

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
April 28, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

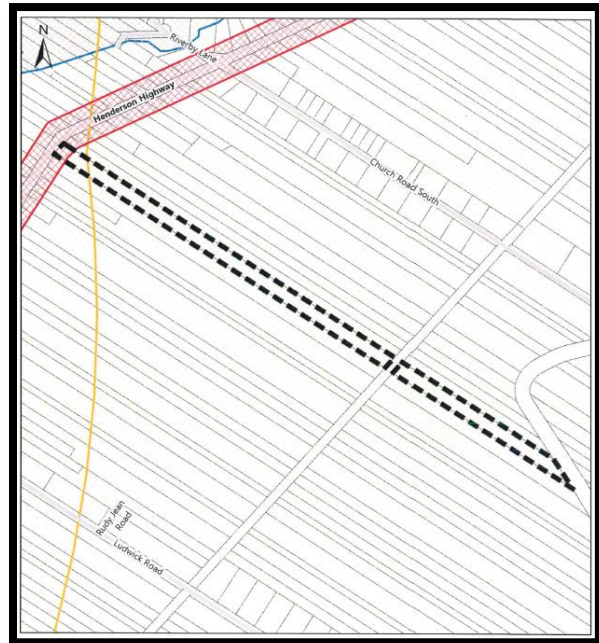
Application File: CU 6-2026

Applicant: Olga Shmelova

Property Location: 5839 Henderson Highway, Narol
Highway, Narol
Roll # 8705
Legal: Lots B & C Plan
26667

Application Purpose:

The applicant proposes to establish a neighborhood rehabilitation home, in order to allow for this facility to be on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential "AR" Agricultural Restricted	Neighbourhood Rehabilitation Home Section 6. Residential Zones Table 13: Residential Use Table	Neighbourhood Rehabilitation Home

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	April 11, 2026
Application File	CU 6-2026
Applicant	Olga Shmelova

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	5839 Henderson Highway, Narol, St. Clements 8705 Lot B & C Plan 26667
Zoning	"RR" Rural Residential zone "AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"GD" General Development designation "AR" Agricultural Restricted RRPD Development Plan By-law No. 272/19
Property Size	819,450 square feet / 18.83 acres in area (+/-) 143 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential "AR" Agricultural Restricted	Neighbourhood Rehabilitation Home Section 6. Residential Zones Table 13: Residential Use Table	Neighbourhood Rehabilitation Home

Application Purpose

The applicant proposes to establish a neighbourhood rehabilitation home, in order to allow for this facility to be on the subject property.

5839 Henderson Highway

August 25, 2009, meeting minutes showed that there was an approval for conditional use 13-2009 and a variance order 65-2009. The conditional use was for the approval of the bed and breakfast, and the variance order approved an accessory structure being a maximum 2,304 sq. ft. and a maximum mean height of 18'. That variance also requested occupancy for the bed and breakfast to have a maximum of 5 guest rooms as the standard in 2009 was 2 guest rooms. Both applications were approved with conditions.

At the current time a business license for the bed & breakfast has expired as of December 31, 2025, the assumption is that the use has ceased, it would be a question of whether the business had been operating within the last 12 months and maybe the use of the bed & breakfast be removed from the property. The business license outlined the business name was "Women Refreshed at the Well". It was operated by a Board of Directors and was a non-profit spiritual retreat. They provided a place where women and/or men have the opportunity to come and experience spiritual renewal and the presence of the holy spirits and will leave with a sense of renewal and restoration that only God could give.

The owners of the residence are retiring and the business ceased in October of 2025, the home was listed in May of 2026. Because of the expiration date on the business license suggested that the Bed and Breakfast ceased operations.

This application is to have a neighbourhood rehabilitation home in a rural residential area. The definition within the by-law is as follows:

Neighbourhood rehabilitation home means a building or portion thereof used for the boarding or other residential accommodation plus penal or other mandatory supervision or treatment of not more than twelve (12) persons in which supervision or treatment is not provided to any person not resident in the rehabilitation.

According to the letter of intent, the residence will be used as a private, professionally operated residential mental health and wellness facility. It will operate 24 hours a day and 7 days a week with a maximum capacity of 10 patients and a maximum capacity of 5 on-site staff at any one time. There will only be 1 staff member during the overnight period. The patients would occupy the home for a period of 6 – 8 weeks

It should be noted that the 2 properties to the south occupy the Corpus Christie Church and a cemetery. The home will be operated as the Brave Spirit Wellness Centre, with no full-time resident present.

There are a number of policies within the Development Plan that should be considered:

4.6.1 Urban land uses within the General Development areas shall be limited to ensure compatibility with existing land uses. Any new development shall occur in such a manner so that adjoining land uses are compatible and potential conflicts between uses is minimized. The use of buffers may be required to minimize conflicts.

4.6.13. Small-scale institutional uses that are intended to service the local population may be permitted in the General Development area.

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 zoning variances, 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 that are not in substantial conformance with the application would require a new approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality for a commercial occupancy in order to meet all conditions of the Manitoba Building Code and Manitoba Fire Code requirements for a public building and receive an occupancy permit.
3. The Bed and Breakfast that was approved with a minimum of 5 guests under conditional use 13-2009 and variation order 65-2009 be revoked.
4. Applicant / owner to connect to the municipal wastewater system and pay the fees as outlined in By-law 8-2023 for connection.
5. Applicant / Owner obtain all required permissions from *Manitoba Transportation and Infrastructure – Roadside Development*.
6. Applicant / owner to comply with all regulations under *The Public Health Act* for the Province of Manitoba.
7. Applicant / owner to comply with the *Food and Food Handling Establishments Regulations*, for the Province of Manitoba.
8. Applicant / owner to comply with all regulations under the *Workplace Safety and Health Act* for the Province of Manitoba.

9. Applicant / owner to comply with the *Personal Care Homes Standards Regulations* for the Province of Manitoba.
10. Applicant / owner to provide a safety and an emergency plan to be approved by the St. Clements Fire Department.
11. Applicant / owner to provide a site plan showing adequate parking according to the Parking Table including handicap parking in the Zoning By-law 5-2002.
12. Applicant / owner to have a maximum of 10 patients at one time in the home.
13. Applicant / owner to have a maximum of 5 healthcare professions at one time in the home.
14. Applicant / owner to retain a municipal business license for each year of operations.
15. No signage on the property for the operations of a neighbourhood rehabilitation home.
16. That the accessory building cannot be used as a habitable space.
17. Applicant / owner to pay any outstanding taxes, fees or fines payable to the R.M. of St. Clements.
18. Applicant / owner to receive licensing from Community Living Disability Services – Residential Care and Licensing or the Adult Mental Health Program.
19. Applicant / owner obtain a permit for legalization and intensification of use of the existing access onto PR 204. Applicant / owner to email accessmgmt@gov.mb.ca or call 204-583-2433 to apply for the permit.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 6, 2026
5839 Henderson Hwy, RM of St. Clements

Designation: "GD" General Development, "AR" Agricultural Restricted
Zoning: "RR" Rural Residential, "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. Map content is not to scale.

-  Hazard Lands - Airport
-  Highway Control Zones
-  Subject Property
-  Roads
-  Designated Flood Area



Letter of Intent

Application for Conditional Use Permit
Residential Wellness Home
Property: 5839 Henderson Highway, Narol, MB R1C 0B5
To:
The Council and Planning Committee
Rural Municipality of St. Clements
Re: Conditional Use Application – Residential Wellness Home

Dear Members of Council and Planning Committee,
I am writing in support of our application for a Conditional Use Permit to operate a small, private Residential Wellness Home at 5839 Henderson Highway, Narol, Manitoba, under the proposed name Brave Spirit Wellness Home.

Purpose and Nature of the Home

The proposed project is a low-volume, private, home-based residential wellness program designed to support adults seeking recovery, restoration, and stability following periods of stress, trauma, or mental health challenges. This is not an institutional facility, not a publicly accessed service, and not a high-volume program. It is intentionally designed and operated as a quiet, structured home environment, where a small number of residents live together temporarily while engaging in supportive, wellness-oriented programming.

The home will accommodate a maximum of ten (10) residents, with typical occupancy ranging between 4–8 individuals at any given time. Residents stay for approximately 6–8 weeks, participating in structured daily routines that include therapeutic support, rest, and personal development.

The individuals served are voluntary, private-pay clients, many of whom are professionals seeking a discreet and supportive environment. The program is not designed for crisis stabilization or acute care, and individuals requiring such services are referred to appropriate facilities.

The intention is to create a stable, respectful, and home-like setting, where daily life unfolds in a manner consistent with a large, well-managed private residence.

Operational Model and Daily Functioning

The property will function in a manner consistent with a large residential home, with structured routines, limited external activity, and minimal disruption to the surrounding community.

Residents:

- live on-site for the duration of their stay
- participate in scheduled daily programming
- do not commute or generate regular traffic

There are no walk-in services, no public programming, and no external client traffic. Admissions and discharges are:

- pre-scheduled
- staggered
- infrequent

This ensures a calm, predictable flow of activity consistent with residential living.

Staffing, Supervision, and Safety

The program is supported by a team of approximately 10 qualified professionals, including therapists, counsellors, and support staff.

However, not all staff are present on-site at the same time.

On-site staffing structure:

- Daytime: up to 4–5 staff
- Evening: 2–3 staff
- Overnight: 1 staff member

Staff work on a shift-based schedule, ensuring:

- continuous supervision
- minimal overlap
- reduced traffic and presence on-site

Residents are carefully screened prior to admission to ensure suitability for a stable, non-acute residential setting.

Public Safety and Community Compatibility

Public safety is a central priority. This home:

- is not a shelter
- is not crisis housing
- does not serve individuals in acute instability

Residents are:

- voluntarily admitted
- engaged in structured daily routines
- supported within the home environment

They do not:

- congregate in the neighbourhood
- generate public activity
- move freely in ways that impact the community

Behavioural expectations are clearly defined and enforced, including:

- respect for neighbours
- noise control
- conduct standards

In practice, homes of this nature are often quieter and more predictable than many typical households, due to structured routines and continuous supervision.

Traffic, Parking, and Access

Traffic impact is expected to be low and consistent with residential use.

Staff presence:

Day: 4–5 staff

Evening: 2–3 staff

Overnight: 1 staff (no shift changes during night hours)

Key traffic characteristics:

- no overnight arrivals or departures
- staggered staff shifts
- all parking accommodated on-site
- no street parking required

Residents:

- do not drive during their stay
- remain on-site
- arrive and depart infrequently

There is no public access and no walk-in activity.

Comparison to Residential Use

While the number of occupants may appear notable on paper, the functional reality closely resembles that of a large private household. A home of this size could reasonably include:

- multi-generational family members
- adult children
- extended family
- caregivers or live-in support

In contrast, this home operates with:

- structured schedules
- quiet routines
- limited external movement
- clear behavioural expectations

As a result, the actual impact is equal to or less than many large residential households.

Professional Oversight and Governance

The home will be founded and operated by experienced professionals in mental health, counselling, and program leadership.

Leadership ensures:

- professional accountability

- ethical practice
- structured programming
- consistent supervision

The operational model prioritizes:

- safety
- stability
- quality of care
- responsible management

Regulatory Compliance

Brave Spirit Wellness Home is committed to full compliance with all applicable regulations, including:

Manitoba Building Code

Manitoba Fire Code

Public Health Act

Food Handling Regulations

Workplace Safety and Health requirements

All required inspections, approvals, and permits will be obtained prior to operation.

Neighbourhood Integration

This home has been intentionally designed to be:

- quiet
- private
- low-impact
- fully compatible with residential surroundings

There are:

- no commercial activities
- no signage attracting public traffic
- no external programming

The goal is to integrate seamlessly into the neighbourhood, preserving its character while providing a meaningful and needed service.

Request for Approval

We respectfully request Council's approval for:

Conditional Use Permit for a Residential Wellness Home

operation of a 24-hour supervised residential program

a maximum capacity of ten (10) residents

approval for up to ten (10) staff on site

Closing

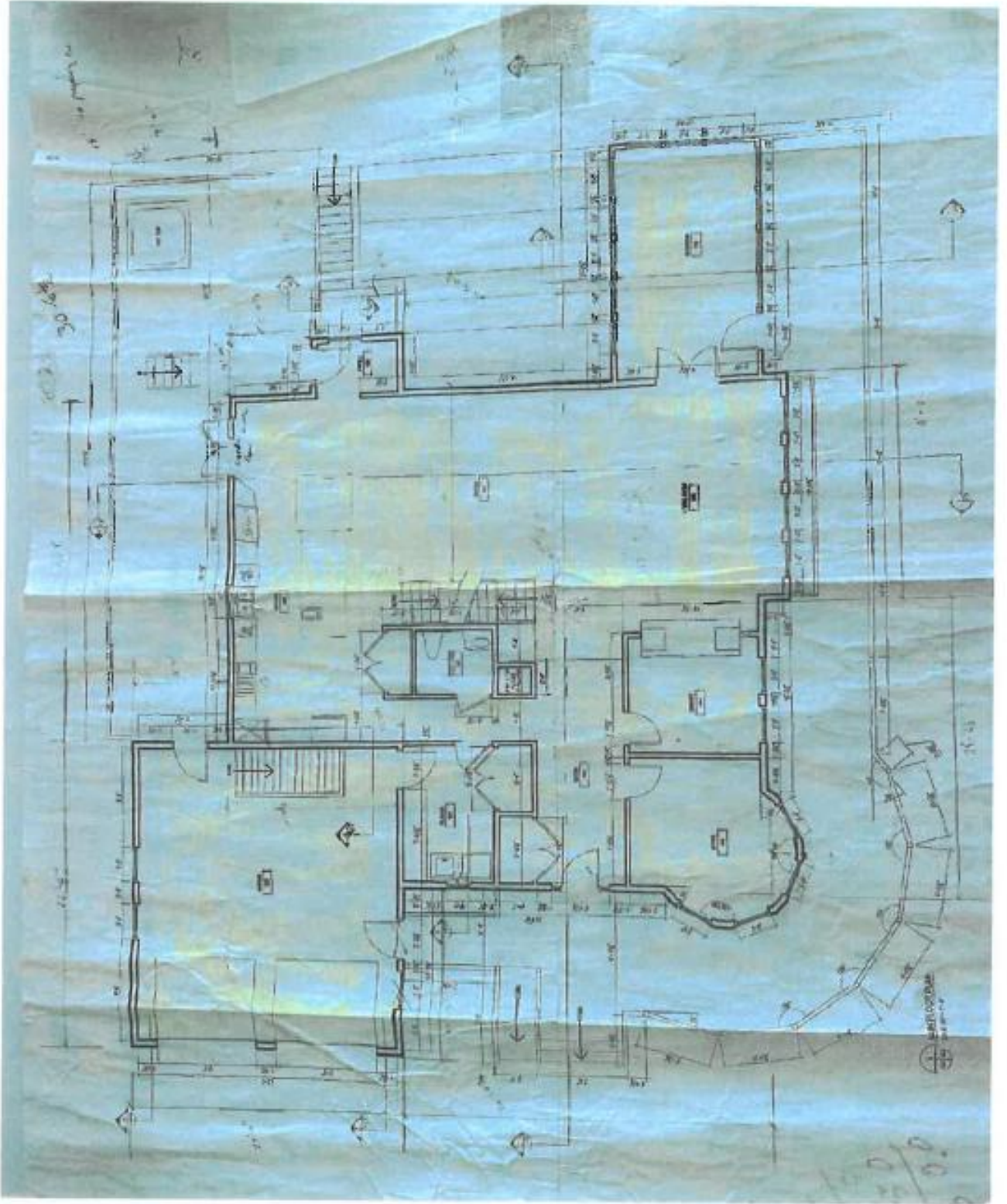
This proposal reflects a carefully designed, small-scale residential model that prioritizes safety, discretion, and compatibility with the surrounding community. It is not an institutional facility, but a home-based environment where individuals can recover and regain stability within a structured and supportive setting.

Thank you for your thoughtful consideration.

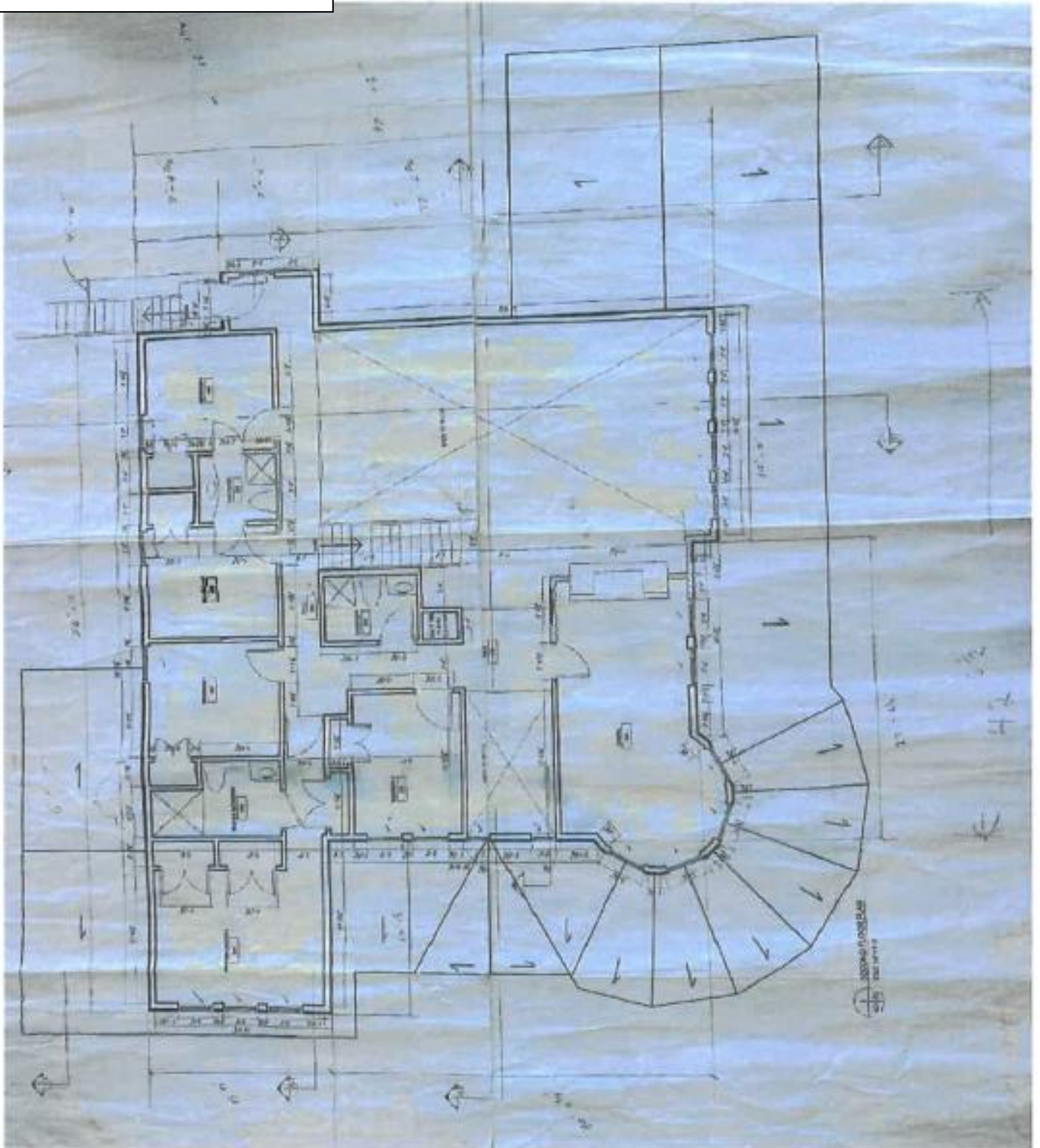
Respectfully submitted,
Olga Shmelova
Founder & Chief Executive Officer
Brave Spirit Wellness Home
Brave to Live Inc.

The whole building will be utilized for business

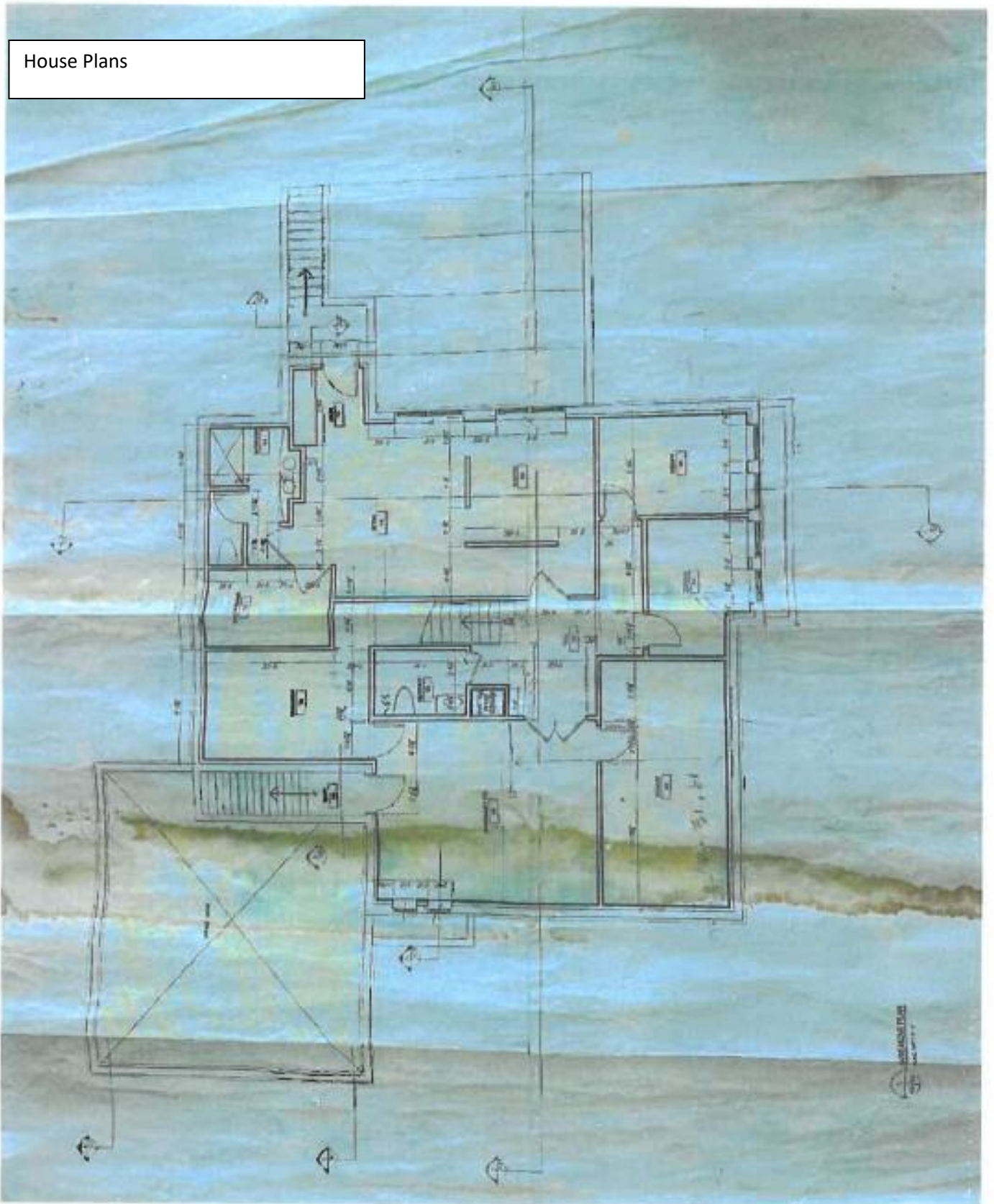
House Plans



House Plans



House Plans



Accessory building plans

