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	**Council Chambers**
November 17, 2026	**1043 Kittson Road**
6:00 P.M.	**East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

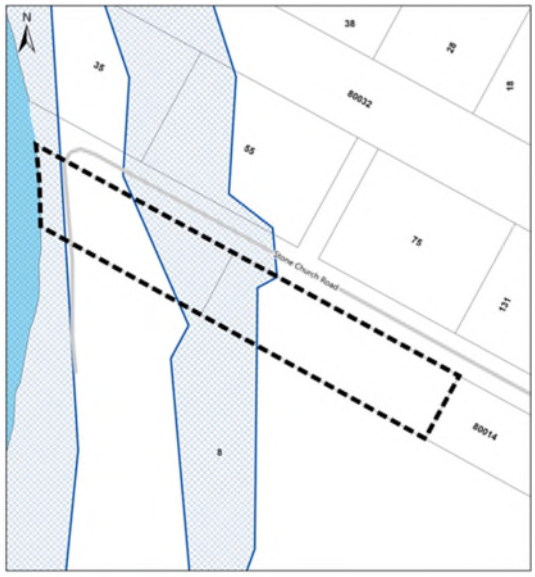
APPLICATION INFORMATION

Application File: **CU 39/2026**

Applicant: Wolsey Wall Architecture and Interior Design

Property Location: Unaddressed Parcels, RM of St. Clements
Roll # 410160
Legal: RL212-PE-5495

Application Purpose:
The applicant proposes to establish a Residential Care Home Use and "Any other Agricultural Use"



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	1. "Residential Care Home" 2. "Any other Agricultural Use"	1. Group foster home with a max. of 8 children and 1 full time caretaker. 2. Designated parking area with 131 stalls

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

RED RIVER PLANNING DISTRICT

WOLSEY WALL
ARCHITECTURE & INTERIOR DESIGN

Letter of Intent

DATE: October 22, 2026

TO: Red River Planning District ATTN: Santan Singh (Manager of Planning Services)
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

RE: Letter of Intent – Proposed Peguis Child & Family Services Heart Of Our Ancestors Land Development
LEGAL DESCRIPTION: *RL212-PE-5495
ROLL NUMBER: 410160.000
CURRENT ZONING: AR (Agricultural Restricted)

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1. Introduction

This letter serves as a formal expression of intent for the development of The Heart of Our Ancestors Land Development on the vacant lands legally described as **RL212-PE-5495**. On behalf of Peguis Child & Family Services, we are pleased to submit this proposal for your review. We are seeking the RRPD's support to permit a primary parking lot, group foster home, and a storage garage. **Please note that no ceremony will take place on this lot.**

2. Property Description & Context

The subject property is a vacant River Lot within the **AR (Agricultural Restricted)** zone. The site is characterized by flat topography with a swale, and existing native vegetation. The property is bordered by residential land to the North and East, the Red River to the West, and the Old Stone Church to the South.

3. Proposed Development

Our vision for Heart of Our Ancestors includes:

- **Building Program (Group Home):** A 2,400 sq. ft. group foster home with an attached garage, finished basement, and permanent foundation. The home will

Brian G. Wall, Architect, maa, aibc, oaa, mraic, D. Arch; CT(Arch) • email: brian@wolseywall.com
Jeni Wolsey, Interior Designer, B. ID Honours • email: jeni@wolseywall.com

WWAID 778-377-8394 Winnipeg, MB | Kelowna, BC | Kenora, ON

have a maximum occupancy of eight (8) children and one (1) full-time caretaker, qualifying it as a single-family dwelling under current bylaws.

- **Accessory Structure:** A 1,276 sq. ft. heated storage garage.
- **Primary Parking Lot:** A designated parking lot featuring 131 spaces.
- **Parcel Connectivity:** The parcel will be adjoined to the ceremonial property (Roll 410150) via a floating boardwalk with an engineered anchorage system. This allows visitors and staff to walk seamlessly between the parking lot/foster home and the ceremonial site without requiring secondary vehicle approaches or disturbing natural drainage areas.
- **Landscaping & Screening:** Existing tree stands will be preserved where possible to provide natural screening. Additional landscaping will be added utilizing local species to ensure the parking area adjacent to residential zones is adequately buffered and screened.

4. Statutory Justification for Conditional Use

In accordance with Section 106(1) of *The Planning Act*, the proposed Conditional Use meets all statutory criteria:

1. **Compatibility with Surrounding Area (Sec. 106(1)(b)(i)):** The residential character and single-family occupancy scale of the group foster home fit seamlessly into the surrounding rural-residential neighborhood. The parking lot is set back and heavily screened with natural vegetation to maintain the streetscape's rural aesthetic.
2. **Health, Safety, General Welfare & Property Impact (Sec. 106(1)(b)(ii)):** The proposal generates minimal residential traffic. The adjoined floating boardwalk system establishes safe pedestrian connectivity across the properties while preserving site hydrology. Site illumination uses downward-directed fixtures to eliminate glare on neighboring homes. Surface grading and wastewater systems prevent off-site runoff and health risks, ensuring zero detrimental effects on adjacent land value or potential agricultural development.
3. **Consistency with Planning Bylaws (Sec. 106(1)(b)(iii)):** The development supports essential community care services while adhering to the density and setback intent of the Red River Planning District Development Plan and RM of St. Clements Zoning Bylaw.

5. Servicing & Infrastructure

- **Wastewater:** Self-contained holding tanks in compliance with provincial standards.

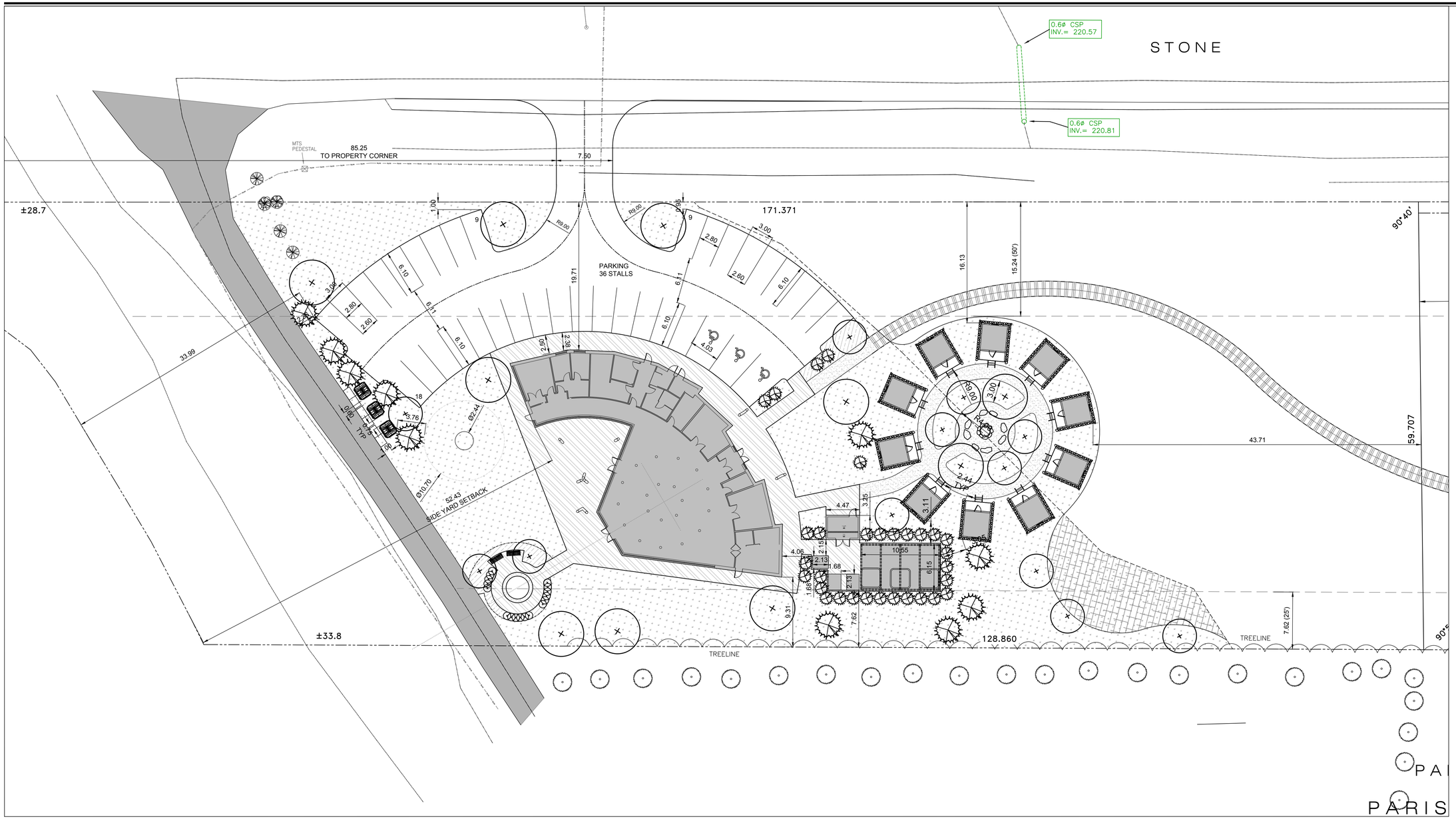
- **Drainage:** A professional Lot Grading Plan will be prepared to ensure that all post-development runoff is contained on-site or directed to municipal ditches without impacting downstream neighbors. The surfacing and drainage flows for the parking area will be strictly managed.
- **Access:** Two separate approaches on Stone Church Road on the North of the property, ensuring all sightlines meet safety standards. Site lighting will be designed to eliminate glare onto neighboring properties.

6. Collaboration & Timeline

We look forward to working collaboratively with the RM Council and the Red River Planning District. We are aiming to begin construction in Spring 2027.

Sincerely,

Leah Penner
Project Manager
778-377-8394 ext. 105
leah@wolseywall.com



LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
- MINIMUM REQUIRED YARDS
- SHRUB PLANTING BED EDGE
- PROPOSED TREES
- EXISTING TREES
- PROPOSED SHRUB PLANTING
- SOD/ GRASS
- PLANTING BED
- HARD SURFACE PAVING / ASPHALT
- ROADWAY GRAVEL
- PATHWAY GRAVEL / LIMESTONE
- REQUIRED RETENTION VOLUME TO COMPENSATE FOR LOST FLOOD STORAGE

ENLARGEMENT PLAN 1

0 1 2 4 8 10m

NORTH

No.	Revisions	Date	By

Date	Scale
02-11-26	1:200

Designed By	Drawn By	Checked By
JW	NY	JW

Seals

McGOWAN·RUSSELL
825 St. Joseph Street Winnipeg Manitoba R2H 3A8 - 204-956-0396

Client

WWAID

Project Title

PEGUIS CFS HEART OF OUR ANCESTORS

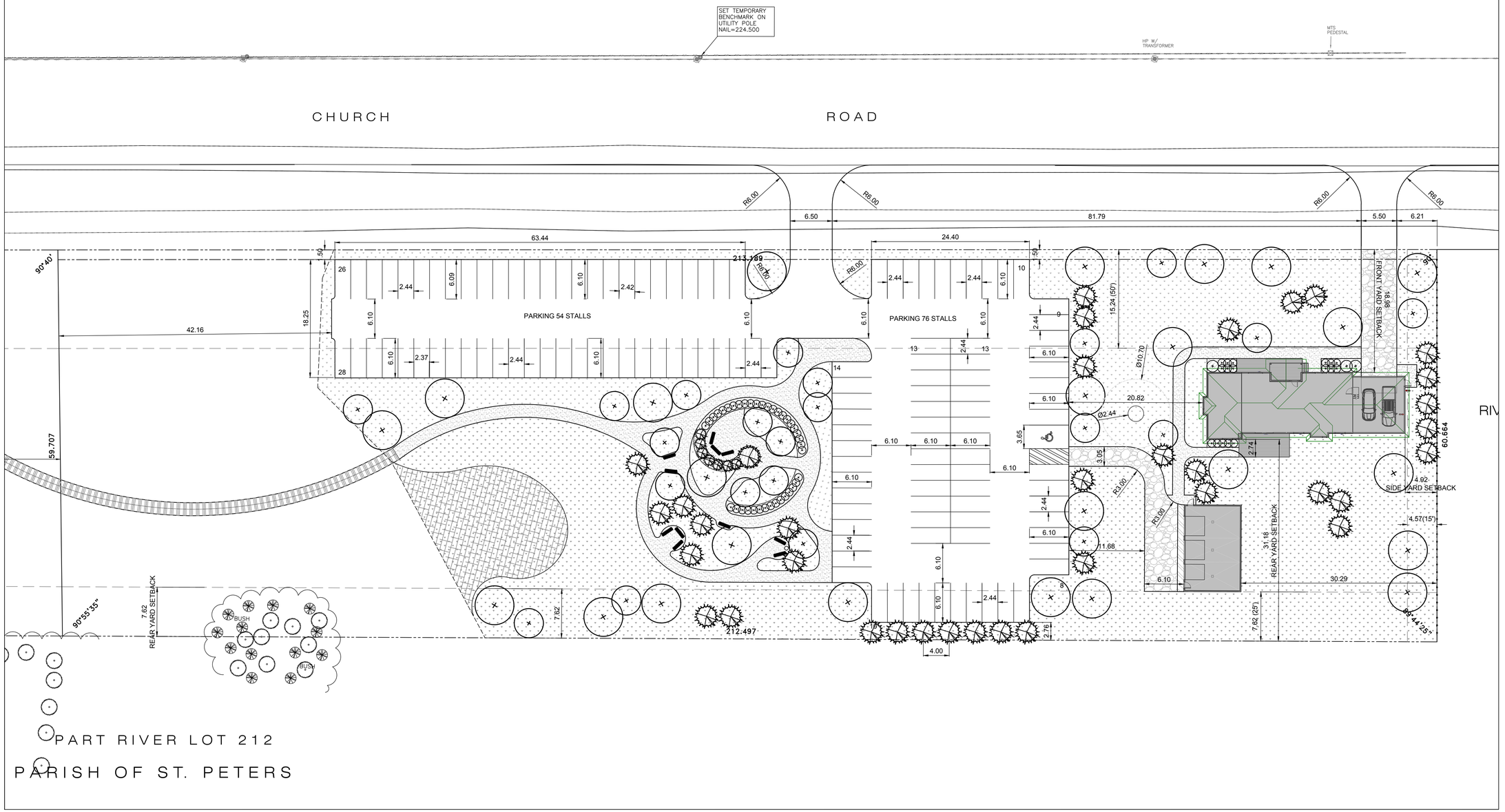
Sheet Title

LAYOUT ENLARGEMENT 1 OF 2

Project No. 26-004

Drawing No. L1.1

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LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
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ENLARGEMENT PLAN 2

0 1 2 4 8 10m

NORTH

No.	Revisions	Date	By

Date 02-11-26 Scale 1:300

Designed By JW Drawn By NY Checked By JW

Seals

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825 St. Joseph Street Winnipeg Manitoba R2H 3A8 - 204-956-0396

Client

WWAID

Project Title

PEGUIS CFS HEART OF OUR ANCESTORS

Sheet Title

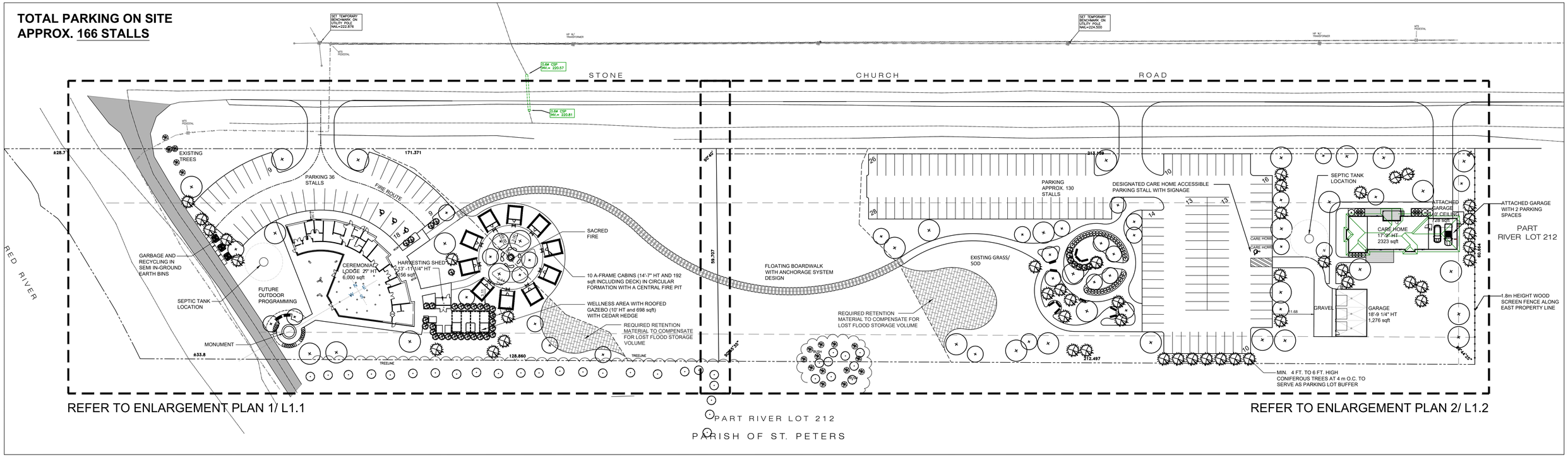
LAYOUT ENLARGEMENT 2 OF 2

Project No. 26-004

Drawing No. L1.2

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TOTAL PARKING ON SITE
APPROX. 166 STALLS



REFER TO ENLARGEMENT PLAN 1/ L1.1

REFER TO ENLARGEMENT PLAN 2/ L1.2

LEGEND

- PROPERTY LINE
- PROPOSED PAVEMENT EDGE
- MINIMUM REQUIRED YARDS
- SHRUB PLANTING BED EDGE
- PROPOSED TREES
- EXISTING TREES
- PROPOSED SHRUB PLANTING

GENERAL NOTES

1. CONTRACTOR TO CONFIRM ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
2. LAYOUT TO BE APPROVED BY CONTRACT ADMINISTRATOR PRIOR TO ANY CONSTRUCTION OR REMOVALS.
3. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATIONS, REMOVALS, DISPOSALS, AND ROUGH GRADING AS REQUIRED TO CONSTRUCT ALL WORKS AS SHOWN ON ALL PLANS, DETAILS AND SPECIFICATIONS. SAWCUT EXISTING PAVEMENT AND CURBS TO ENSURE CLEAN EDGE ON PAVEMENT AND CURBS TO REMAIN (NO BROKEN EDGES).
5. LOCATION OF ALL UTILITIES SHOWN FOR ILLUSTRATION ONLY. CONTRACTOR MUST CONTACT ALL UTILITIES REGARDING RULES FOR WORKING IN THE AREA OF THE UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK. CONTRACTOR MUST CONFIRM LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO LAYOUT PARKING AREAS TO ACHIEVE REQUIRED NUMBER OF STALLS IN EACH ROW. CONTRACTOR TO REPORT ANY DISCREPANCIES TO CONTRACT ADMINISTRATOR PRIOR TO CONSTRUCTION.
7. ALL LANDSCAPED AREAS TO HAVE MIN 300MM DEEP TOPSOIL INCLUDING SODDED AREAS
8. ALL EXISTING TREES, SIDEWALKS, CURBS, FENCING, SOD AND PAVING TO REMAIN TO BE PROTECTED DURING CONSTRUCTION TO REQUIRED SPECIFICATIONS. AREAS DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO REQUIRED SPECIFICATIONS AT THE CONTRACTORS OWN COST.
9. FILL ALL HOLES AND LOW AREAS TO DESIGN SUBGRADE WITH COMPACTED FILL (SUITABLE TO SURFACE FINISH). FOR SODDED/PLANTED AREAS USE COMPACTED CLEAN EARTH FILL SUITABLE FOR PLANT GROWTH. FOR PAVED AREAS USE COMPACTED GRANULAR BASE.
10. USE SPECIFIED BACKFILL IN ALL TRENCHES RUNNING BELOW ALL STRUCTURES, PAVING, SWALES, ETC.
11. ALL SOD TO REQUIRED SPECIFICATIONS CW 3510.
12. REFER TO SITE SERVICES DRAWINGS FOR LOCATION OF ALL CATCH BASINS, MANHOLES, FIRE HYDRANTS, ETC.
13. ALL CLAY FILL SHOULD BE PLACED IN MAX 200MM THICK LIFTS AND COMPACTED UNIFORMLY TO A MIN OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, AT A MOISTURE CONTENT BETWEEN 5% BELOW AND 5% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D698. REFER ALSO TO WRITTEN SPECIFICATIONS.
14. SIGNAGE
    SIGNAGE LOCATIONS AND DESIGNS SHALL BE COORDINATED WITH THE OVERALL SITE LAYOUT AND ARCHITECTURAL DESIGN.
    ALL SIGNAGE SHALL COMPLY WITH APPLICABLE MUNICIPAL BYLAWS AND ACCESSIBILITY REQUIREMENTS.
    SIGNAGE SHALL BE LOCATED TO MAINTAIN CLEAR PEDESTRIAN ROUTES, SIGHTLINES, AND EMERGENCY ACCESS.
15. LIGHTING
    SITE LIGHTING SHALL BE COORDINATED WITH THE ARCHITECTURAL, ELECTRICAL, AND LANDSCAPE PLANS. EXTERIOR LIGHTING SHALL PROVIDE ADEQUATE ILLUMINATION FOR PEDESTRIAN PATHWAYS, BUILDING ENTRANCES, AND OTHER KEY SITE CIRCULATION AREAS. LIGHTING FIXTURES AND FINISHES SHALL BE COORDINATED WITH THE OVERALL SITE DESIGN.

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NORTH

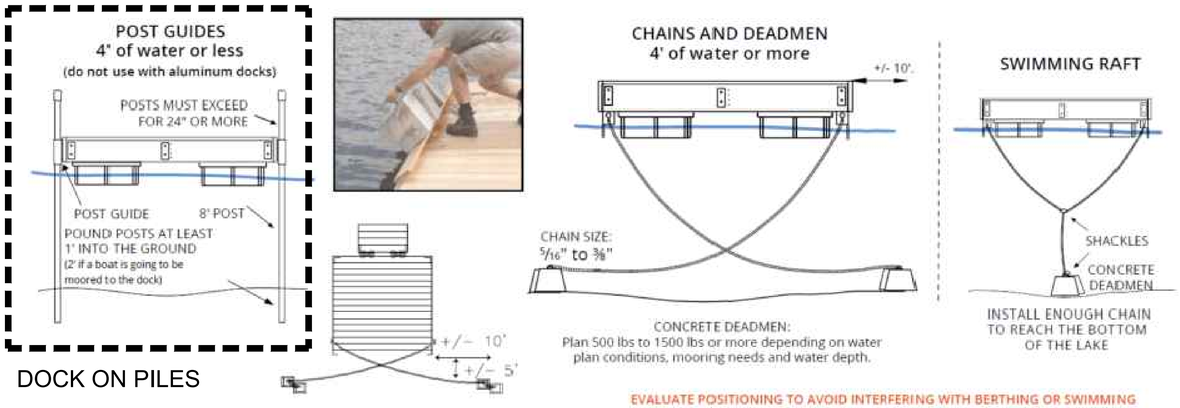
YARD REQUIREMENT FOR AGRICULTURAL ZONES

BUILDINGS AND STRUCTURES

Zone & Building Type	Required Yards				Height	Site Coverage	Unit Area Ft.^{2}
	Front Yard	Side Yd Interior	Side Yd Corner	Rear Yard			
A80, A40	*Min.(ft)*	*Min.(ft)*	*Min.(ft)*	*Min.(ft)*	*Max.(ft)*	*Max.%*	*Min.*
Main	50	15	25	25	N/A	N/A	800
Accessory	50	15	25	25	N/A	N/A	N/A
AR							
Main	50	15	25	25	35	N/A	800
Accessory	50	15	25	25	20	5* (B/L 1-2003)	1280 (max.) BL4/2005

* Excluding swimming pools, decks, playhouses, swings, gazebos and picnic shelters. (B/L

FLOATING BOARDWALK WITH ANCHORAGE SYSTEM DESIGN DETAIL



DOCK ON PILES

EVALUATE POSITIONING TO AVOID INTERFERING WITH BERTHING OR SWIMMING

No.	Revisions	Date	By

Date: 02-11-26
Scale: 1:500
Designed By: JW
Drawn By: NY
Checked By: NY
Seals

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Client: WWAID

Project Title:
PEGUIS CFS HEART OF OUR ANCESTORS

Sheet Title:
OVERALL SITE PLAN

Project No.: 26-004
Drawing No.: L1.0

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