

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
February 24, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

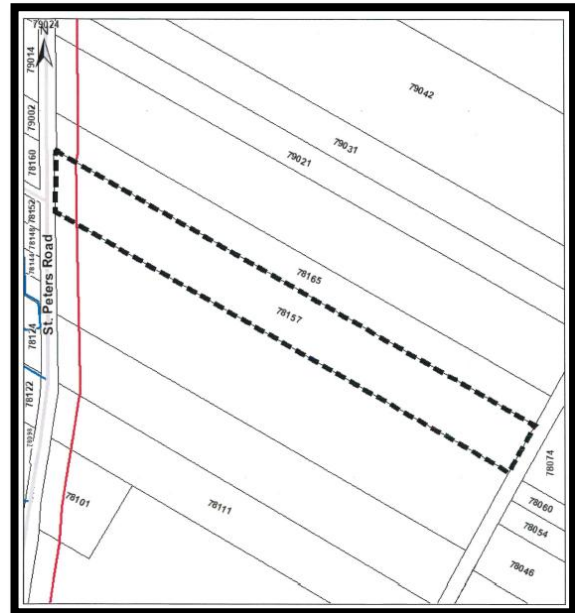
Application File: CU 2-2026

Applicant: Alexander Willkie and
Kelsey Schaefer Willkie

Property Location: 78157 St. Peters Road
R.M. of St. Clements
Roll # 412400
Legal: RL230-PE-5495

Application Purpose:

The applicant is requesting to place a garden suite on the property, in order to allow for a family member to live on the subject property.



| Property Zone | Conditional Use Request | Proposed by Applicant |
|----------------------------|---|-----------------------|
| "A40" Agricultural Limited | Garden Suite 5.3 Use Regulations Table 10: Agricultural Use Table | 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 | January 27, 2026 |
| Application File | CU 2-2026 |
| Applicant | Alexander Willkie and Kelsey Schaefer Willkie |

SUBJECT PROPERTY INFORMATION

| | |
|---|---|
| Property Location - Street Address - Roll # - Legal | 78157 St. Peters Road, R.M. of St. Clements 412400 RL230-PE-5495 |
| Zoning | "A40" Agricultural Limited 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 | 970,616 square feet / 22.44 acres in area (+/-) 358 feet in width (+/-) <i>NOTE: Information is based on GIS data</i> |

APPLICATION DETAILS / PROPOSAL

| Property Zone | Conditional Use Request | Proposed by Applicant |
|----------------------------|--|-----------------------|
| "A40" Agricultural Limited | Garden Suite 5.3 Use Regulations Table 10: Agricultural Use Table | Garden Suite |

Application Purpose

The applicant is requesting to place a garden suite on the property, in order to allow for a family member to live on the subject property.

Section 3.13. GARDEN SUITE

3.13.1. One additional temporary detached, removable, self-contained single family dwelling unit may be placed on the same site as a permanent principal single-family dwelling, provided it is in compliance with the regulation listed hereunder.

- 3.13.1.1. Occupancy
Occupancy shall be for an elderly parent(s) or other family member(s) who require or provide care and assistance from or for the occupants of the principal dwelling.
- 3.13.1.2 Applicants
Only owner(s) or occupiers of the principal dwelling with consent of owner (s), are permitted to place a temporary additional dwelling.
- 3.13.1.3. Area – minimum
Garden suites will not be permitted on properties smaller than 512 m2 (5,500 sq. ft.)
- 3.13.1.4. Foundation
As the additional dwelling is temporary in nature it shall be placed on pad and post foundation only.
- 3.13.1.5. Separation
Minimum separation distance between detached buildings and the principal dwelling or temporary additional dwelling shall be 10 feet.
- 3.13.1.6 Size
Temporary additional dwelling shall have a maximum size of 1,200 sq. ft.
- 3.13.1.7. Yard Requirements
Temporary additional dwellings shall comply with front, side and rear yard requirements for the principal dwelling.
- 3.13.1.8. Access
Access to the temporary dwelling unit shall be provided by an existing driveway(s).
- 3.13.1.9. Restriction by Caveat
A caveat is to be placed on the subject property by the Municipality at the expense of the applicant, advising that the additional dwelling is temporary in nature and that it must be removed within 6 months upon cessation of occupancy for which it was intended.

As per section 3.13.1.6., garden suites shall have a maximum size of 1,200 sq. ft. The garden suite concept is 876 sq. ft. in size.

Section 3.13.1.4. outlines that garden suites are required to be temporary in nature and on pad and post, as per the letter of intent, they would like the garden suited to be permanent, hence a variance is required.

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 pay any outstanding taxes, fines or fees, to the R.M. of St. Clements.
4. Applicant / Owner to not use the garden suite for rental purposes.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use CU 2, 2026
78157 St. Peters Road, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A40" Agricultural Limited

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



LETTER OF INTENT

January 10, 2026
RM of St. Clements / Red River Planning District

Conditional Use & Variance Application — 78157 St. Peters Road

To whom it may concern,

We are writing in support of our Conditional Use and Variance applications for a permanent garden suite on the above-noted property, owned by Kelvin “Christopher” Willkie and Karen Willkie.

We, Alexander Willkie and Kelsey Schaefer Willkie, are immediate family members of Chris and Karen, who reside on the property and are at retirement age. The intent of this application is to support a long-term, multi-generational living arrangement that allows flexibility as family needs change over time.

Karen broke her hip two years ago due to stage-four bone cancer and now lives with permanent physical disabilities. The proposed garden suite is intended to support safer, more accessible living arrangements over time, while allowing family members to remain close and provide ongoing support.

Our family also includes a sister, Caitlin, who lives with severe autism and requires ongoing care. While no immediate change in occupancy is proposed, the garden suite provides the flexibility to adapt living arrangements in the future in a way that supports independence, accessibility, and caregiving as required.

We have reviewed Policy 4.1.4 and believe the proposal aligns with its intent. The property is actively stewarded as part of a family-run, land-based and agricultural enterprise, with family members significantly involved in the ongoing care, maintenance, and operation of the land. The additional dwelling supports this arrangement and remains part of the existing farm unit.

We also recognize that Council has previously supported well-designed garden suites, including those with larger floor areas, where they align with policy intent and long-term planning objectives. Our proposal is consistent with that approach and is intended to remain subordinate to the principal dwelling.

The proposed structure is not intended to be subdivided from the property or used for speculative development. Its permanent nature is intended to ensure safety, durability, and compliance with applicable building standards.

We understand the importance of maintaining the character and intent of the area and are committed to complying with all applicable municipal requirements.

Thank you for your consideration. We are happy to provide any additional information if required.

SITE PLAN

