

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 28, 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 21-2026

Applicant: Mark and Lauren Joyce

Property Location: 23 Donald Street
RM of St. Clements
Roll # 737000
Legal: Lot 30 Plan 2855

Application Purpose:

The applicant proposes to reduce the unit area, in order to allow for a 560 sq. ft. dwelling to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" – Suburban Residential 6. Residential Zones Table 14. Residential Bulk Table	800 sq. ft. (minimum)	560 sq. ft.

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 11, 2026
Application File	VO 21-2026
Applicant	Mark and Lauren Joyce

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	23 Donald Street, Grand Marais
- Roll #	737000
- Legal	Lot 30 Plan 2855
Zoning	"RA" Suburban Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"SC" Settlement Center designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	"IN" Infill Neighborhood designation Grand Marais Secondary Plan By-law No. 13-2012
Property Size	43,032 square feet / 0.99 acres in area (+/-) 140 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" – Suburban Residential 6. Residential Zones Table 14. Residential Bulk	800 sq. ft. minimum	560 sq. ft.

Application Purpose

The applicant proposes to reduce the unit area, in order to allow for a 560 sq. ft. dwelling 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 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 that are not in substantial conformance with the application would require a 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 outstanding fines, fees or penalties owed to the R.M. of St. Clements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

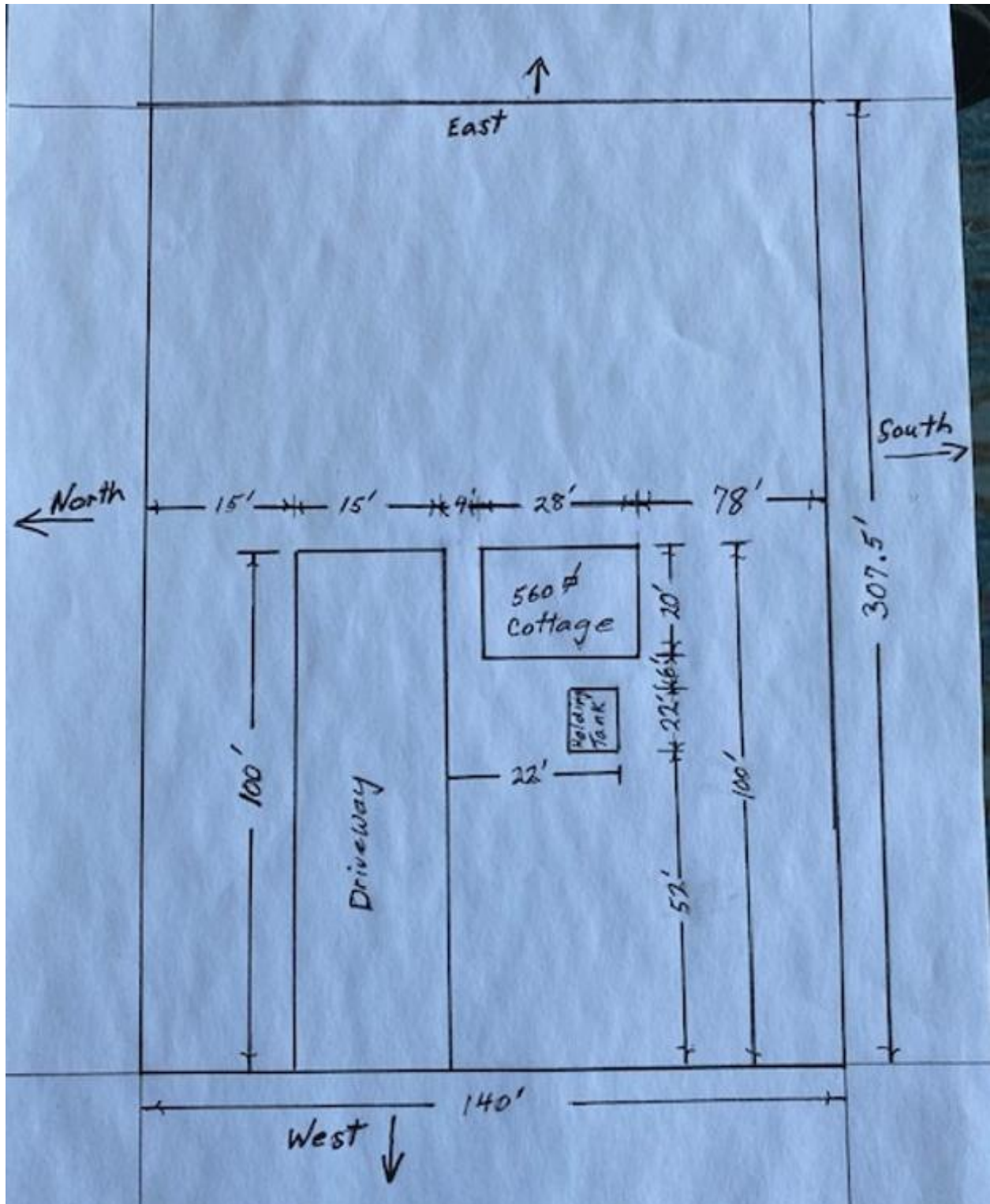
Variance Order VO 21, 2026
 23 Donald Street, RM of St. Clements
 Designation: "SC" Settlement Centre
 Zoning: "RA" Suburban Residential

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
-  Highway Control Zones
-  Roads
-  Parcel Outline



SITE PLAN



LETTER OF INTENT

March 3, 2026

To whom it may concern,

We purchased the property at 23 Donald Street in Grand Marais in January of 2021. We are requesting a variance for building area in order to build a small seasonal dwelling on the property.

We are a retired couple living in Winnipeg. We always enjoy coming to Grand Beach and now that we have retired, we look forward to coming more often. This season dwelling will be setback on the property, and barely visible from the street as the front of the property is heavily treed. We prefer to build a small living area for lower maintenance and construction costs, and we intend to use it for occasional overnights throughout the summer.

We installed the driveway and holding tank in 2021 with approval from the RM of St. Clements. The dwelling will be set back 88' from the front of our property. The cottage will be 560 sq. ft, which includes a covered porch on the east side of the building.

Please let us know if you have any questions or concerns. Thank you for considering our request.

Mark and Lauren Joyce

REPORT

Administration reviewed the details of surrounding properties and the sizes of structures on each property (Properties shown below in blue):

Roll 736900

MMO only showing one building

Dwelling – 960 sq. ft.

Roll 737900

Cottage – 768 sq. ft.

Verandah – 160 sq. ft.

Shed – 120 sq. ft.

Roll 738000

Dwelling – 720 sq. ft.

Shed – 120 sq. ft.

Guest House – 628 sq. ft.

Roll 738100

Cottage – 640 sq. ft.

Verandah – 308 sq. ft.

Guest House – 216 sq. ft.

Shed – 118 sq. ft.

