

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
October 20, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

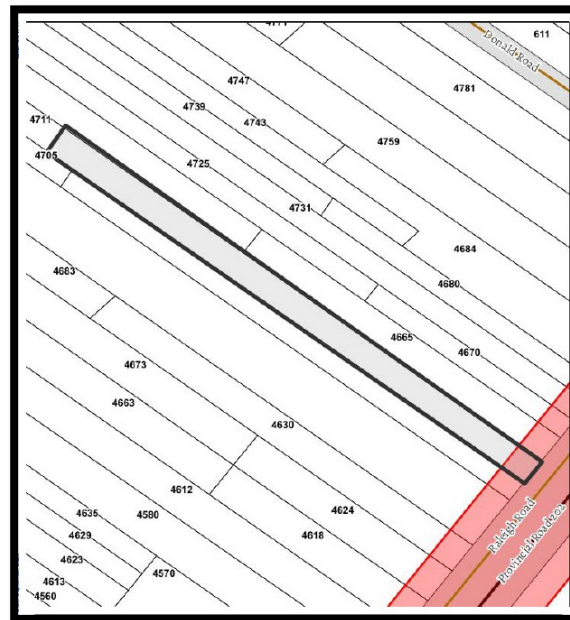
Application File: CU 35-2026

Applicant: Kach Jablonski Engineer Inc.

Property Location: Raleigh Road
R.M. of St. Clements
Roll # 46600
Legal: Lot 2 Plan 61478

Application Purpose:

The applicant proposes to establish a commercial recreation facility, in order to allow for a building to be constructed on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"M" General Industrial Zone "AR" Agricultural Restricted	8. Industrial Zone Recreation Facility - Commercial Table 17 - Industrial Use Table	Commercial Recreation Facility

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	October 1, 2026
Application File	CU 35-2026
Applicant	Kach Jablonski Engineering Inc.

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	Raleigh Road, R.M. of St. Clements 46600 Lot 2 Plan 61478
Zoning	"M" General Industrial zone "AR" Agricultural Restricted RM of St. Clements Zoning By-law No. – 5-2002
Development Plan Designation	"BP" Business Park designation RRPD Development Plan By-law No. 272/19
Property Size	353,662 square feet / acres in area (+/-) 132.5' feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"M" General Industrial Zone "AR" Agricultural Restricted	8. Industrial Zone Recreation Facility - Commercial Table 17 – Industrial Use Table	Commercial Recreation Facility

Application Purpose

The applicant proposes to establish a commercial recreation facility, in order to allow for a building 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:

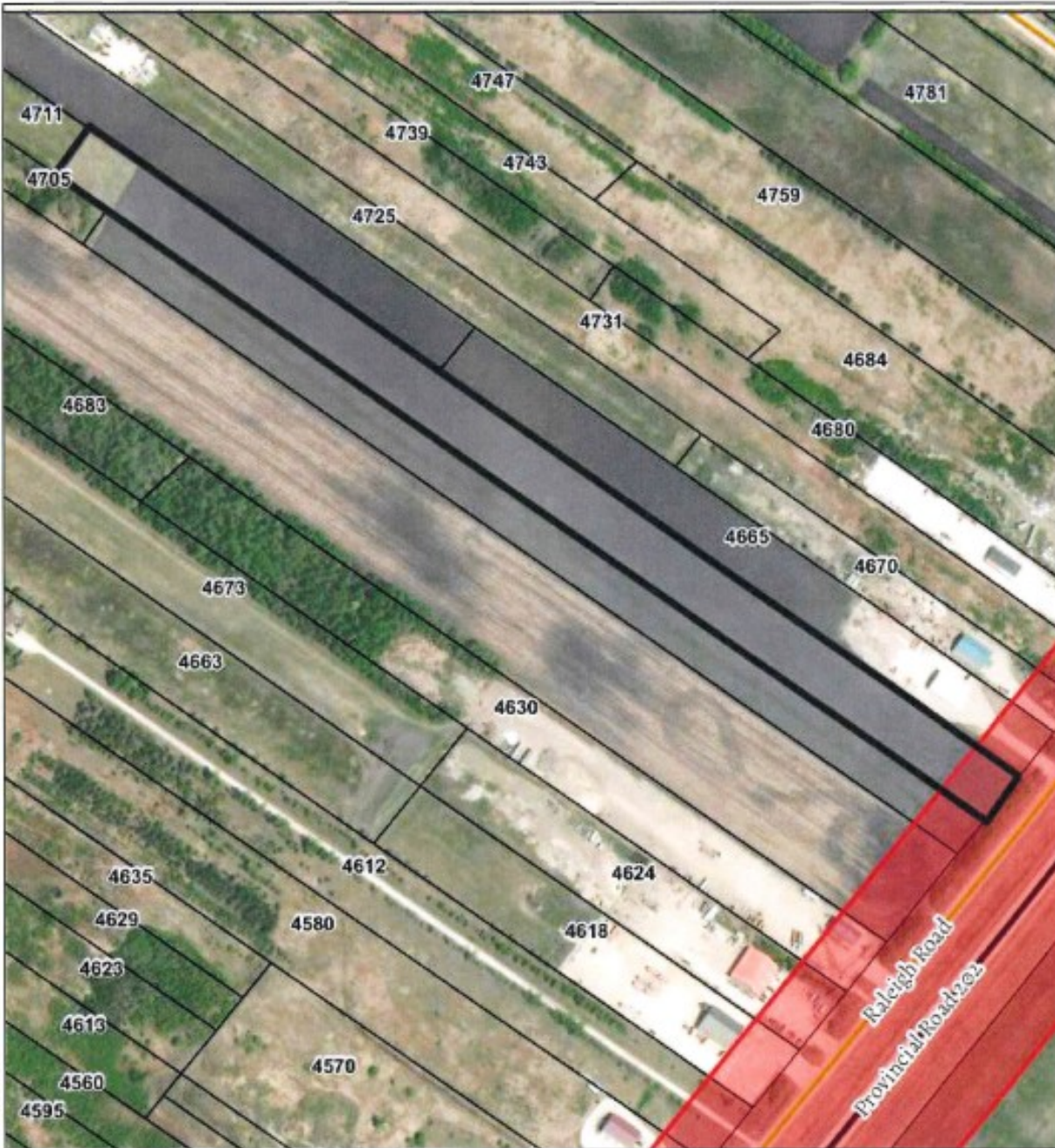
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 to receive confirmation from Manitoba Infrastructure and Transportation, if any permits are required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU-2026-035
Raleigh Road, RM of St. Clements

Designation: Business Park
Zoning: "M" General Industrial

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

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

Letter of Intent

Conditional Use Application

Dear:

Mayor & Council of the Rural Municipality of St. Clements, MB

I am pleased to submit this conditional use application for the proposed new recreational facility adjacent to 4665 Raleigh Road in South St. Clements. The facility will primarily be used for youth volleyball club practices, games, camps and tournaments throughout the year. The facility will have a hard surface athletic gym floor, suitable for other in-door sports such as, but not limited to; basketball, badminton, pickleball, etc., as these other sports could be played during volleyball off times/seasons. In addition, there is ample parking throughout the site.

Please find attached to this application preliminary plans for;

1. Site Plan
2. Main Level Floor Plan
3. Mezzanine Level Floor Plan

Kind regards,

Kach Jablonski Engineering Inc.

John & Kirsty Kachurowski

SITE PLAN

