

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
October 28th, 2025
6:00 PM

Council Chambers
1043 Kittson Road
East Selkirk, MB

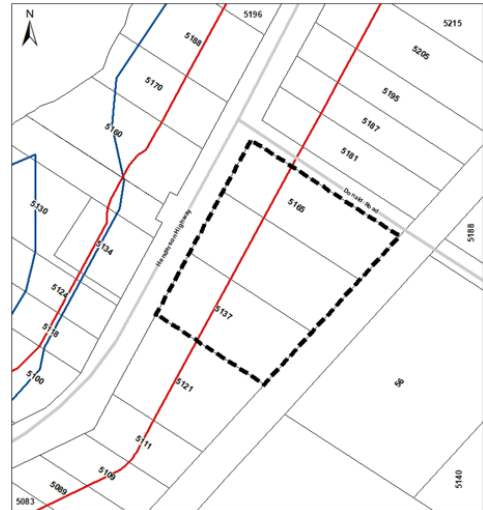
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 28-2025

Applicant: Schinkel Development (Alan
Owner: Klippenstein)

Property Location: 5165 Henderson Highway corner
Donald Rd; No address Survey 1-
52256; 5137 Henderson Highway,
RM of St. Clements
Roll No. 21400,21850,21800
respectively
Legal: Parcel F 25056 WLTO; Lot 1
Plan 52256 WLTO; Lot 2 Plan 52256
WLTO respectively



Application Purpose:

The applicant is seeking approval for conditional use to establish a Multiple-family dwellings for the future development in a "RS" Serviced Residential

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential Section 6 Table 13 Residential Use Table	Multiple-family dwelling	Multiple-family dwellings (80 dwelling units approximately as 1,2,3-bedroom suites)

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	September 16, 2025
Application File	CU 28-2025
Applicant	Schinkel Development – Alan Klippenstein

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	5165 Henderson Highway corner Donald Rd; No address Survey 1-52256; 5137 Henderson Highway, RM of St. Clements 21400,21850,21800 respectively Parcel F 25056 WLTO; Lot 1 Plan 52256 WLTO; Lot 2 Plan 52256 WLTO respectively
Zoning	“RR” Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“GD” General Development designation RRPD Development Plan By-law No. 272/19
Property Size	4.61 (including 3 lots in it) acres in area (+/-) 513 (including 3 lots in it) feet in width (+/-) NOTE: Information is based on GIS data

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
“RR” Rural Residential Section 6 Table 13 Residential Use Table	Multiple-family dwelling	“RR” Rural Residential Section 6 Table 13 Residential Use Table

Application Purpose

The applicant proposes to establish a Multiple-family (1,2,3-bedroom suites) dwellings for the future development in to be rezoned the “RS” – Serviced Residential Zone. This conditional use application comes combined with a rezoning application BL 11, 2025. The municipality’s conditions are listed below.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

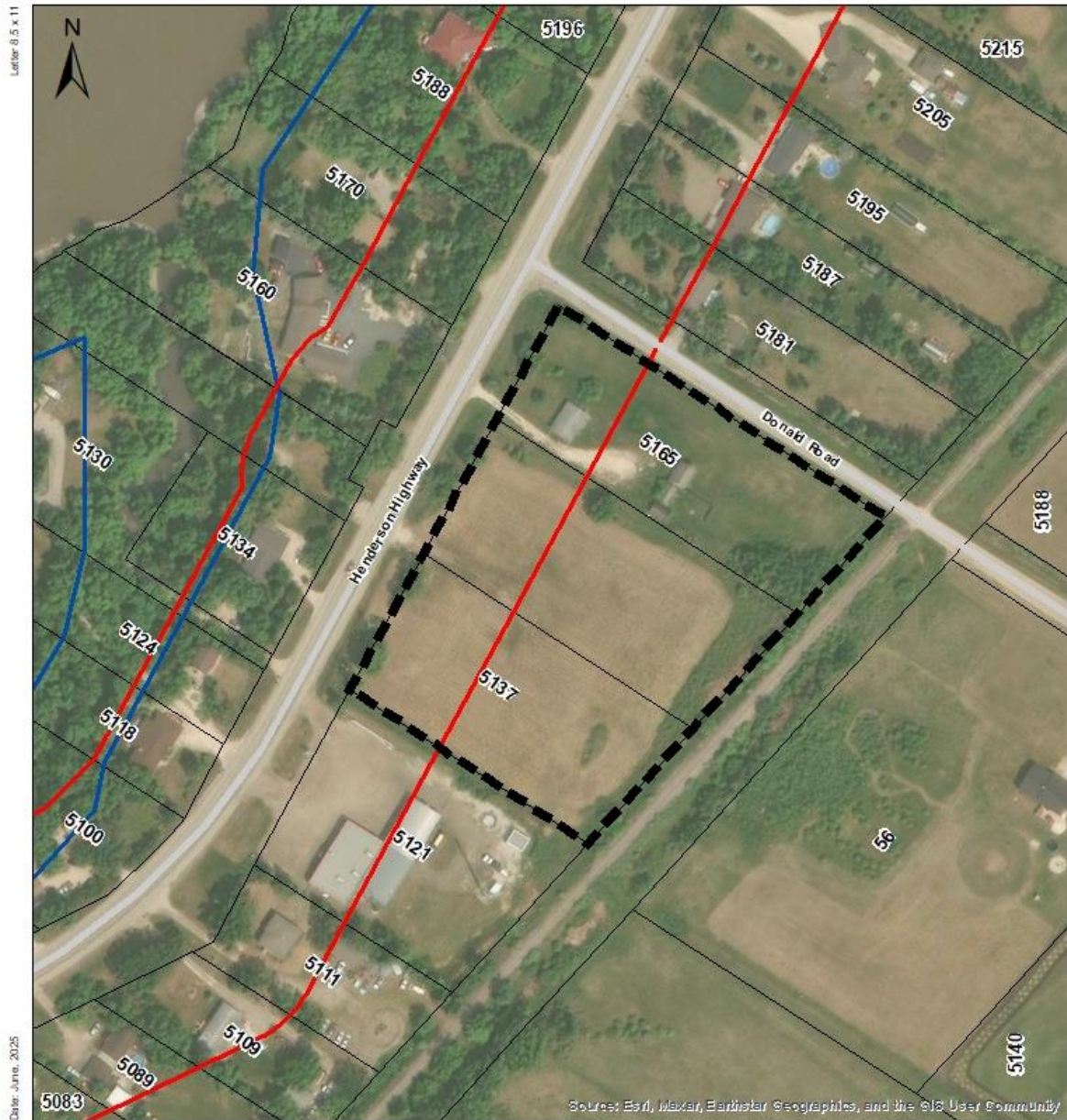
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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, 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 an outstanding taxes, fees or fines, to the R.M. of St. Clements;
4. An engineered drainage plan to be prepared as per Municipal Servicing Standards;
5. Applicant/Owner enter into a Development Agreement with the R.M. of St. Clements to address items including, but not limited to, if required:
 - a. Utility Buy-In & connectivity to Municipal infrastructure;
 - b. Engineered drainage plan and letter of credit;
 - c. Site layout and landscape design for indicated number of units;
 - d. Snow and garbage removal;
 - e. Developer responsible for maintenance and management of all on-site infrastructure including roads, sewer and/or water, and land drainage to the satisfaction of the RM.
6. Property is to be rezoned from "RR" Rural Residential to "RS" Serviced Residential as proposed in Zoning By-Law Amendment Application No. 11-2025.
7. Applicant/Owner obtain approval from the Manitoba Office of Drinking Water for water services.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 28, 2025
5137 and 5165 Henderson Hwy, RM of St. Clements

Designation: "GD" General Development
Zoning: "RR" Rural Residential

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



ADDITIONAL INFORMATION



June 25, 2025

Red River Planning District

Re: Letter of Intent – Proposed Multi-Family Development on Henderson Highway, RM of St. Clements

Dear Red River Planning District,

On behalf of Schinkel Properties, I am writing to formally express our intent to pursue a proposed multi-family residential development located on Henderson Highway within the RM of St. Clements.

Our concept envisions a well-designed planned unit development (PUD) that will provide approximately 80 residential units, offering a range of 1-, 2-, and 3-bedroom suites. The goal of this project is to create a variety of housing options that can accommodate a broad mix of tenants, including individuals, couples, families, and seniors. This diversity will support a more inclusive and sustainable community fabric.





The proposed development directly supports the province's broader housing strategy by contributing meaningful density and much-needed supply in a growing area. As communities throughout Manitoba work to address the current housing shortage, this project will provide attainable rental options in a location that offers convenient access to surrounding services and amenities.

We look forward to working collaboratively with the Red River Planning District and the RM of St. Clements to align this project with local planning priorities and community needs. We believe this development will be a positive and timely addition to the area and would welcome the opportunity to present more detailed plans for consideration.

Please do not hesitate to contact me should you require additional information or wish to arrange a preliminary meeting.

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Thanks,

Alan Klippenstein GSC, CM, LEAN
Vice President of Real Estate Development
Schinkel Properties

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