

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
July 22, 2025
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

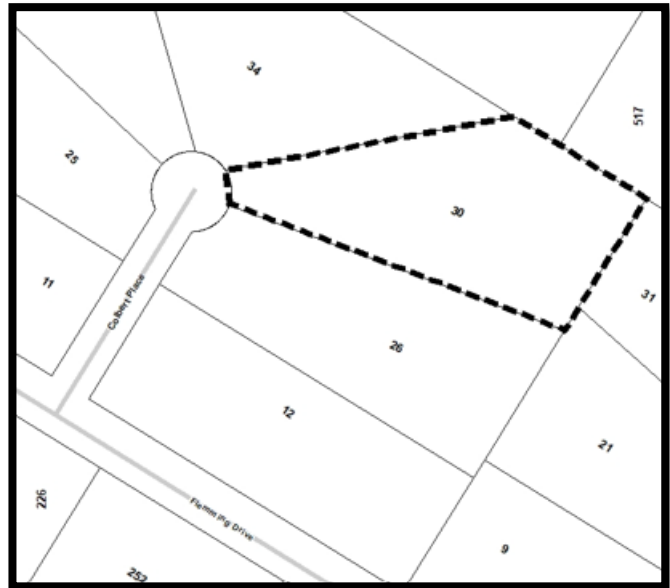
Application File: CU 26-2025

Applicant: Florian Kebernik

Property Location: 30 Colbert Place
R.M. of St. Clements
Roll # 312726
Legal: Lot 7 Block 2 Plan
54308

Application Purpose:

The applicant proposes a contractor's establishment, in order to allow for a woodworking shop to be on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Contractors Establishment Section 5 Agricultural Zone 5.3 Table 10 Agricultural Use Table	Woodworking Shop

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	June 28, 2025
Application File	CU 26-2025
Applicant	Florian Kebernik

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	30 Colbert Place, R.M. of St. Clements 312726 Lot 7 Block 2 Plan 54308
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	4 acres or 174,200 square feet in area (+/-) 100' 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	Contractor's Establishment Section 5. Agricultural Zone 5.3 Use Regulation Table 10	Woodworking shop

Application Purpose

The applicant proposes to have a contractor's establishment, in order to allow for a woodworking shop to be operated on the subject property.

DEFINITION

A Contractor's establishment:

means a premises where a construction contractor operates a business and where related equipment and materials may be stored, including: wood construction, cabinet making, carpentry, house builders, mobile home and "ready to move" house construction, package home or garage construction, kitchen or bathroom renovating, general contracting, landscape contractors, heating contractors, air-conditioning and refrigeration contractors, insulating contractors, painting contractors, plumbers, sheet metal contractors, roofers, drillers and well contractors, septic tank installation, foundation contractors, excavators, stucco contractors, siding contractors, brick laying, fencing contractors, ventilating contractors, window and door installation, road, bridge, concrete and stucco contractors and other like uses.

DEVELOPMENT PLAN

4.2.10 Home based businesses may be allowed in the Agriculture Restricted area subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment.

OTHER INFORMATION

There is a development agreement registered on the property; however it does not affect this application as the development agreement was for the subdivision and all conditions of the agreement have been met.

There are 3 easements on the property, which include a drainage easement with the RM, hydro and gas, none of the easements are affected.

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.

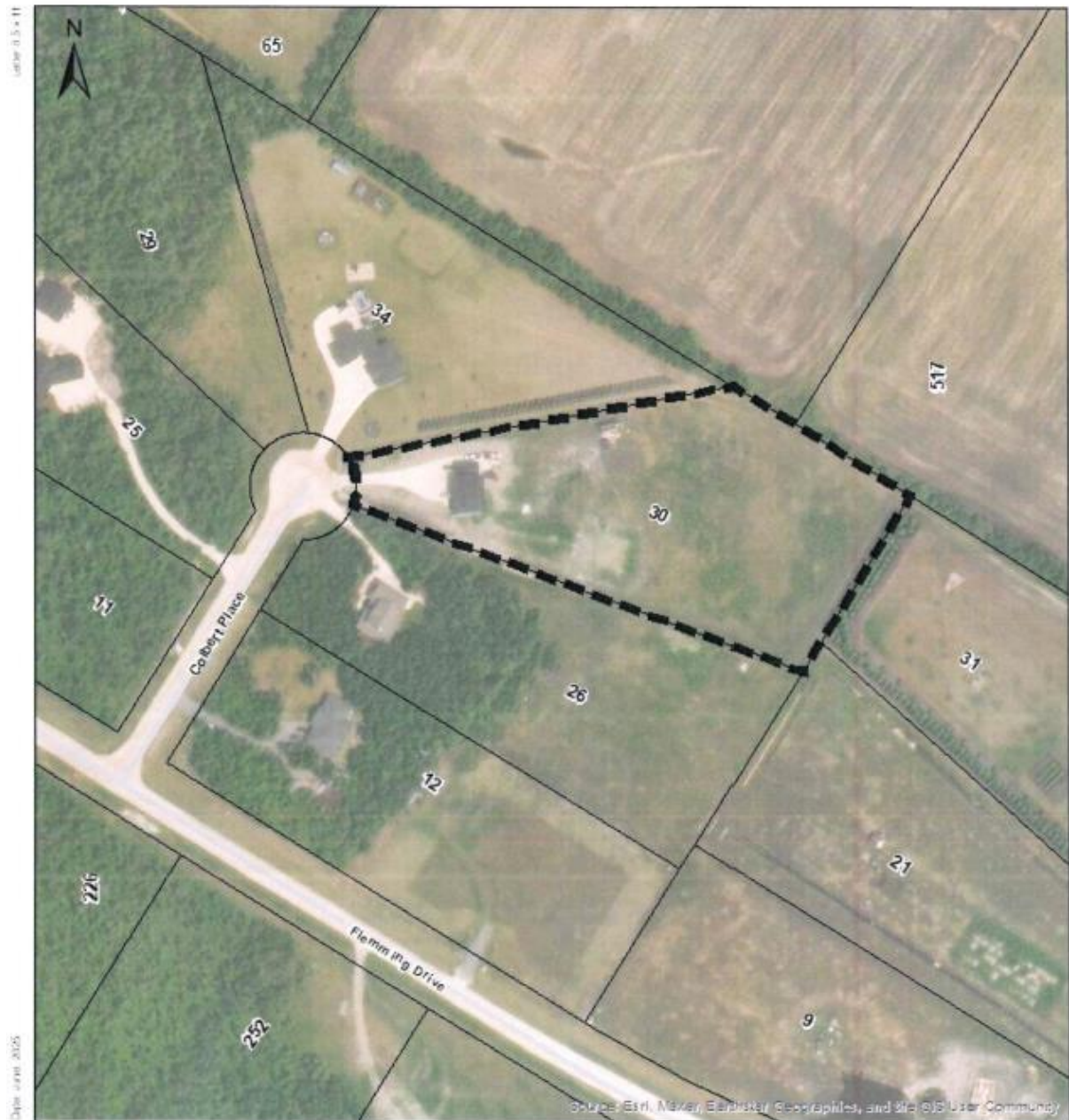
RECOMMENDED CONDITIONS OF APPROVAL

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 RM of St. Clements.
4. Applicant / owner to obtain a business license from the RM of St. Clements in accordance with By-Law 17-96.

RRPD LOCATION MAP




SUPPORTIVE MAPPING

Variance Order VO 61, 2025
30 Colbert Pl, RM of St. Clements

Designation: "AR" Agriculture 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.

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

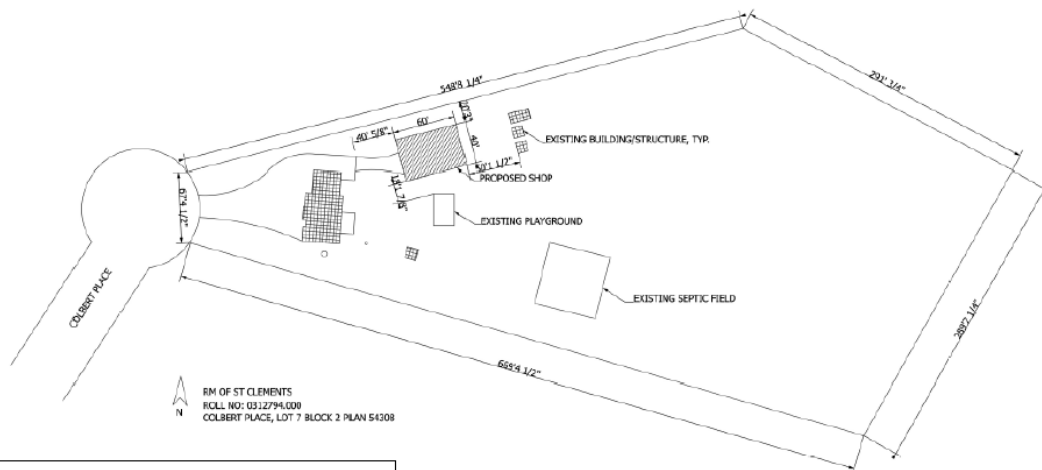
ADDITIONAL INFORMATION

Letter of Intent

To whom it may concern,

Im writing this letter to express my intention to build a Woodworking Shop on my Property. The shop will be used to fabricate Cabinets, Railings, and any Custom Woodwork. Everything will be prepared in the Shop and then installed on Site. Hours of Operation will be 8.00am to 4.30pm. But the shop won't be used every day as I will be on Site doing a lot of Installs as well. It will be only me working int the Shop, no Employees. According to the St. Clements Zoning Bylaw No.5-2002 this is listed as Conditional Use.

Regards
Florian



Front yard setback to the accessory building is 245'