

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

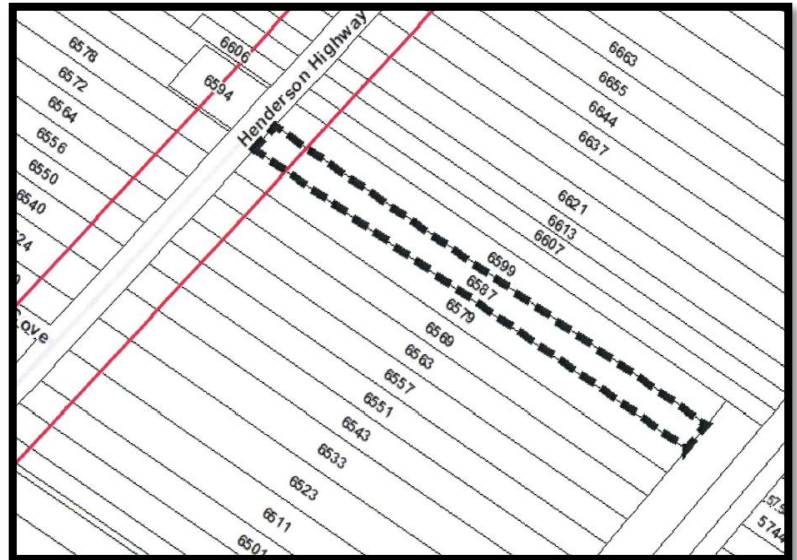
Application File: VO 83-2025

Applicant: Dale Lowen

Property Location: 6587 Henderson
Highway
R.M. of St. Clements
Roll # 221800
Legal: RL189-AD-2470

Application Purpose:

The applicant proposes to increase the number of accessory buildings, to construct a new accessory building, reducing the interior side yard and the combined floor area of an accessory building, in order to allow for a new accessory building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential and "AR" Agricultural Restricted Section 3.2.4 6.3 Table 14 – Residential Bulk Table	2 maximum accessory structures Side yard Interior 15' minimum Combined sq. ft. 1,280 maximum	3 accessory structures Side yard Interior 10' Combined sq. ft. 2,000

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	August 1, 2025
Application File	VO 83-2025
Applicant	Dale Lowen

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	6587 Henderson Highway, R.M. of St. Clements 221800 RL 185 Parish of St. Andrews Plan 2470 WLTO
Zoning	"RR" Rural Residential and "AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"GD" General Development and "AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	173,779 square feet / 3.99 acres in area (+/-) 101 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
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Application Purpose

The applicant proposes to increase the number of accessory buildings, to construct a new accessory building, reducing the interior side yard and the combined floor area of an accessory building, in order to allow for a new accessory building to be constructed on the subject property.

Oversized accessory buildings have been previously approved at 6621, 6572 and 6533 Henderson Highway.

The aerial photography shows 2 buildings in the rear of the property, the barn and small storage shed for wood storage. The shed will be removed from the property in its entirety. The barn does not meet the side yard setback which is 15', however according to the property assessment information the barn was constructed in 1920 and the lean-to in 1950 and therefore that structure would be grandfathered.

In the submitted site plan building separation is not shown between the existing barn and the proposed garage that will be moved. A reminder to the applicant that 3' is the separation distance between accessory buildings.

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 use the accessory structure for personal storage only.
5. Accessory building is not to be used for habitable space.

Letter of Intent

Dale Lowen
6587 Henderson Hwy
Gonor, Manitoba,

Date: July 24, 2025

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

Subject: Letter of Intent for Variance Request – Proposed 30'x40' Garage at 6587 Henderson Hwy, Gonor, Manitoba.

Dear Red River Planning District,

I am writing to formally express my intent to construct a 30'x40' detached garage on my property located at 6587 Henderson Hwy, Gonor, Manitoba for personal use only. The proposed structure will serve as a functional space for vehicle storage, workshop activities, and secure storage of personal property, enhancing the utility and value of my residence. I acknowledge that the proposed garage exceeds certain zoning regulations outlined in the Red River Planning District zoning ordinance, specifically within 15' of the neighbour property line to the south, combined square footage of outbuildings, and the maximum number of outbuildings allowed (two). I respectfully request variances to accommodate this project and provide the following details for your consideration.

Further to the above-mentioned new building proposal, I am requesting that my existing single car garage (16'x24') be lifted and moved to the rear of the property near my existing barn. Engineered plans of the structural integrity and suitability of the move are attached in the building proposal along with site plans that outline the proposed location of the new build and proposed relocation of the existing structure.

Project Description:

The proposed garage will measure 30 feet wide by 40 feet deep, with a total footprint of 1,200 square feet. The garage will feature a median truss height of approximately 14'-8 1/4" (14 69ft). The garage is proposed to be placed 10' off the southern property line which is within the requirement of 15'. Additionally, the garage, when combined with existing outbuildings on the property (barn which is 416 square feet and existing single car garage which is 384 square feet), will exceed the permitted total square footage for accessory structures totalling 2000 Square feet. Lastly, this project would result in a total of three outbuildings, surpassing the maximum of two allowed under current zoning

regulations.

Justification for Variance Requests:

- **Property Line Distance:** The proposed placement within 15 feet of the property line is necessary to accommodate the building location without being too close to the existing septic field. The placement of the garage 10 feet away from the property line allows ample space and drainage without effecting the neighbouring property.
- **Combined Square Footage:** The additional square footage is essential to meet the functional needs of my household, including secure storage and workspace, which cannot be adequately addressed within the existing outbuildings or the primary residence. The garage will be positioned to minimize visual impact and preserve open space on the property.
- **Number of Outbuildings:** The addition of a third outbuilding is critical to consolidating storage and operational needs in a single, well-designed structure, reducing the need for future modifications or additional structures. The proposed garage will enhance property organization and functionality without compromising the character of the neighborhood.

Supporting Considerations:

- The garage will be constructed in compliance with all applicable building codes and safety standards, with professional design and engineering plans available for review.
- The placement of the structure will respect setback requirements and minimize impact on neighboring properties, with landscaping to enhance visual integration.
- The project is expected to increase property value, contributing positively to the community's tax base and aesthetic appeal.
- I am committed to working collaboratively with the Planning Department and neighboring property owners to address any concerns and ensure compliance with municipal goals.

Requested Actions:

I respectfully request variances from the Red River Planning District zoning ordinance to allow:

- A structure being placed within 15 feet of the neighbouring property line at 10 feet instead.
- A combined outbuilding square footage exceeding the permitted total.

- An increase to three outbuildings on the property.

I am prepared to provide detailed site plans, architectural drawings, and any additional documentation required to facilitate your review. I am also available to attend any necessary hearings or meetings to discuss this proposal and address questions from the Planning Department, Zoning Board, or community members.

It should be of note that both neighbouring properties have been advised of the proposed garage build along with placement of the garage. Neighbours on both sides have advised they do not have any issues with the proposed placement of the new garage, and relocation of the existing one.

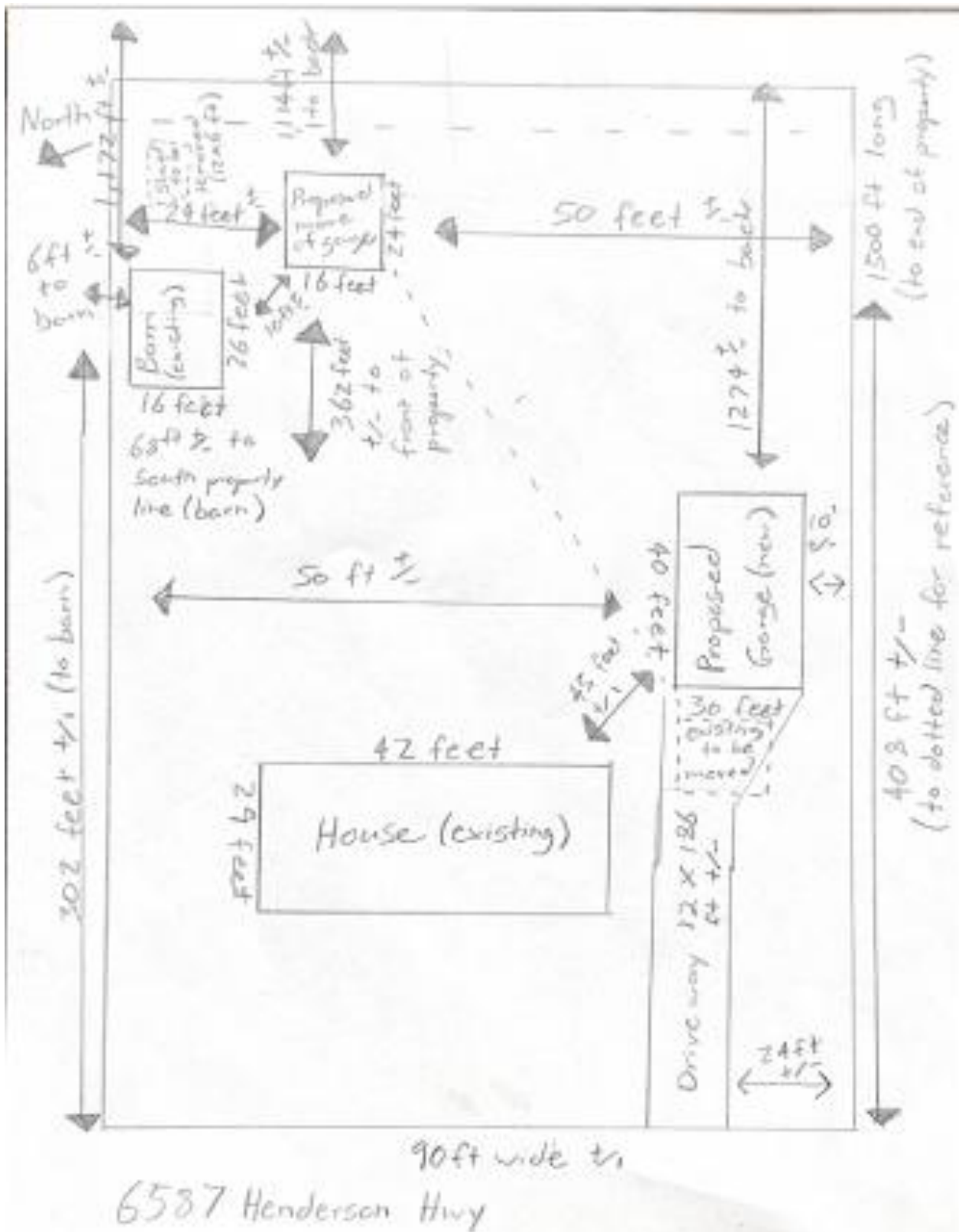
Thank you for considering this request. I look forward to your guidance on the next steps in the variance application process. Please contact me at _____ or _____ to discuss this matter further or to schedule a meeting.

Sincerely,

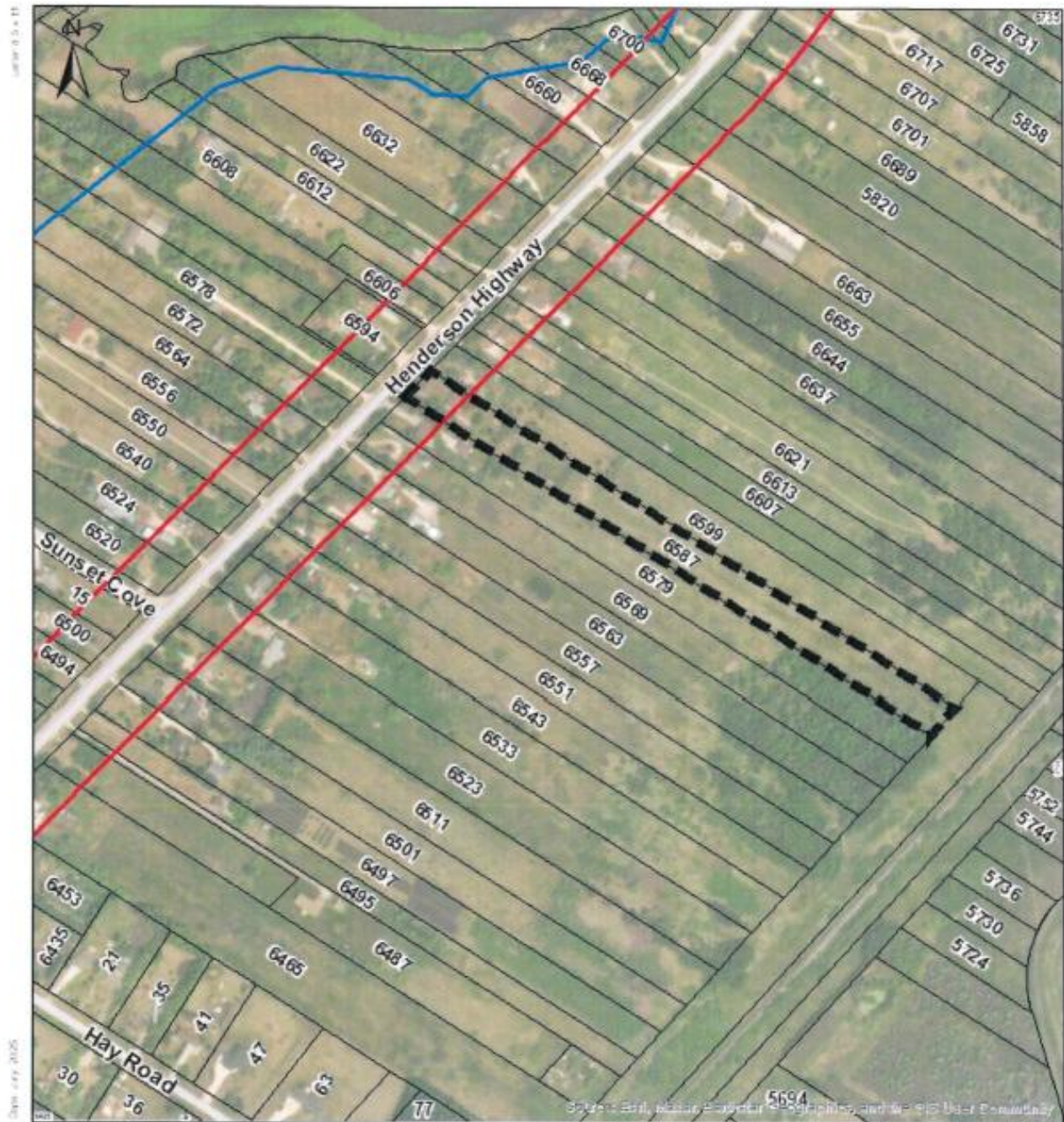
Dale Lowen

Property Owner of 6587 Henderson Hwy

Site Plan



RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 83, 2025
6587 Henderson Hwy, RM of St. Clements

Designation: "AR & GD" Agriculture Restricted and General Development

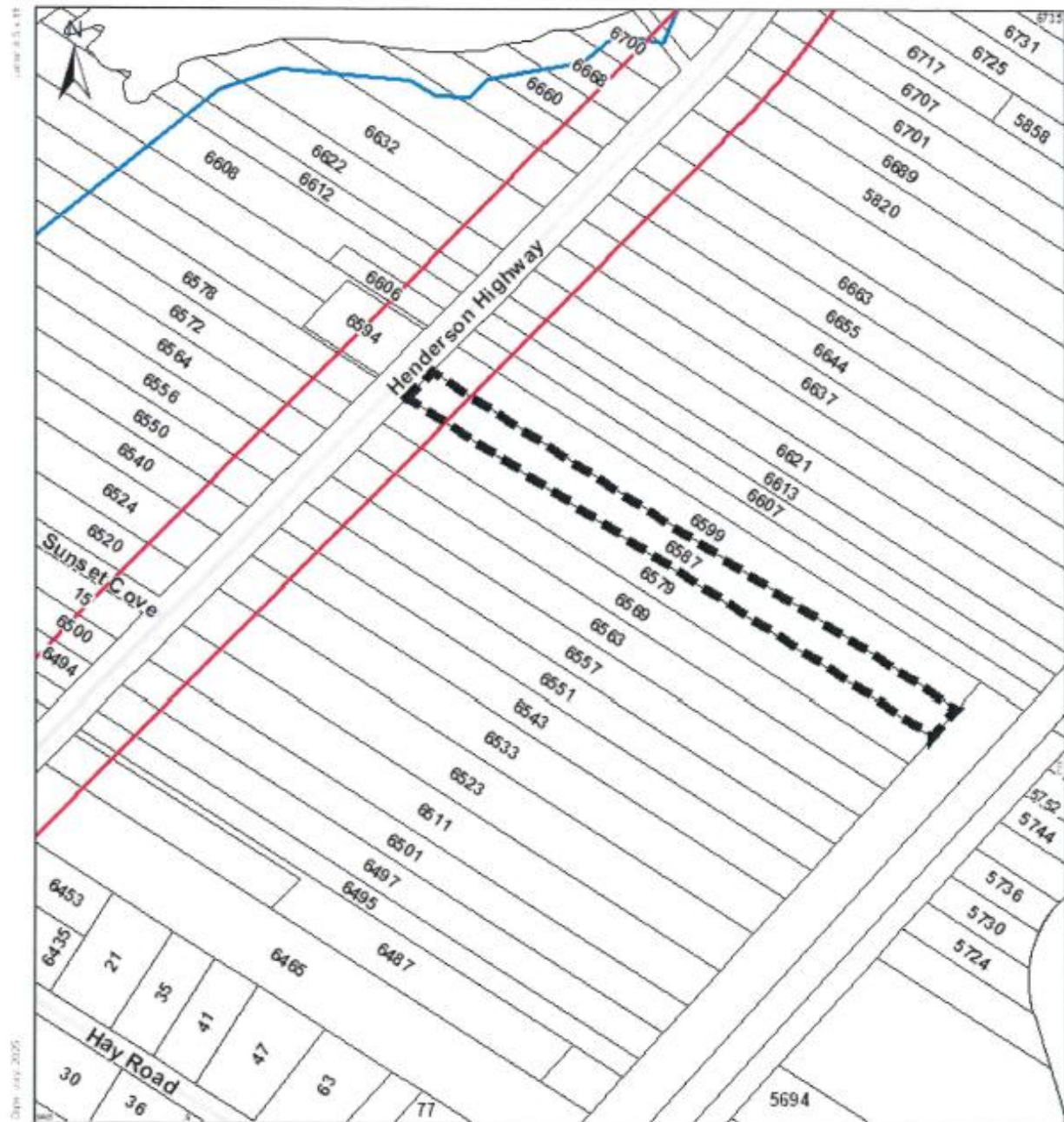
Zoning: "AR & RR" Agricultural Restricted and Rural Residential

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.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION



SUPPORTIVE MAPPING

Variance Order VO 83, 2025
6587 Henderson Hwy, RM of St. Clements

Designation: "AR & GD" Agriculture Restricted and General Development
Zoning: "AR & RR" Agricultural Restricted and Rural Residential

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