

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
June 23, 2026
6:00 P.M.**

**Council Chambers
1043 Kittson Road
East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

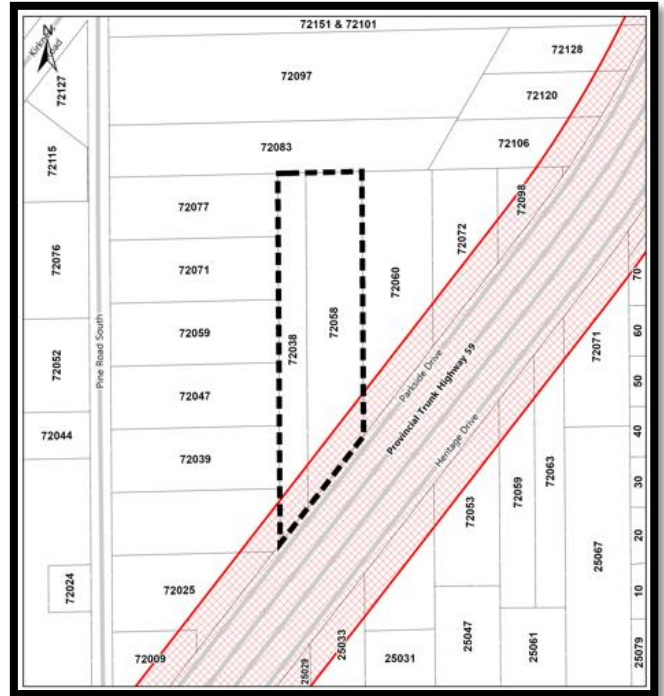
APPLICATION INFORMATION

Application File: CU 13-2026

Applicant: Kris Favel and Jacklyn Thorsteinson

Property Location: 72058 and 72038
Parkside Drive
R.M. of St. Clements
Roll # 244550 and 244560
Legal: Lots 1/3 Plan 50753

Application Purpose:
The applicant proposes to establish a contractor's establishment with outdoor storage and an education facility, in order to allow for the business to be allowed on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted Section 5. Agricultural Zones Table 10: Agricultural Use Table	Contractor's Establishment with outdoor storage and an Education Facility	Contractor's Establishment with outdoor storage and an Education 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



2978 Birds Hill Rd
 East St. Paul, Manitoba R2E 1J5
 Toll Free: 1-800-876-5831
 Phone: 204-669-8880
 Fax: 204-669-8882

CONDITIONAL USE APPLICATION REPORT

Date	June 2, 2026
Application File	CU 13-2026
Applicant	Kris Favel and Jacklyn Thorsteinson

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	72038 and 72058 Parkside Drive, R.M. of St. Clements
- Roll #	244550 and 244560
- Legal	Lot 1/3 of Plan 50753
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	219,173 and 372,701 square feet / 5.03 and 8.56 acres in area (+/-) 217.5 and 427.5 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 Section 5. Agricultural Zones Table 10: Agricultural Use Table	Contractor's Establishment with outdoor storage and an Education Facility	Contractor's Establishment with outdoor storage and an Education Facility

Application Purpose

The applicant proposes to establish a contractor's establishment with outdoor storage and an education facility, in order to allow for the business to be allowed on the subject property.

This application includes the request for two different types of uses as outlined in Zoning By-law 5-2002. The first being a contractor's establishment with outdoor storage for construction of buildings and other materials. The applicant is a Red Seal Journey man Carpenter and would like to train others to build

dwellings for the First Nation. As he will be training others the landowner is requesting conditional use for an education facility as well. This approval will be for two uses on two separate parcels of land, one being 72038 Parkside Drive and 72058 Parkside Drive. The applicant “has partnered with Peguis Child and Family Services as part of a community focused cultural initiative and the purpose of this project is to construct dwellings that will provide members with a place to stay while attending traditional ceremonies and cultural gathering, while creating meaningful training and employment pathways for individuals.”

To the North, the adjacent two properties are designated as Commercial Highway and to the South, these properties are designated as Agricultural Restricted and are currently developed into homestead.

The applicant will need to make arrangements to provide any washroom facilities, classrooms and eating facilities for the students that are training on the property.

Both properties have dwellings on them, but it is unsure if the owner resides on the property. The titles that were requested as part of the application outlines that the address for service, as well as the same information is in the municipal tax system, shows a property within the City of Selkirk.

One property will have a number of shipping containers (seacans) on the property, and it is suggested that all materials should be stored within the containers. However, there are also a number of small buildings on the property and because of that it is suggested that outdoor storage requirements as outlined in the Zoning By-Law be followed.

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. The development shall comply with all applicable municipal by-laws, building codes and fire codes and any provincial/federal regulations;
3. The use shall be developed substantially in accordance with the approved site plan, floor plans and supporting documents;
4. Applicant / Owner obtains all required permits from the Red River Planning District and the municipality, if required;
5. Applicant / Owner to confirm with Manitoba Transportation and Infrastructure that permits for the driveways are in compliance;
6. Applicant / Owner to provide information to the Red River Planning District on the washroom and training area that are suitable for the education facility;
7. Hours of operations for both uses will be daily from 8:00 a.m. to 7:00 p.m., Monday through Friday;
8. Applicant / Owner to meet the parking requirements and should have stalls for staff, students and visitors within Zoning By-Law 5-2002;
9. The use shall not create excessive noise, vibration dust, odor or light glare beyond property boundaries;
10. Any signage to be in compliance with Zoning By-Law 5-2002;

11. Applicant / Owner to apply for an annual business license from the R.M. of St. Clements;
12. Applicant / owner to construct a fence in accordance with Section 3.11.2. of Zoning By-Law 5-2002, for outdoor storage.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 13, 2026
72038 and 72058 Parkside Drive, 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
-  Highway Control Zones
-  Roads
-  Parcel Outline



LETTER OF INTENT

To:

Red River Planning District
2978 Birds Hill Rd
East St. Paul, Manitoba
R2E 1J5

Subject: Letter of Intent for Conditional Use Permit – Contractors Establishment

Property Address: 72038 / 72058 Parkside Drive, St. Clements, Manitoba

Dear, Planning Director / Zoning Administrator / Planning Commission Members:

I Kristopher Favel am the owner of the properties located at 72038 / 72058 Parkside Drive in St. Clements, Manitoba, currently zoned AR Agricultural Restricted. I am submitting this Letter of Intent to formally request a **Conditional Use Permit** for a proposed construction establishment.

I (Kristopher Favel) am a Red Seal Journeyman Carpenter / Certified teacher for Adults, I was the lead trade instructor for Manitoba Building Trades Institute for 4 years and in the last 2 years, I responded to the demand of the Nations and have been working in partnership with First Nation communities facilitating pre-employment trade courses. Based on my experience and knowledge there has been a high demand for partnering with First Nation Communities to incorporate training into their economic development while building dwellings for the communities. This will contribute to the long-term social, cultural, and economic wellbeing of their members.

The project that we are currently working on is in partnership with Peguis Child and Family Services as part of a community-focused cultural initiative. The purpose of this project is to construct dwellings that will provide members with a place to stay while attending traditional ceremonies and cultural gathering while also creating meaningful training and employment pathways for individuals who have grown up in the care of Child and Family Services.

The land in question is currently zoned AR Agricultural Restricted and while our proposed use aligns with many of the community planning goals for the area, it requires a Conditional Use Permit to proceed.

This development is a key part of our Nation's broader vision for self-determination, community growth, and reconciliation. We have engaged our community members in meaningful consultation and are committed to ensuring that our projects reflect our values, respects the land, and contributes positively to the surrounding area.

I respectfully submit that the proposed use will remain compatible with the intent of the Agricultural Restricted zoning designation for the following reasons:

- There will be very limited traffic generation at the property, restricted primarily to work-related vehicles.
- All equipment and materials will be stored in an orderly and contained manner on the property.
- There will be no excessive noise, dust, odour, environmental impact beyond normal rural expectations
- The overall rural and agricultural character of the area will be maintained

I am fully prepared to work with planning staff to provide all required supporting documentation, including site plans, environmental considerations, and traffic or utility assessments as necessary. I am also open to meeting with community members or stakeholders to ensure transparency and collaboration.

Thank you for considering this application, we appreciate the opportunity to formally establish our operations in compliance with the RM's zoning by-law and look forward to working cooperatively with council and administration throughout this process and supporting meaningful partnership between municipalities and First Nations.

Please feel free to contact me should further information or clarification be required.

Respectfully submitted,

SITE PLAN

