

# NOTICE OF PUBLIC HEARING

## VARIANCE 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 25<sup>th</sup>, 2025**  
**6:00 p.m.**

**Council Chambers**  
**1043 Kittson Road, East Selkirk**  
**R.M. of St. Clements, MB**

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

### APPLICATION INFORMATION

**Application File:** VO 131, 2024  
**Applicant:** Ron Greenwood  
**Property Location:** 130 William Road  
R.M. of St. Clements  
Roll #693450  
Block 5, Plan 6310

**Application Purpose:**  
The applicant proposes to increase the maximum number of accessory structures allowed from two (2) to three (4), and the maximum unit area from 800 sq ft (max) to 1,032 sq ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of accessory structures (Section 3.2.4)	2 (max)	4
Maximum unit area (Table 14)	800 sq ft (max)	1,224 sq ft

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)

## VARIANCE APPLICATION REPORT

<b>Date</b>	December 4, 2024
<b>Application File</b>	<b>VO 131, 2024</b>
<b>Applicant</b>	Greenwood

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	130 William Road, R.M. of St. Clements
- Roll #	693450
- Legal	Block 5, Plan 6310
<b>Zoning</b>	“SR” Seasonal Residential zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	“R” Resort RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	2.22 acres in area (+/-) 220 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of Accessory Structures (Section 3.2.4)	2 (max)	4
Maximum unit area (Table 14)	800 sq ft (max)	1,224 sq ft

#### Application Purpose

The applicant proposes to increase the number of accessory structures on their property from 2 (max) to 4, and increase the maximum unit area allowed from 800 sq ft (max) to 1,224 sq ft.

The requested Variances cover a gazebo 192ft, a 784 sq ft shop, a 48 sq ft fishing shack, and a 200 sq ft quonset. The number of accessory structures and the combined maximum unit area exceed the requirements in the “SR” Seasonal Residential zone regulations, hence why a Variance is required. This Variance is also part of the conditions of approval for Subdivision Application S24-3084.

This application was circulated to the municipality, and the RM has no concerns with the proposed variance.

### **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



## SUPPORTIVE MAPPING

Variance Order VO 131, 2024  
130 William Rd., RM of St. Clements  
Designation: "R" Resort  
Zoning: "SR" Seasonal Residential

 Subject Property

 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.)

