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	**Council Chambers**
December 8, 2026	**1043 Kittson Road**
6:00 P.M.	**East Selkirk, MB**

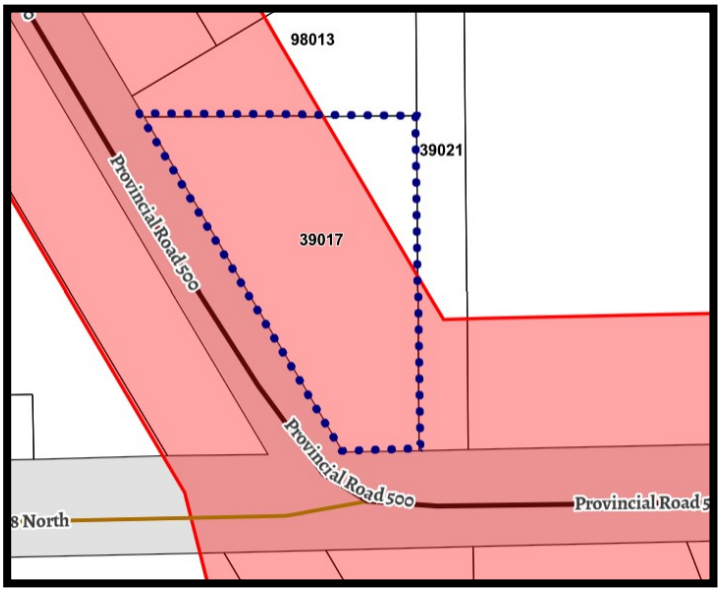
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **VO 134-2026**

Applicant: Ruth Graham

Property Location: 39017 PR500
RM of St. Clements
Beaconia
Roll # 685115
Legal: Lot 4 Plan 19921



Application Purpose:
The applicant proposes to increase the number of accessory structures from two (2) to three (3) in order to allow for a structure to be constructed on the subject property.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" Suburban Residential 6. Residential Zones 3.2.4 Number of accessory structures	Two (2) maximum	Three (3) accessory structures

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

RED RIVER
PLANNING DISTRICT

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

Date	November 14, 2026
Application File	**VO 134-2026**
Applicant	Ruth Graham

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	39017 Provincial Road 500, Beaconia 685115 Lot 4 Plan 19921
Zoning	"RA" Suburban Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RS" Resort designation RRPD Development Plan By-law No. 272/19
Property Size	60,641 square feet / 1.39 acres in area (+/-) 77.78 feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" Suburban Residential 6. Residential Zones 3.2.4 Number of accessory structures	Two (2) maximum	Three (3) accessory structures

Application Purpose:

The applicant proposes to increase the number of accessory structures from two (2) to three (3) in order to allow for a structure 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.

LEGISLATIVE DOCUMENTS

DEVELOPMENT PLAN

- No policies are applicable from the development plan

ZONING BY-LAW

3.2.4. Number

The number of accessory buildings will be limited to a maximum of two (2) per certificate of title in all Residential zones and the "AR" Agricultural Restricted zone. Please note that in the mobile home park this shall be interpreted as two accessory structures per rental pad *(BL 13-2016)*.

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.

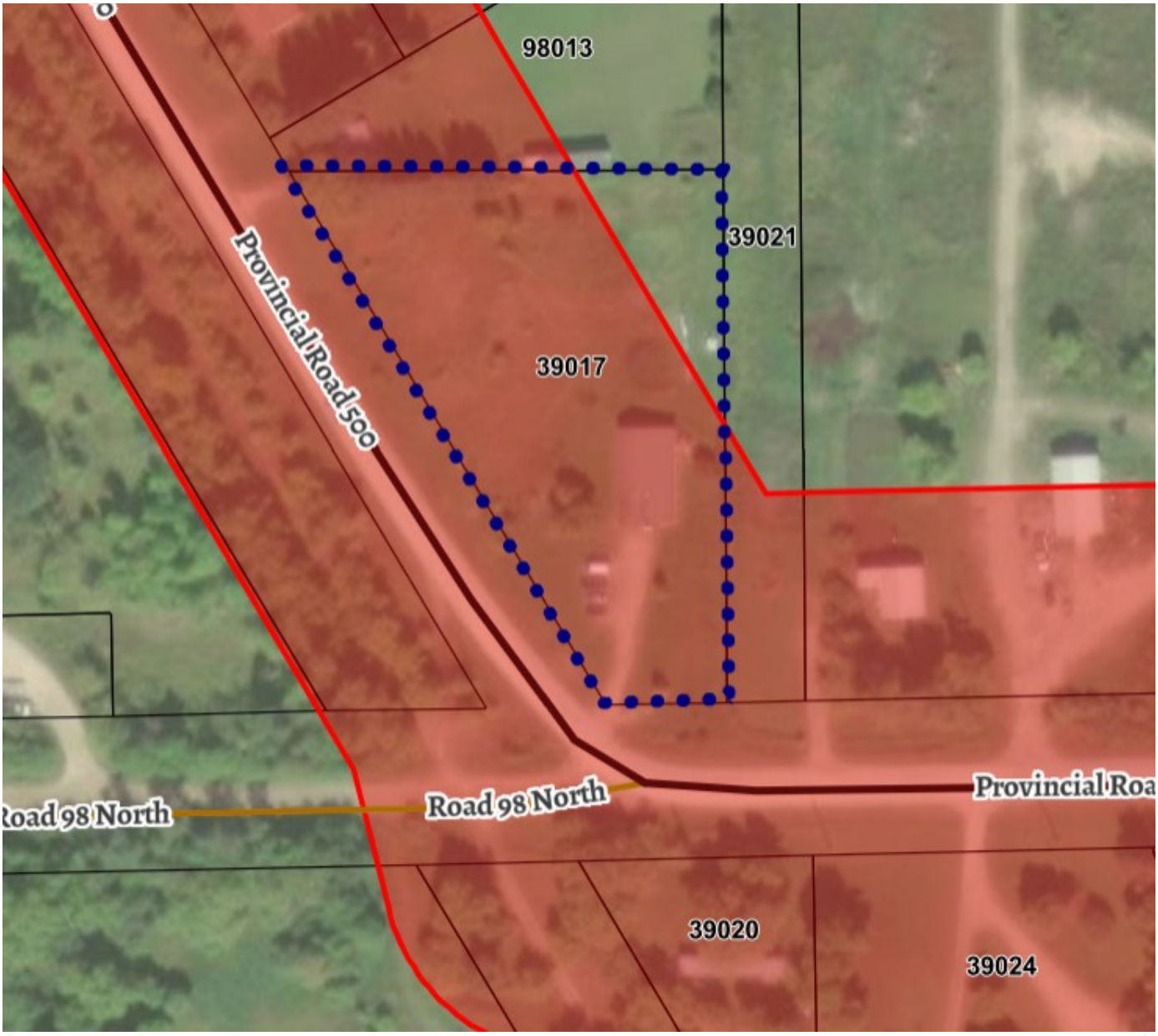
3. Applicant / owner to pay any outstanding taxes, fees or fines, to the R.M. of St. Clements.

4. Applicant / owner to obtain all permits from the Manitoba Transportation and Infrastructure for placement of the accessory building within the highway control zone.

5. Applicant / owner shall not use the accessory structure for any type of business activities.

6. Applicant / owner shall not use the accessory structure for a habitable space.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variation Order Application VO134-2026
39017 Provincial Road 500, Beaconia

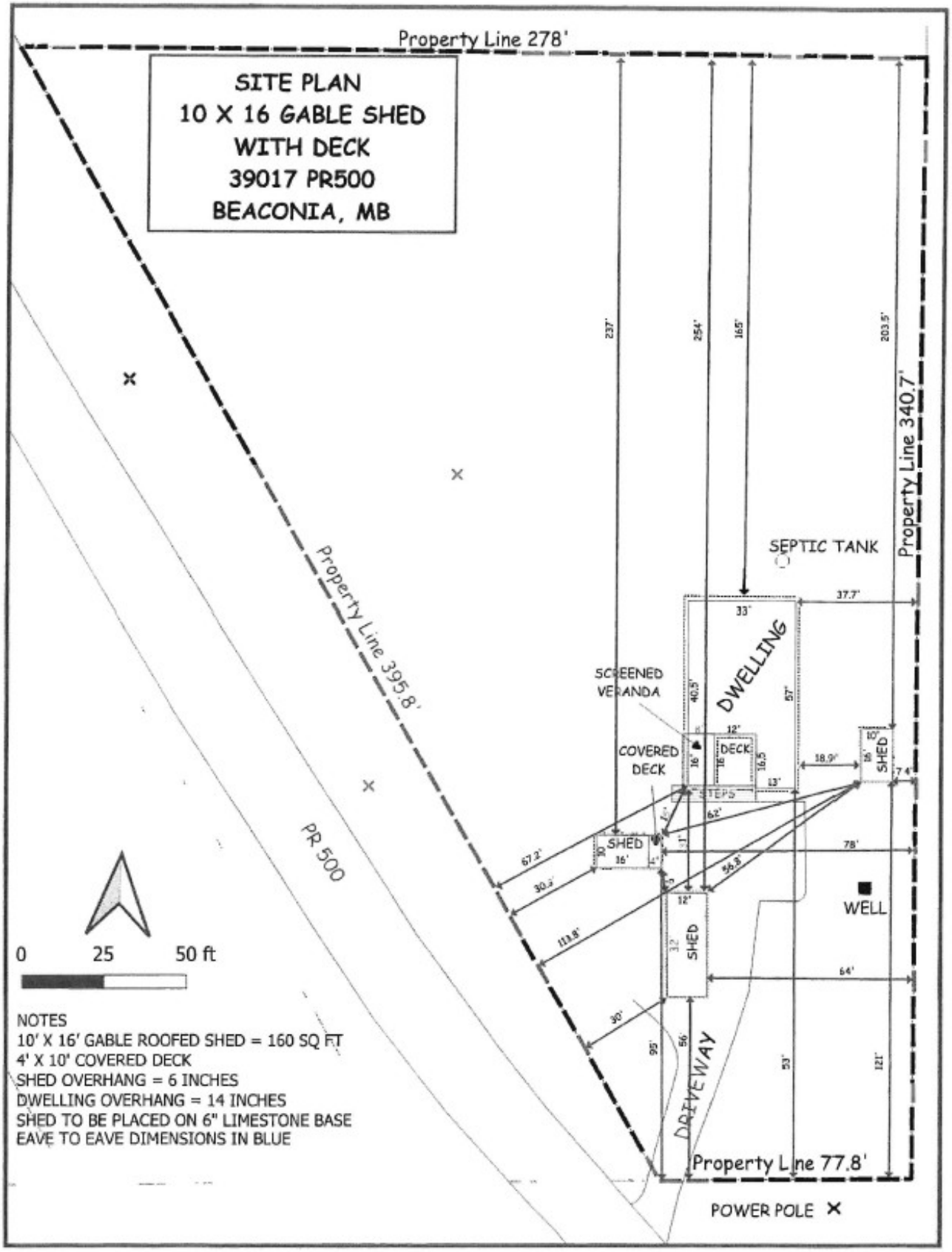
Designation: "RS" - Resort
Zoning: "RA" – Suburban Residential

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
Roads
Designated Flood Area
Parcel Outline
Water Bodies

RED RIVER PLANNING DISTRICT

SITE PLAN


SITE PLAN
10 X 16 GABLE SHED
WITH DECK
39017 PR500
BEACONIA, MB
Property Line 278'
Property Line 340.7'
Property Line 395.8'
Property Line 77.8'
PR 500
SEPTIC TANK
DWELLING
SCREENED VERANDA
COVERED DECK
DECK
STEPS
SHED
WELL
DRIVEWAY
POWER POLE
0 25 50 ft
NOTES
10' X 16' GABLE ROOFED SHED = 160 SQ FT
4' X 10' COVERED DECK
SHED OVERHANG = 6 INCHES
DWELLING OVERHANG = 14 INCHES
SHED TO BE PLACED ON 6" LIMESTONE BASE
EAVE TO EAVE DIMENSIONS IN BLUE

LETTER OF INTENT

Ruth Graham
39017 PR 500
Beaconia, Manitoba R0E 0B0
Phone: 204-481-1942

November 2, 2026

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

Re: Letter of Intent – Variance to Permit a Third Accessory Building in a Suburban Residential (RA) Zone

I am requesting a variance to permit a third accessory building on my property, exceeding the current limit of two. The proposed shed will provide workspace, hobby and craft space, and replace older structures that were demolished after falling into disrepair.

The proposed shed will be located 30 feet from property line (adjacent to PR 500) and will comply with all other applicable requirements. Given its modest size and placement, I do not anticipate any adverse impacts on neighbouring properties, sightlines, or the overall appearance of the property.

Thank you for your time and consideration.