

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
May 27, 2025
6:00 p.m.**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

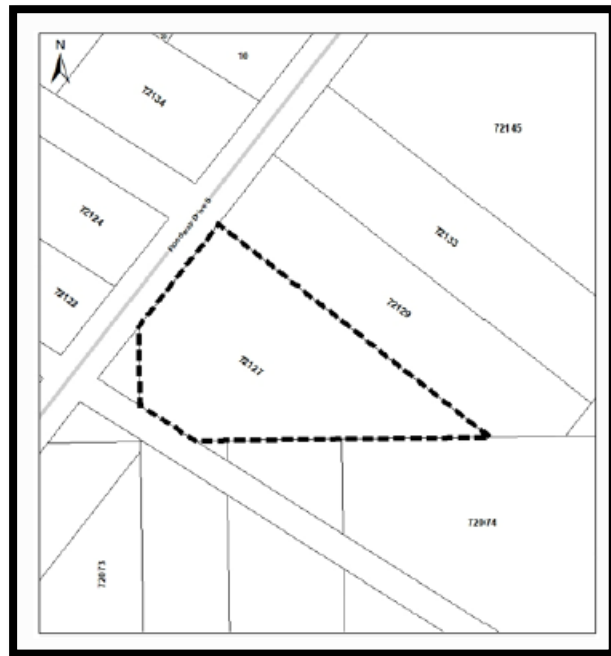
Application File: VO 30/2025

Applicant: Clinton Omeniuk

Property Location: 72127 Floodway Drive
South,
RM of St. Clements
Roll #246570
Legal: Lot 1 Plan 51918

Application Purpose:

The applicant proposes to increase the maximum unit area, in order to allow for an accessory building to be remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
“AR” – Agricultural Restricted Maximum area of accessory building Table 11: Agricultural Bulk Table for site area	1,280 sq. feet Maximum	3,012 sq. feet

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	April 29, 2025
Application File	VO 30/2025
Applicant	Clinton Omeniuk

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	72127 Floodway Drive South, R.M. of St. Clements 246570 Lot 1 Plan 51918
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	Agriculture Restricted Zone designation RRPD Development Plan By-law No. 272/19
Property Size	5.0 acres in area (+/-) 298 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum area of an accessory building Table 11: Agricultural Bulk Table for site area	1,280 sq. ft. maximum	3,012 sq. ft.

Application Purpose

The applicant proposes to increase the Unit Area, in order to allow for an accessory building to remain on the subject property.

The applicant was approved previously with Resolution 2024-612 to increase the unit area to 2,400 sq. ft. and also to allow the structure over the height requirement of an accessory building to 21.58 feet. This current application was to add a mezzanine area to the overall square footage, which adds 612 square feet to the structure and therefore another variance was required.

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;

RRPD LOCATION MAP




SUPPORTIVE MAPPING

Variance Order VO 30, 2025
72127 Floodway Drive South, RM of St. Clements
Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

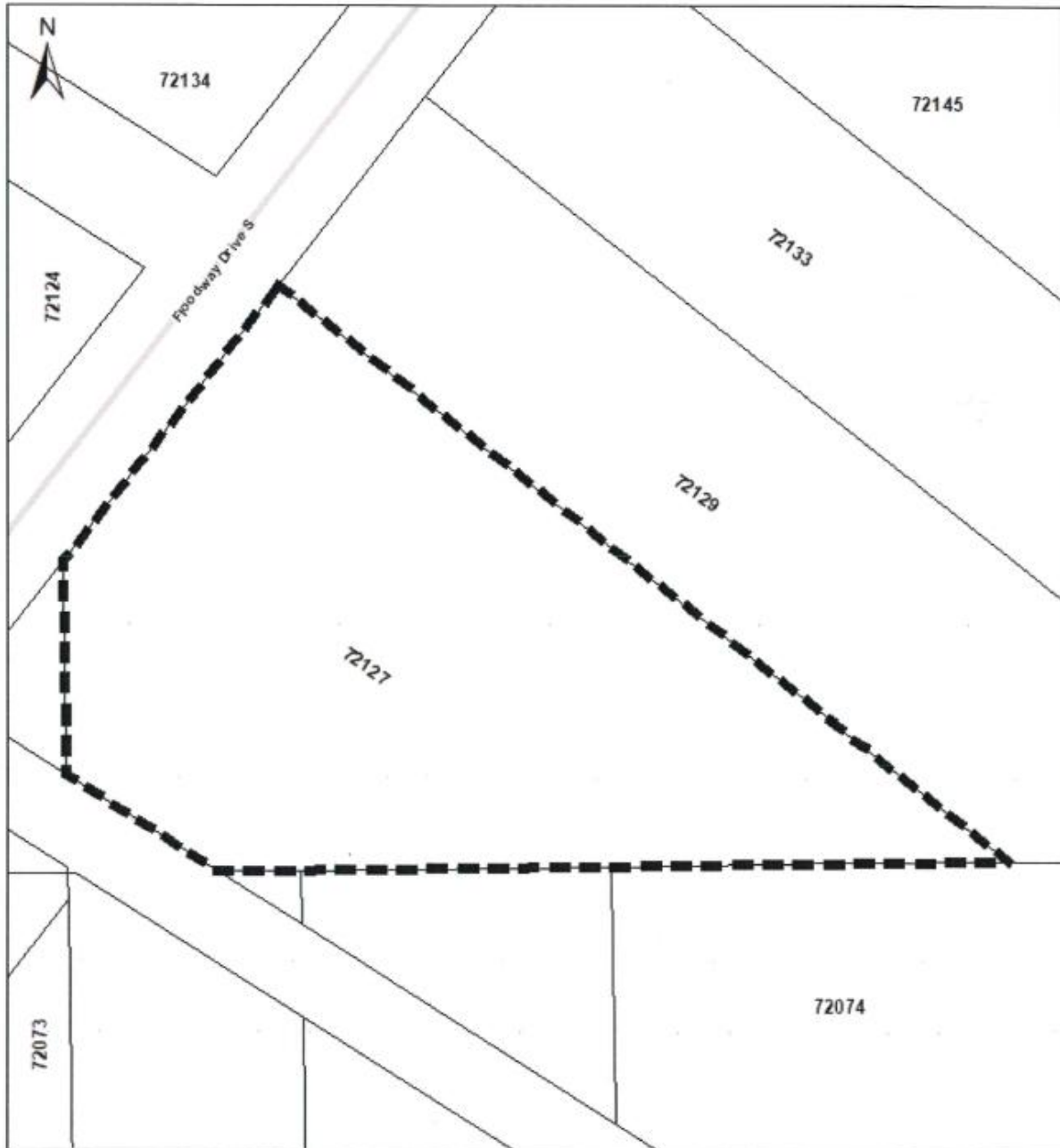
 Subject Property

 Roads

 Parcel Outline



Please refer to applicant's Site Plan, Not To Scale, For Discussion Purposes Only.




SUPPORTIVE MAPPING

Variance Order VO 30, 2025
72127 Floodway Drive South, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)



September 11, 2024

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

RE: Letter of Intent for Variance Application

To whom it may concern,

My intention is to apply for a variance for a storage building on my property, 72127 Floodway Drive South, located in the R.M. of St. Clements.

BUILDING DIMENSIONS

- 60'X40'X21.58'
- Mezzanine 15'-3.5"X40'

PURPOSE

- Storage for classic cars & a camper trailer

If you have any questions concerning this letter of intention, please contact myself, Clinton Omeniuk, at

Sincerely,

To Amend VO 105/24
to add Mezz area
to overall sq. ft.

Rural Municipality of St Clements

1043 Kiltson Road, Manitoba, R0E 0M0
Tel: (204) 482-3300
www.rmofstclements.com

19 November, 2024

RESOLUTION

Resolution # 2024-612

Moved by: Sandra Strang

Seconded by: Dave Sutherland

WHEREAS the Applicant / Owner of Tax Roll No. 246570 legally described as Lot 1, Plan 51918 and located at 72127 Floodway Drive South has made application for Variation Order 105-2024;

FROM: Unit Area (Accessory Structure) 1,280 sq. ft. (max.)
TO: Unit Area (Accessory Structure) 2,400 sq. ft.

FROM: Height (Accessory Structure) 20 ft. (max.)
TO: Height (Accessory Structure) 21.58 ft.

PURPOSE: To increase the unit area and height (accessory buildings), in order to allow for a storage building to be constructed on the subject property.

THEREFORE BE IT RESOLVED Variation Order 105-2024 be approved with the following conditions:

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.

Approval shall expire if not acted upon within twelve (12) months of the date of making.

Carried

CERTIFIED to be a true and correct copy of Resolution 2024-612 passed by Council on November 19, 2024.

Dated this 20th day of November 2024.


Shannon Pflachke, CMMMA
Finance Officer