NOTICE OF PUBLIC HEARING

CONDITIONAL USE and 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
November 17, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

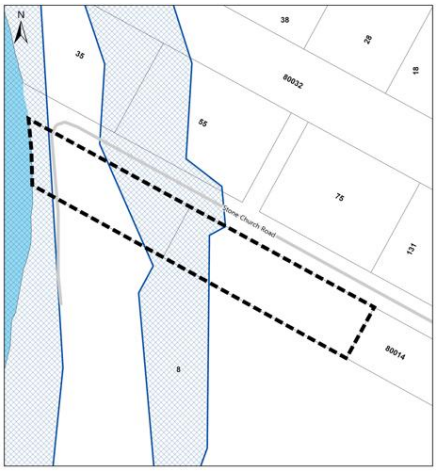
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **CU 22, 2026 + VO 133/2026**

Applicant: Wolsey Wall Architecture and Interior Design

Property Location: Unaddressed Parcels, RM of St. Clements
Roll # 410150
Legal: RL212-PE-5495



Application Purpose:
The applicant is seeking approval for a "Recreation Commercial Use" in order to construct a ceremonial lodge, to allow temporary use cabins and storage buildings on the subject property in "AR" Agricultural Restricted zone.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted	1. Required Parking (min. 40 stalls) 2. Exterior storage required to be enclosed on all sides 3. Min. unit area 800 sq ft for Main Use 4. Max. number of 2 accessory structures 5. Height of accessory (max 13 ft)	1. Variance to allow required parking to be located on a different zoning site. 2. No exterior storage enclosure 3. 192 sq. ft. area for Main Use 4. 5 accessory structures 5. Height of accessory 13.94 ft
Property Zone	**Conditional Use Request**	**Proposed by Applicant**
"AR" Agricultural Restricted	"Recreation – Commercial"	Ceremonial lodge, 10 temporary cabins, Storage buildings, wellness area, parking lots and Future Outdoor Programs.

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