

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 28th, 2026
6:00 p.m.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

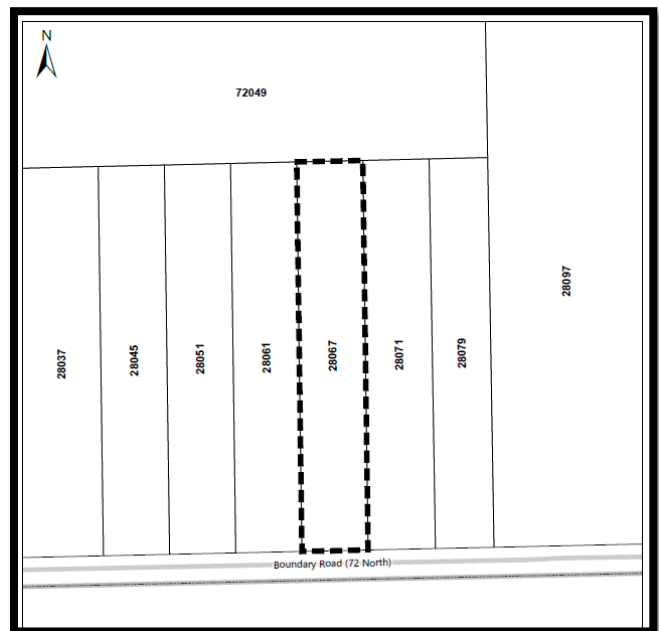
Application File: VO 24-2026

Applicant: Brandon and Kara
Thomas

Property Location: 28067 Boundary Road
72N, RM of St. Clements
Roll # 241292
Legal: 17-18792

Application Purpose:

The applicant proposes to increase the number of accessory buildings, in order to allow for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.2.4. Number of accessory buildings	Maximum two (2)	4 accessory buildings

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	March 20, 2026
Application File	VO 24-2026
Applicant	Brandon and Kara Thomas

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	28067 Boundary Road 72N, St. Clements
- Roll #	241292
- Legal	Lot 17 Plan 18792
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	295,238 sq. ft. / 6.79 acres in area (+/-) 224' width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.2.4. Number of accessory buildings	Maximum two (2)	4 accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for a garage to be constructed on the subject property.

OPTIONS FOR COUNCIL'S 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 effect 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 that are not in substantial conformance with the application would require new 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 fees, fines or penalties to the RM of St. Clements, if required.
4. Applicant / owner to use the garage for personal storage only.
5. Applicant / owner to not use the garage as habitable space.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 24, 2026
28067 Road 72N, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

-  Subject Property
-  Roads
-  St Clements Boundary
-  Parcel Outline



LETTER OF INTENT

Letter of Intent – Request for Approval of Four Accessory Outbuildings

To Whom It May Concern,

I am writing to respectfully request consideration from the Red River Planning District regarding the number of accessory outbuildings permitted on my property. I understand that the current bylaw allows for a maximum of two outbuildings; however, I am requesting approval to maintain a total of four.

The additional outbuildings are required to safely store and organize yard maintenance equipment, seasonal tools, and other property-related materials. Having separate structures helps keep equipment properly stored, protected from the elements, and reduces clutter around the main residence. This arrangement also improves safety and accessibility when maintaining the property.

I would also like to note that some of the existing outbuildings were already present on the property at the time we purchased it. These structures were part of the property as it existed when we acquired it, and we have continued using them primarily for storage and upkeep purposes.

Our intention is simply to maintain and use these buildings responsibly for property maintenance and storage needs. We are committed to ensuring the buildings remain well maintained and do not negatively impact neighboring properties or the surrounding area.

Thank you for taking the time to review this request. I appreciate your consideration and would be happy to provide any additional information if required.

Sincerely,

Brandon Thomas / Kara Thomas

SITE PLAN

UPDATED SITE PLAN WITH OUTBUILDINGS - March 12, 2026

