

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

RM 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
October 22, 2024
6:00 PM

Council Chambers
RM of St. Clements
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 27/2024

Applicant: Alanna & Debra Vogt

Property Location: 29111 Rd 72N
 RM of St. Clements
 Roll # 238600
 Lot 10, 18826

Application Purpose:
 The applicant proposes to build a "garden suite" in order to allow a family member to live on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"A40" Agriculture Limited Zone	"Garden Suite" (Section 5.0, Table 10)	Establish a Garden Suite (temporary additional dwelling) for a family member to live on the property.

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	October 22, 2024
Application File	CU 27/2024
Applicant	Alanna & Debra Vogt

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	29111 Rd 72N, RM of St. Clements
- Roll #	Roll # 238600
- Legal	Lot 10, 18826
Zoning	"A40" Agriculture Limited zone RM of St. Clements Zoning By-law No. 5/2002
Development Plan Designation	"RA" Resource & Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	20 acres in area (+/-) 220 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"A40" Agriculture Limited Zone	"Garden Suite" (Section 5.0, Table 10)	Establish a Garden Suite (temporary additional dwelling) for a family member to live on the property.

Application Purpose

The applicant proposes to establish / construct a "garden suite" (a temporary additional dwelling) on the property, in order to allow a family member to live on the subject property and be taken care. The applicant is a co-owner of the property along with the family member who wishes to live in the garden suite. The applicant's letter of intent is attached to this report. The Municipality's administration have suggested conditions of approval, which are listed in this report.

OPTIONS FOR COUNCILS CONSIDERATION

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

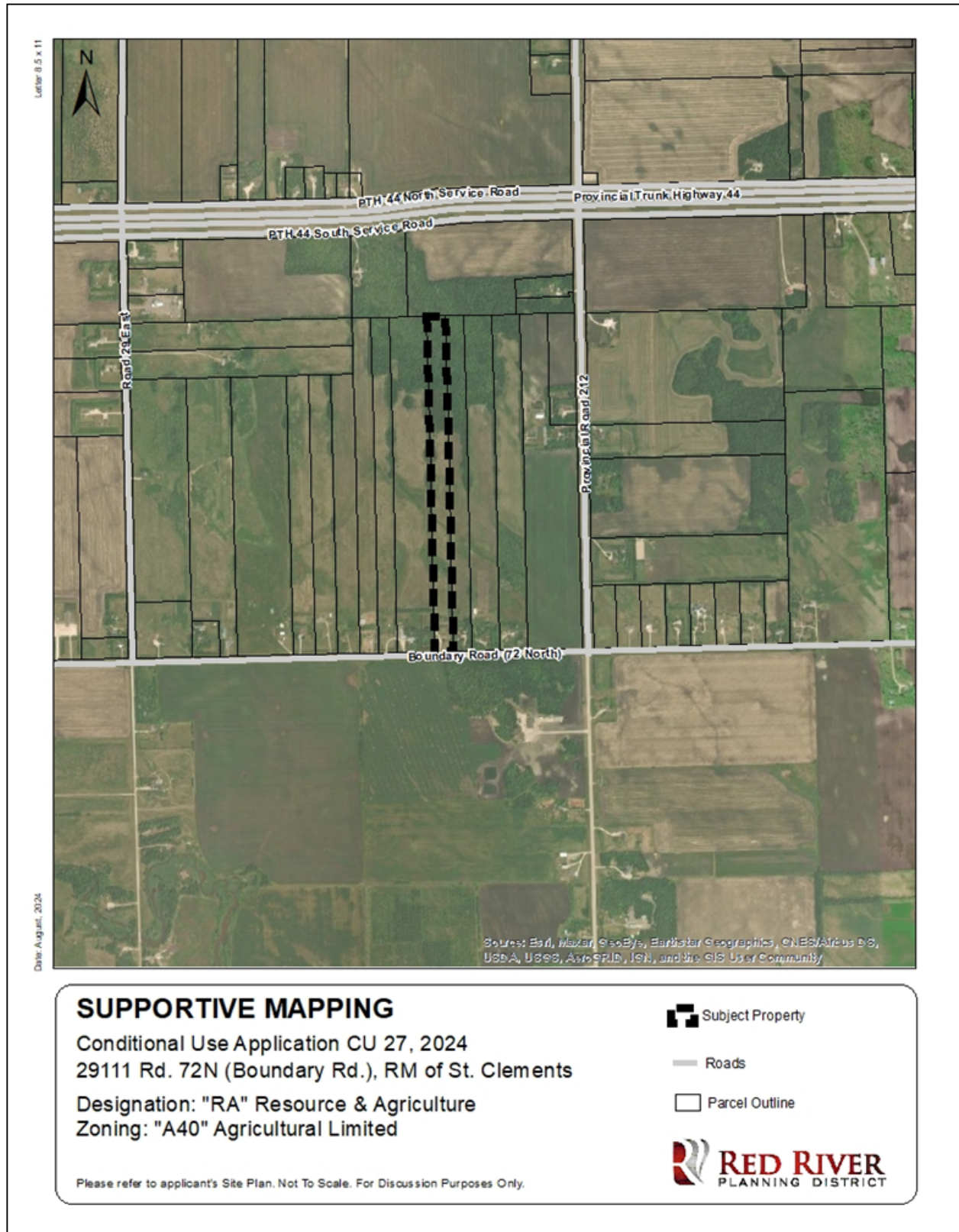
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 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 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;
3. Applicant / owner to remove the temporary dwelling (garden suite) upon cessation of the intended use.
4. Applicant / owner to not use the garden suite for rental purposes

RRPD LOCATION MAP





SUPPORTIVE MAPPING

Conditional Use Application CU 27, 2024
 29111 Rd. 72N (Boundary Rd.), RM of St. Clements

Designation: "RA" Resource & Agriculture
 Zoning: "A40" Agricultural Limited

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

-  Subject Property
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION

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

Debra Vogt


July 24, 2024

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

To Whom It May Concern;

This application for permission to build a 'garden suite' as described in zoning bylaw 5/2002/3.13 for the following reasons:

- I am a sixty-eight year old widow who suffers from rheumatoid and osteo arthritis, with a prognosis of eventual dependence on a wheelchair and daily assistance. Recent surgeries have resulted in periodic extended reliance on assistance and mobility restrictions. This pattern will continue as my conditions worsen.
- Currently, I live alone in Winnipeg but would prefer to live close to my only daughter for safety and daily personal contact. We are co-owners of the property in the application and would like to enjoy it together.

Thank you for your time.

Sincerely,



Debra Vogt

