

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
September 23, 2025
6:00 P.M.**

**Council Chambers
1043 Kittson Road
East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

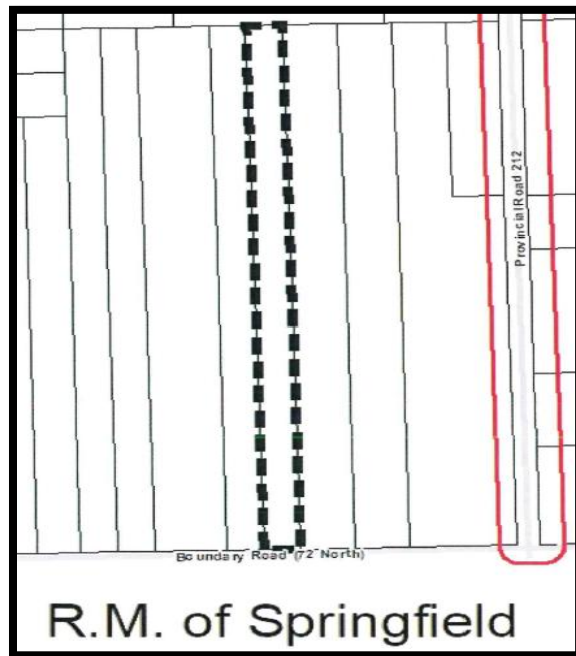
Application File: CU 35-2025

Applicant: Anja Rowntree

Property Location: 29119 Road 72N
R.M. of St. Clements
Roll # 238500
Legal: Lot 9 Plan 18826

Application Purpose:

The applicant proposes to construct a garden suite in order to allow a family member to live on the subject property.



Conditional Use Request	Zoning By-law Requirement	Proposed by Applicant
"A40" Agriculture Part 5 Section 5.3 Table 10: Agriculture Use Table	Garden Suite – Conditional Use	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	August 8, 2025
Application File	CU 35-2025
Applicant	Anja Rowntree

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	29119 Road 72N, R.M. of St. Clements
- Roll #	238500
- Legal	Lot 9 Plan 18826
Zoning	"A40" Agricultural 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	872,699 square feet / 20 acres in area (+/-) 220 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Conditional Use Request	Zoning By-law Requirement	Proposed by Applicant
"A40" Agriculture Part 5 Section 5.3 Table 10: Agriculture Use Table	Garden Suite – Conditional Use	Garden Suite

Application Purpose

The applicant proposes to construct a Garden Suite (a temporary additional dwelling) on the subject property in order to allow a family member to live on the subject property and be taken care of.

-Neighboring property at 29111 Road 72N was approved in 2024

OPTIONS FOR COUNCILS CONSIDERATION

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

- (a) reject the requested application; or
- (b) approving 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, and
 - (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 conditional use 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, fees or fines, to the R.M. of St. Clements.
4. Applicant / Owner to remove the temporary dwelling (garden suite) upon cessation of the intended use.
5. Applicant / Owner to not use the garden suite for rental purposes.

Additional Information

Dear Red River Planning District,

July 25/25

Hello there, my name is Anja Rounten, I am writing you this letter in regards to moving onto my moms property.

My moms name is Thaula Oberpichler, her address is 29119 Boundary Road.

My mom is almost 80 years old and she does not drive. She lives alone, and I would be sensible for me to be a lot closer, so I can help her.

The reason for me wanting to move onto my moms property, would be to assist her in helping with taking her to appointments, shopping, and also maintaining the yard, and all other things that she needs done.

I would like to put a mobile home on the property, that can be movable. My intentions are only to help my mom, as she is getting older, I can help her with whatever she needs, cause I would be right there, and not 30 minutes away, like I am now.

Thank You for taking the time to read my letter.

If you have any questions, please do not hesitate to call me.

July 28, 202

Red River Planning District

Hello!

My Name is Ursula Oberpichler and
I live on Boundary Road.

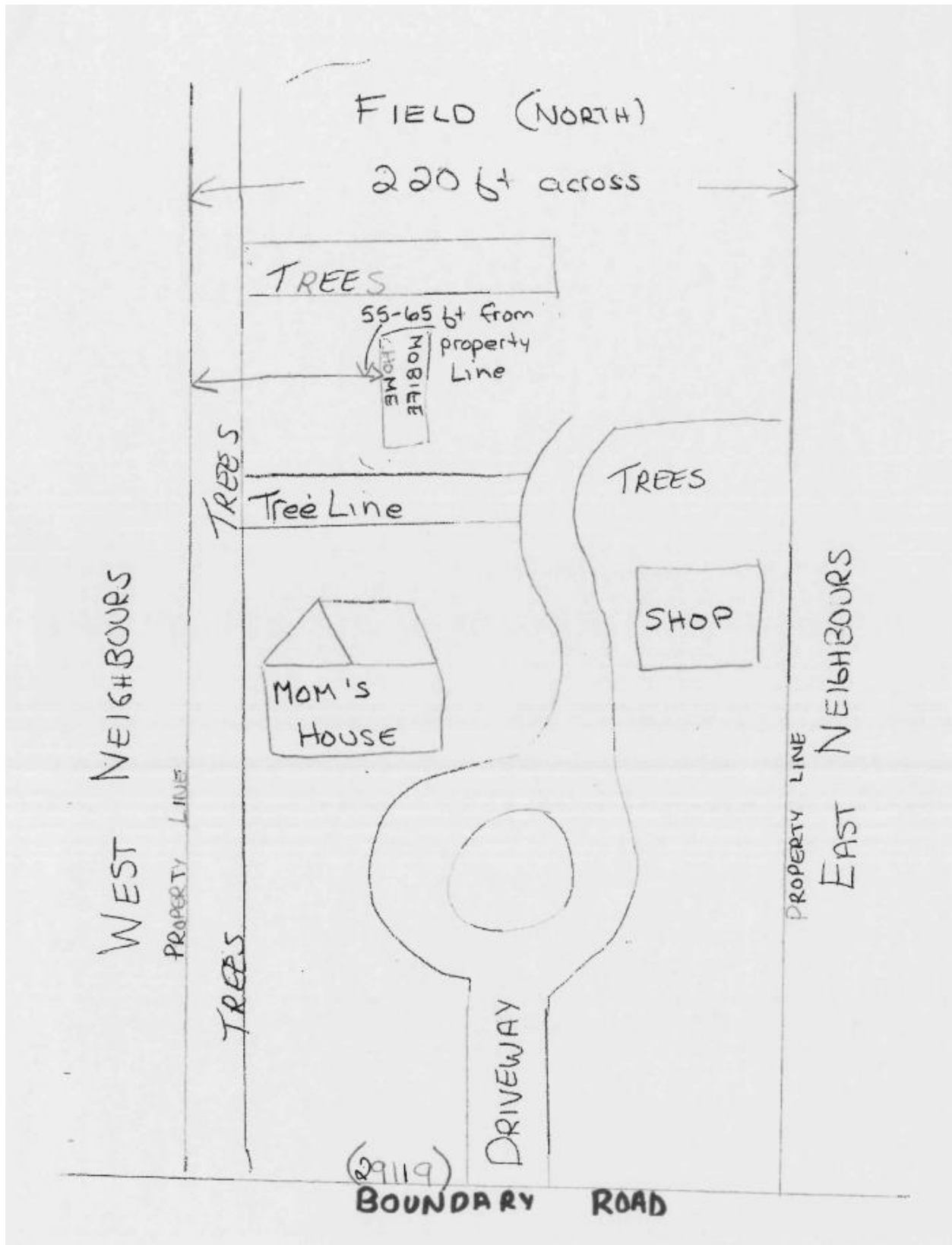
I would like my Daughter, Anja Rountree,
to live on my Property with me.

Im getting older and I need help around
the Yara, going to Doctor Appointments
shopping etc...

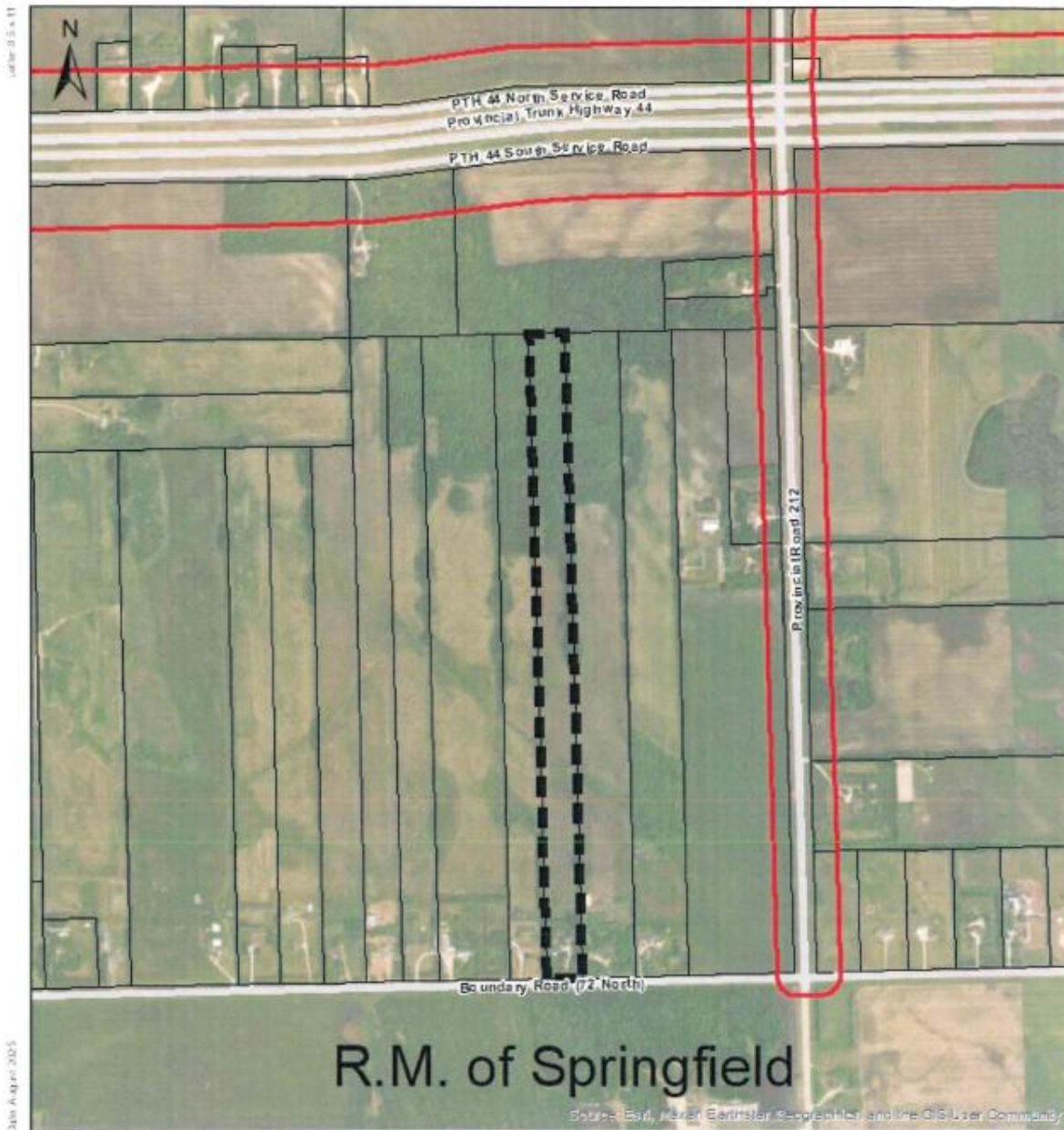
Thank you for taking the Time to read
my Letter.

If you have any Questions, please dont
hesitate to call me.

Site Plan



RRPD LOCATION MAP



SUPPORTIVE MAPPING

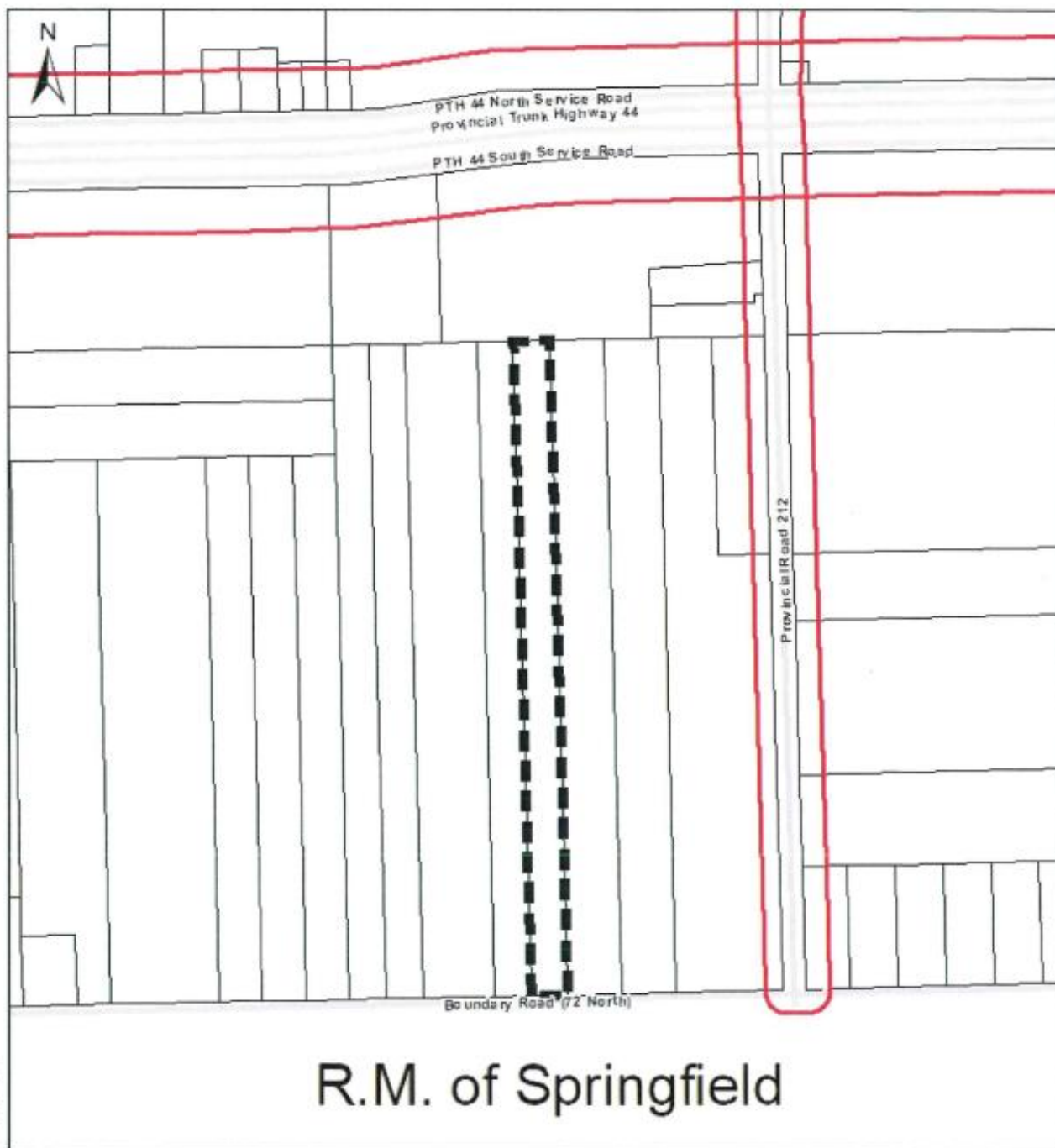
Conditional Use Application CU 35, 2025
29119 Road 72N, RM of St. Clements

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
-  St Clements Boundary
-  Parcel Outline





SUPPORTIVE MAPPING

Conditional Use Application CU 35, 2025
29119 Road 72N, RM of St. Clements

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

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