

NOTICE OF PUBLIC HEARING

VARIANCE 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
June 23, 2026
6:00 P.M.**

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

Note: property owners are responsible for notifying "tenants"

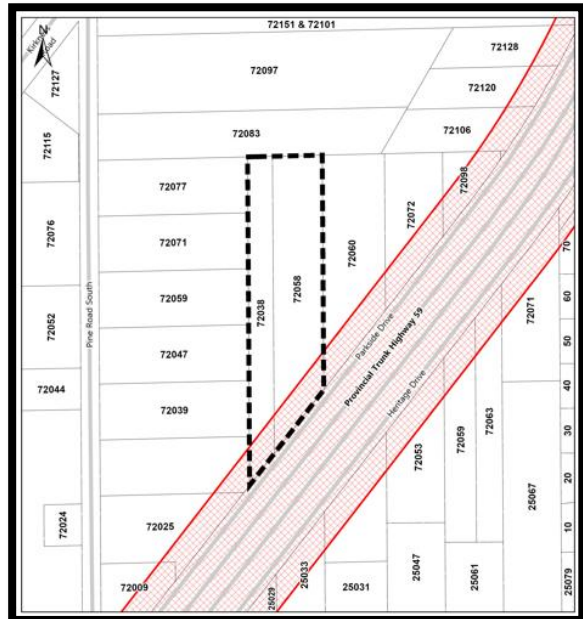
APPLICATION INFORMATION

Application File: VO 44-2026

Applicant: Kris Favel and Jacklyn Thorsteinson

Property Location: 72058 Parkside Drive
R.M. of St. Clements
Roll # 244560
Legal: Lot 3 Plan 50753

Application Purpose:
The applicant proposes to increase the number of accessory buildings, in order to allow for the accessory buildings to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.2.4. Number of Accessory Structures	Two (2) accessory buildings maximum	Five (5) accessory buildings

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

VARIANCE APPLICATION REPORT

Date	June 3, 2026
Application File	VO 44-2026
Applicant	Kris Favel and Jacklyn Thorsteinson

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	72058 Parkside Drive, R.M. of St. Clements
- Roll #	244560
- Legal	Lot 3 Plan 50753
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	372,701 square feet / 8.56 acres in area (+/-) 427.5 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.2.4. Number of Accessory Structures	Two (2) accessory buildings maximum	Five (5) accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for the accessory buildings to be remain on the subject property.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

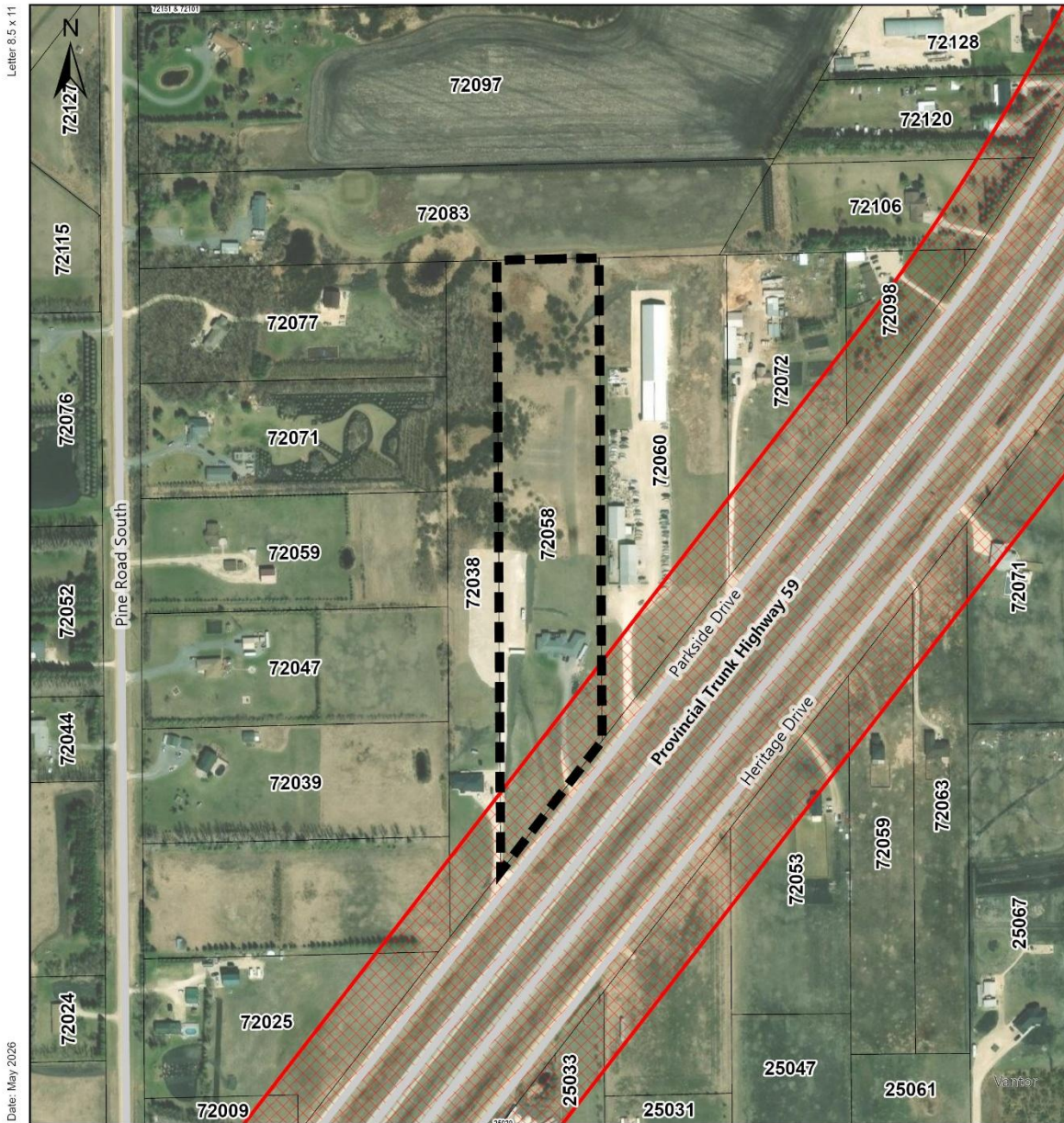
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) 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 variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance 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. The use shall be developed substantially in accordance with the approved site plan, floor plans and supporting documents;
5. Applicant / Owner will not be able to use the accessory structure as habitable space and it is to be used for personal or business storage only;
6. Applicant / Owner to maintain the property in a clean and orderly manner and in compliance with municipal by-laws.

RRPD LOCATION MAP



Letter 8.5 x 11

Date: May 2026

SUPPORTIVE MAPPING

Variance Order VO 44, 2026
72058 Parkside Drive, RM of St. Clements

Designation: "AR" Agricultural 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. Map content is not to scale.

- Subject Property
- Highway Control Zones
- Roads
- Parcel Outline

RED RIVER
PLANNING DISTRICT

ADDITIONAL INFORMATION

To:

Red River Planning District
2978 Birds Hill Rd
East St. Paul, Manitoba
R2E 1J5

Subject: Letter of Intent for Conditional Use Permit – Contractors Establishment

Property Address: 72038 / 72058 Parkside Drive, St. Clements, Manitoba

Dear, Planning Director / Zoning Administrator / Planning Commission Members:

I Kristopher Favel am the owner of the properties located at 72038 / 72058 Parkside Drive in St. Clements, Manitoba, currently zoned AR Agricultural Restricted. I am submitting this Letter of Intent to formally request a **Conditional Use Permit** for a proposed construction establishment.

I (Kristopher Favel) am a Red Seal Journeyman Carpenter / Certified teacher for Adults, I was the lead trade instructor for Manitoba Building Trades Institute for 4 years and in the last 2 years, I responded to the demand of the Nations and have been working in partnership with First Nation communities facilitating pre-employment trade courses. Based on my experience and knowledge there has been a high demand for partnering with First Nation Communities to incorporate training into their economic development while building dwellings for the communities. This will contribute to the long-term social, cultural, and economic wellbeing of their members.

The project that we are currently working on is in partnership with Peguis Child and Family Services as part of a community-focused cultural initiative. The purpose of this project is to construct dwellings that will provide members with a place to stay while attending traditional ceremonies and cultural gathering while also creating meaningful training and employment pathways for individuals who have grown up in the care of Child and Family Services.

The land in question is currently zoned AR Agricultural Restricted and while our proposed use aligns with many of the community planning goals for the area, it requires a Conditional Use Permit to proceed.

This development is a key part of our Nation's broader vision for self-determination, community growth, and reconciliation. We have engaged our community members in meaningful consultation and are committed to ensuring that our projects reflect our values, respects the land, and contributes positively to the surrounding area.

I respectfully submit that the proposed use will remain compatible with the intent of the Agricultural Restricted zoning designation for the following reasons:

- There will be very limited traffic generation at the property, restricted primarily to work-related vehicles.
- All equipment and materials will be stored in an orderly and contained manner on the property.
- There will be no excessive noise, dust, odour, environmental impact beyond normal rural expectations
- The overall rural and agricultural character of the area will be maintained

I am fully prepared to work with planning staff to provide all required supporting documentation, including site plans, environmental considerations, and traffic or utility assessments as necessary. I am also open to meeting with community members or stakeholders to ensure transparency and collaboration.

Thank you for considering this application, we appreciate the opportunity to formally establish our operations in compliance with the RM's zoning by-law and look forward to working cooperatively with council and administration throughout this process and supporting meaningful partnership between municipalities and First Nations.

Please feel free to contact me should further information or clarification be required.

Respectfully submitted,

Signature

SITE PLAN

