NOTICE OF PUBLIC HEARING

CONDITIONAL USE and VARIANCE 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
November 17, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

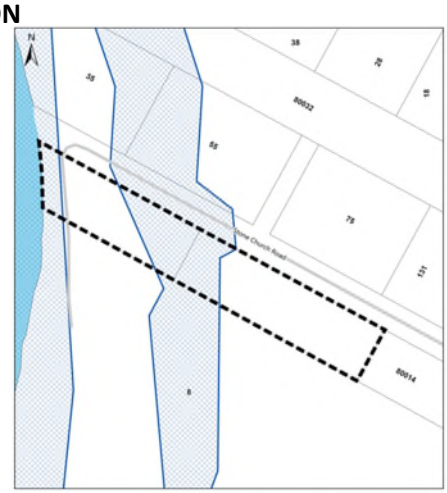
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **CU 22, 2026 + VO 133/2026**

Applicant: Wolsey Wall Architecture and Interior Design

Property Location: Unaddressed Parcels, RM of St. Clements
Roll # 410150
Legal: RL212-PE-5495



Application Purpose:
The applicant is seeking approval for a "Recreation Commercial Use" in order to construct a ceremonial lodge, to allow temporary use cabins and storage buildings on the subject property in "AR" Agricultural Restricted zone.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted	1. Required Parking (min. 40 stalls) 2. Exterior storage required to be enclosed on all sides 3. Min. unit area 800 sq ft for Main Use 4. Max. number of 2 accessory structures 5. Height of accessory (max 13 ft)	1. Variance to allow required parking to be located on a different zoning site. 2. No exterior storage enclosure 3. 192 sq. ft. area for Main Use 4. 5 accessory structures 5. Height of accessory 13.94 ft
Property Zone	**Conditional Use Request**	**Proposed by Applicant**
"AR" Agricultural Restricted	"Recreation – Commercial"	Ceremonial lodge, 10 temporary cabins, Storage buildings, wellness area, parking lots and Future Outdoor Programs.

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

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

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 AND VARIANCE APPLICATION REPORT

Date	August 25, 2026
Application File	**CU 22-2026 + VO 133-2026**
Applicant	Wolsey Wall Architecture & Interior Design

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	 Stone Church Road 410150 RL212-PE-5495
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	Roll 410150 – 110,407 square feet / 2.55 acres in area (+/-) 227.34 feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Recreation - Commercial Section 5 Agricultural Zones Table 10: Agricultural Use Table	Ceremonial lodge, and 10 temporary cabins, storage building, wellness area, parking lots and future outdoor programs
Property Zone	**Variance Request**	**Proposed by Applicant**
"AR" Agricultural Restricted	1. Required parking (min. 40 stalls) 2. Exterior storage required to be enclosed on all sides 3. Minimum unit area 800 sq. ft. 4. Maximum number of 2 accessory structure 5. Height of an accessory structure (maximum 13 ft.)	1. Variance to allow required parking to be located on a different zoning site. 2. No exterior storage enclosure 3. 192 sq. ft. area for Main Use (each cabin structure) 4. 5 accessory structures 5. Height of accessory structure 13.94 feet

Application Purpose

Conditional Use
The applicant proposes to establish "Recreation Commercial facilities in order to construct a 6,000 sq. ft. ceremonial lodge, to allow temporary use cabins and storage buildings on the subject property in "AR" Agricultural Restricted Zone.

Variance
Under this variance the applicant is requesting to vary the number of parking stalls as there are only 40 parking stalls on the subject property and they are requesting that there will be more parking spots on the adjacent property.

The second variance, the applicants are requesting is for exterior storage for their garbage disposal bins. The zoning by-law dictates that the garbage bins be completely surrounded and enclosed with fencing. The location of the bins is along the driveway to the Old Stone Church, and they are partially buried in the ground, so the fencing may get in the way for the disposal of the garbage as they are picked up by the top and lifted to be emptied.

The third variance is for the 10 cabins that are shown on the site plan. The cabins are considered as the main use of the recreation facility and any main building or structure must be a minimum of 800 sq. ft. as outlined in the Zoning By-law. Each cabin is only 192 sq. ft. with measurements of 12' X 16' in size and therefore do not meet the minimum size requirement.

In accordance with the Zoning By-law the maximum number of accessory structures is limited to two (2). In this application, the applicant is seeking approval for five (5) accessory structures being: a harvesting shed that is 125 sq. ft., there are 3 saunas and one pergola which is shown along the south property line.

The final variance is for the height of the pergola. In the Zoning By-law, the mean height maximum for an accessory structure is 13' and they are requesting the pergola be 13.94' to the mean height.

History

This application was presented to Council on August 25th, 2026. As part of the conditional use application, a public hearing is required, and a notification of hearing was sent to any properties within 350' of the property line. Further advertising of the notice was on our website and the website of the Red River Planning District. A brief presentation was made by Wosley Wall who was representing on behalf of the Peguis Child and Family Services The application was for a ceremonial lodge, 10 temporary cabins, storage buildings, wellness area, parking lots and future outdoor programs. The application was for both properties being roll 410150 and 410160, shown below. The application showed a 6,000 sq. ft. ceremonial lodge with 10 temporary cabins, storage buildings, wellness area, parking lots on both properties and a future outdoor program area on property roll 410160. Also on property roll 410160, they proposed a single-family dwelling and the application outlined that the house was for the caretaker of the property.

The road that crosses property roll 410150 is actually the driveway to access the Old Stone Church and is considered as a provincial heritage site. This access must be used by the patrons of the church and the burial grounds next to the church.



As the hearing progressed and Council started to hear the objections from approximately 10 residents, the objections outlined and questioned if the applicant was proposing a group home facility within the single-family dwelling. This was not outlined in the application that was submitted by the applicant.

The applicant was called back to answer the questions of the objectors; they did agree that there was to be a group home in the dwelling on property roll 410160.
Council chose to delay the hearing until such time a public open house was held to discuss the complete project with the residents.

On September 22, 2026, and October 20, 2026, meetings, the application was tabled, awaiting new information from the applicant and for the applicant to host a public open house.

Due to the deadline for this report, it is understood that the applicants will be having an open house at East Selkirk Hall on November 12, 2026.

Red River Planning District have examined and reviewed the applications with Wosley Wall, and it was determined that there are 4 new applications in front of Council for approval and therefore Council will have a new public hearing to deal with these uses.

DEVELOPMENT PLAN POLICY – Agricultural Restricted
The policies outlined below should be considered when reviewing the application.

Policy 4.2.8 outlines that commercial land areas that are not related to resource or agricultural activities are not permitted in the Agricultural Restricted zone which the property in this application is zoned. However, the zoning by-law does give the applicant the option of applying, the Red River Planning District must accept the application although it does not fit the policy.

4.2.8 Commercial and industrial developments that require a small land area, urban services, and is not related to resource or agricultural activities will not be permitted in the Agriculture Restricted area.

Policy 4.2.9 must be carefully considered as the word “shall” is the determining factor in the below policies, and therefore the application should comply with the policies below.

4.2.9 In approving commercial and industrial uses in Agriculture Restricted areas the following criteria shall be considered:
- 4.2.9.1 The size and type of operation.
- 4.2.9.2 Compatibility with the surrounding land uses and activities.
- 4.2.9.3 The requirement for provision of municipal services.
- 4.2.9.4 The potential for adverse effects on surface and groundwater, air quality, noise levels, and other characteristics important to the region.
- 4.2.9.5 Adjacent land uses and activities, particularly sensitive land, ecological reserves, heritage marshes, wildlife management areas, and Provincial Parks or voluntarily protected areas, such as those established by a Conservation Agreement.

4.2.9.6 Review and recommendation(s) by the Provincial department having jurisdiction for developments within the controlled area of provincial road and trunk highways or in areas where there may be an impact on the highway system. Development in the controlled area may require permits from the Provincial department having jurisdiction.

DEVELOPMENT PLAN POLICY – Water, Hazard Lands, Flooding and Erosion

The policies outlined below should be considered when reviewing the application, due to the fact that the property borders the Red River. Although these policies have been adopted in our documents, the responsibility of outlining the flood protection level is that of the Province of Manitoba. The department of Hydrologic Forecasting and Water Management Branch does set flood levels for all structures within the flood plain. They have collected data from previous floods, and they determine the necessary flood mitigation regulations and levels that must be met, or how high the building must be to prevent it from flooding. This property does have flooding concerns; the aerial photo below displays a blue that shows the area of flooding and deems part of this property floods.

The aerial photography below outlines that there is a very low-lying area on the Old Stone Church property, in which flood waters will flow to that area and the flood also crosses the road in 2 different places. This could physically trap people inside the building. Council needs to take into consideration the possibility of flooding, and the below policies are important, although some of them use the word "may" and not "shall".



3.3.1 Development in areas which, in the opinion of the Board or Council, may be subject to physical hazards shall generally be limited to agricultural uses or open space uses. The Board or Council may

permit development if the hazard is eliminated or protected against, and adheres to the following requirements:

3.3.1.1 If the land is subject to flooding all permanent structures must be located on land which has been raised by fill to an elevation at least .6 meters above the 200-year flood level.

3.3.1.2 Land which may be eroded away within a period of 50 years must be excluded from development unless it is demonstrated, to the satisfaction of Council, that the erosion process has been halted.

3.3.1.3 Development shall not be permitted on lands subject to bank instability, landslides or subsidence.

3.3.1.4 All structures and services shall be protected against damage and shall be functional under hazard conditions. Development proposals shall require a detailed analysis of the specific site prepared by a qualified engineer.

3.3.1.5 Development shall not result in added risk to life or safety.

3.3.1.6 Development shall not result in water flow, flow velocities, or stages becoming adversely altered, obstructed or increased.

3.3.2 Land subject to flooding is land that would be inundated by a 200 year flood, a recorded flood exceeding the one hundred year flood, or a flood of such magnitude as may be specified by the Province of Manitoba in areas protected by flood control works.

3.3.3 If the land is subject to flooding all permanent structures must be located on building sites which have been raised with clean, impervious fill to the corresponding flood protection level (design flood level plus allowances for wind setup and wave uprush). Flood protection levels should be provided as following:

3.3.3.1 The design flood may be the 200 year flood, a recorded flood exceeding the 100 year flood, or a flood of a magnitude specified by the Province of Manitoba in areas protected by flood control works.

3.3.3.9 Alternative methods of flood protection may be considered if they provide an equivalent level of flood protection and are approved by Council in consultation with the Province of Manitoba

3.3.4 In areas where the specific hazard has not been defined, permanent structures shall be set back from all waterways a distance of at least 10 times the height of the bank above channel grade or 60 meters (200 feet) whichever is greater unless detailed analysis of the specific site, prepared by a qualified geotechnical engineer demonstrates that these limits may be reduced.

3.3.5 Development shall not be permitted within a horizontal distance of 107 meters (350 feet) or normal high-water mark of the Red River or on the flood plain, whichever is greater, unless detailed analysis of the specific site, prepared by a qualified geotechnical engineer can ensure the development will be safe from flooding, erosion and bank instability.

DEVELOPMENT PLAN POLICY – Fisheries

This policy is self-explanatory as the property borders the river. By keeping the riparian habitat, it aids the environment in many ways. Tree habitat helps to prevent erosion of the riverbank and protect water quality.

3.5.3 In order to protect or re-establish function riparian areas, to help stabilize banks, provide aquatic and wildlife habitat, and protection water quality, a buffer strip of natural vegetation 30 meters wide measured from the ordinary high-water mark should be established adjacent to all water bodies, and land development within this buffer strip shall be restricted. Establishment of this buffer strip could be achieved through a variety of manners (e.g. public reserve, conservation agreements, development agreements, etc.). Development, maintenance or

enhancement of appropriate vegetative cover along waterways and lakes to prevention erosion, situation and to reduce run-off shall be promoted.

DEVELOPMENT PLAN POLICY – Heritage

In other applications, we have learned that properties along the river or creek bed have great potential to have archaeological pieces. The development plan outlines the clause below and this is regulated by the Province of Manitoba and the Heritage Resources Branch. This should be a condition of the approval.

3.7.5. Developments that have the potential to impact heritage resources may be required to submit a Heritage Resource Impact Assessment prepared by a qualified archaeological consultant. The cost for a Heritage Resource Impact Assessment shall be borne by the developer.

ZONING BY-LAW
Intent and purpose and definitions

5.2.3. "AR" Agricultural Restricted
This zone provides for the accommodation of hobby and part-time farming operations and low density rural and non-farm residential uses.

Recreation - commercial
Privately owned recreation buildings or facilities such as, but not restricted to, a camp ground, golf course, driving range, waterslide park, gun club, amusement park, museum, theatre, marina, tent and trailer park, and may include associated gift shops and food and beverage facilities.

ZONING BY-LAW

Table 10: Agricultural Use Table

R				
Recreation				
- public	P	P	P	6, 10
- commercial	C	C	C	6, 10

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 conditional use and 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.

3. Applicant / owner to pay any outstanding fees, fines or taxes that are due to the Rural Municipality of St. Clements.

4. Applicant / owner obtains access permits (1) from the RM of St. Clements.

5. Applicant / owner requires a lot grade from the Province of Manitoba, Manitoba Transportation and Infrastructure Hydraulic Forecasting and Water Management Branch for the flood elevation level for the structures. Information be sent to the RM of St. Clements for final approval.

6. Applicant / owner to provide an engineered drainage plan to be submitted to the RM of St. Clements for approval.

7. Applicant / owner to receive permits for a dock from the Department of Fisheries and Oceans.

8. Applicant / owner enter into an easement agreement with The Anglican Church of Canada to be registered on property roll 410150 for access to the adjacent property.

9. Applicant / owner to meet all required setbacks in accordance with Table 11: Agricultural Bulk Table in an Agricultural Restricted Zone.

10. Applicant / owner to meet all separation setbacks to be approved by the Red River Planning District.

11. Applicant / owner to provide parking in compliance with Section 3.23 of the Zoning By-law 5-2002.

12. Applicant / owner to provide approval from the Province of Manitoba Environmental Compliance regulations on onsite wastewater management systems, to the Red River Planning District.

13. Applicant / owner to receive approval from the Office of Drinking Water with regard to any wells installed on the properties.

14. Applicant / owner to receive approval from the Province of Manitoba Historic Resources Branch to develop the property.

15. Applicant / owner must comply with all Manitoba Building codes.

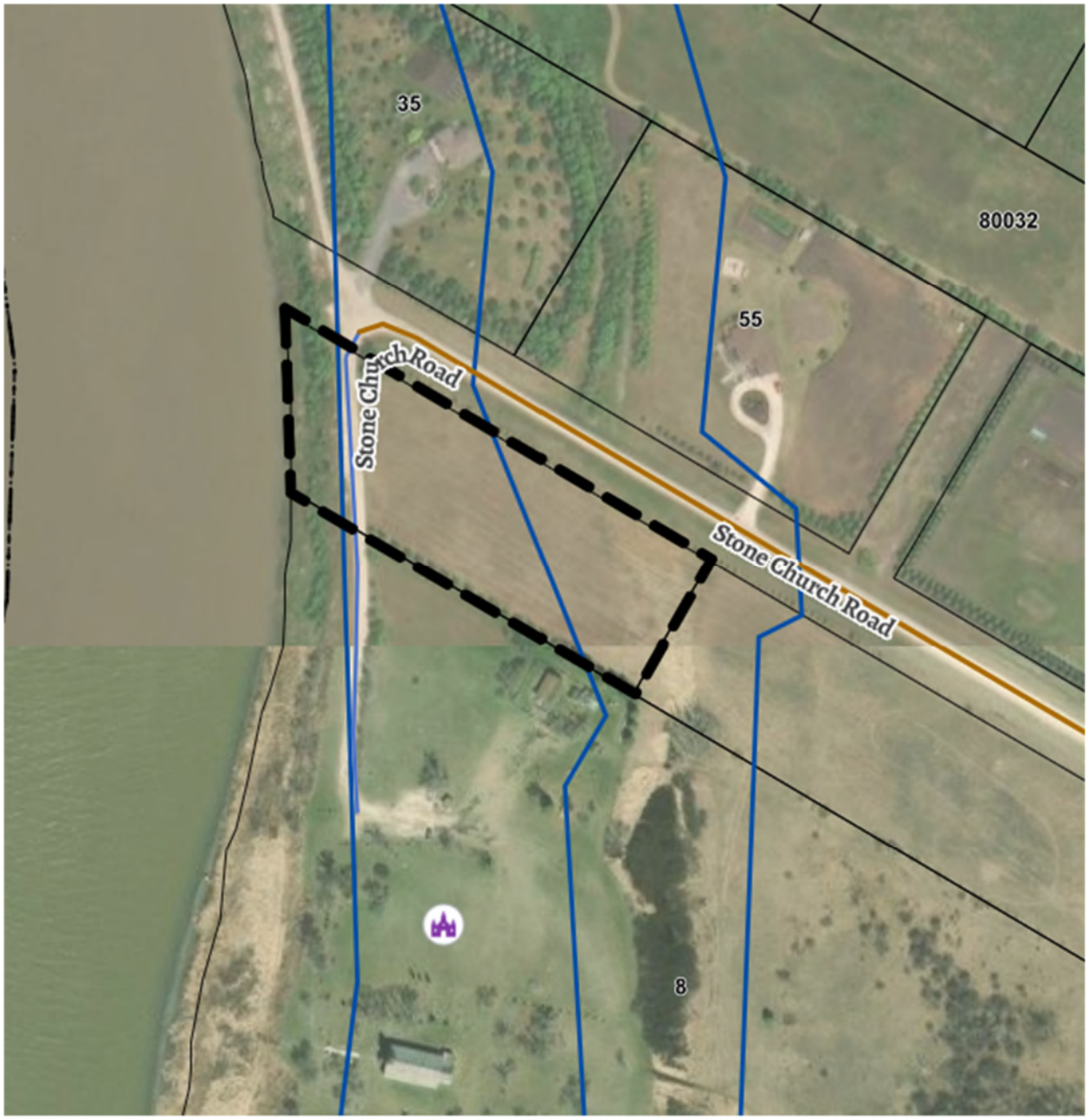
16. Applicant / owner must comply with section 3.8.2. of the Zoning By-law and receive a development permit from the Red River Planning District as the works are done within flood prone or hazard prone lands, with the approval from the Rural Municipality of St. Clements.

17. Applicant / owner to provide to the Red River Planning District a Geotechnical Report for the development of the properties.

18. Applicant / owner to enter into a development agreement with the Rural Municipality of St. Clements to address such issues but not limited to, fire protection, riparian habitat and road maintenance.

19. Applicant / owner enter into an access agreement with property Roll 410610 to address the variance for parking.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Us Application CU22-2026 + VO133-2026
Stone Church Road, 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
Roads
Designated Flood Area
Parcel Outline
Water Bodies

RED RIVER PLANNING DISTRICT

ADDDITIONAL INFORMATION

WOLSEY WALL
ARCHITECTURE & INTERIOR DESIGN

Letter of Intent

DATE: October 22, 2026

TO: Red River Planning District ATTN: Santan Singh (Manager of Planning Services)
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

RE: Letter of Intent – Proposed Peguis Child & Family Services Heart Of Our Ancestors Land Development
LEGAL DESCRIPTION: *RL212-PE-5495
ROLL NUMBER: 410150.000
CURRENT ZONING: AR (Agricultural Restricted)

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1. Introduction

This letter serves as a formal expression of intent for the development of The Heart of Our Ancestors Land Development on the vacant lands legally described as **RL212-PE-5495**. On behalf of Peguis Child & Family Services, we are pleased to submit this proposal for your review. We are seeking the RRPD's support to permit a ceremonial lodge, ten (10) temporary use cabins, a harvesting shed, and a wellness area.

2. Property Description & Context

The subject property is a vacant River Lot within the **AR (Agricultural Restricted)** zone. The site is characterized by flat topography with a swale, and existing native vegetation. The property is bordered by residential land to the North and East, the Red River to the West, and the Old Stone Church to the South.

3. Proposed Development

Our vision for Heart of Our Ancestors includes:

- **Building Program & Operations:** A 6,000 sq. ft. Ceremonial Lodge. The structure will be designed to complement the St. Clements corridor, utilizing neutral colors and high-quality materials.

Brian G. Wall, Architect, maa, aibc, oaa, mraic, D. Arch; CT(Arch) • email: brian@wolseywall.com
Jeni Wolsey, Interior Designer, B. ID Honours • email: jeni@wolseywall.com

WWAID 778-377-8394 Winnipeg, MB | Kelowna, BC | Kenora, ON

- Operational Hours: General activity runs once per week between 9:00 AM – 4:00 PM or 12:00 PM – 8:00 PM. Daily activity is quiet.
- Estimated Events: 3–6 yearly gatherings of up to 300 people.

- **Accessory Structures:**
  - Ten (10) 12'x16' pre-built A-Frame Cabins. These structures are pre-built and designed to be used for two seasons out of the year in a temporary capacity.
  - A 125 sq. ft. Harvesting Shed to be used for drying and storing medicines.
- **Wellness Area:** An outdoor wellness area, including three (3) hot tubs and three (3) saunas. This area consists of landscaping and seating; with one pergola proposed for this space.
- **Site & Parcel Connectivity:** The property will be adjoined to the adjacent lot (Roll 410160) via a floating boardwalk with an engineered anchorage system. This provides safe, low-impact pedestrian circulation between the ceremonial grounds and the primary parking facility across natural site features without permanent ground degradation.
- **Parking & Site Layout:** The site accommodates 36 primary parking spaces, including designated handicap spaces. We have positioned the development to minimize the impact on the remainder of the agricultural land. Earth Bins will be used instead of garbage enclosures to minimize impact on the property.
- **Landscaping:** Existing tree stands will be preserved where possible to provide natural screening. Additional landscaping will be added utilizing local species. Tree stands will be utilized to maintain privacy in the area.

4. Statutory Justification for Conditional Use

In accordance with Section 106(1) of *The Planning Act*, the proposed Conditional Use meets all statutory criteria:

1. **Compatibility with Surrounding Area (Sec. 106(1)(b)(i)):** The ceremonial and cultural nature of the facility directly mirrors the adjacent historic Old Stone Church property. The low-density operation respects the rural-residential character of the area.
2. **Health, Safety, General Welfare & Property Impact (Sec. 106(1)(b)(ii)):** The proposal will not create noise, lighting glare, or visual disturbance. The floating boardwalk structure eliminates the need for heavy cross-swale earthwork. Earth Bins for waste management minimize impact, parking is buffered by tree stands,

and all wastewater is safely managed via holding tanks compliant with Manitoba regulations.

3. **Consistency with Planning Bylaws (Sec. 106(1)(b)(iii)):** The project aligns with the Red River Planning District Development Plan by providing high-value cultural and wellness services without requiring urban infrastructure expansion.

5. Statutory Justification for Requested Variance

We request a variance regarding the maximum allowance of two (2) accessory structures, the 800 sq. ft. secondary structure limit for main recreational commercial uses. This complies with Section 97(1) criteria:

1. **Compatibility with Surrounding Area (Sec. 97(1)(b)(i)):** The A-frame cabins maintain an open, rural aesthetic that preserves the low-density feel of the AR zone.
2. **Protection of Health & Welfare (Sec. 97(1)(b)(ii)):** The setback and structure modifications cause no negative impact or injury to adjacent properties or future agricultural developments.
3. **Minimum Modification Required (Sec. 97(1)(b)(iii)):** The requested variance represents the minimum relief required to avoid developing within the natural swale on site and to preserve significant stands of native vegetation.
4. **Consistency with Development & Zoning Bylaws (Sec. 97(1)(b)(iv)):** The variance allows for optimal, environmentally sensitive site layout while fulfilling the core intent of the AR zone.

6. Servicing & Infrastructure

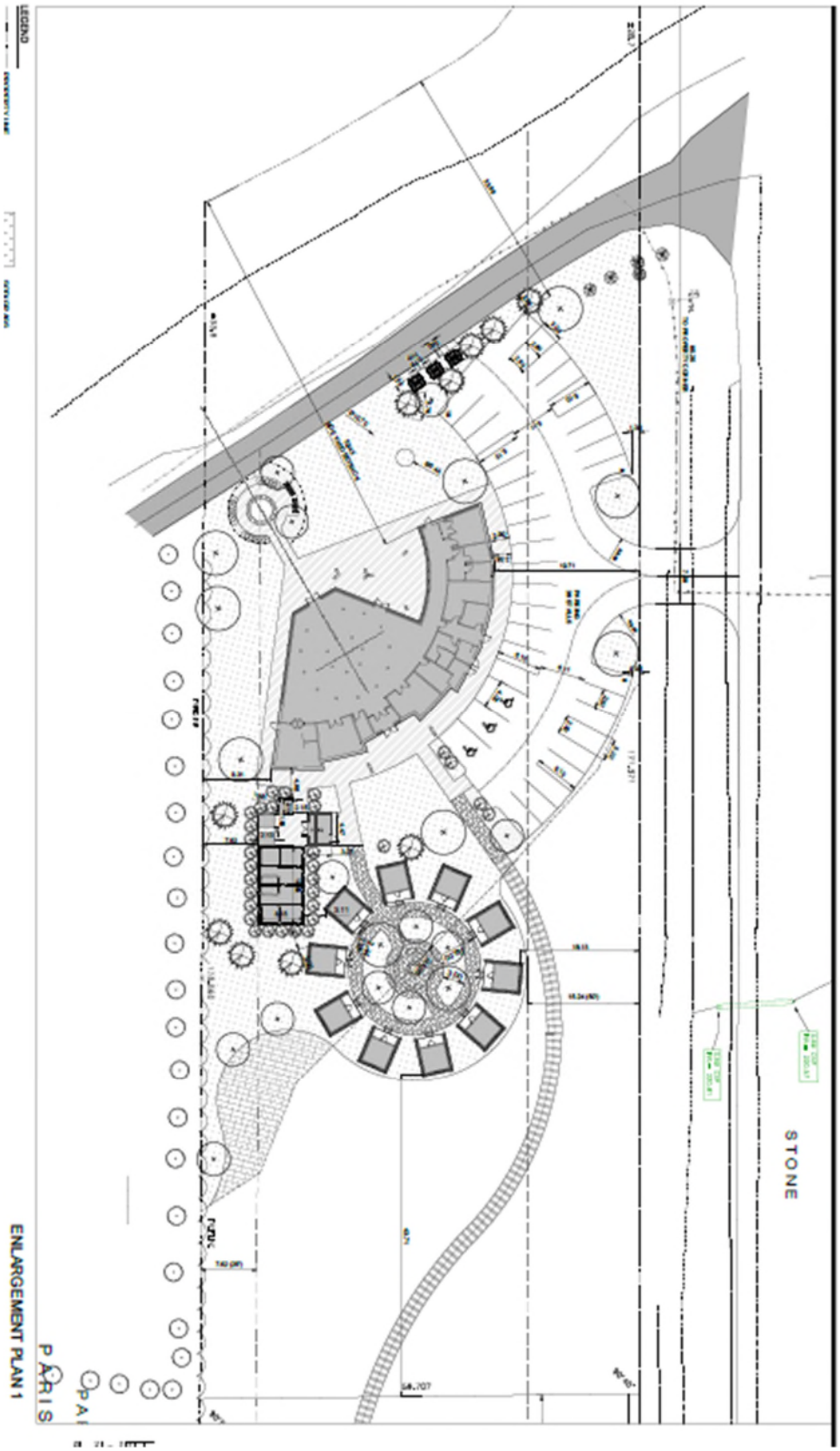
- **Wastewater:** Self-contained holding tanks in compliance with provincial standards.
- **Drainage:** A professional Lot Grading Plan will be prepared to ensure that all surface runoff is contained on-site or directed to municipal ditches without impacting downstream neighbors.
- **Access:** Single approach via Stone Church Road on the North of the property designed to municipal sightline safety standards.

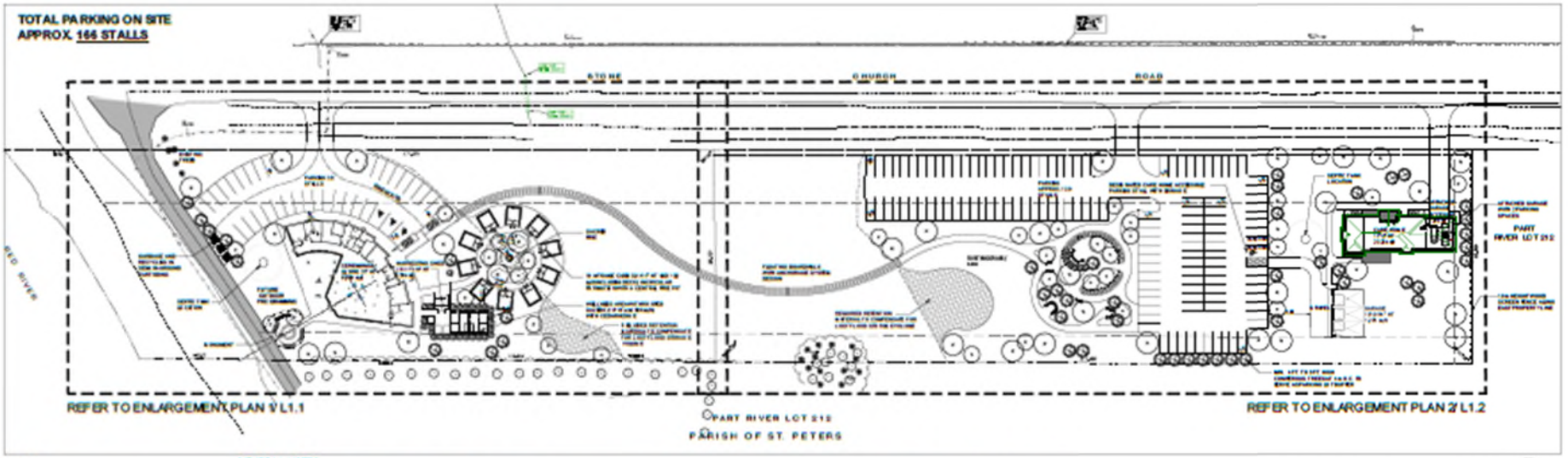
7. Collaboration & Timeline

We look forward to working collaboratively with the RM of St. Clements Council and the Red River Planning District. We are aiming to begin construction in Spring 2027.

Sincerely,

SITE PLAN





LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
- MINIMUM REQUIRED YARDS
- SHRUB PLANTING BED EDGE
- PROPOSED TREES
- EXISTING TREES
- PROPOSED SHRUB PLANTING

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. ALL TEXT TO BE APPROVED BY OWNER OR CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND REQUIRED ADJACENT REQUIRED TO CONSTRUCT ALL WORK AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS. WHERE EXISTING PAVEMENT ARE CUT INTO TO REMOVE OR REPLACE EXISTING PAVEMENT ARE CUT INTO TO REMOVE AND BE CLEAN EDGES.
5. LOCATIONS OF ALL STRUCTURES AND/OR FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONFIRM ALL UTILITIES REGARDING EXISTING/PROPOSED LOCATIONS OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO LAY OUT PARKING AREAS TO ACHIEVE REQUIRED NUMBER OF STALLS AS SHOWN.
7. ALL LANDSCAPE AREAS TO HAVE MINIMUM 150MM TOPSOIL INCLUDING SODDED AREAS.
8. ALL DISTURBED AREAS, INCLUDING CHEMICAL PRUNING AND REMOVAL OF BRUSH TO BE PROTECTED DURING CONSTRUCTION OF ALL WORK IS DONE. SHALL PLANS, DETAILS AND SPECIFICATIONS. WHERE CONSTRUCTION IS DONE ADJACENT TO EXISTING TREES, CONTRACTOR TO BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE TO THE CONSTRUCTION ONLY.
9. FILL ALL HOLES AND LOW AREAS TO OBTAIN SURFACE OF NEW COMPACTED FILL SURFACE TO MATCH OF FINISH FOR ADJACENT PLANTED AREAS AND EXISTING CONDITIONS. WITH ALL SLOPES AS PER PLANT DRAWING. FOR FINISH GRADE SEE GRADING PLAN AND ELEVATIONS.
10. USE OF HEAVY EQUIPMENT SHALL BE RESTRICTED WHERE IT WILL DAMAGE UNDERGROUND STRUCTURES, PIPES, OR UTILITIES.
11. ALL SOD TO BE LAID IN STAGGERED PATTERN AS SHOWN.
12. REFER TO SITE SERVICING ENGINEERING DRAWINGS FOR ALL EXISTING MANHOLES, RIM, INVERT ELEVATIONS.
13. ALL CUT & SHALL BE PLACED AND GRADED TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND ADJACENT PROPERTIES. MAXIMUM SLOPE 2:1 UNLESS OTHERWISE NOTED.
14. SIGNAGE SHALL BE LOCATED AS INDICATED ON SITE PLAN AND ARCHITECTURAL DRAWINGS. ALL SIGNAGE SHALL COMPLY WITH APPLICABLE MUNICIPAL BY-LAWS AND ACCESSIBILITY REQUIREMENTS. SIGNAGE SHALL BE ADJUSTED TO MINIMIZE GLARE.
15. ALL EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION. REMOVE ONLY TREES AND BRUSH AS NECESSARY FOR CONSTRUCTION. PROTECT ALL TREES TO REMAIN WITH SNOW FENCE AT DRIP LINE OR AS DIRECTED BY CONSULTANT.
16. LIGHTING
17. ALL EXTERIOR LIGHTING SHALL BE DESIGNED TO MINIMIZE GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE MUNICIPAL ZONING BY-LAW REQUIREMENTS FOR MAXIMUM ILLUMINANCE LEVELS AT PROPERTY LINES. ALL LIGHTING SHALL BE DESIGNED TO PROVIDE ADEQUATE ILLUMINATION FOR PEDESTRIAN SAFETY AND SECURITY WHILE MINIMIZING LIGHT POLLUTION AND ENERGY CONSUMPTION. ALL LIGHTING SHALL BE DESIGNED BY A QUALIFIED ELECTRICAL ENGINEER AND SHALL BE COORDINATED WITH THE OVERALL SITE PLAN.



NORTH

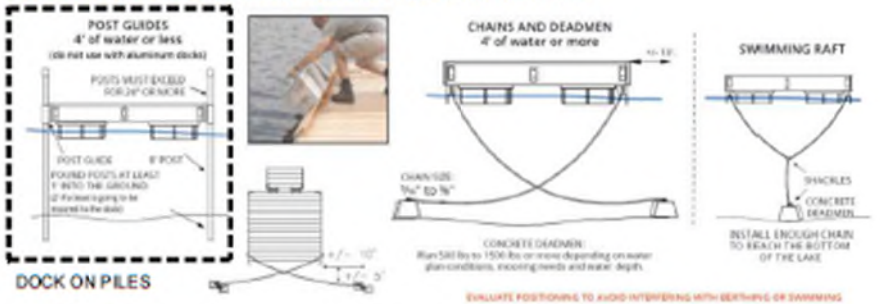
YARD REQUIREMENT FOR AGRICULTURAL ZONES

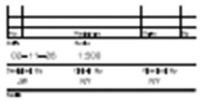
BUILDINGS AND STRUCTURES

Zone & Building Type	Required Yards				Height	Site Coverage	Unit Area Ft.²
	Front Yard	Side Yd Interior	Side Yd Corner	Rear Yard			
A80, A40	*Min (ft)*	*Min (ft)*	*Min (ft)*	*Min (ft)*	*Max (ft)*	*Max %*	*Min.*
Main	50	15	25	25	N/A	N/A	800
Accessory	50	15	25	25	N/A	N/A	N/A
AR							
Main	**50**	**15**	**25**	**25**	**35**	**N/A**	**800**
Accessory	**50**	**15**	**25**	**25**	**20**	**5* (B/L 1-2003)**	**1280 (max.) BL4/2005**

* Excluding swimming pools, decks, playhouses, swings, gazebos and picnic shelters. (B/L

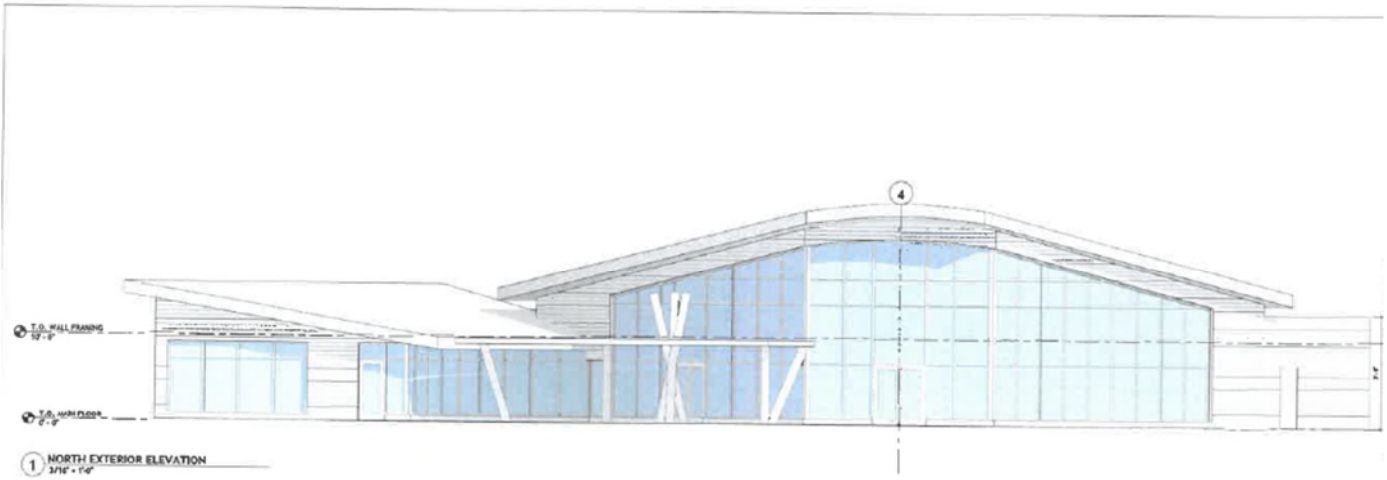
FLOATING BOARDWALK WITH ANCHORAGE SYSTEM DESIGN DETAIL



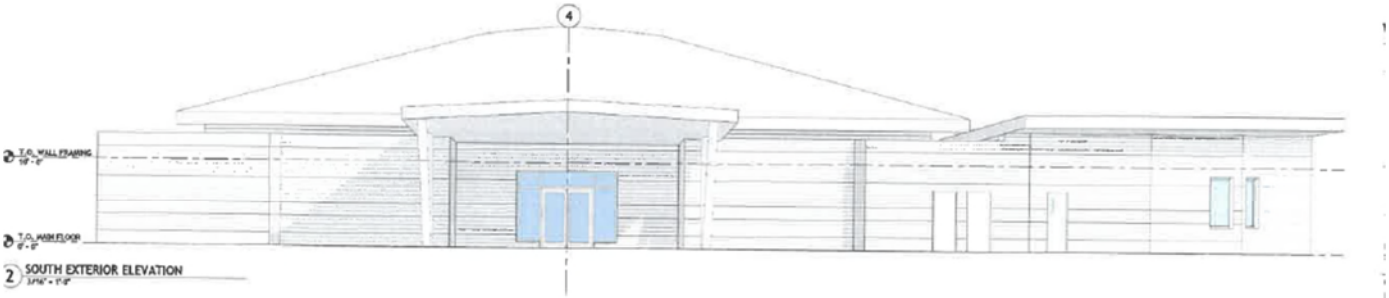




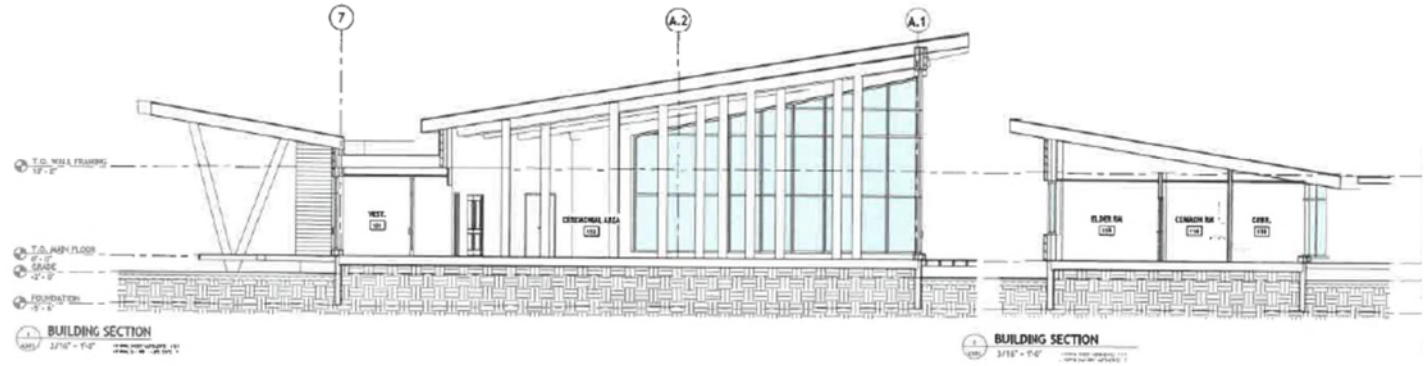




1 NORTH EXTERIOR ELEVATION

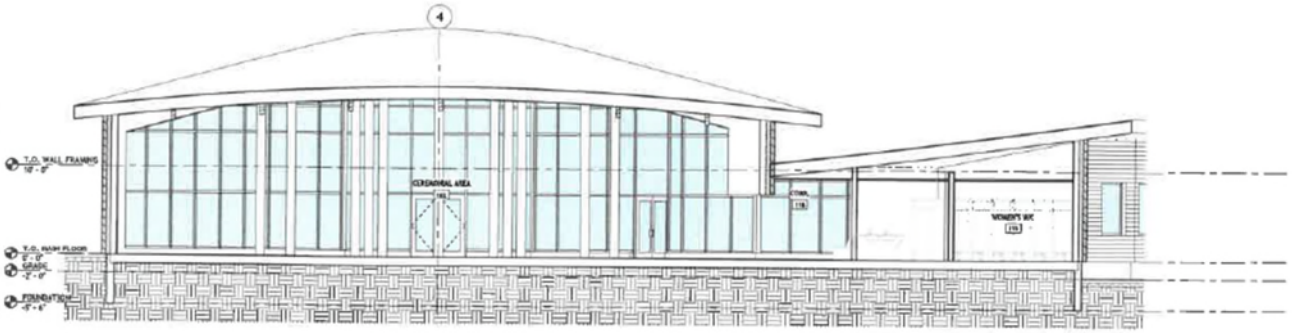


2 SOUTH EXTERIOR ELEVATION



BUILDING SECTION

BUILDING SECTION



BUILDING SECTION

WOLSEY WALL
ARCHITECTURE & INTERIOR DESIGN

Letter of Intent

DATE: October 22, 2026

TO: Red River Planning District ATTN: Santan Singh (Manager of Planning Services)
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

RE: Letter of Intent – Proposed Peguis Child & Family Services Heart Of Our Ancestors Land Development
LEGAL DESCRIPTION: *RL212-PE-5495
ROLL NUMBER: 410150.000
CURRENT ZONING: AR (Agricultural Restricted)

---

1. Introduction

This letter serves as a formal expression of intent for the development of The Heart of Our Ancestors Land Development on the vacant lands legally described as **RL212-PE-5495**. On behalf of Peguis Child & Family Services, we are pleased to submit this proposal for your review. We are seeking the RRPD's support to permit a ceremonial lodge, ten (10) temporary use cabins, a harvesting shed, and a wellness area.

2. Property Description & Context

The subject property is a vacant River Lot within the **AR (Agricultural Restricted)** zone. The site is characterized by flat topography with a swale, and existing native vegetation. The property is bordered by residential land to the North and East, the Red River to the West, and the Old Stone Church to the South.

3. Proposed Development

Our vision for Heart of Our Ancestors includes:

- **Building Program & Operations:** A 6,000 sq. ft. Ceremonial Lodge. The structure will be designed to complement the St. Clements corridor, utilizing neutral colors and high-quality materials.

Brian G. Wall, Architect, maa, aibc, oaa, mraic, D. Arch; CT(Arch) • email: brian@wolseywall.com
Jeni Wolsey, Interior Designer, B. ID Honours • email: jeni@wolseywall.com

WWAID 778-377-8394 Winnipeg, MB | Kelowna, BC | Kenora, ON

- Operational Hours: General activity runs once per week between 9:00 AM – 4:00 PM or 12:00 PM – 8:00 PM. Daily activity is quiet.
- Estimated Events: 3–6 yearly gatherings of up to 300 people.

- **Accessory Structures:**
  - Ten (10) 12'x16' pre-built A-Frame Cabins. These structures are pre-built and designed to be used for two seasons out of the year in a temporary capacity.
  - A 125 sq. ft. Harvesting Shed to be used for drying and storing medicines.
- **Wellness Area:** An outdoor wellness area, including three (3) hot tubs and three (3) saunas. This area consists of landscaping and seating; with one pergola proposed for this space.
- **Site & Parcel Connectivity:** The property will be adjoined to the adjacent lot (Roll 410160) via a floating boardwalk with an engineered anchorage system. This provides safe, low-impact pedestrian circulation between the ceremonial grounds and the primary parking facility across natural site features without permanent ground degradation.
- **Parking & Site Layout:** The site accommodates 36 primary parking spaces, including designated handicap spaces. We have positioned the development to minimize the impact on the remainder of the agricultural land. Earth Bins will be used instead of garbage enclosures to minimize impact on the property.
- **Landscaping:** Existing tree stands will be preserved where possible to provide natural screening. Additional landscaping will be added utilizing local species. Tree stands will be utilized to maintain privacy in the area.

4. Statutory Justification for Conditional Use

In accordance with Section 106(1) of *The Planning Act*, the proposed Conditional Use meets all statutory criteria:

1. **Compatibility with Surrounding Area (Sec. 106(1)(b)(i)):** The ceremonial and cultural nature of the facility directly mirrors the adjacent historic Old Stone Church property. The low-density operation respects the rural-residential character of the area.
2. **Health, Safety, General Welfare & Property Impact (Sec. 106(1)(b)(ii)):** The proposal will not create noise, lighting glare, or visual disturbance. The floating boardwalk structure eliminates the need for heavy cross-swale earthwork. Earth Bins for waste management minimize impact, parking is buffered by tree stands,

and all wastewater is safely managed via holding tanks compliant with Manitoba regulations.

3. **Consistency with Planning Bylaws (Sec. 106(1)(b)(iii)):** The project aligns with the Red River Planning District Development Plan by providing high-value cultural and wellness services without requiring urban infrastructure expansion.

5. Statutory Justification for Requested Variance

We request a variance regarding the maximum allowance of two (2) accessory structures, the 800 sq. ft. secondary structure limit for main recreational commercial uses. This complies with Section 97(1) criteria:

1. **Compatibility with Surrounding Area (Sec. 97(1)(b)(i)):** The A-frame cabins maintain an open, rural aesthetic that preserves the low-density feel of the AR zone.
2. **Protection of Health & Welfare (Sec. 97(1)(b)(ii)):** The setback and structure modifications cause no negative impact or injury to adjacent properties or future agricultural developments.
3. **Minimum Modification Required (Sec. 97(1)(b)(iii)):** The requested variance represents the minimum relief required to avoid developing within the natural swale on site and to preserve significant stands of native vegetation.
4. **Consistency with Development & Zoning Bylaws (Sec. 97(1)(b)(iv)):** The variance allows for optimal, environmentally sensitive site layout while fulfilling the core intent of the AR zone.

6. Servicing & Infrastructure

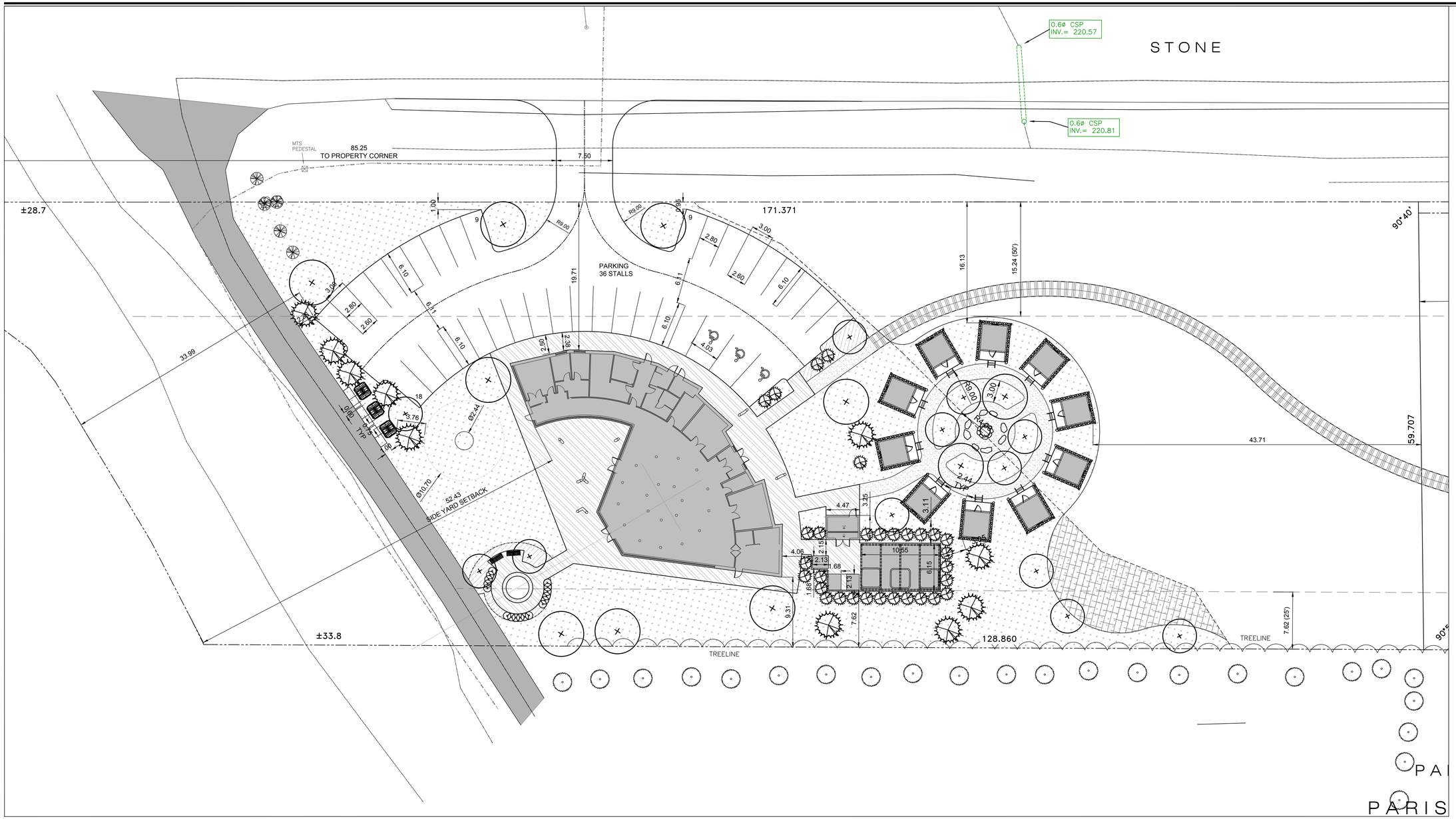
- **Wastewater:** Self-contained holding tanks in compliance with provincial standards.
- **Drainage:** A professional Lot Grading Plan will be prepared to ensure that all surface runoff is contained on-site or directed to municipal ditches without impacting downstream neighbors.
- **Access:** Single approach via Stone Church Road on the North of the property designed to municipal sightline safety standards.

7. Collaboration & Timeline

We look forward to working collaboratively with the RM of St. Clements Council and the Red River Planning District. We are aiming to begin construction in Spring 2027.

Sincerely,

Leah Penner
Project Manager
778-377-8394 ext. 105
leah@wolseywall.com



LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
- MINIMUM REQUIRED YARDS
- SHRUB PLANTING BED EDGE
- PROPOSED TREES
- EXISTING TREES
- PROPOSED SHRUB PLANTING
- SOD/ GRASS
- PLANTING BED
- HARD SURFACE PAVING / ASPHALT
- ROADWAY GRAVEL
- PATHWAY GRAVEL / LIMESTONE
- REQUIRED RETENTION VOLUME TO COMPENSATE FOR LOST FLOOD STORAGE

ENLARGEMENT PLAN 1

0 1 2 4 8 10m

NORTH

No.	Revisions	Date	By

Date	Scale
02-11-26	1:200

Designed By	Drawn By	Checked By
JW	NY	JW

Seals

McGOWAN·RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 - 204-956-0396

Client

WWAID

Project Title

PEGUIS CFS HEART OF OUR ANCESTORS

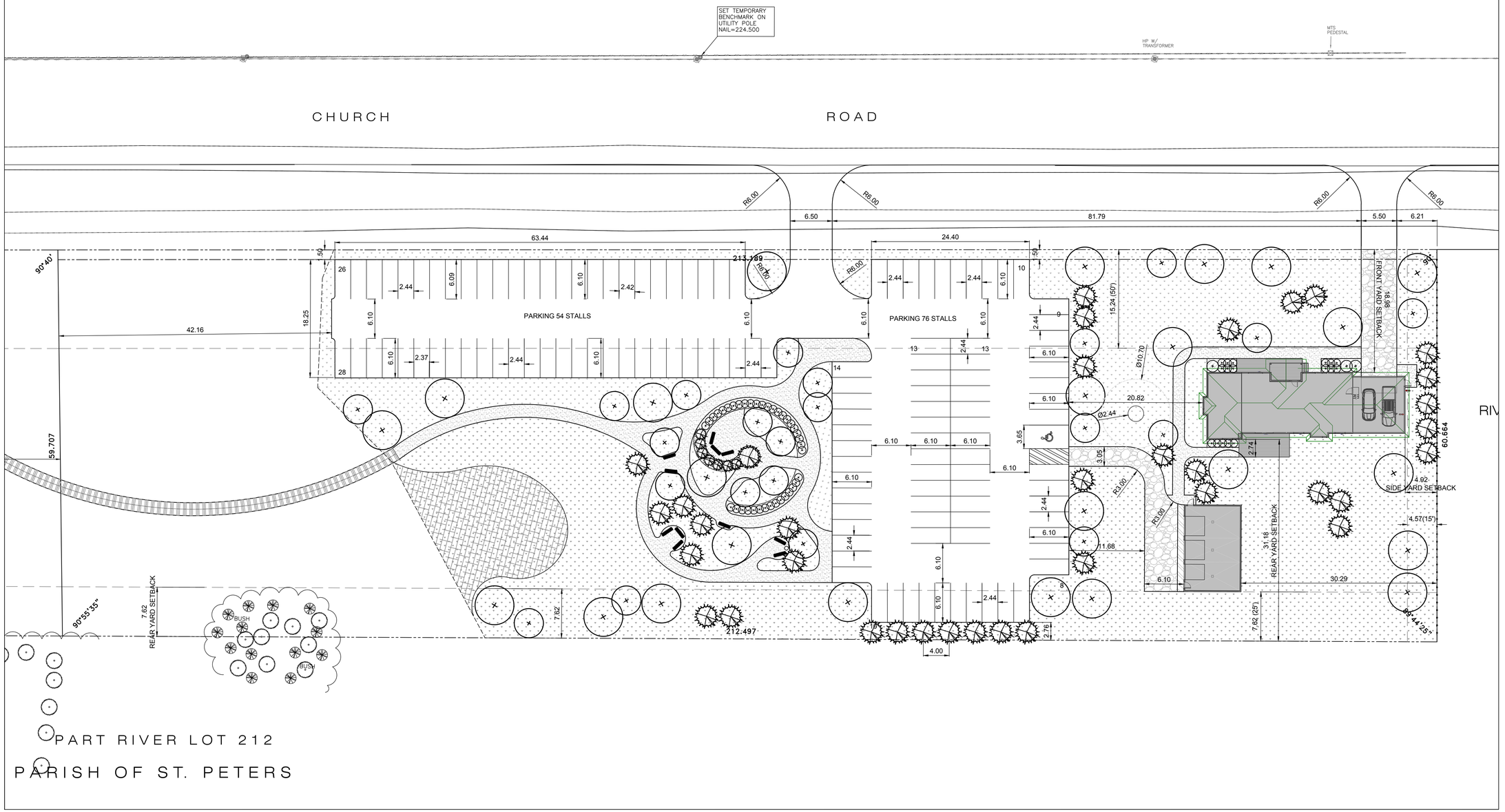
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LAYOUT ENLARGEMENT 1 OF 2

Project No. 26-004

Drawing No. L1.1

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LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
- MINIMUM REQUIRED YARDS
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- REQUIRED RETENTION VOLUME TO COMPENSATE FOR LOST FLOOD STORAGE

ENLARGEMENT PLAN 2

0 1 2 4 8 10m

NORTH

No.	Revisions	Date	By

Date 02-11-26 Scale 1:300

Designed By JW Drawn By NY Checked By JW

Seals

McGOWAN·RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 - 204-956-0396

Client

WWAID

Project Title

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Sheet Title

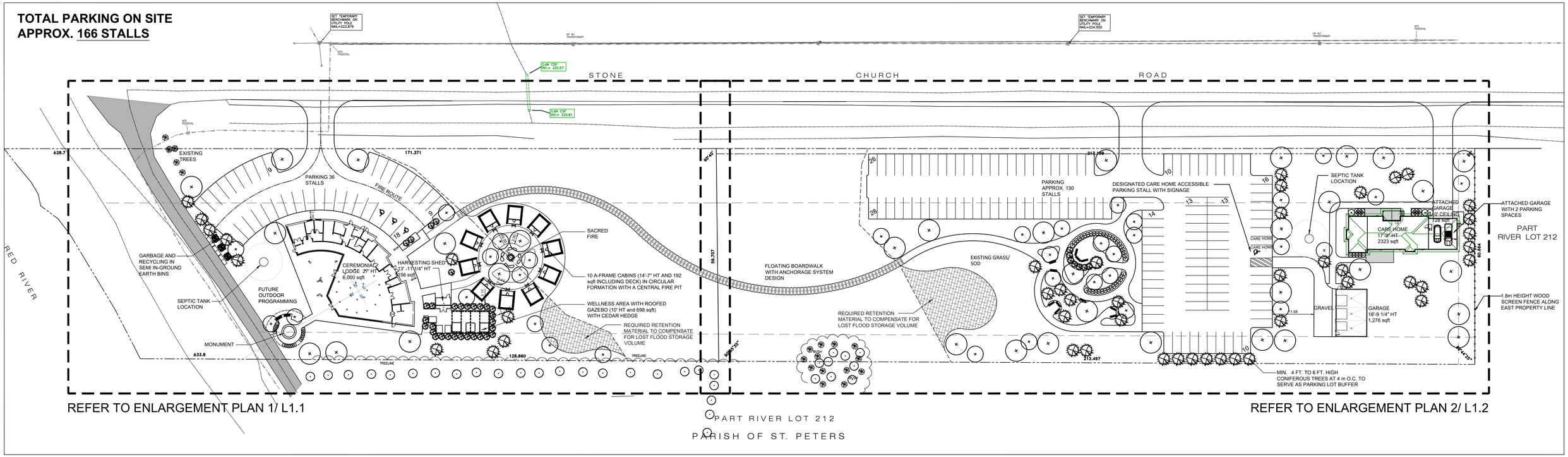
LAYOUT ENLARGEMENT 2 OF 2

Project No. 26-004

Drawing No. L1.2

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TOTAL PARKING ON SITE
APPROX. 166 STALLS



REFER TO ENLARGEMENT PLAN 1/ L1.1

REFER TO ENLARGEMENT PLAN 2/ L1.2

LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
- MINIMUM REQUIRED YARDS
- SHRUB PLANTING BED EDGE
- PROPOSED TREES
- EXISTING TREES
- PROPOSED SHRUB PLANTING

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND ROUGH GRADING AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS. SAWCUT EXISTING PAVEMENT AND CURBS TO ENSURE CLEAN EDGE ON PAVEMENT AND CURBS TO REMAIN (NO BROKEN EDGES).
5. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO LAYOUT PARKING AREAS TO ACHIEVE REQUIRED NUMBER OF STALLS IN EACH ROW. CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
7. ALL LANDSCAPED AREAS TO HAVE MIN 300MM DEEP TOPSOIL INCLUDING SODDED AREAS
8. ALL EXISTING TREES, SIDEWALKS, CURBS, FENCING, SOD AND PAVING TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO REQUIRED SPECIFICATIONS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO REQUIRED SPECIFICATIONS AT THE CONTRACTORS OWN COST.
9. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
10. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, SWALES, ETC.
11. ALL SOD TO REQUIRED SPECIFICATIONS CW 3510.
12. REFER TO SITE SERVICES DRAWINGS FOR LOCATION OF ALL CATCH BASINS, MANHOLES, FIRE HYDRANTS, ETC.
13. ALL CLAY FILL SHOULD BE PLACED IN MAX 200MM THICK LIFTS AND COMPACTED UNIFORMLY TO A MIN OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT BETWEEN 5% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. REFER ALSO TO WRITTEN SPECIFICATIONS.
14. SIGNAGE
    SIGNAGE LOCATIONS AND DESIGNS SHALL BE COORDINATED WITH THE OVERALL SITE LAYOUT AND ARCHITECTURAL DESIGN.
    ALL SIGNAGE SHALL COMPLY WITH APPLICABLE MUNICIPAL BYLAWS AND ACCESSIBILITY REQUIREMENTS.
    SIGNAGE SHALL BE LOCATED TO MAINTAIN CLEAR PEDESTRIAN ROUTES, SIGHTLINES, AND EMERGENCY ACCESS.
15. LIGHTING
    SITE LIGHTING SHALL BE COORDINATED WITH THE ARCHITECTURAL, ELECTRICAL, AND LANDSCAPE PLANS. EXTERIOR LIGHTING SHALL PROVIDE ADEQUATE ILLUMINATION FOR PEDESTRIAN PATHWAYS, BUILDING ENTRANCES, AND OTHER KEY SITE CIRCULATION AREAS. LIGHTING FIXTURES AND FINISHES SHALL BE COORDINATED WITH THE OVERALL SITE DESIGN.

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NORTH

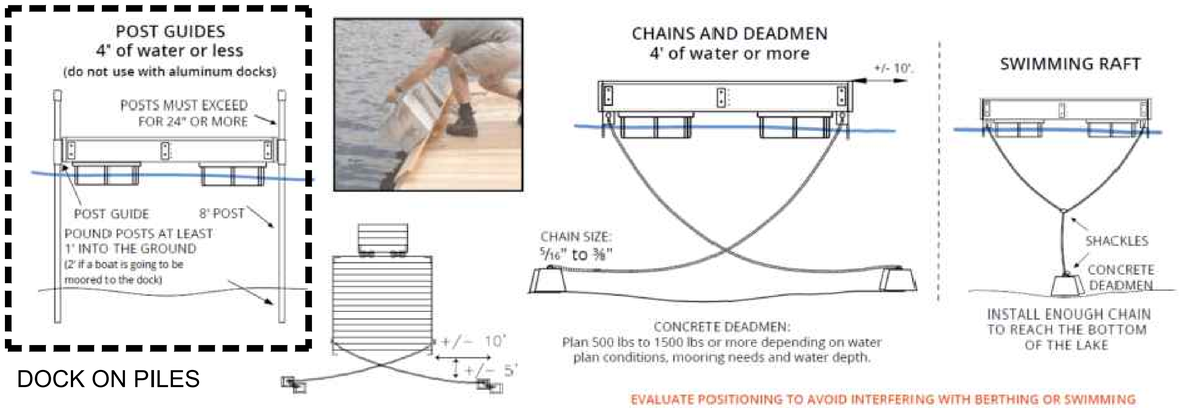
YARD REQUIREMENT FOR AGRICULTURAL ZONES

BUILDINGS AND STRUCTURES

Zone & Building Type	Required Yards				Height	Site Coverage	Unit Area Ft.^{2}
	Front Yard	Side Yd Interior	Side Yd Corner	Rear Yard			
A80, A40	*Min.(ft)*	*Min.(ft)*	*Min.(ft)*	*Min.(ft)*	*Max.(ft)*	*Max.%*	*Min.*
Main	50	15	25	25	N/A	N/A	800
Accessory	50	15	25	25	N/A	N/A	N/A
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* Excluding swimming pools, decks, playhouses, swings, gazebos and picnic shelters. (B/L

FLOATING BOARDWALK WITH ANCHORAGE SYSTEM DESIGN DETAIL



DOCK ON PILES

EVALUATE POSITIONING TO AVOID INTERFERING WITH BERTHING OR SWIMMING

No.	Revisions	Date	By

Date: 02-11-26
Scale: 1:500
Designed By: JW
Drawn By: NY
Checked By: NY
Seals

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Project Title:
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Sheet Title:
OVERALL SITE PLAN

Project No.: 26-004
Drawing No.: L1.0

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