

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
February 25th, 2025
6:00 PM

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

Note: property owners are responsible for notifying "tenants"

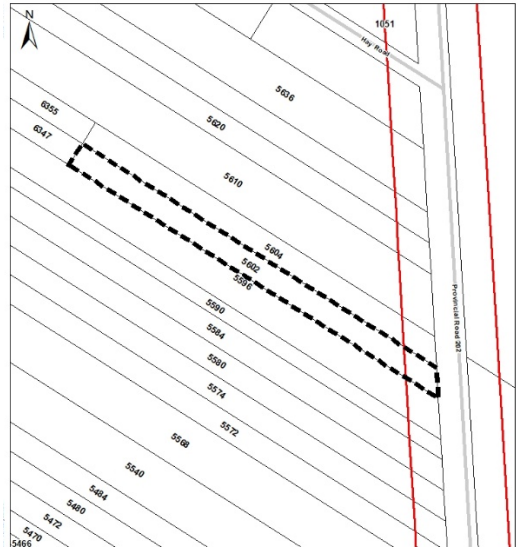
APPLICATION INFORMATION

Application File: CU 4, 2025

Applicant: Topolnicki

Property Location: 5602 PR 202
R.M. of St. Clements
Lot 2, Plan 20331

Application Purpose:
The applicant is seeking a conditional use approval for a Home Industry, running a small auto business on the property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted Zone	Home Industries (Table 10)	Small auto 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 29, 2025
Application File	CU 4, 2025
Applicant	Topolnicki

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	5602 PR 202
- Roll #	R.M. of St. Clements
- Legal	Lot 2, Plan 20331
Zoning	"AR" Agricultural Restricted zone St. Clements Zoning By-Law 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	3.99 acres in site area 124.5 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 Industries (Table 10)	Small auto business

Application Purpose

The applicant is seeking a conditional use approval for a small auto business on the property. The intent is to sell used vehicles as a part time business. Hours of operation would be from 10am to 6pm, Monday to Saturday, and all showings of vehicles would be by appointment only, with only one customer at a time. The applicant has operated this business since 2000 with no customer issues, and is planning to move the business to this property.

The applicant's proposed use would be considered a Home Industry, which is a Conditional Use in the AR zone in the R.M. of St. Clements.

This application was circulated to the municipality, and their comments are outlined below.

OPTIONS FOR COUNCILS CONSIDERATION

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

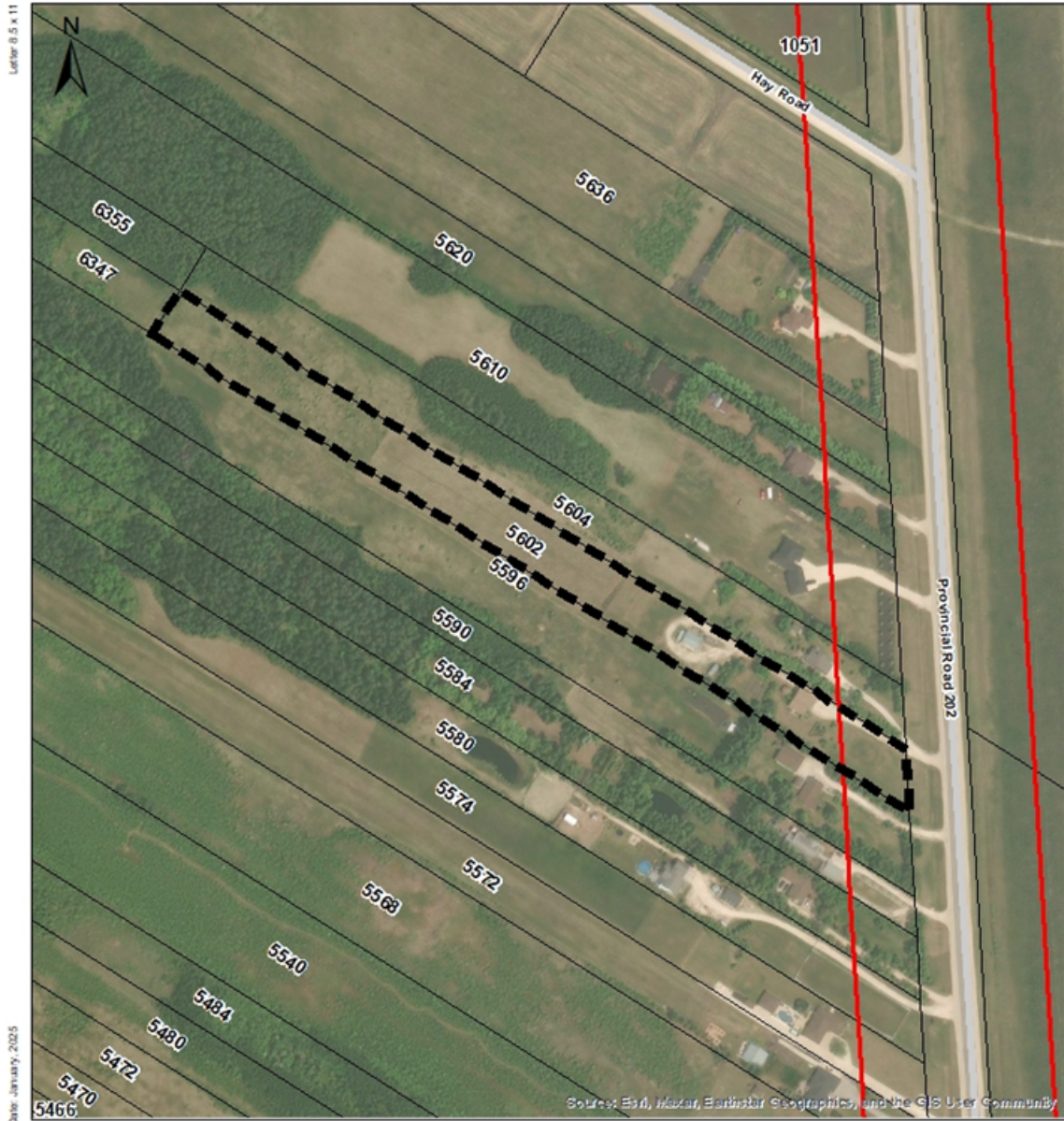
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding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

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 4, 2025
5602 PR 202, RM of St. Clements

Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

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

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



ADDITIONAL INFORMATION

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

Letter of Intent

January 14th, 2025

To whom it may concern,

I, Jonah Topolnicki and my father, Gary Topolnick, would like to move our small auto business to 5602 PR 202, Grand MB.

We have been operating this business since the year 2000 with absolutely zero customer issues. Selling used vehicles is a part-time business of I, Jonah, work full time for the Canadian National Railway and my father, Gary, enjoys keeping busy as a retiree looking for and selling good used vehicles. We average approx. 1-3 vehicles per month.

Our hours of operation are Monday - Saturday 10:00 AM - 6:00 PM. All showings of vehicles are by appointment only, one customer at a time and only myself, Jonah will show the vehicles.

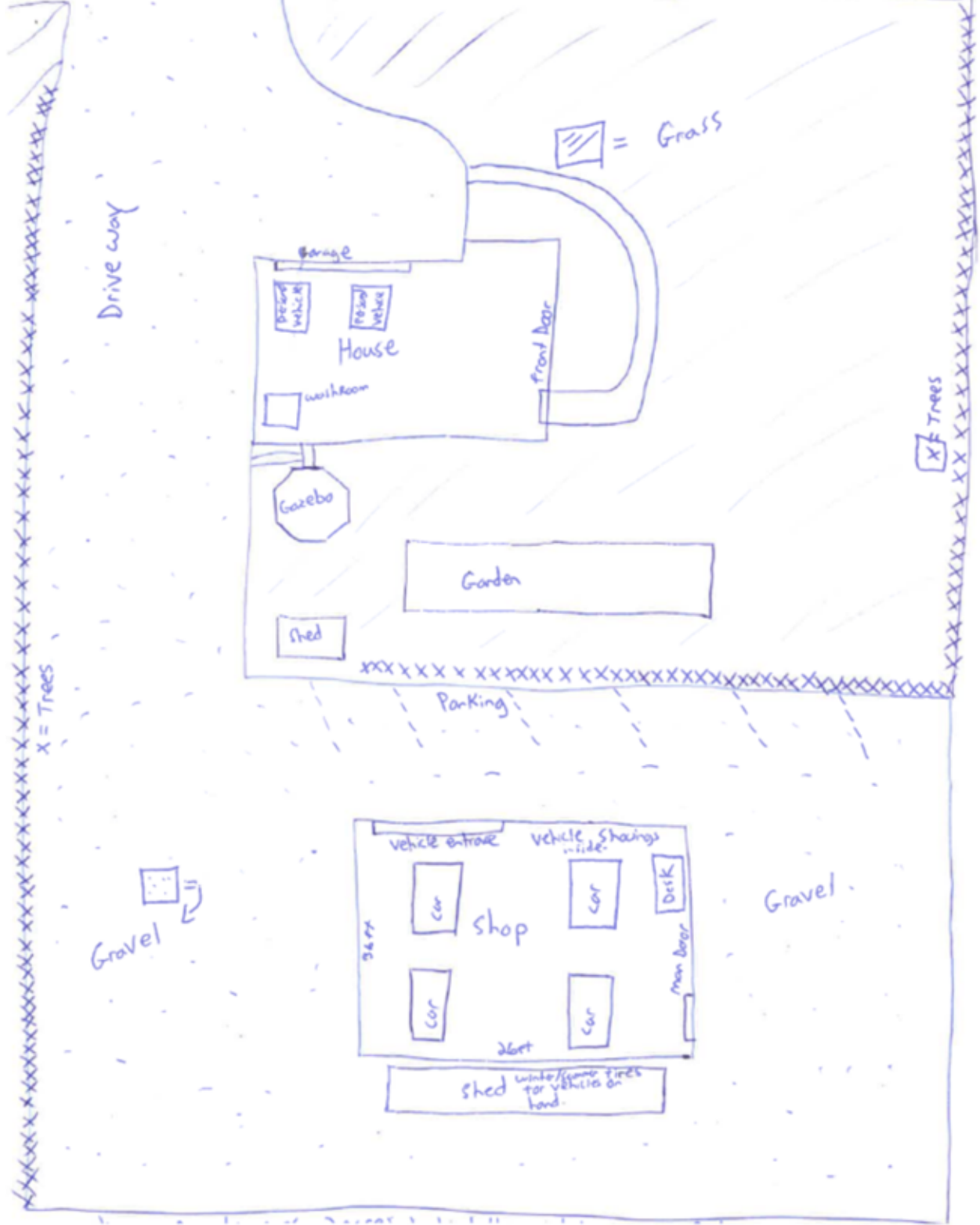
All vehicles for sale are advertised online only therefore there will be absolutely no signage or vehicles parked about the property being advertised.

The vehicles will be kept in the heated shop (26x36) located near the back of the property (see diagram) and any extra car parts/tires if any will be kept in the shed located directly behind the shop. The yard will be kept tidy at all times.

All cleaning, paint and/or mechanical work is contracted out so there will be no chemicals, hazardous equipment or unnecessary noise on or about the property at any given time as I intend to keep my neighbours happy and our reputation the same as it has been for 25 years.

Thank you for your time and consideration.

202 Hwy



Drive way

[Hatched Box] = Grass

Garage

Personal Vehicle

House

washroom

Front Door

Gazebo

Garden

shed

Parking

[Box with X] = Trees

X = Trees

[Dotted Box] = Gravel

Gravel

vehicle entrance

vehicle Storage

car

Shop

car

Desk

car

car

Main Door

26ft

shed winds/come trees for vehicle on hand.



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 4-2025**
Topolnicki

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).

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

Sincerely,

Kayla Kozoway
Planning Clerk

cc: CU 4-2025