

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"

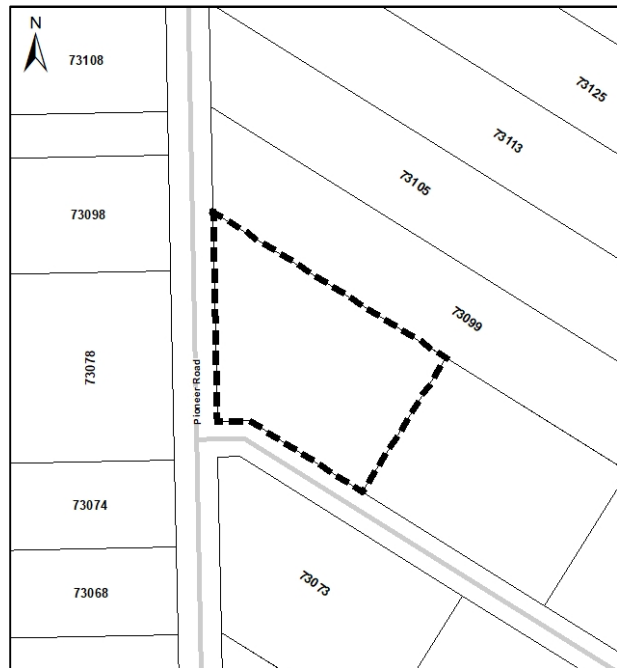
APPLICATION INFORMATION

Application File: VO 84/2024

Applicant: Alan Klippenstein

Property Location: Pioneer Road
R.M. of St Clements
Roll No. 313204,
Lot 1, Block 1, Plan 73256

Application Purpose:
The applicant proposes to reduce the required front yard setback to allow for an existing barn to remain on the subject property prior to the construction of a principal building.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front Yard Setback – Accessory Building (Section 5.4 – “AR” zone)	Front Yard 50 feet (min.)	12.60 feet
Section 3.2 – Accessory Uses, Buildings & Structures	Accessory buildings or structures may not be constructed prior principal building	Maintain existing detached accessory structure without a principal 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	October 3, 2024
Application File	VO 84/2024
Applicant	Alan Klippenstein

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	Pioneer Road, R.M. of St Clements
- Roll #	313204 R.M. of St Clements
- Legal	Lot 1 Block 1 Plan 73256
Zoning	"AR" Agricultural Restricted zone RM of St Clements Zoning By-law No. 5/2002
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	183,930 square feet / 4.22 acres in area (+/-) 377 feet frontage (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front Yard Setback – Accessory Building (Section 5.4 – "AR" zone)	Front Yard 50 feet (min.)	12.60 feet
Section 3.2 – Accessory Uses, Buildings & Structures	Accessory buildings or structures may not be constructed prior principal building	Maintain existing detached accessory structure without a principal building

Application Purpose

The applicant proposes to reduce the required front yard setback, to allow for an existing 800sq.ft. detached accessory structure (Barn) to remain on the subject property prior to the construction of a principal building. The subject property was established under approved subdivision S22-2957.

OPTIONS FOR COUNCILS CONSIDERATION

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

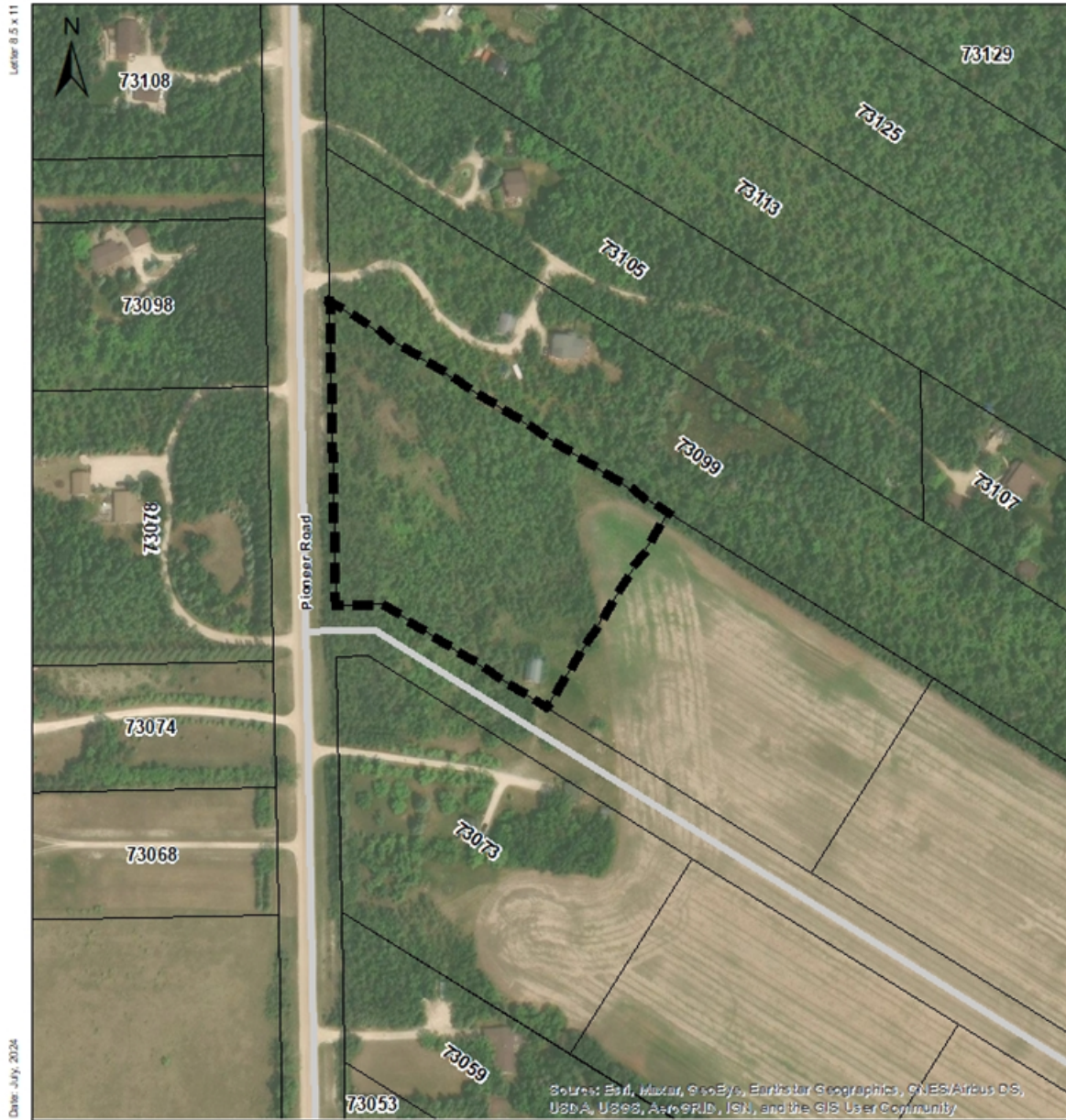
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 84, 2024
Pioneer Rd. RM of St. Clements
Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

-  Subject Property
-  Roads
-  Parcel Outline



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

ADDITIONAL INFORMATION



Letter of Intent

We are applying for variance for the front yard setback, side yard setback, and for an accessory structure prior to a primary dwelling on the property.

We have subdivided this property and the result is that the existing barn is now located on a different lot. We would like to keep the barn where it currently is and thus need to apply for the above mentioned variances.

Best regards,

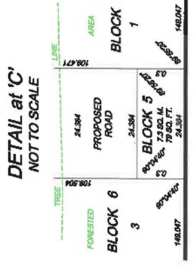
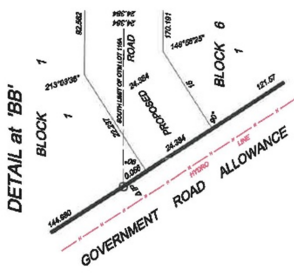
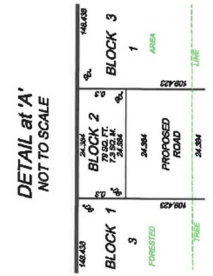
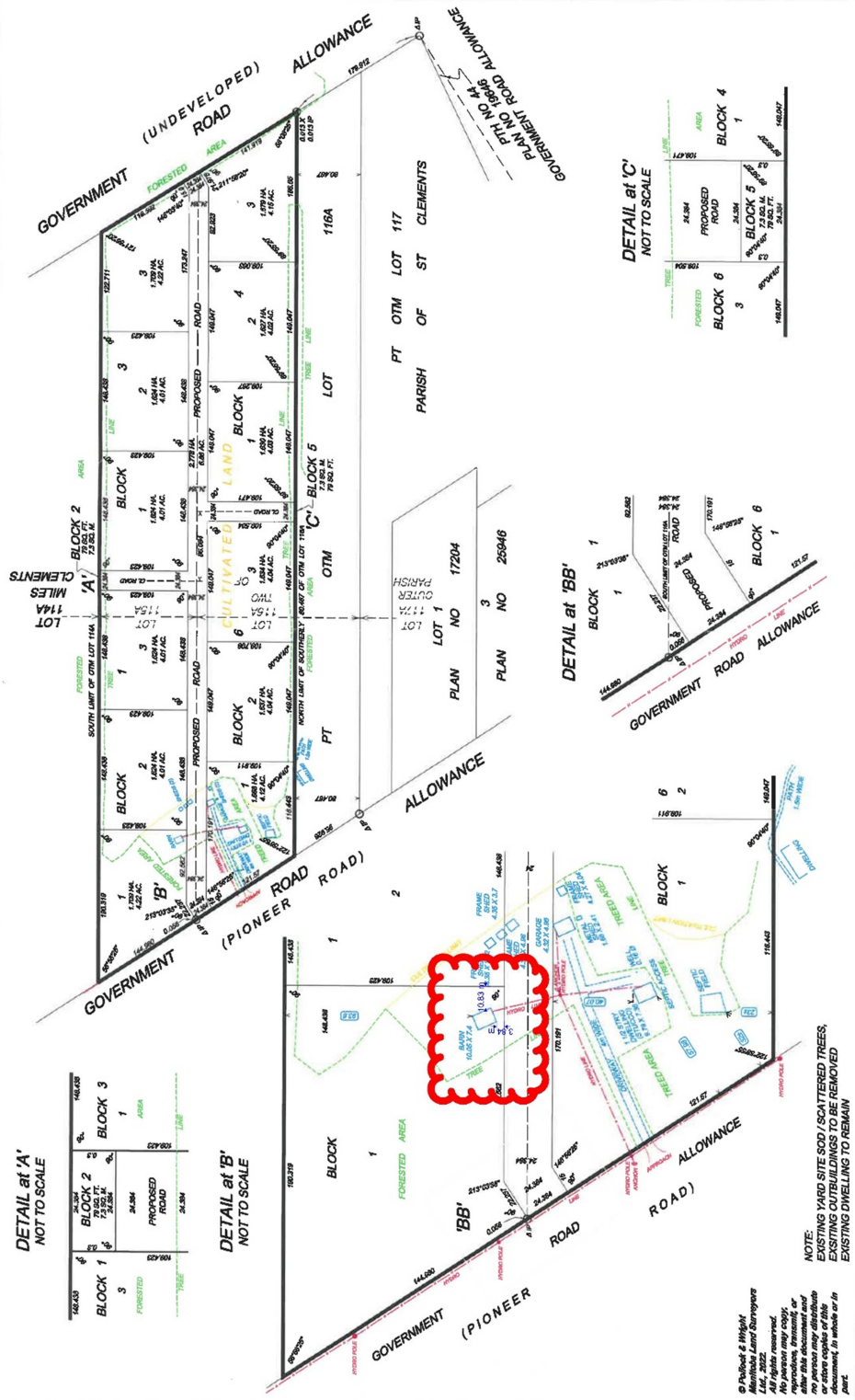


Alan Klippenstein GSC, CM-Lean

Director of Real Estate Development

Schinkel Properties Developments

METRIC



- Albert G. Degner
M.L.S., C.L.S.
- Leslie McLaughlin
M.L.S., C.L.S.
- Jim G. Welling
P.Eng., B.Sc., S.E., M.L.S., C.L.S.
- James E. Besille
M.L.S.
- Vincent B.D. Sward
M.L.S.
- Daniel G. Degner
M.L.S.
- Jim W. Belschyn
M.L.S.
- Scott J. Dunphy
M.L.S.
- Kerry R. Halberg
M.L.S.

ASSOCIATION
LAND SURVEYORS
PERMIT
POLLOCK & WRIGHT
M.L.S. & C.L.S.
SURVEYORS LTD.
No. 2016-4

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Pollock & Wright

Vincent Bert David Sward, M.L.S.

SUBDIVISION APPLICATION MAP
OF PART OF
OTM LOTS 115A AND 116A
PARISH OF ST CLEMENTS
RM OF ST CLEMENTS, MANITOBA

NOTES:
EXISTING YARD SITE SOB / SCATTERED TREES,
EXISTING OUTBUILDINGS TO BE REMOVED
EXISTING DWELLING TO REMAIN

NOTES:
DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
PROPOSED SUBDIVISION SHOWN BORDERED THUS: _____
IRON PEGS FOUND ON THE GROUND ARE DESCRIBED AND SHOWN THUS: ○
AFFECTED LAND IS UNDER CT. NO. 2138854/1
REGISTERED OWNER: ANDREW PATTERSON LINDSAY
AND MATTHEW DAVID LINDSAY
DRAWING NAME: CTM15A.MXD

OUR FILE NO.: 2016/086
DATE: March 31, 2022
SURVEYED FOR: [Redacted]
FOR: [Redacted]
DATE OF SURVEY: JANUARY 29 to 30, 2022
SCALE: NOT TO SCALE

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