

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 36/2025

Applicant: Ian Cooke
Wendy Schalk-Cooke

Property Location: 416 Nanton Road
RM of St. Clements
Roll #309306
Legal: Lot 2 Plan 17217

Application Purpose:

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



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" – Rural Residential Maximum combined area of accessory buildings Table 14: Residential Bulk Table for site area	1,280 sq. feet Maximum***	1,884 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	May 1, 2025
Application File	VO 36/2025
Applicant	Ian Cooke and Wendy Schalk-Cooke

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	416 Nanton Road, R.M. of St. Clements 309306 Lot 2 Plan 17217
Zoning	"RR" Rural Residential Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	Rural Residential designation RRPD Development Plan By-law No. 272/19
Property Size	2.58 acres in area (+/-) 154 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 combined area of an accessory buildings Table 14: Residential Bulk Table for site area	1,280 sq. ft. maximum ***	1,884 sq. ft.

Application Purpose

The applicant proposes to increase the Combined Unit Area, to allow for an accessory building to be constructed on the subject property.

The applicant is requesting a variance to build a 20' X 24' addition to an existing 24' X 24' garage, which would add 576 sq. ft. to the existing 480 sq. ft. for a total of 1,056 sq. ft.

There is an existing accessory building as well and the total square footage of that building is 828 sq. ft., this would bring the maximum floor area of both accessory buildings to a total of 1,884 sq. ft.

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 36, 2025
416 Nanton Road, RM of St. Clements

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

 Subject Property

 Roads

 Parcel Outline



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





SUPPORTIVE MAPPING

Variance Order VO 36, 2025
416 Nanton Road, RM of St. Clements

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

 Subject Property

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 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.)

Letter of Intent

Request for Variance for Garage

Rural Municipality of St. Clements Council

416 Nanton Road

Selkirk, Manitoba

Subject: Request for variance for a garage addition that would exceed the current outbuilding square footage limits.

Dear Council Members, Red River and District Planning Board

We are writing to seek approval for a variance to build a 20'x24' addition to our existing 24'x24' garage at our civic address, 416 Nanton Road, Box 17, Grp 317, RR3 Selkirk, Manitoba. We intend to use the new addition for cold storage of vehicles, recreational and lawn care equipment.

This new addition will add an additional 480 sq/ft to the existing 576 sq/ft garage. Our existing total square footage is 1404 sq/ft between the two garages on site. We are requesting a variance to increase our total square footage between the two garages to 1884 sq/ft. The new addition will not include any living space or have a sump pit installed.

Our property roll number is #0309306.000, and we reside in a residential zoned neighborhood. There are no environmental concerns or property line encroachments regarding this addition.

Thank you for considering our request.

Sincerely,

Ian Neil Cooke

Wendy Dawne Schalk-Cooke

Site plan and drawings

