

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
November 18, 2025
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

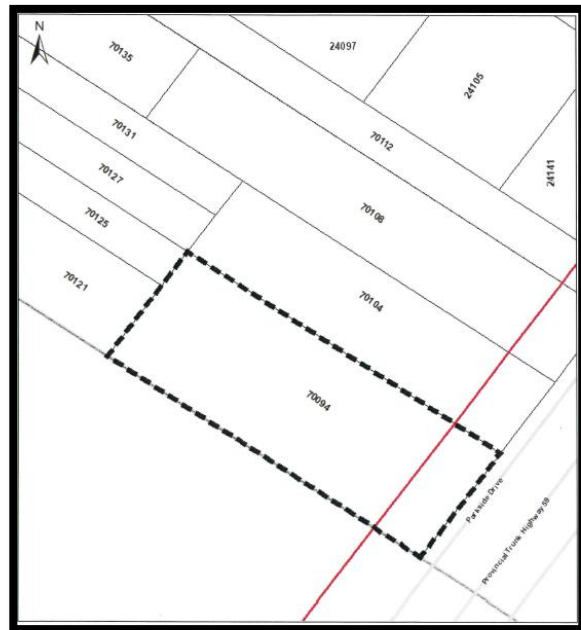
Application File: CU 51-2025

Applicant: 5645434 Manitoba Ltd.
Jerry Sorokowski

Property Location: 70094 Parkside Drive,
R.M. of St. Clements
Roll # 36545
Legal: Lot 1 Plan 27059

Application Purpose:

The applicant proposes to establish a contractor's establishment, in order to allow for a private exterior storage facility to be on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Contractor's Establishment Part 5 Section 5.3 Table 10: Agricultural Use Table	Exterior Storage of building materials and construction equipment

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 30, 2025
Application File	CU 51-2025
Applicant	5645434 Manitoba Limited – Jerry Sorokowski

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	70094 Parkside Drive, R.M. of St. Clements 36545 Lot 1 Plan 27059
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	255,568 square feet or 5.87 acres in area (+/-) 301 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 Part 5 Section 5.3 Table 10: Agricultural Use	Exterior Storage of building materials and construction equipment

Application Purpose

The applicant proposes to establish a Contractor’s Establishment, in order to allow for exterior storage of building materials and construction equipment on the subject property.

DEVELOPMENT PLAN

Policies within the Development Plan 272/19, section 4.2.10 outlines:

“Home based businesses may be allowed in the Agricultural Restricted area subject to their size, compatibility with surrounding uses, servicing requirements, impacts to offsite infrastructure, and impact on the environment. Where proposals are within the vicinity of a provincial highway, a copy of the proposal should be sent to the Provincial department having jurisdiction for their review as a permit may be required.”

GENERAL INFORMATION

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.

3.11. EXTERIOR STORAGE

3.11.2. Fencing or Landscaped Buffer

3.11.2.1. Design: Any permitted or conditional use requiring outside storage shall be enclosed on all sides, with a minimum 6 ft. to maximum 8 ft. high. Where the use is aesthetically unpleasing to adjacent landowners a solid or opaque fence may be required.

Materials and maintenance shall be as per 3.11.2.2. and 3.11.2.3.

3.11.2.2. Maintenance: A caveat may be filed against the title in order to ensure that the fence is maintained to municipal standards. The maintenance plan may require the posting of a performance bond.

3.11.2.3. Materials - Permitted

Permitted fencing materials include the following:

- painted or pressure wood;
- concrete;
- ornamental block;
- brick;
- metal;
- dense evergreen plants;
- combination thereof; or
- any other material, subject to: - illustration by a certified professional engineer or architect, - approval by the Development Officer of the Selkirk & District Planning Area Board. The above fencing shall be uniformly painted and maintained.

OPTIONS FOR COUNCILS CONSIDERATION

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

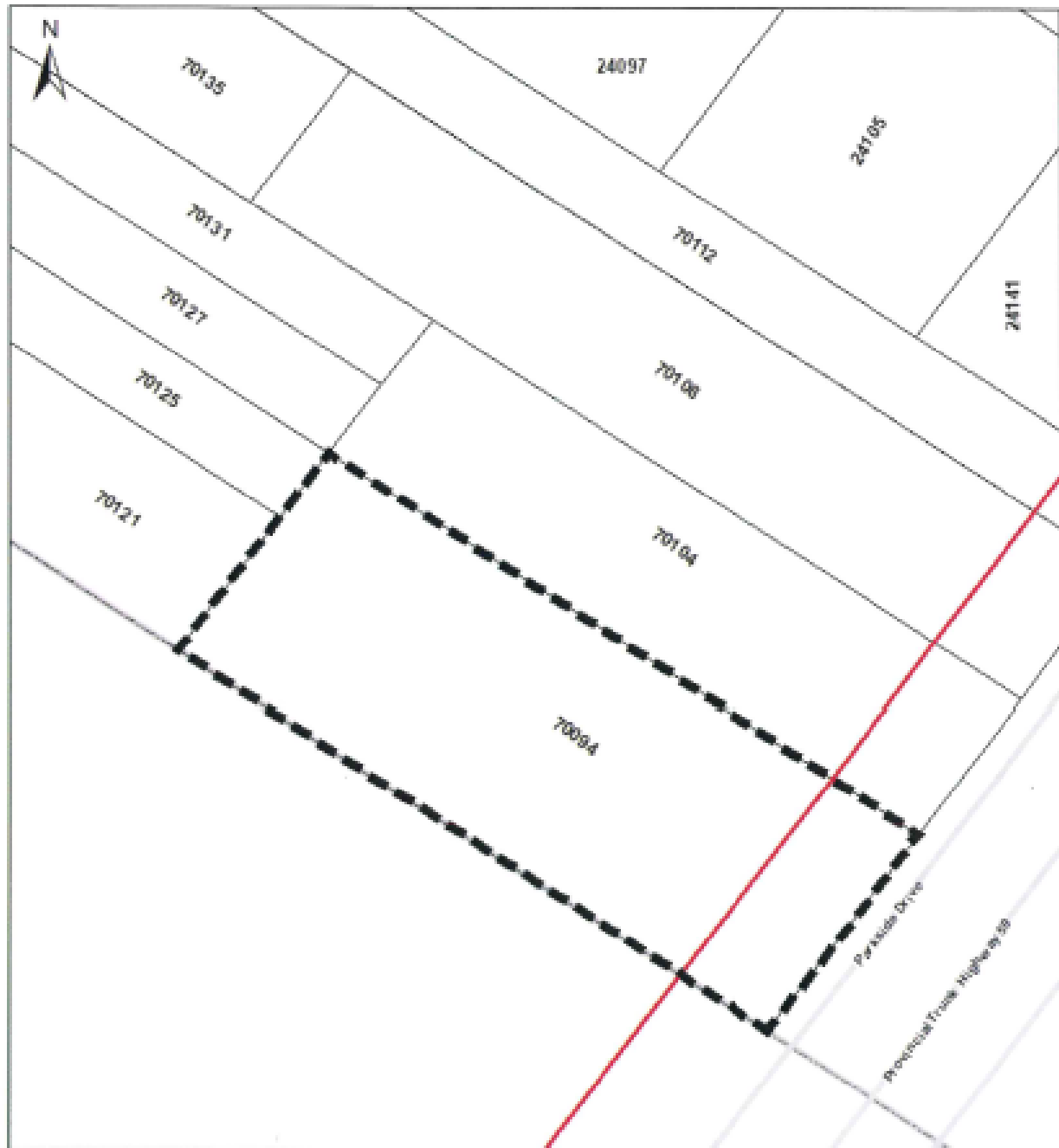
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 apply for a business license in accordance with By-Law No. 17-96.
5. Applicant / Owner to comply with Section 3.11. Exterior Storage section of Zoning By-law 5-2002.
6. Applicant / Owner to place the fence at least one foot inside of the property lines.
7. Applicant / Owner to construct a solid fence, with the material of choice in accordance with Section 3.11 Exterior Storage.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

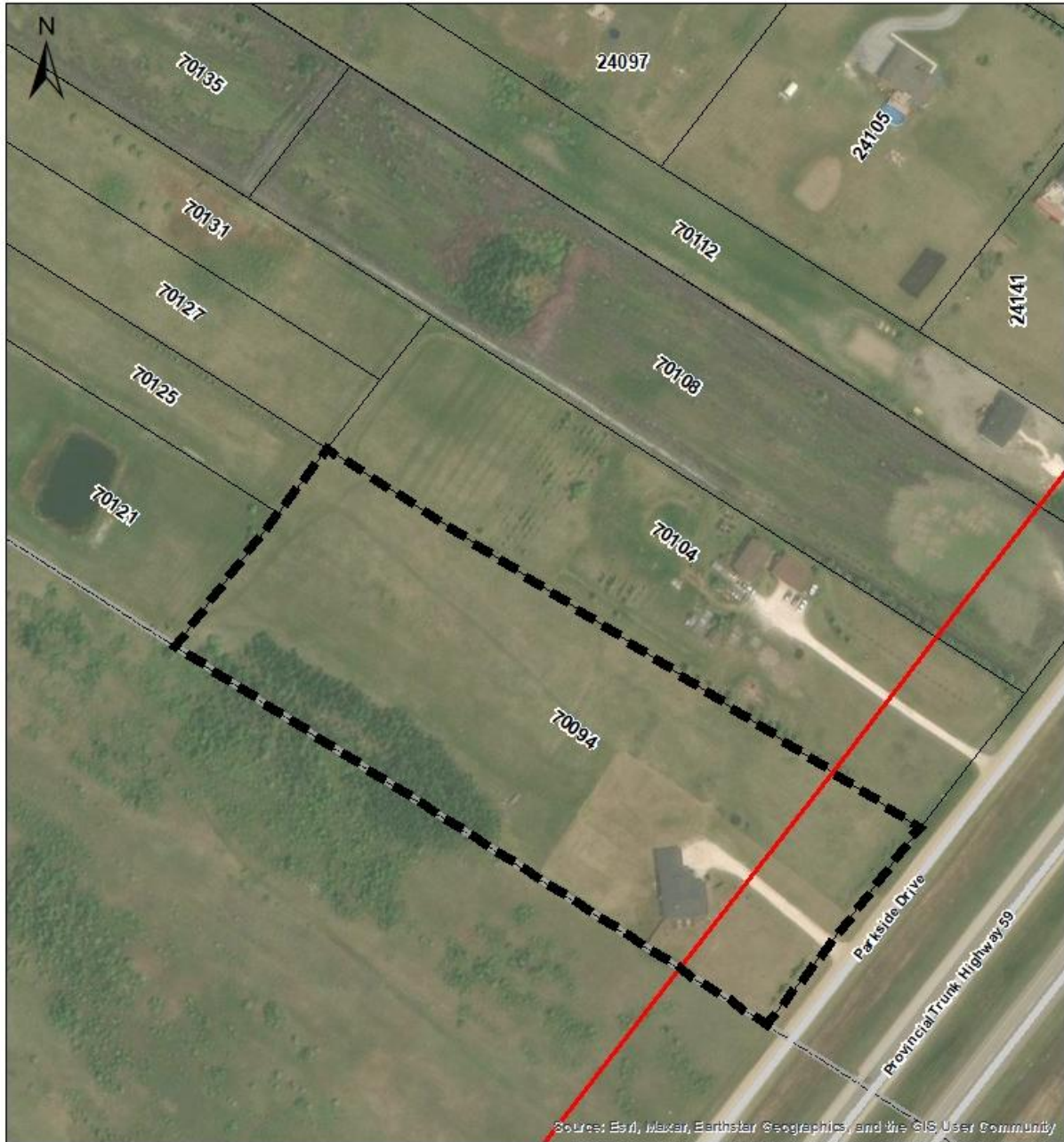
Conditional Use Application CU 51, 2025
70094 Parkside Drive, RM of St. Clements

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

Terms of Use/D's 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 51, 2025
70094 Parkside Drive, RM of St. Clements

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

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-  Subject Property
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ADDITIONAL INFORMATION

5645434 Manitoba Ltd
[REDACTED]
[REDACTED]
[REDACTED]

October 14, 2025

Letter of Intent RE: 70094 Parkside Drive

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

To Whom It May Concern.

Please accept this letter of intent as full explanation as to the purpose of request for conditional use of said property.

I am a building contractor working throughout Manitoba, Northwest Ontario and Northeast Saskatchewan. If granted the requested conditional use permit, we will be storing from time to time building materials and construction equipment. The storage area would be at the back southwest section of the property. These materials and equipment would be stored in a neat and clean fashion with no debris or mess. There would be no environmentally hazardous materials at the site.

I thank you in advance for your consideration. Please contact me, Jerry Sorokowski @

[REDACTED] should you require additional information.



Jerry Sorokowski per:
5645434 Manitoba Ltd.

SITE PLAN

