

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

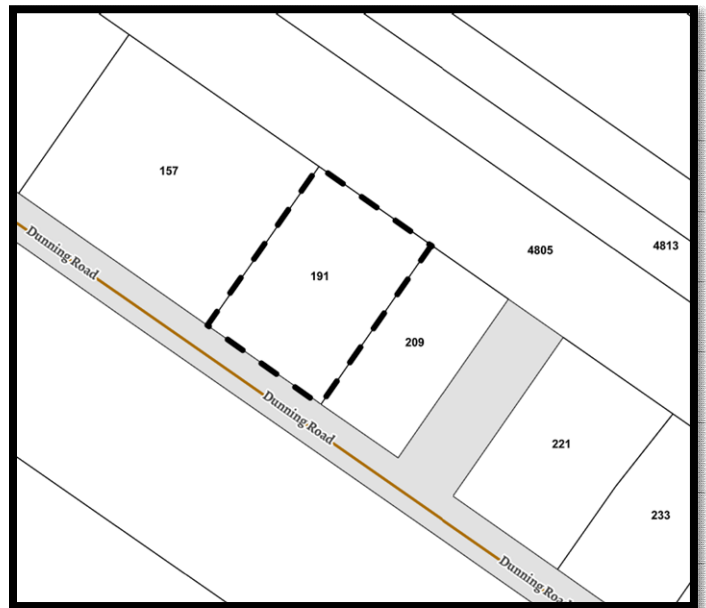
Application File: CU 23-2026

Applicant: Marek and Adriana
Greloch

Property Location: 191 Dunning Road
Narol, Manitoba
Roll # 29107
Legal: Lot 1 Plan 62653

Application Purpose:

The applicant proposes to establish a home industry, in order to allow for a car repair and sales business to be on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"GD" General Development	Home Industry Section 10: General Development Table 21 General Development Use Table Section 3.16 Home Industry	Home Industry for car repairs and sales business

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	August 20, 2026 - AMENDED
Application File	CU 23-2026
Applicant	Marek and Adriana Greloch

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	191 Dunning, Narol, Manitoba 29107 Lot 1 Plan 62653
Zoning	"GD" General Development zone RM of St. Clements By-law No. 5-2002
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Property Size	103,488 square feet / 2.38 acres in area (+/-) 271.66 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"GD" General Development	Home Industry Section 10: General Development Table 21 General Development Use Table Section 3.16 Home Industry	Home Industry for car repairs and sales business

Application Purpose

The applicant proposes to establish a home industry, in order to allow for a car repair and sales business to be on the subject property.

DEVELOPMENT PLAN POLICIES

4.6.7. Small scale commercial uses may be appropriate in the General Development area if they service the local population, are not reliant on municipal piped services and no suitable urban location exist within convenient proximity to the area. In reviewing proposals for a commercial use in a General Development area, the following shall be considered:

- 4.6.7.1 The size and type of operation.
- 4.6.7.2 Compatibility with the surrounding land uses and activities
- 4.6.7.3 The requirement for provisions of municipal services

ZONING BY-LAW REQUIREMENTS

Home Industries

- 3.16.3.10 Home Industries must be carried out within an accessory building, except for a business office which may be permitted in the residential dwelling and outdoor storage permitted under section 3.16.3.12.
- 3.16.3.12. Outside storage is allowed as part of the Home Industry, subject to the following:
 - a) the storage shall be located to the rear of a line adjacent to and parallel with the front wall of the building; and
 - b) the storage area shall be fenced or screened from public view to the satisfaction of Council and entering into a development agreement, if required.
- 3.16.3.13. In addition to the residents of the property a Home Industry may include up to a maximum of (2) employees who do not reside on the property.
- 3.16.3.14. Unless otherwise approved by Council, signs shall be non-illuminated and non-flashing and limited to one – maximum size shall be 6 ft. sq..
- 3.16.3.15. Additional parking requirements for customers may be provided in the rear yard. No additional parking spaces will be permitted in any front yard or side yard.
- 3.16.3.16. No toxic matter, explosive, flammable, combustible, corrosive, radioactive, or other restricted material may be used, stored, or produced.
- 3.16.3.17. In no case shall the Home Industry be open to the public at times earlier than 8:00 a.m. and no later than 10:00 p.m. unless agreed to by Council.
- 3.16.3.18. The home industry shall not generate pedestrian or vehicular traffic in excess of that which is characteristic of the zone in which it is located.
- 3.16.3.19. The home industry shall have all outdoor lighting located and arranged on the property so that no rays of light are directed at any adjacent property.
- 3.16.3.20. An accessory building used for Home Industry use must not exceed a floor area or site coverage as within a zoning site. The number of accessory buildings allowed may vary depending on the zone.
- 3.16.3.21. Each application for Conditional Use for a proposed Home Industry shall include a detailed description of the use to be undertaken at the premises and an indication of where any materials, equipment or vehicles associated with the use are to be stored.
- 3.16.3.22. The Home Industry shall comply with all environmental and public health standards for the Province of Manitoba. If the Council determines that a proposed Home Industry may conflict with these standards, the application shall be referred to the appropriate Provincial department(s) prior to issuing a development permit.

BACKGROUND INFORMATION

This property was approved for an oversized accessory structure in September of 2023 which varied the accessory height from 15 ft. maximum to 19 ft. maximum and unit area from 1,200 sq. ft. to 1,728 sq. ft.. The Zoning By-law specifically outlines in section 3.16.3.20, that an accessory building used for Home Industry use must not exceed a floor area or site coverage as required within a zoning site. The unit area of an accessory building in a General Development Zone is 1,200 square feet and this application would be contradictory to the policies outlined above.

One of the important conditions on that approval was that the existing garage would to be used for personal storage only, and this variance will over rule that condition.

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 will have no signage related to the business on the subject property.
4. Applicant / owner will have only one employee which is the owner of the property.
5. Applicant / owner must carry out the business within the accessory building.
6. Applicant / owner will be allowed outside storage that shall be located to the rear of the accessory building.
7. Applicant / owner to install fencing as outlined in the site plan and that the fencing be non-transparent.

8. Applicant / owner to provide customer parking at the rear of the accessory building.
9. Applicant / owner to apply for a business license with the RM of St. Clements.
10. Applicant / owner may only have one unregistered vehicle on the property at any one time.
11. Applicant / owner to pay any outstanding fines, fees or taxes to the RM of St. Clements.
12. The conditional use approval is valid for two years, until August 25, 2028. The applicant shall return to Council for renewal prior to the expiry of the approval.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 23, 2026
191 Dunning Road, RM of St. Clements

Designation: "GD" General Development
Zoning: "GD" General Development

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

SITE PLAN



LETTER OF INTENT

Letter of Intent – 191 Dunning Road

To whom it may concern:

My name is Marek Greloch and I am new owner of 191 Dunning Road and I am applying for conditional use for home industry. My intent is to use the shop that is currently located on the property as place for my small car repair/sales business. For the past 16 years I had a conditional use in St Andrews, where I was privileged to combine living and working at the same location. We never had any complaints. I am very familiar with requirements, expectations and respect of my surrounding area and neighbours. I understand that my current zoning GD allows the home industry with approval of conditional use. There are many houses, some even on same road that do have business at their property. Currently property has already great layout separating house and shop and shop has great privacy, but I am planning to make small improvements on the property such a fencing to keep site clean. I do have the storage facility elsewhere where I store most of my projects/inventory. I am a sole owner and operator of car repair and sales business, I don't have employees, I don't work with large units (semis).

I will be explaining everything in detail and open for discussing or questions at the public hearing.

Thank you