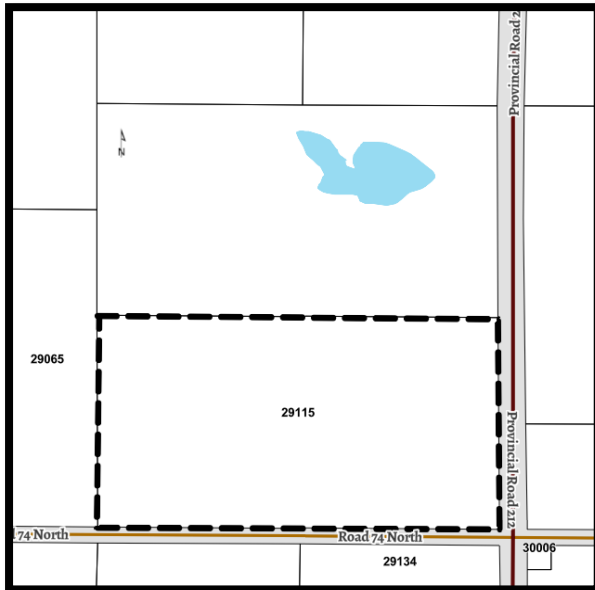
Application File: CU 26-2026

Applicant: Prudence Critchley

Property Location: 29115 Road 74N
RM of St. Clements
Roll # 256500
Legal: SE13-13-5E

Application Purpose:

The applicant proposes to establish a garden suite, in order to allow for a garden suite to be constructed on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
A80 – Agricultural General	Garden Suite Table 10: Agricultural Use Table Section 5. Agricultural Zones	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	July 31, 2026
Application File	CU 26-2026
Applicant	Prudence Critchley

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	29115 Road 74N, RM of St. Clements 256500 SE13-13-5E
Zoning	"A80" Agricultural General zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	3,364,632 square feet / 77.24 acres in area (+/-) 778 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
A80 – Agricultural General	Garden Suite Table 10: Agricultural Use Table Section 5. Agricultural Zones	Garden Suite

Application Purpose

The applicant proposes to establish a garden suite, in order to allow for a garden suite to be constructed on the subject property.

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 a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required;
3. Applicant / owner shall be required to place the Garden Suite up to a maximum size of 1,200 sq. ft.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use 26, 2026
29115 Road 74N, RM of St. Clements
Designation: "RA" Resource Agricultural
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. Map content is not to scale.

-  Subject Property
-  Roads
-  Hazard Lands - Airport
-  Parcel Outline



ADDITIONAL INFORMATION

Letter of Intent

July 24 / 2026

Letter of Intent for:
29115 Rd 74 N, St. Clements

To Whom it May Concern:

~~We~~ I am requesting permission to build
a garden suite on our property for my
elderly mother.

Site Plan

29115 Rd 74 North Site Plan

