

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

R.M. 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](tel:204-482-3300).

Tuesday
February 25th, 2025
6:00 PM

Council Chambers
1043 Kittson Road
R.M. of St. Clements

Note: property owners are responsible for notifying "tenants"

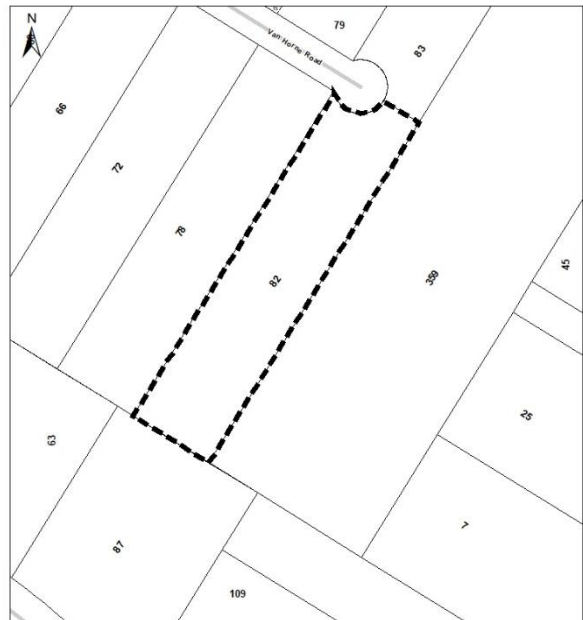
APPLICATION INFORMATION

Application File: CU 36, 2024

Applicant: Kudlik

Property Location: 82 Van Horne Rd.
R.M. of St. Clements
Lot 9, Plan 50011

Application Purpose:
The applicant is seeking a conditional use approval for a Home Industry, to run a small auto repair business.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted Zone	Home Industry (Table 10)	Small auto repair shop, using it mainly for friends/family, and occasionally as a business

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	January 22, 2025
Application File	CU 36, 2024
Applicant	Kudlik

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	82 Van Horne Road Roll #311988 Lot 9, Plan 50011
Zoning	"AR" Agricultural Restricted zone St. Clements Zoning By-Law 5-2002
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	3.93 acres in site area 198 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 Zone	Home Industry (Table 10)	Small auto repair shop, using it mainly for friends/family, and occasionally as a business

Application Purpose

The applicant is seeking a conditional use approval for a small auto repair shop, to serve friends and family of the property owner, while occasionally operating it as a business as well.

According to the applicant's letter of intent, they are seeking permission to use their shop to work on vehicles that are owned by friends, family, and close neighbours. They are also seeking permission, as part of the conditional use, to allow more than four (4) vehicles parked on the property. They are also proposing to use their shop for a small automotive repair business for a few hours each business day, up to a maximum of five (5) hours each day.

Council should note that there was a Conditional Use for this property in 2024 (CU 1, 2024), where the same applicant requested a Home Industry use for an auto repair shop. This was defeated by Council in the February 28, 2024 Council meeting.

This application has been circulated to the municipality, and they maintain the same comments and conditions as the original CU 1, 2024 Conditional Use application.

OPTIONS FOR COUNCILS CONSIDERATION

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

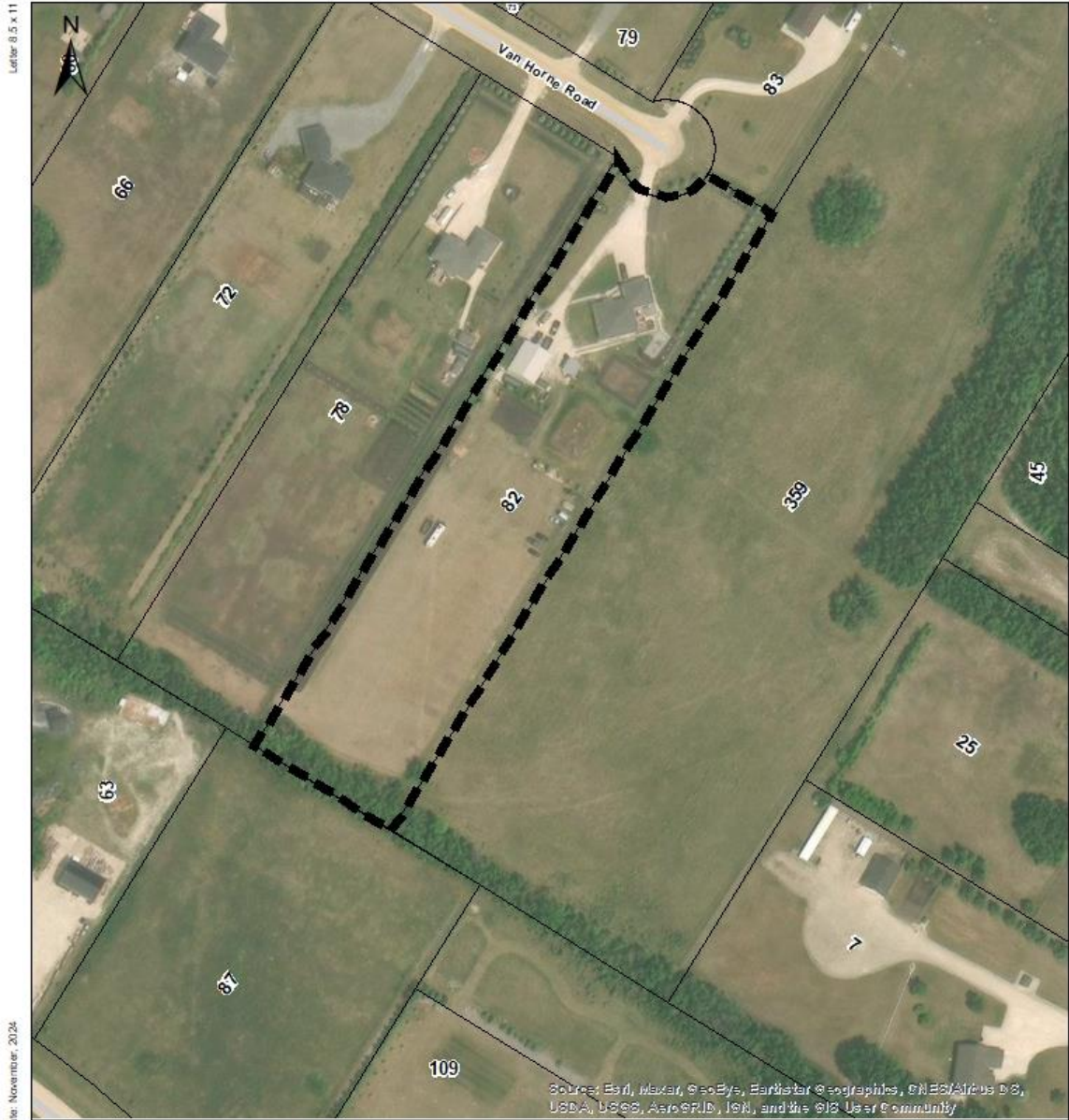
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 RM zoning by-law and Province 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 to obtain all required licenses and/or permits with the R.M. of St. Clements including, but not limited to:
 - a. New and/or renewal of a municipal business license(s).
3. This conditional use application will expire in three (3) years from the date of its approval.
4. Outdoor storage is limited to ten (10) vehicles.
5. The business is limited to a maximum of two (2) employees who do not reside on the property.
6. Applicant / owner to install a fence along the West perimeter of the property to extend 20 ft beyond the length of the shop to the North and South.
7. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



Letter 8.5 x 11

Date: November, 2024


SUPPORTIVE MAPPING

Conditional Use Application CU 36, 2024


82 Van Horne Rd. RM of St. Clements

Designation: "AR" Agriculture Restricted

Zoning: "AR" Agricultural Restricted

 Subject Property

 Roads

 Parcel Outline



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)

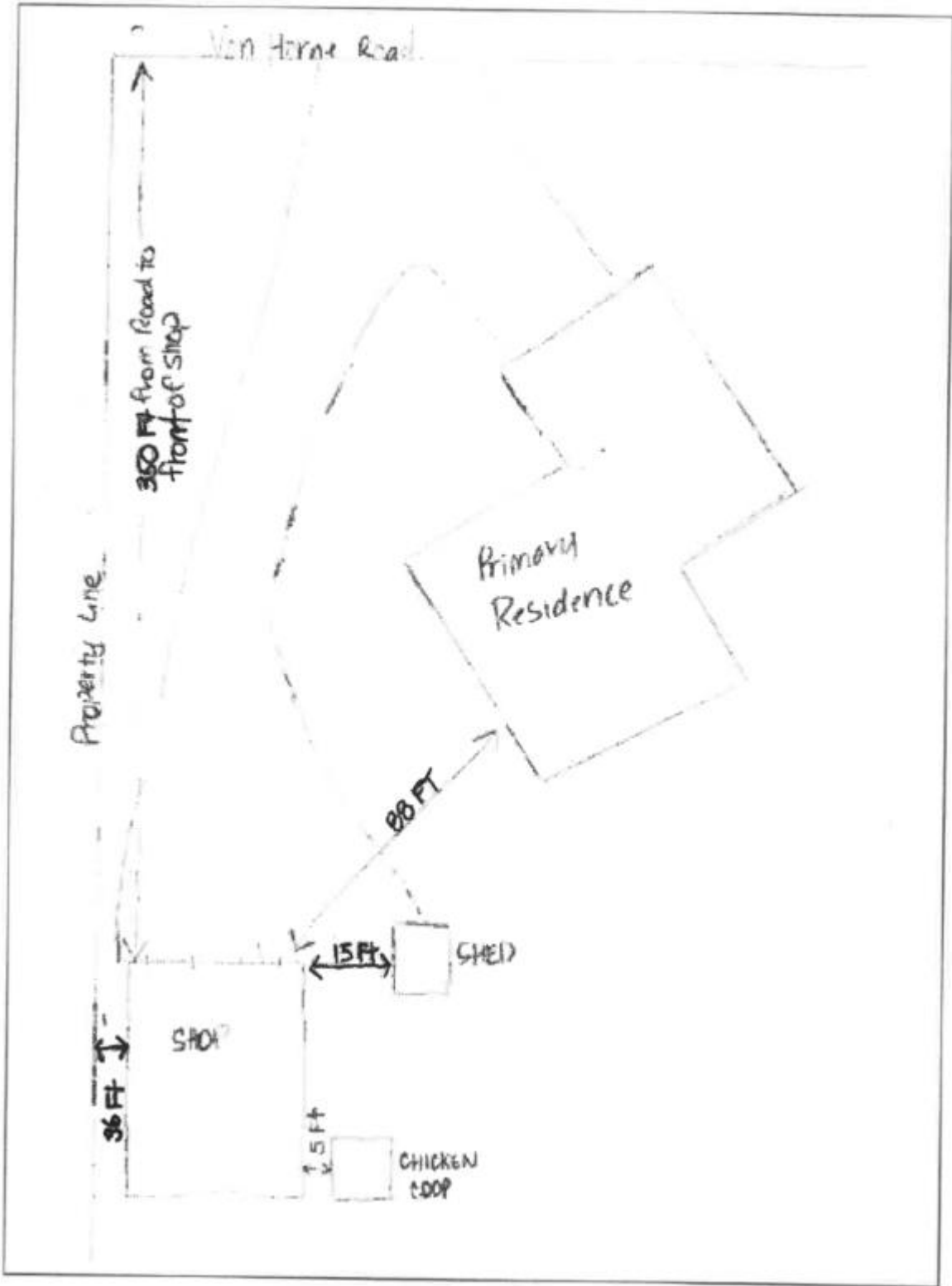
Letter of Intent:

Requesting a "blanket" like permit for the following:

Permission to park more than 4 vehicles on my property. I personally own more than 4 vehicles.

Permission to use my shop to work on vehicles that are owned by my friends, family and close neighbors.

Permission to run a small automotive repair business with no employees on the premises. Operation would be for a few hours during each business day. Due to health issues, it's not possible to work more than 5 hours each day. Some days, it may not be that many.





January 24, 2025

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

Attention: Jennifer Ferguson, Executive Director

Dear Ms. Ferguson:

Re: **Conditional Use 36-2024**
Kudlik

Along with any requirements provided by commenting agencies, Administration for the R.M. of St. Clements has the following comments:

1. Applicant / Owner to obtain all required licenses and / or permits with the R.M. of St. Clements including, but not limited to:
 - a. New and / or renewal of a Municipal business license(s).
2. This conditional use application will expire in three (3) years from the date of its approval.
3. Outdoor storage is limited to ten (10) vehicles.
4. The business is limited to a maximum of two (2) employees who do not reside on the property.
5. Applicant / Owner to install a fence along the West perimeter of the property to extend 20 ft. beyond the length of the shop to the North and South.

Should you have any questions or concerns please do not hesitate to contact our office.

Sincerely,

Kayla Kozoway
Planning Clerk

cc: CU 36-2024

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