

# 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  
November 18<sup>th</sup>, 2025  
6:00 PM**

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

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

### APPLICATION INFORMATION

**Application File:** VO 114-2025

**Applicant:** Edward Stiling

**Property Location:** 247 Lakeview Drive  
R.M. of St. Clements  
Roll # 417065  
Legal: Lot 1 Block 2 Plan  
19381

**Application Purpose:**

The applicant proposes to increase the number of accessory buildings on the property, in order to allow for a third accessory building to remain on the subject property.



| Variance Request                                                        | Zoning By-law Requirement       | Proposed by Applicant |
|-------------------------------------------------------------------------|---------------------------------|-----------------------|
| "RA" Suburban Residential Part 3<br>3.2.4 "Number of Accessory Building | 2 Accessory buildings (maximum) | 3 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](mailto:info@rrpd.ca)



2978 Birds Hill Rd  
East St. Paul, Manitoba R2E 1J5  
Toll Free: 1-800-876-5831  
Phone: 204-669-8880  
Fax: 204-669-8882

## VARIANCE APPLICATION REPORT

|                         |                    |
|-------------------------|--------------------|
| <b>Date</b>             | November 3, 2025   |
| <b>Application File</b> | <b>VO 114-2025</b> |
| <b>Applicant</b>        | Edward Stiling     |

### SUBJECT PROPERTY INFORMATION

|                                                                                                                            |                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Property Location</b> <ul style="list-style-type: none"><li>- Street Address</li><li>- Roll #</li><li>- Legal</li></ul> | 247 Lakeview Drive, R.M. of St. Clements<br>417065<br>Lot 1 Block 2 Plan 19381                                                 |
| <b>Zoning</b>                                                                                                              | "RA" Suburban Residential zone<br>RM of St. Clements Zoning By-law No. 5-2002                                                  |
| <b>Development Plan Designation</b>                                                                                        | "SC" Settlement Center designation<br>RRPD Development Plan By-law No. 272/19                                                  |
| <b>Secondary Plan Designation</b>                                                                                          | Large Lot Neighbourhood Policy Area designation<br>East Selkirk Secondary Plan By-law No. 14-2012                              |
| <b>Property Size</b>                                                                                                       | 62,218 square feet or 1.22 acres in area (+/-)<br>151 feet in width (+/-)<br><br><i>NOTE: Information is based on GIS data</i> |

### APPLICATION DETAILS / PROPOSAL

| Variance Request                                                              | Zoning By-law Requirement          | Proposed by Applicant |
|-------------------------------------------------------------------------------|------------------------------------|-----------------------|
| "RA" Suburban Residential<br>Part 3<br>3.2.4 "Number of<br>Accessory Building | 2 Accessory buildings<br>(maximum) | 3 Accessory Buildings |

#### Application Purpose

The applicant proposes to increase the number of accessory buildings on the property, in order to allow for a third accessory building to remain on the subject property.

This aerial map displays a residential neighborhood with several properties highlighted by red outlines. The properties are numbered as follows: 193, 181, 207, 247, 265, 281, 206, 224, 194, 10, 32, and 33. The map includes several streets: Lakeview Drive, Country Road, Lazy Place, and Willow Bay. A large body of water is visible on the left side of the map. The properties are situated along Lakeview Drive, which runs diagonally across the map. The surrounding area includes green lawns, trees, and some commercial buildings.

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.

## Lecture 11: S + 11



 Subject Property

-  Roads
-  Designated Flood Area
-  Parcel Outline
-  Water Bodies



RED RIVER  
PLANNING DISTRICT

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.



## SUPPORTIVE MAPPING

Variance Order VO 114, 2025  
247 Lakeview Drive, RM of St. Clements

Designation: "SC" Settlement Centre  
Zoning: "RA" Suburban Residential

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-  Subject Property
-  Roads
-  Designated Flood Area
-  Parcel Outline
-  Water Bodies

## LETTER OF INTENT

Edward Stiling  
247 Lakeview Drive  
East Selkirk, Manitoba, R0E 0M0

Oct 8/2025

To: The RM of St. Clements

Subject: Letter of Intent for proposed accessory structure (shed) at 247 Lakeview Drive, East Selkirk

Dear Council Members,

I am writing to express my intent to have a new prefabricated shed on my property located at 247 Lakeview Drive, East Selkirk. The legal description of my property is LOT 1 BLOCK 2 in the PARISH OF SAINT PETER

### 1. Project Details

I am proposing the placement of a shed in the northeast corner of property with the following specifications:

- **Dimensions:** 14 feet wide by 32 feet long.
- **Height:** 11 17 feet to the highest point.
- **Purpose:** The shed will be used for personal storage items, gardening equipment/tractor and household tools. It will not be used for commercial purposes or habitation.
- **Construction Materials:** The shed will be constructed using listed materials in the building plans attached which are consistent with the materials of the main dwelling and neighboring structures.
- **Foundation:** Will be built on skids as described in the plans and are part of the prefabricated shed structure and will be blocked and leveled on a gravel pad.

### 2. Proposed Location

The proposed location for the shed is in the rear of lot Northeast side of yard.

- A detailed site plan showing the exact location of the proposed shed in relation to all property lines and other structures is included with this letter.

### 3. Justification for the Proposal

The primary reason for this project is to provide additional storage space to reduce clutter in the garage, store seasonal items, or house tools and equipment for gardening and yard maintenance. This addition will improve the function and appearance of my property.

### 4. Compatibility and Environmental Considerations

- **Neighboring Uses:** My proposal is in keeping with the surrounding neighborhood, which consists of residential properties. The shed's design and materials will ensure it is visually consistent with the area.
- **Environmental Impact:** The project will not create any environmental concerns related to smoke, emissions, noise, or dust. All construction waste will be disposed of properly.
- **Drainage:** The shed is positioned to not interfere with existing drainage patterns. Any necessary landscaping or grading will be implemented to ensure proper water runoff away from the structure and neighboring properties.

### 5. Enclosures

This letter is accompanied by the following documents to provide a comprehensive understanding of my proposal:

- Detailed Site Plan
- Design Drawings / Sketches of the proposed shed
- Photos of the proposed location
- Although not required, neighbors surrounding the property approval signatures.

Thank you for your time and consideration. I am confident that this addition will be a positive and non-disruptive improvement to my property. I am available to answer any questions you may have and look forward to your approval.

Sincerely,

Edward Stiling

# SITE PLAN

