

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
October 22, 2024
6:00pm

Council Chambers
RM of St. Clements
1043 Kittson Rd

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

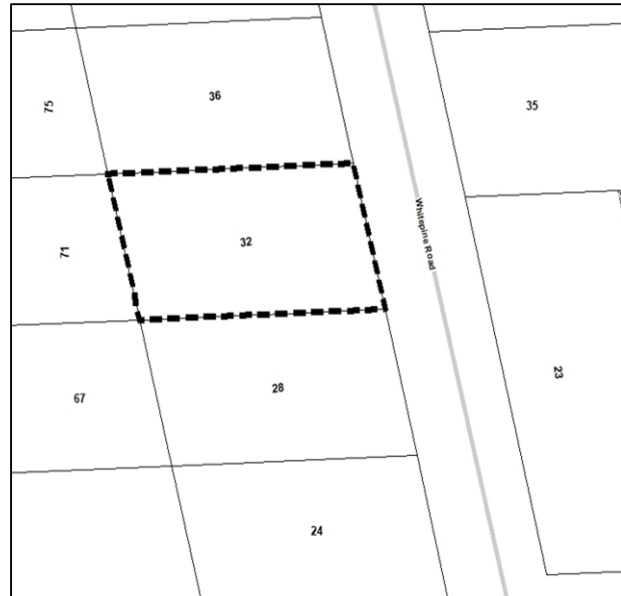
Application File: VO 82/24

Applicant: Rachel Falkner

Property Location: 32 Whitepine Rd,
R.M. of St. Clements
Roll # 699532
Lot 3, Block 2, Plan
21671

Application Purpose:

The applicant proposes to reduce the minimum unit area for the principal building in order to allow for a Single Family Dwelling to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum unit area - principal building (Section 6.3 – "SR" zone)	800 sq ft (min)	396 sq ft (min)

A copy of the above-noted proposal and supporting material is available on the Red River Planning District 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	October 2, 2024
Application File	VO 82/24
Applicant	Rachel Falkner

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	32 Whitepine Rd, St. Clements
- Roll #	699532
- Legal	Lot 3, Block 2, Plan 21671
Zoning	“SR” Seasonal Residential” RM of St. Clements, Zoning By-law No. 5-2002
Development Plan Designation	“R” Resort RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	14,133 square feet / 0.32 acres in area (+/-) 90 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum unit area - principal building (Section 6.3 – “SR” zone)	800 sq ft (min)	396 sq ft (min)

Application Purpose

The applicant proposes to reduce the minimum unit area for the principal building (house) from 800 sq ft (min) to 396 sq ft (min), in order to allow for a Single Family Dwelling to be constructed on the subject property. The applicant’s conceptual site plan is attached.

OPTIONS FOR COUNCILS CONSIDERATION

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

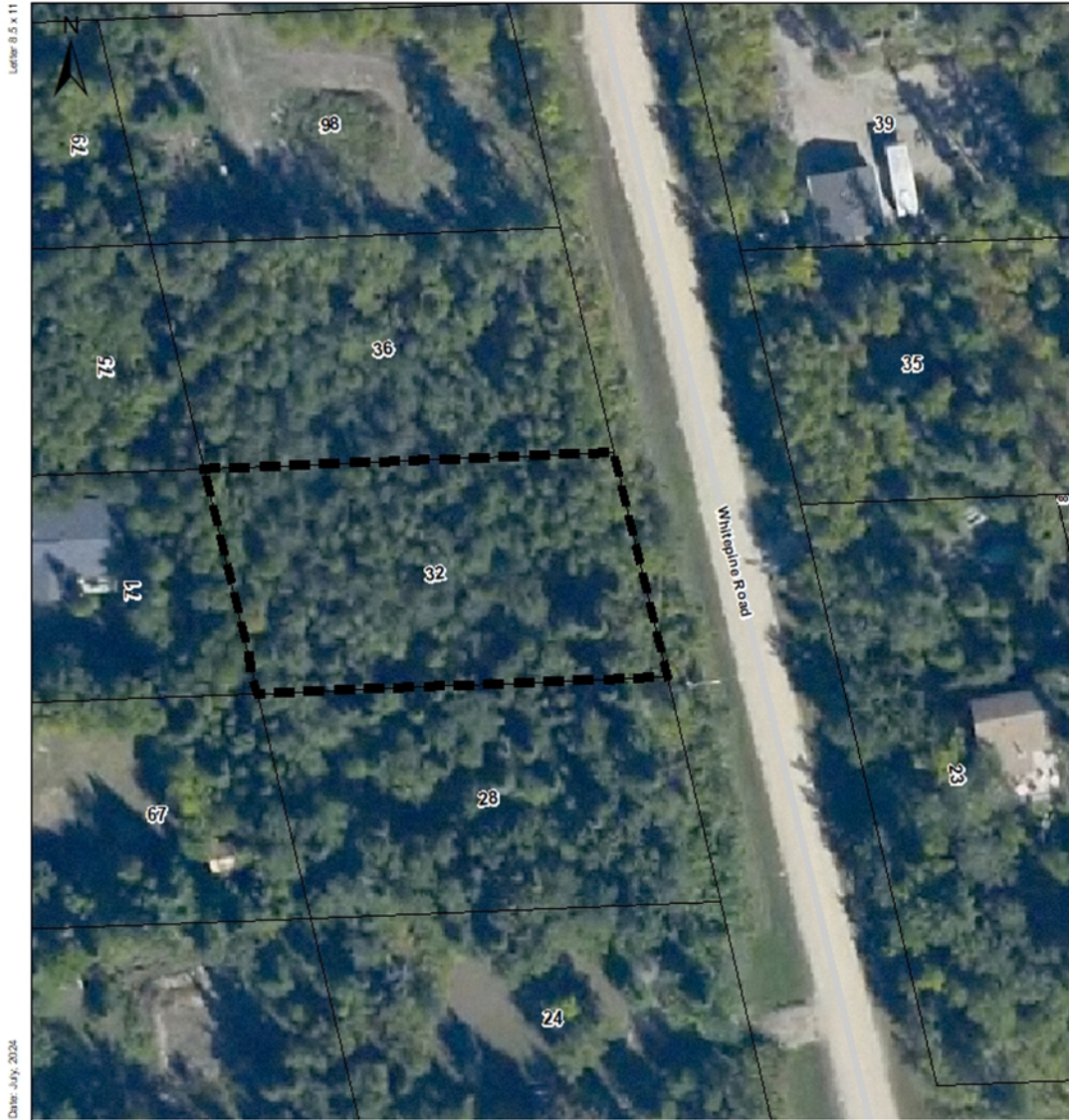
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 82, 2024
32 Whitepine Rd. RM of St. Clements
Designation: "R" Resort
Zoning: "SR" Seasonal Residential

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.)

July 1st, 2024

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

To Whom It May Concern:

I am applying for this variance because I'm interested in building a compact home under the 800 sq. ft. minimum allowance.

In my late teens and early twenties I was very ill and undergoing treatment for Lyme Disease, which subsequently left me bedridden from the ages 18-22. I am now very happy to share that I have made a complete recovery - though my years of illness have set me further back from where I'd like to be at this point in life. As a result of this, I've only been able to work for the last year and a half. Ever since I began working I've been saving to build my dream home, which I started planning and sketching during my recovery. I started working at [REDACTED] in 2023, and have been renting in Beaconsia since the fall of 2023, coincidentally, in a house only 5 minutes away from [REDACTED]. I love working [REDACTED] and plan to take courses to secure a better position within the company in the future. I decided to buy land in Halcyon Cove not just because I enjoy the convenience of being close to my workplace, but because I too have loved living in Beaconsia. I've enjoyed the experience of country living whilst still being close to my relatives in the beaches area, as well as close to my friends and the local conveniences in Selkirk.

Since I haven't been working for very long, my funds are limited. I would like to live within my means and get out of the rental market as soon as I'm able, rather than waiting many years to build. I'm looking to refinance my mortgage for the land to include an allowance for building (which I was told is an option by my credit union); the only way this would be feasible for me to do in the near future would be to build a smaller compact home with all the essentials, which would have manageable monthly payments. This would suit my lifestyle as a single person and be easy for me to maintain and upkeep the exterior over the years as well. I also have a well already drilled on my property that only produces a slow 0.3 of a gallon per minute, which is only enough water to support one/maybe two people. Considering the cost of the well was factored into what I paid for my land - it wouldn't make sense to build a larger home with 2 or more bedrooms when that many occupants could not be supported by the well and another option for a consistent water supply would be needed.

I don't believe my plans to build compact would affect my neighbours negatively since I plan to build a very attractive looking place that would appear to be a small house just under 400 sq. ft. built on a poured foundation. There would be a couple different peaks with large French doors leading out onto the front porch, with wood board and batten siding. The design includes a bathroom, open concept kitchen and living room, and alcove bed. Also my lot is heavily treed and I plan on building my home nearer to the back of the property.

I'd like to add that I'm very much looking forward to putting down roots in Beaconsia, and I'm excited to join my neighbours living in Halcyon Cove!

Sincerely,

[REDACTED]

