

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
October 28, 2025
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

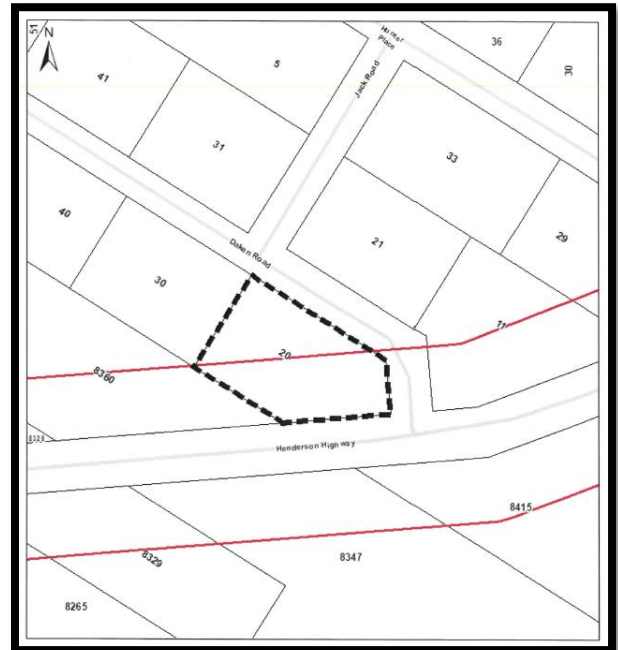
Application File: VO 104-2025

Applicant: Ken Lane and Lori Anderson

Property Location: 20 Daken Road
R.M. of St. Clements
Roll # 302162
Legal: Lot 1 Block 2 Plan 46907

Application Purpose:

The applicant proposes to increase the accessory height, increase the number of accessory buildings and increase the combined unit area for accessory buildings, order to allow for an accessory building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Part 6 Section 6.3 Table 14 And 3.2.4.	13' height accessory building max. Number of accessory buildings 2 max. Combined unit area of accessory buildings 1,280 sq. ft. max	15.5' height accessory building Number of accessory buildings 4 Combined unit area of accessory building 2,573 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	September 15, 2025
Application File	VO 104-2025
Applicant	Ken Lane and Lori Anderson

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	20 Daken Road, R.M. of St. Clements
- Roll #	302162
- Legal	Lot 1 Block 2 Plan 46907
Zoning	"RR" Rural Residential zone R.M. of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
Property Size	64,493 sq. ft. or 1.49 acres in area (+/-) 308.31 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Part 6 Section 6.3 Table 14 And 3.2.4.	13' height accessory building max. Number of accessory buildings 2 max. Combined unit area of accessory buildings 1,280 sq. ft. max.	15.5' height accessory building Number of accessory buildings 4 Combined unit area of accessory building 2,573 sq. ft

Application Purpose

The applicant proposes to increase the accessory height, increase the number of accessory buildings and increase the combined unit area for accessory buildings, order to allow for an accessory building to be constructed on the subject property.

This applicant received approval on November 29, 2011 for Combined floor area of accessories: 1,760 sq. ft., and 3 accessory buildings, to allow construction of a 1,440 sq. ft. accessory building for personal use.

Because the accessory building which has no insulation and the ends of the building are open, however it would be at Council's discretion if they would like to add a condition that: "Applicant/Owner not use the structure for habitable space".

There is also a development agreement in the name of the RM of St. Clements, but it has no effect on this application.

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 building for personal storage only.
5. Applicant / Owner to acquire permits from Manitoba Transportation and Infrastructure for the structures, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 104, 2025
20 Daken Road, RM of St. Clements

Designation: "RR" Rural Residential Designation
Zoning: "RR" Rural Residential Zone

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





SUPPORTIVE MAPPING

Variance Order VO 104, 2025
20 Daken Road, RM of St. Clements

Designation: "RR" Rural Residential Designation
Zoning: "RR" Rural Residential Zone

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THE REASON FOR THE VARIANCE IS
TO PARK THE RV UNDER SHEDDOR,
I WOULD ALSO NEED TO KEEP THE
EXISTING SHOP + STORAGE SHED, THANK YOU.

20 DAKEN ROAD
RV SHELTER VARIANCE APPLICATION
SHEET 1/3
JULY 24, 2025

