

# 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.

**Tuesday**  
**January 28<sup>th</sup>, 2025**  
**6:00 PM**

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

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

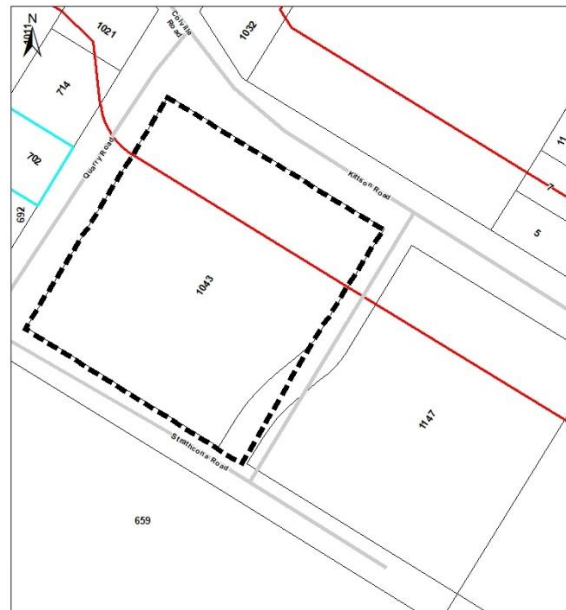
**Application File:** CU 38, 2024

**Applicant:** Schinkel Properties Dev.

**Property Location:** 1043 Kittson Road  
R.M. of St. Clements  
Parcel A, Plan 9229

**Application Purpose:**

The applicant is seeking a conditional use approval for a multi-family development, as part of a plan that includes rezoning and subdividing the property.



Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential zone (to be rezoned from "PR" zone)	Multi-Family (Table 13)	Multi-family development

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](mailto:info@rrpd.ca)

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	January 7, 2025
<b>Application File</b>	<b>CU 38, 2024</b>
<b>Applicant</b>	Schinkel Properties Development

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	1043 Kittson Road Roll #442500 Parcel A, Plan 9229
<b>Zoning</b>	"RS" Serviced Residential zone (to be rezoned from "PR" zone) St. Clements Zoning By-Law 5-2002
<b>Development Plan Designation</b>	"SC" Settlement Centre RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Institutional Policy Area East Selkirk Secondary Plan
<b>Property Size</b>	5.05 acres in site area 460 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RS" Serviced Residential zone (to be rezoned from "PR" zone)	Multi-Family (Table 13)	Multi-family development

#### Application Purpose

The applicant is seeking a conditional use approval for a multi-family development on this property. The property, currently zoned "PR" Parks and Recreation, has a rezoning application that would rezone the property to "RS" Serviced Residential. This report assumes that the Conditional Use request would apply under the "RS" zone.

The proposed multi-family development would consist of 2 bedroom apartments, 3 bedroom apartments, and 3 or 4 bedroom townhouses.

This application has been circulated to the municipality, and they have no comments regarding this conditional use application.

### **OPTIONS FOR COUNCILS CONSIDERATION**

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

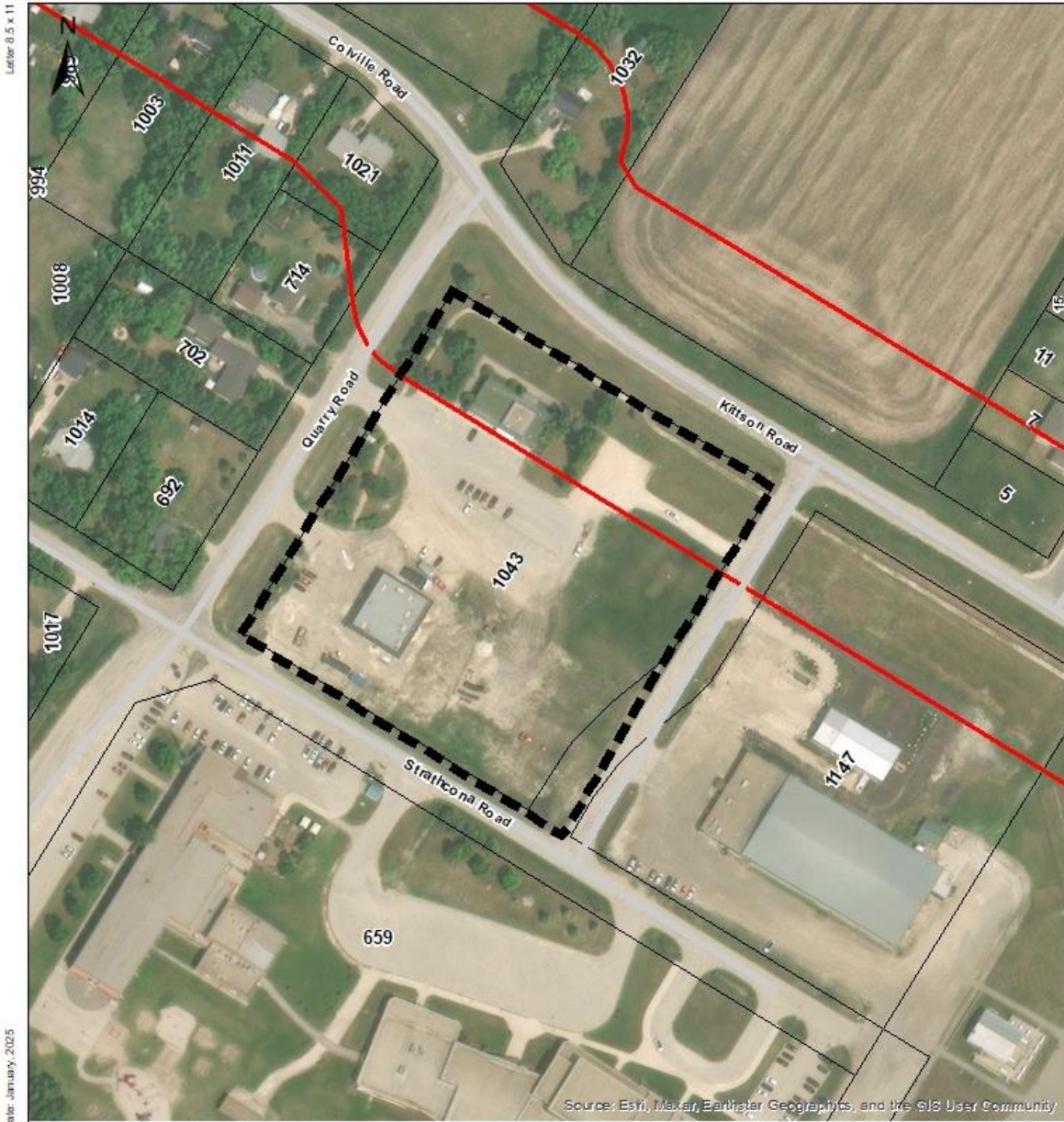
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 obtains all required permits from the Red River Planning District and the municipality, if required.

**RRPD LOCATION MAP**



Letter 8.5 x 11

Date: January, 2025

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**SUPPORTIVE MAPPING**

Conditional Use Application CU 38, 2024  
 1043 Kittson Rd., RM of St. Clements  
 Designation: "SC" Settlement Centre  
 Zoning: "PR" Parks and Recreation

-  Subject Property
-  Highway Control Zones
-  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.)



- We looked at many different types of projects for this property. Everything from mixed use commercial and residential building to several different residential designs.
- Ultimately these plans failed as they didn't work based on our planning conditions.

Ultimately we decided on this proposal. This proposal allowed for a variety of housing options for different consumers. This project would bring 3 or 4 bedroom townhouses for purchase or 2 or 3 bedroom apartments. The site plan was designed to create 20 additional parking stalls than the minimum required.

We would also construct a dog between the 2 properties that would be available to the public if allowed.

**MULTI FAMILY PROPOSED SITE PLAN**

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 24-011

**KEY SITE PLAN**

**ST. CLEMENTS MULTI FAMILY SITE PLAN**

DATE: APR. 7, 2024  
 24-011