

# 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  
August 26, 2025  
6:00 P.M.**

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

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

### APPLICATION INFORMATION

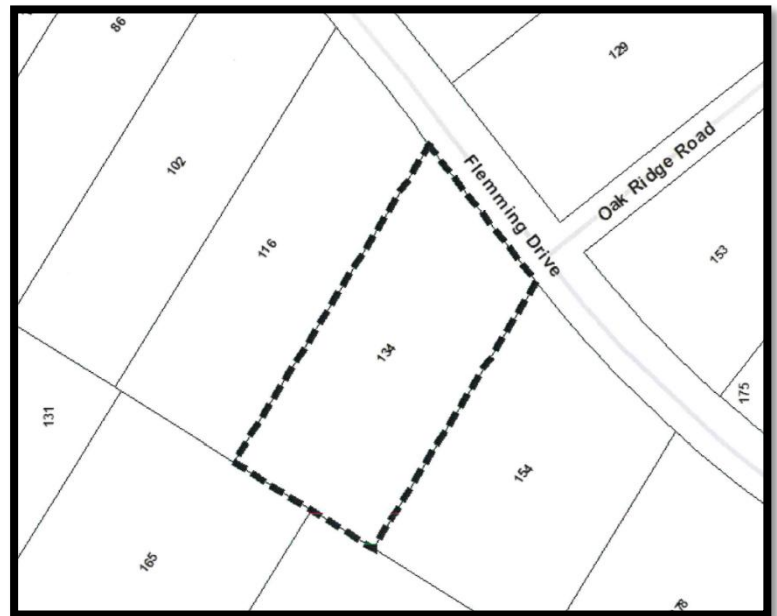
**Application File:** VO 85-2025

**Applicant:** Terri Radons and  
Clayton Halwas

**Property Location:** 134 Flemming Drive  
R.M. of St. Clements  
Roll # 312780  
Legal: Lot 14 Block 4  
Plan 54308

**Application Purpose:**

The applicant proposes to increase the unit area for an accessory building and to increase the mean height for an accessory building to allow for construction of an accessory building on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restriction Part 5 Section 5.4 Table 11 Agricultural Bulk Table Accessory Unit Area Accessory Mean Height	1,280 sq. ft. max. 20' mean height max.	2,400 sq. ft. 25' mean height

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>	July 31, 2025
<b>Application File</b>	<b>VO 85-2025</b>
<b>Applicant</b>	Terri Radons and Clayton Halwas

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	134 Flemming Drive, R.M. of St. Clements
- Roll #	312780
- Legal	Lot 14 Block 4 Plan 54308
<b>Zoning</b>	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	174,260 sq. ft./ 4 acres in area (+/-) 306.74 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restriction Part 5 Section 5.4 Table 11 Agricultural Bulk Table Accessory Unit Area Accessory Mean Height	1,280 sq. ft. max. 20' mean height max.	2,400 sq. ft. 25' mean height

### Application Purpose

The applicant proposes to increase the unit area for an accessory building and increasing the mean height to allow for an accessory building to be constructed on the subject property.

The applicant would like to store personal vehicles and equipment which include vintage cars, trailers, personal trucks, a camper and a large garden tractor.

As mentioned in the letter of intent and confirmed with planning records, other buildings greater than 1,280 sq. ft. have been approved for the following addresses:

56 Van Horne Road  
25 Colbert Place

12 Colbert Place  
63 Flemming Drive

19 Flemming Drive  
30 Colbert Place

Registered on title is a development agreement that does not pertain to the current owner and a drainage easement of 3 meters on both sides and the rear of the property, which will not be affected by the construction of the accessory building.

### **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, fees or fines, to the R.M. of St. Clements
4. Applicant / owner to be allowed to store personal equipment only.
5. Accessory structure is not to be used for habitable space

## Letter of Intent

To whom it may concern,

We are writing to request variance to increase the maximum area for an accessory building from 1280sq ft (max) to 2400sq ft (max) and from 20' (max) mean height to 25' (max) mean height in order to construct a 40' x 60' shop/storage building on the subject property within the "AR" Agricultural Restricted Zone.

As a couple in the early years of marriage and still settling into life together, we require additional space to accommodate our combined belongings. The existing garage and shipping container are fully occupied with Terri's vehicles, seasonal furniture, bicycles, and remaining materials from the home's construction.

The proposed accessory building will offer secure, weather-protected space for storing Clayton's vehicles and equipment, supporting their long-term preservation and improving overall property upkeep. The space will also serve as a practical area for hands-on maintenance and care of our personal vehicles, Clayton's collection of vintage cars, our trailer for motorcycle and snowmobile, Clayton's work and personal trucks, our 30' camper trailer, and large garden tractor.

NOTE: While I [Terri, Wife] am the registered owner, Clayton [Husband] is on the application as we live on site together. Local regulations do not require both spouses to be listed on the property title, so we retained sole ownership under my name.

Background: The subject property is 4 acres in site area. It is developed with a single-family home with an attached garage. The property fronts the south side of Flemming Drive.

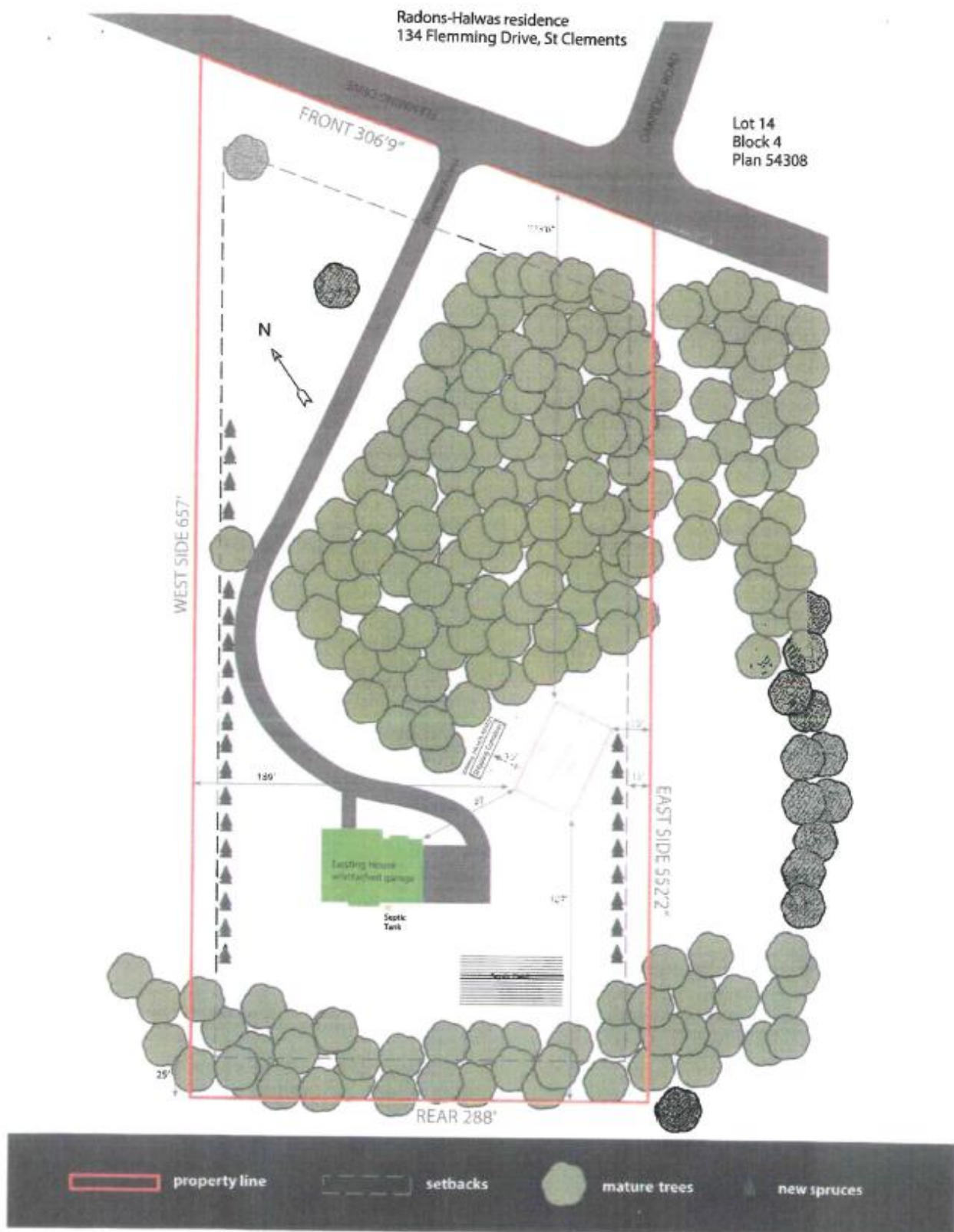
The proposed shop would provide secure storage of larger possessions and would be well situated amongst other existing/requested oversize shops in the subdivision and local area, including but not limited to:

1. 56 Van Home Road
2. 19 Flemming Drive
3. 63 Flemming Drive
4. 12 Colbert Place
5. 25 Colbert Place
6. 30 Colbert Place

The proposed building would be located towards the rear east side of the property and shielded on the north, east, and west sides by mature trees of the subject and adjacent properties. The south side to face the home and southern tree line. There is ample room to retain the standard setback requirements on all sides. Finished in coordinating colors and materials, it will complement the scale and design of the 2,800 sq ft two-story home, maintaining a cohesive look and character. Thank you for considering our request. This building is more than extra storage - it's meaningful step for us as a couple investing in our home and future together. By granting this variance, you're helping us preserve items that hold deep personal and practical value: from Clayton's vintage vehicle collection and tools to the equipment that allows us to maintain and care for our home. It's where we're putting down roots, making memories, and investing in a future we're proud of.

Best Regards,  
Terri Radons & Clayton Halwas

## Site Plan



## RRPD LOCATION MAP




### SUPPORTIVE MAPPING

Variance Order VO 85, 2025  
134 Flemming Drive, RM of St. Clements

Designation: "AR" Agricultural 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




### SUPPORTIVE MAPPING

Variance Order VO 85, 2025  
134 Flemming Drive, RM of St. Clements

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

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**  
PLANNING DISTRICT

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