

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 28, 2025
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

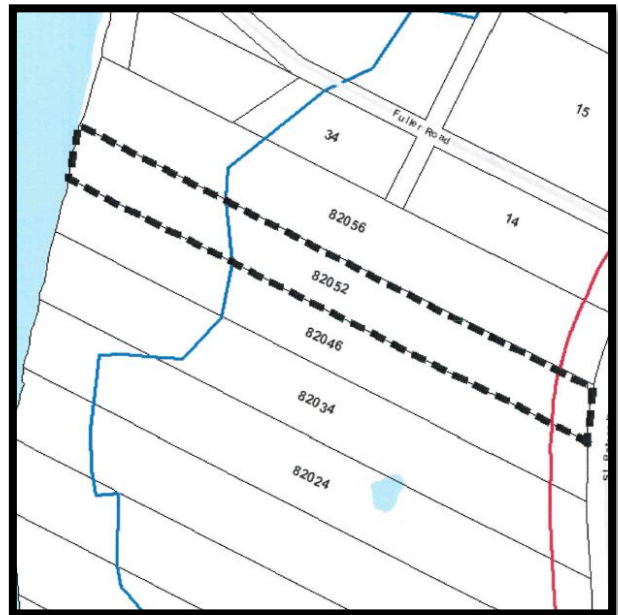
Application File: CU 47-2025

Applicant: Leigha Hyslop and
Nelson Bittner

Property Location: 82052 St. Peters Road,
R.M. of St. Clements
Roll # 405660
Legal: Lot 2 Plan 22190

Application Purpose:

The applicant proposes to establish a garden suite on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Part 5 Table 10 Section 5.3	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	October 2, 2025
Application File	CU 47-2025
Applicant	Leigha Hyslop and Nelson Bittner

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	82052 St. Peters Road, R.M. of St. Clements 405660 Lot 2 Plan 22190
Zoning	"AR" Agricultural Restricted zone R.M. 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	352,520 square feet / 8.09 acres in area (+/-) 193.61 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	Part 5 Table 10 Section 5.3	Garden Suite

Application Purpose

The applicant proposes a garden suite to be constructed on the subject property.

AGENCY COMMENTS

Manitoba Hydrologic Forecasting and Water Management: Proposing that the garden suite be set at a flood protection level of 222.78 metres.

Manitoba Transportation and Infrastructure: A permit will be required for construction, modification or relocation of a structure or sign, or to change or intensify the use of an existing structure within 125' of the controlled area from the edge of the highway right-of-way. For information only.

The building will be located in the front of the property in accordance with the setbacks and at an elevation of 225.30 metres, which looks to be well above the flood level set by the province, but the approval for the level will be determined by Manitoba Transportation and Infrastructure.

The property in question had been previously approved for conditional use CU 14-2007 by resolution number 304-07. The new owners will be using the existing well that was installed for the previous owners of the property for a garden suite. Council should consider the removal of condition #6 as trends such as "aging in place", "secondary suites" and "garden suites" are options for affordable housing, which is required within the Rural Municipality of St. Clements.

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.

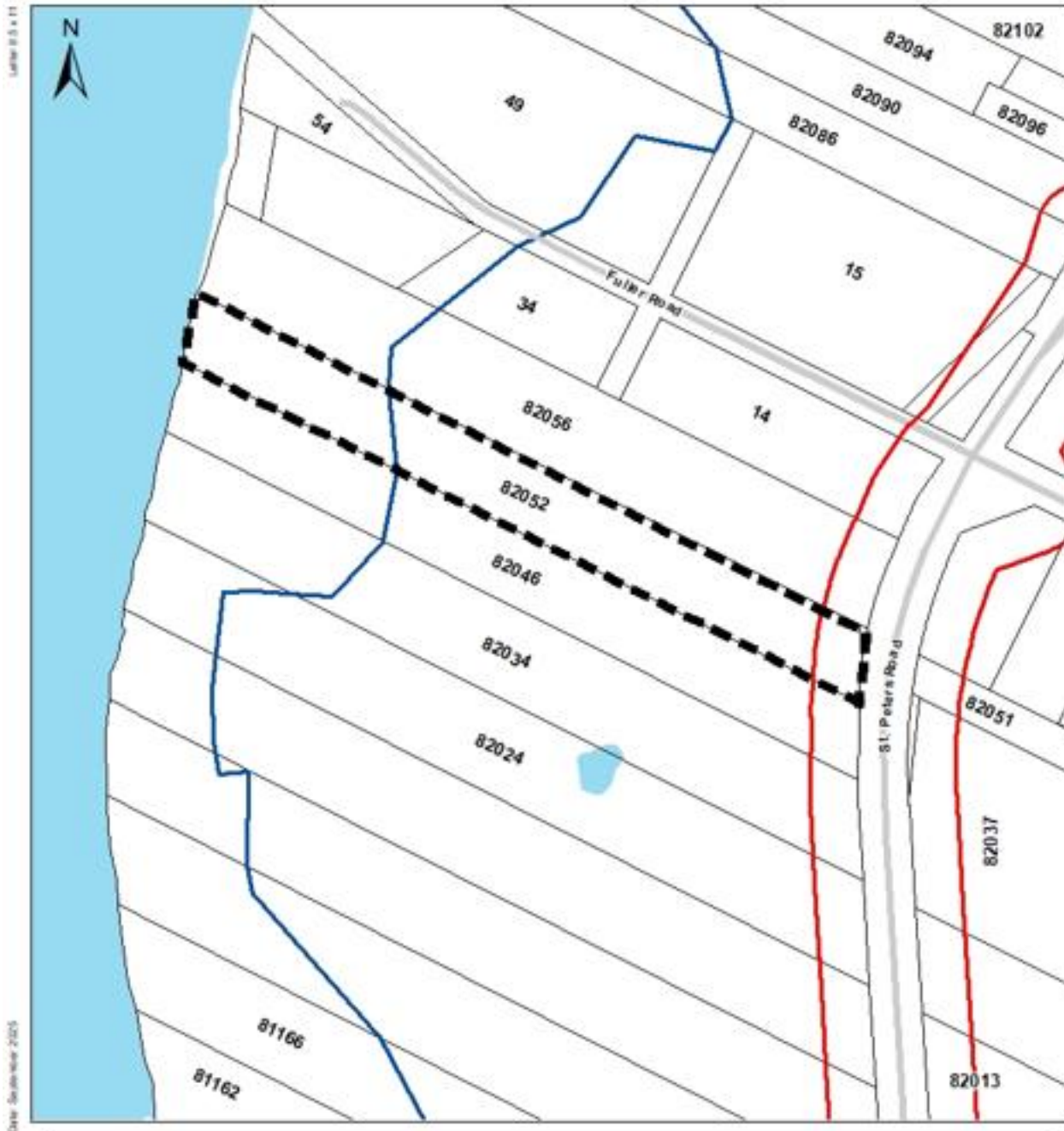
RECOMMENDED CONDITIONS OF APPROVAL

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 R.M. of St. Clements.
4. Applicant / Owner to construct a temporary foundation for the garden suite, it shall be placed on pad and post foundation only.
5. Applicant / Owner to construct the garden suite no larger than 1,200 sq. ft.
6. Applicant / Owner must remove the garden suite within 6 months upon cessation of occupancy for which it was intended.

7. Applicant / Owner to contact Hydrologic Forecasting and Water Management from Manitoba Transportation and Infrastructure to set the elevation for the garden suite, as the property is located in the flood protection zone.

ADDITIONAL INFORMATION



SUPPORTIVE MAPPING

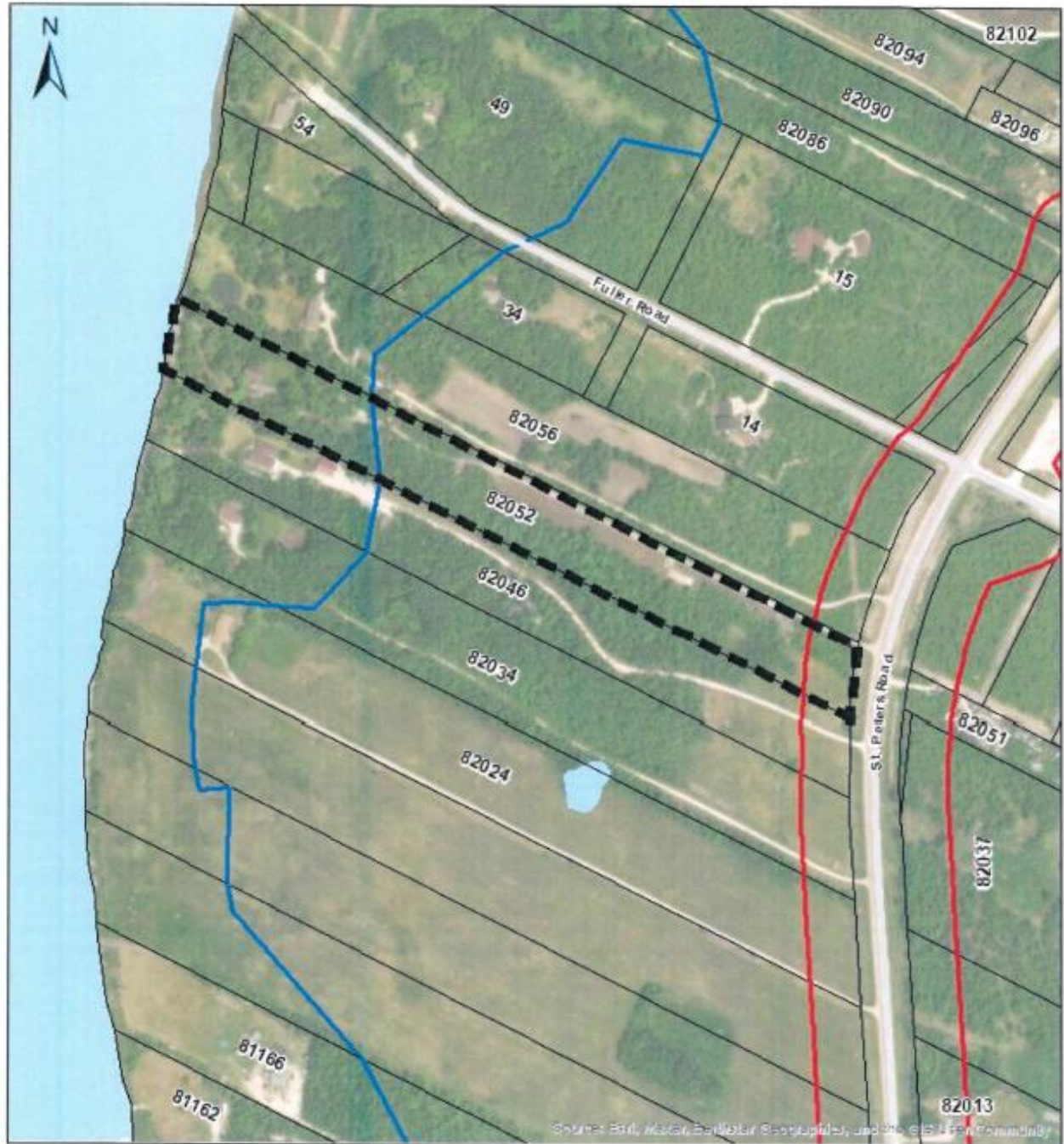
Conditional Use Application CU 47, 2025
82052 St. Peter's Road, RM of St. Clements

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
- Highway Control Zones
- Designated Flood Area
- Parcel Outline
- Water Bodies





Source: Bird, McKee, Earthstar, Streetlight, and the City of St. Clements Community

SUPPORTIVE MAPPING

Conditional Use Application CU 47, 2025
82052 St. Peter's Road, RM of St. Clements

Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

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-  Subject Property
-  Highway Control Zones
-  Designated Flood Area
-  Parcel Outline
-  Water Bodies



RED RIVER
PLANNING DISTRICT

LETTER OF INTENT

September 23, 2025

Red River Planning District 2978 Birds Hill Road East St. Paul, MB R2E 1J5

Re: Letter of Intent – Proposal to Construct a Garden Suite at 82052 St. Peter's Road, East Selkirk, MB

Dear Planning Officer,

We, the property owners of 82052 St. Peter's Road, East Selkirk, MB, are writing to formally express our intent to apply for approval to construct a garden suite on our property within the Red River Planning District. The purpose of this proposal is to provide safe, accessible, and supportive housing for our ageing parent, who has recently sold their home in the Rural Municipality of St. Andrews. Our parent wishes to remain close to family while continuing to live independently in a smaller, manageable residence.

We are aware that garden suites are considered temporary dwellings, and we confirm that the proposed unit will:

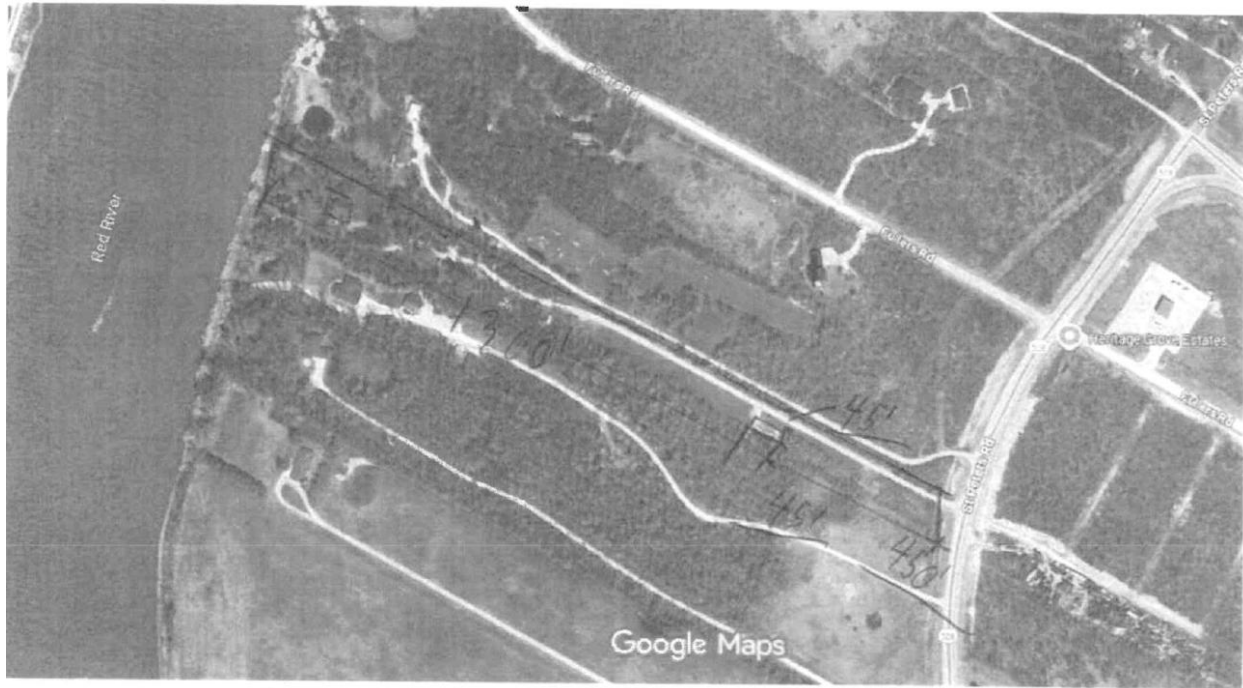
- Be a self-contained living space designed for one occupant.
- Not exceed 1,200 square feet in size.
- Be placed on a pad and post foundation only, in accordance with policy.
- Comply with front, side, and rear yard requirements applicable to the principal dwelling.
- Be accessed via the property's existing driveway.
- Be removed within six (6) months of the cessation of occupancy for which it was intended.

The design will ensure compatibility with the scale and appearance of our existing property while meeting all applicable building codes, zoning regulations, and municipal bylaws. We are committed to working with the Planning District to ensure the development aligns with servicing requirements and any additional conditions deemed appropriate. There has been a previous garden suite on this property from a previous owner and the electricity, well and septic tank still remain, this is the location we would like to have the garden suite.

We believe this proposal reflects the intent of secondary housing policies—to provide flexible housing options that support multi-generational living and aging in place—while making efficient use of existing residential lands. We respectfully request your consideration of this application and welcome the opportunity to provide further details, drawings, and supporting documentation as required.

Thank you for your time and attention to this request. We look forward to working with the Red River Planning District through this process.

SITE PLAN



LIDAR

