

NOTICE OF PUBLIC HEARING

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
February 25, 2025
6:00 p.m.**

**Council Chambers
1043 Kittson Road
East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

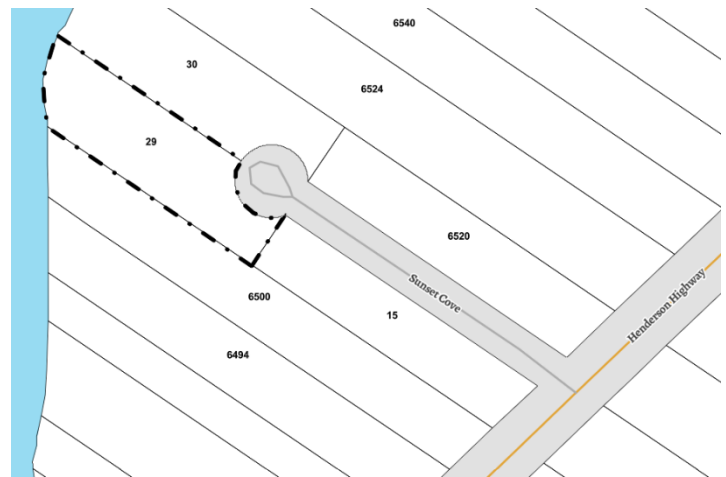
APPLICATION INFORMATION

Application File: VO 136-2024

Applicant: Nunes, John and Mariel

Property Location: 29 Sunset Cove,
RM of St. Clements
Roll # 223920
Legal: Lot 3 Plan 21479

Application Purpose:
The applicant proposes to increase the number of accessory structures, in order to allow for a pool to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3.2.4	Accessory building is a maximum of two (2)	4 Accessory building

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

VARIANCE APPLICATION REPORT

Date	January 7, 2025
Application File	VO 136-2024
Applicant	Nunes, John and Muriel

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	29 Sunset Cove, RM of St. Clements
- Roll #	223920
- Legal	Lot 3 Plan 21479
Zoning	"RR" Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"GC" General Development designation RRPD Development Plan By-law No. 272/19
Property Size	1.24 acres in area (+/-) 153.55 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3.2.4	Accessory building is a maximum of two (2)	4 Accessory building

Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for a swimming pool to be constructed on the subject property. A variance was approved in 2018, outlining the following:

- 1) Unit size for the proposed garage to 1,833 sq. ft.
- 2) Front yard setback for proposed garage to 26.41'
- 3) Rear yard setback for proposed garage to 8'
- 4) Rear yard setback for existing shed to 2'
- 5) Projection into rear yard to 1'
- 6) Combined area all accessories 2,381 sq. ft.
- 7) Additional accessory building - 3 buildings

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (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 the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) 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

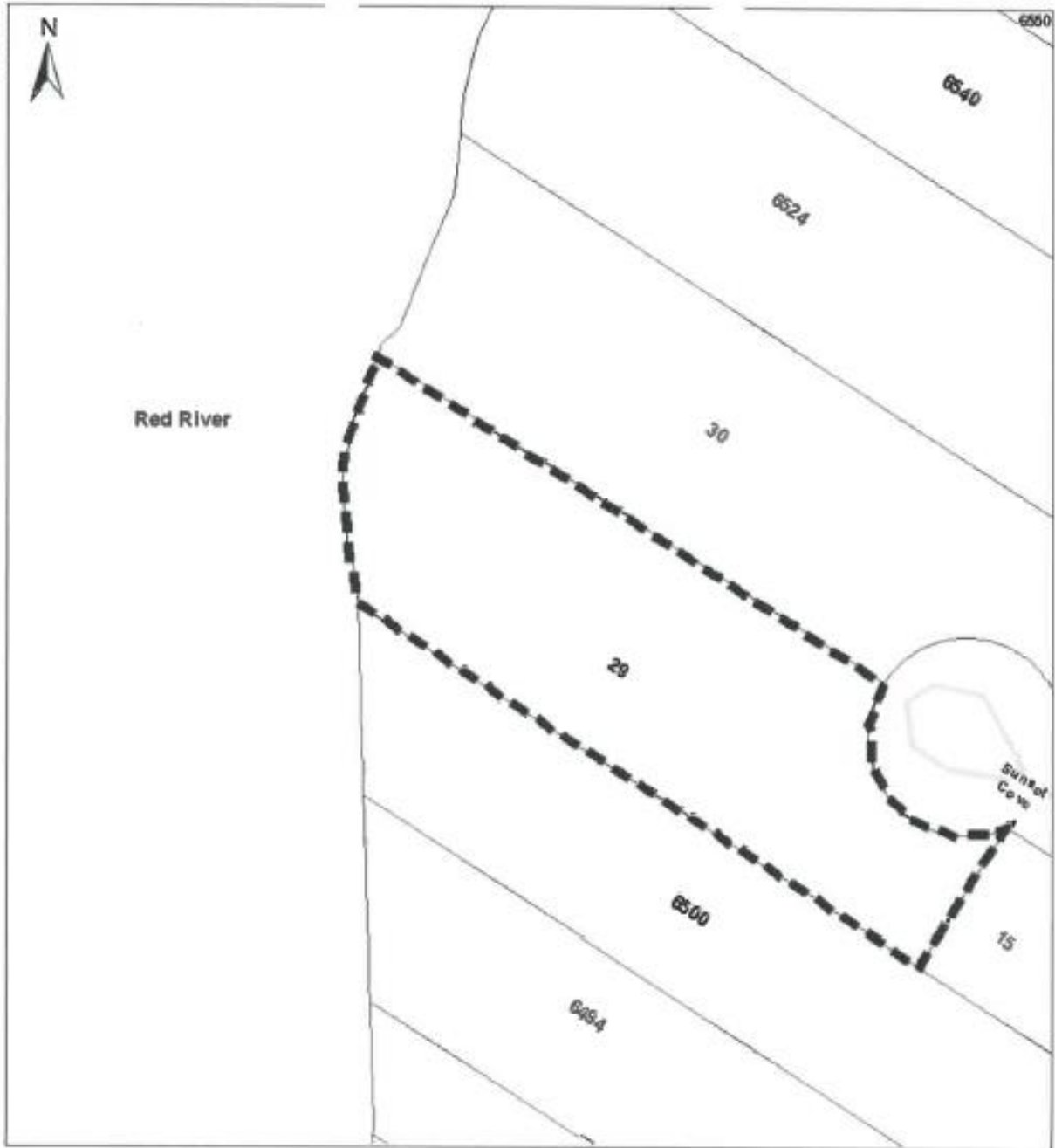
Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required;

RRPD LOCATION MAP



10/16/24 11:11




City of Red River, 2024

SUPPORTIVE MAPPING

Variance Order VO 136, 2024
Enter Address, RM of St. Clements

Designation: "GD" General Development
Zoning: "RR" Rural Residential

-  Subject Property
-  Roads
-  Parcel Outline
-  Water Bodies

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



ADDITIONAL INFORMATION

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

RESOLUTION FORM
Rural Municipality of St. Clements
East Selkirk, Manitoba

March 27, 2018

Moved By: Dave Sutherland
Seconded By: Robert Belanger

WHEREAS the Applicant/Owner of Tax Roll No.223920 legally described as Lot 3, Plan 21479 and located at 29 Sunset Cove has made application for Variation Order No.7-2018;

FROM: Unit size (proposed garage) 1280 sq. ft.
TO: Unit size (proposed garage) 1833 sq. ft. (max.)

FROM: Front yard setback (proposed garage) 50 ft.
TO: Front yard setback (proposed garage) 26.41 ft. (min.)

FROM: Rear yard setback (proposed garage) 10 ft.
TO: Rear yard setback (proposed garage) 8 ft. (min.)

FROM: Rear yard setback (existing shed) 10 ft.
TO: Rear yard setback (existing shed) 2 ft. (min.)

FROM: Projection into rear yard / distance from rear yard site line (existing shed) 1 ft.
TO: Projection into rear yard / distance from rear yard site line (existing shed) 0 ft.

FROM: Combined area all accessories 1280 sq. ft.
TO: Combined area all accessories 2381 sq. ft. (max.)

FROM: Additional Accessory Building 2.
TO: Additional Accessory Building 3 (max.)

PURPOSE: To allow the construction of an ~1833 sq. ft. detached accessory building (garage), and bring an existing storage shed into conformity with the Zoning By-law.

THEREFORE BE IT RESOLVED Variation Order 7-2018 be approved with the following conditions:

1. That these variances are limited to the 1833 sq. ft. unit size; the 2381 sq. ft. combined area of all accessories; the 26.41 ft. front yard and 8 ft. rear yard setbacks for the proposed detached accessory building; the 2 ft. rear yard setback of the existing shed; the 0 ft. projection from the existing shed into the rear yard site line; and the allowance of three accessory buildings on the subject property. Any changes or additions would require a new variance;
2. Applicant / owner obtains all required permits for the existing accessory building (shed) and proposed garage from the Red River Planning District, the Municipality, and the Province; and
3. The building use for the existing shed and proposed garage is limited to personal use only.

This order shall expire if not acted upon within twelve months of the date of making.

Carried

Certified a true and correct copy of Resolution No. 2018-132 passed by Council at their meeting held on March 27, 2018.
Dated at East Selkirk, Manitoba this 28th of March, 2018.


Assistant Chief Administrative Officer

