

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
June 23, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

Application File: VO 57-2026

Applicant: Robert and Marjolin
Caton

Property Location: 251 Rodeo Drive
R.M. of St. Clements
Roll # 311530
Legal: Lot 3 Block 3 Plan
16617

Application Purpose:

The applicant proposes to increase the number of accessory buildings, in order to allow for a garden suite to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Zone 3.24 Number of Accessory Buildings	2 accessory buildings maximum	4 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

VARIANCE APPLICATION REPORT

Date	May 25, 2026
Application File	VO57-2026
Applicant	Robert and Marjolyn Caton

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	251 Rodeo Drive, R.M. of St. Clements
- Roll #	311530
- Legal	Lot 3 Block 3 Plan 16617
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	217,783 square feet / 5 acres in area (+/-) 111 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Zone 3.24 Number of Accessory Buildings	2 accessory buildings maximum	4 accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for a garden suite to be constructed on the subject property.

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

RRPD LOCATION MAP



SUPPORTIVE MAPPING


Variance Order VO 57, 2026
251 Rodeo Drive, RM of St. Clements

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

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

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION

Legal Description:

Lot 3, Block 3

Plan 16617

To RM of St. Clements,

I would like to request a variance to increase the number of accessory structures from 2-4 to put a garden suite on my property. This will be used and occupied by my elderly mother and father, Carol and Edward Caton.

Upon purchasing our property in 2009 we had 3 additional structures on the property. We removed an old, decapitated shed on the northwest of our property . What remains is a 12' x 8' garden shed and a 10'x16' tarp enclosure (Canadian Tire special) which is currently in poor condition and to be removed in the future. We added the 432 square foot storage shed in 2016 with appropriate permits.

My parents have lived on their dream Hobbie farm in Ladywood, MB twenty minutes north of Beausejour for the last 20 years and have been 100% independent and healthy. Unfortunately, in the last year their health has declined drastically. My mother is now legally blind and is no longer able to drive. My father, as of February 2026, has been diagnosed with Stage 4 cancer and is steadily losing his mobility. This has led to them being unable to manage and maintain the farm property.

We inquired about senior accommodations in Selkirk with no luck. There are only a handful of properties suited to their needs, and one had a waitlist of 240 people and the list is closed. The other has a waitlist of over 140. Given the rapid decline of my parent's health, we unfortunately do not have the luxury of time to wait for a spot to open.

Having my parents on the same property would allow them to have assistance and still enjoy gardening and the many benefits of country living that they have grown accustomed to. Additionally, as their health concerns grow, my wife Marjolyn who is a registered nurse with over 29 year's experience can provide much needed support and assistance. As it stands right now, we are a minimum of 30 minutes away should a medical emergency occur.

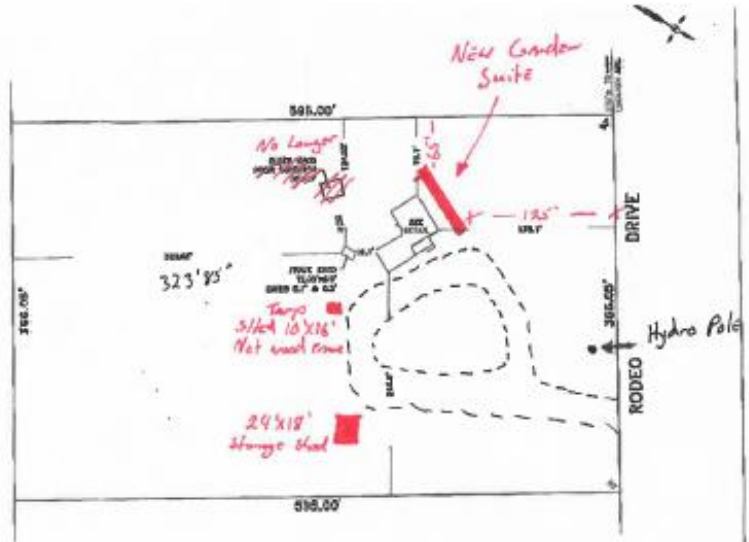
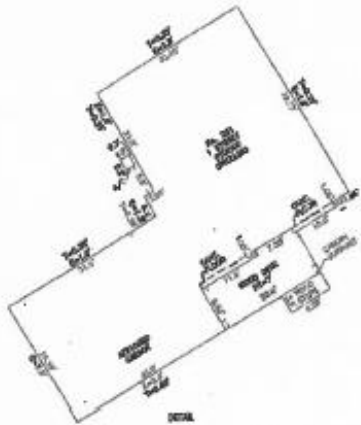
In conclusion, I sincerely hope you will allow me this opportunity to ensure my parent's remaining years do not become a burden on the healthcare system and be well cared for by their loving family.

SITE PLAN

SURVEYOR'S BUILDING LOCATION CERTIFICATE

SKETCH of
251 RODEO DRIVE

1 FINAL



BARNES & CLUNGAN
LAND SURVEYORS

234 FORT STREET
WINGED WHEEL
SUITE 104

Our File: 05-0748
Our Date: 05-07-05
Our File: 051-123

SKETCH - all dimensions are to feet and decimals of a foot.
This survey was made on the 28th day of June, 2005.

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CERTIFIED A TRUE COPY

DATED: 05/07/05
BY: [Signature]

Signed & Sealed
[Signature]
Surveyor, M.S.
STATE OF MISSISSIPPI