

# 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**  
**April 22, 2025**  
**6:00 p.m.**

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

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

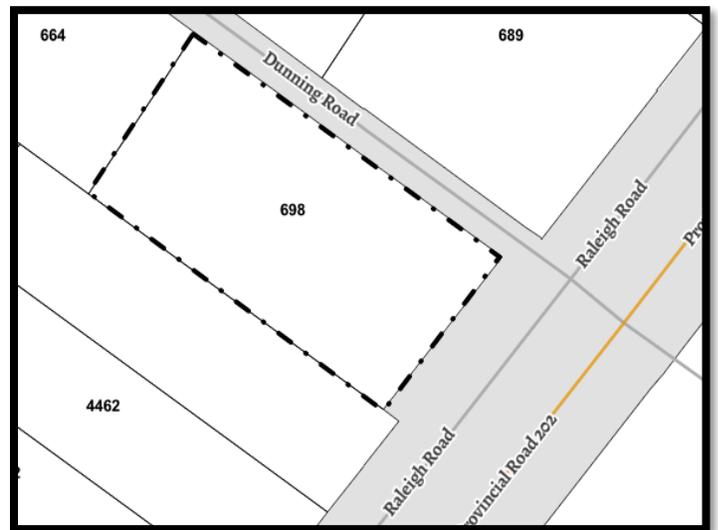
### APPLICATION INFORMATION

**Application File:** VO 19-2025

**Applicant:** Benjamin and Michelle VanSteenbergen

**Property Location:** 698 Dunning Road  
Narol, MB  
RM of St. Clements  
Roll # 49650  
Legal: 6-31073

**Application Purpose:**  
The applicant proposes to reduce the building separation, in order to allow for an addition to the existing single-family dwelling to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"GD" General Development Building Separation from Principal Building 3.2.3.1.	10 ft. minimum	50 inches separation from eave to eave

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>	March 12, 2025
<b>Application File</b>	<b>VO 19-2025</b>
<b>Applicant</b>	Benjamin and Michelle VanSteenbergen

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	698 Dunning Road, RM of St. Clements
- Roll #	49650
- Legal	Lot 6 Plan 31073
<b>Zoning</b>	"GD" General Development zone RM of St. Clements Zoning By-law No. 5/2002
<b>Development Plan Designation</b>	"GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	5.14 Acres in area (+/-) 677 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 3.2.3.1.	Building Separation from Principal 10'	50 inches

#### Application Purpose

The applicant proposes to reduce the building separation, to allow for an addition to the principal building to be constructed on the subject property.

This property required a number of applications from the past:

- 1) July 24, 2018 – the owner was approved to have a Home Industry on the property under conditional use CU 16-2018.
- 2) September 24, 2019 -Variation order 132-2019 to permit an oversized accessory building to be 1,600 sq. ft. maximum area and a 19' height to construct a detached accessory building.

- 3) September 24, 2019 – the owner was approved to have a Home Industry for an automotive repair business and to move the business to a proposed detached garage.

### **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;
3. Applicant / owner to pay any outstanding taxes, arrears or any utilities, fees or fines if owed to the Municipality.

# RRPD LOCATION MAP



## SUPPORTIVE MAPPING

Variance Order VO12-2025

698 Dunning Road, RM of St. Clements

Designation: "GD" General Development

Zoning: "GS" General Development

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

 Subject Property

 Roads

 Parcel Outline





# SUPPORTIVE MAPPING

Variance Order VO12-2025  
 698 Dunning Road, RM of St. Clements  
 Designation: "GD" General Development  
 Zoning: "GS" General Development

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.)

**Benjamin & Michelle VanSteenbergen**

698 Dunning Road

Narol, Manitoba, R1C 0C5

204-403-9940

michellebenvan@gmail.com

February 18, 2025

Red River Planning District

2978 Birds Hill Road

East St. Paul, Manitoba, R2E 1J5

Dear Members of the Red River Planning District,

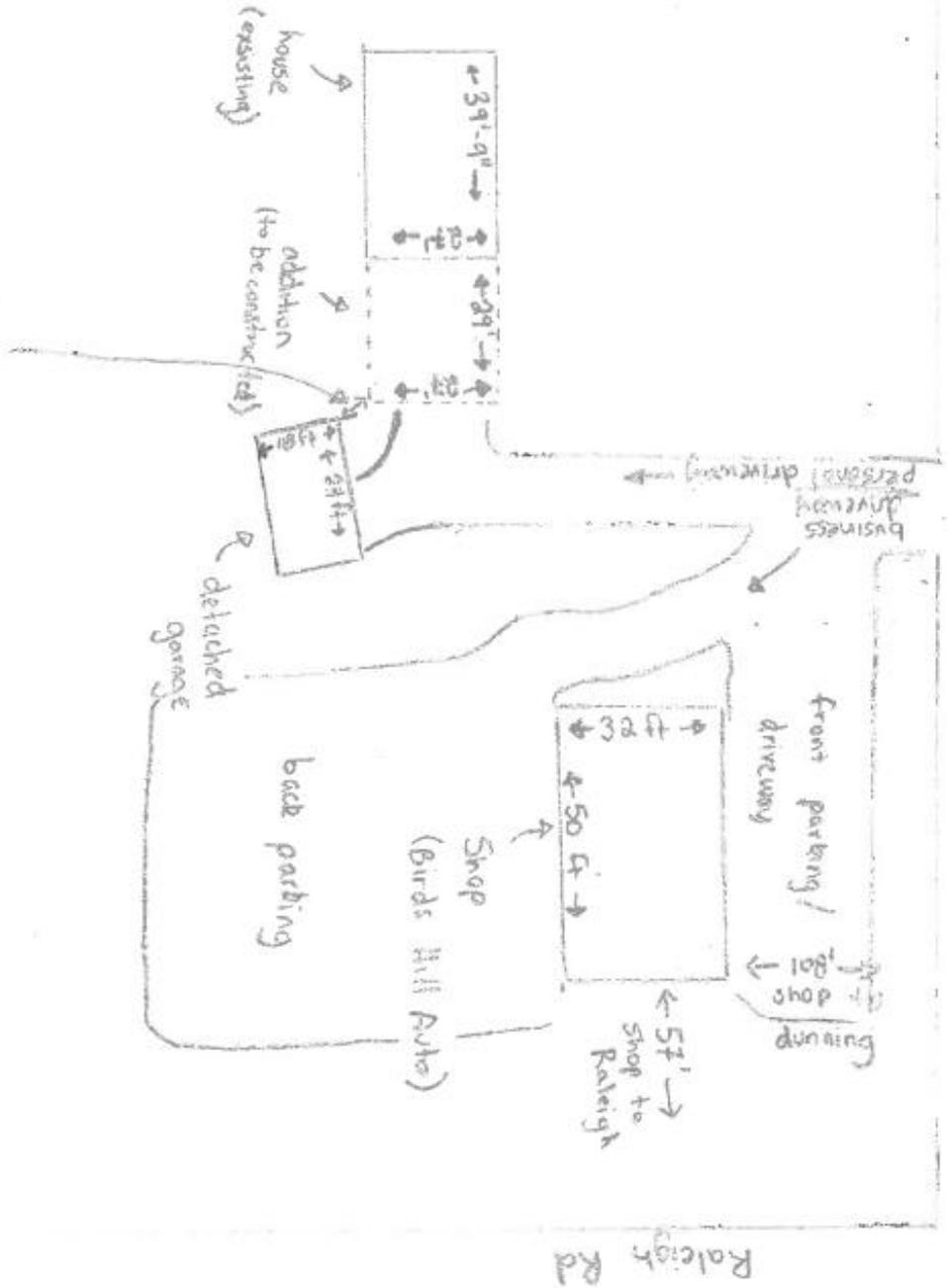
We hope this letter finds you well. We are writing to formally request a variance from the fire code regulations as it pertains to the construction of an addition to our residence at 698 Dunning Road, Narol, Manitoba. According to the current fire code, there must be a minimum of 10 feet of separation between structures, eave to eave. However, the proposed addition would result in approximately 4.16 feet (50 inches) of separation between the eaves of the new structure and our existing detached garage.

While we understand the importance of maintaining fire safety regulations, we believe that our proposed project can still meet the necessary safety standards with certain precautions in place. To mitigate the potential fire risk, we commit to using fire-resistant materials such as Maibec CanExel (class A fire rating) for the exterior sides of both the addition and the garage that are closest together. We would also be willing to add a layer of fire code sheet rock on the interior wall of the detached garage walls facing the proposed addition. These materials will significantly reduce the likelihood of fire spreading between the two structures.

Additionally, we are open to discussing any additional safety measures or recommendations the Board may have to further enhance the safety of the proposed addition. We are fully committed to ensuring that our construction complies with all necessary safety standards while still allowing for the expansion of our home in a manner that meets our needs.

Thank you for your time and consideration of this request. We look forward to hearing from you and are happy to provide any further information or attend a meeting to discuss this matter in more detail.

Dunning Rd



distance in question far  
variance. About 50 inches  
close to case