

# 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 INFORMATION

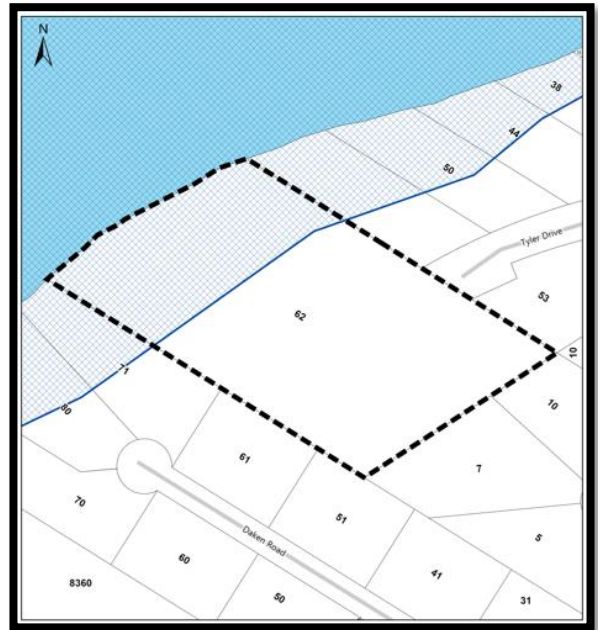
**Application File:** VO 60-2026

**Applicant:** Frederick and Darlene Zeiler

**Property Location:** 62 Tyler Driver  
R.M. of St. Clements  
Roll # 302130  
Legal: Lot 5 Block 1 Plan 50394

**Application Purpose:**

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



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential 6.3 Bulk Regulations Table 14: Residential Bulk Table	1,280 sq. ft. maximum	2,340 sq. ft.

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)

## VARIANCE APPLICATION REPORT

<b>Date</b>	May 27, 2026
<b>Application File</b>	<b>VO 60-2026</b>
<b>Applicant</b>	Frederick and Darlene Zeiler

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	62 Tyler Driver, R.M. of St. Clements
- Roll #	302130
- Legal	Lot 5 Block 1 Plan 50394
<b>Zoning</b>	“RR” Rural Residential Zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	“RR” Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	452,679 square feet / 10.39 acres in area (+/-) 878.5 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“RR” Rural Residential 6.3 Bulk Regulations Table 14: Residential Bulk Table	1,280 sq. ft. maximum	2,340 sq. ft.

#### Application Purpose

The applicant proposes to increase the unit area of an accessory building, in order to allow for an accessory building (garage) 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:

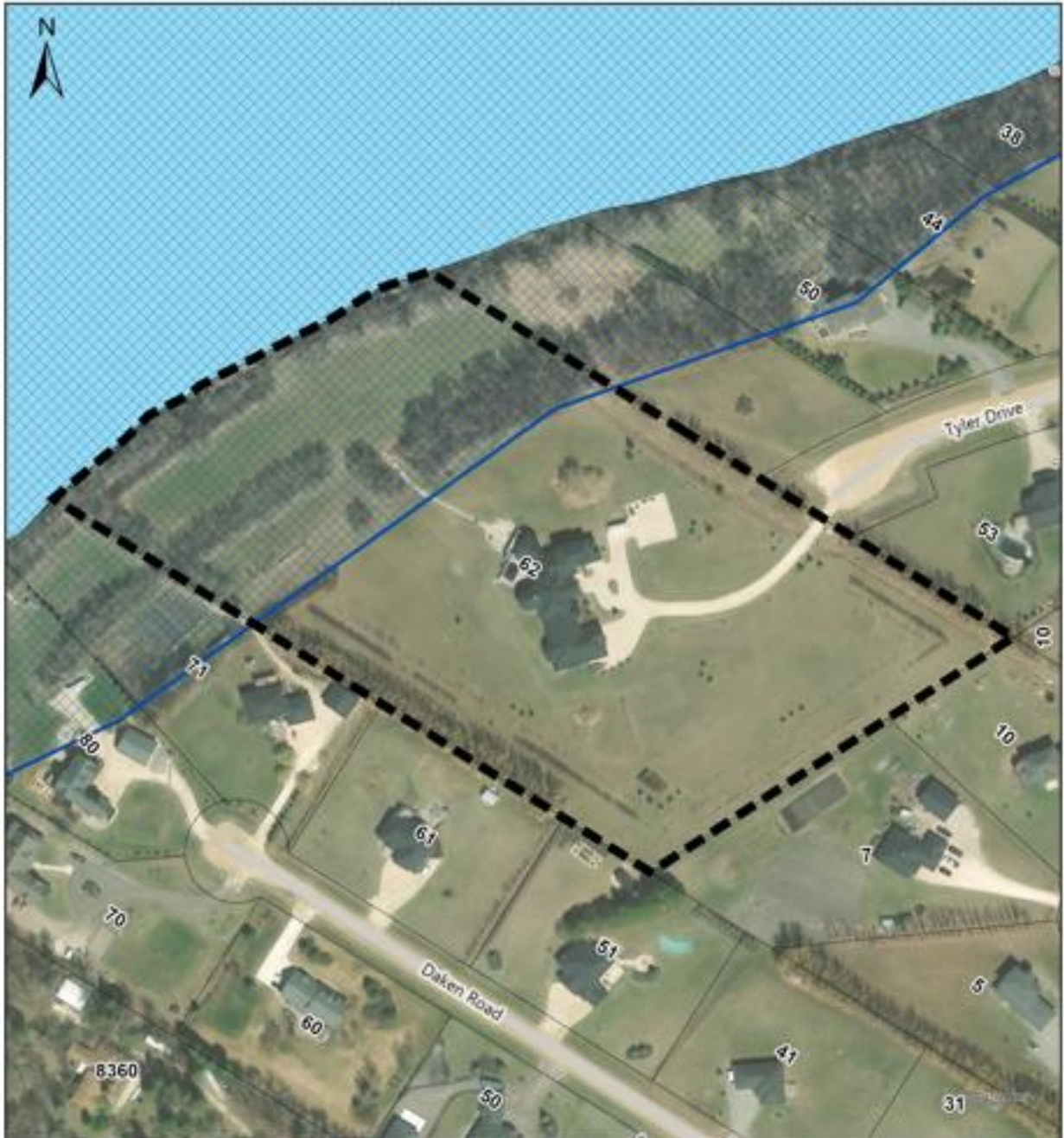
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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.
4. Applicant / owner will not be able to use the accessory structure as habitable space and it is to be used for personal storage only.

# RRPD LOCATION MAP



## SUPPORTIVE MAPPING

Variance Order VO 60, 2026  
62 Tyler Drive, RM of St. Clements

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



LETTER OF INTENT

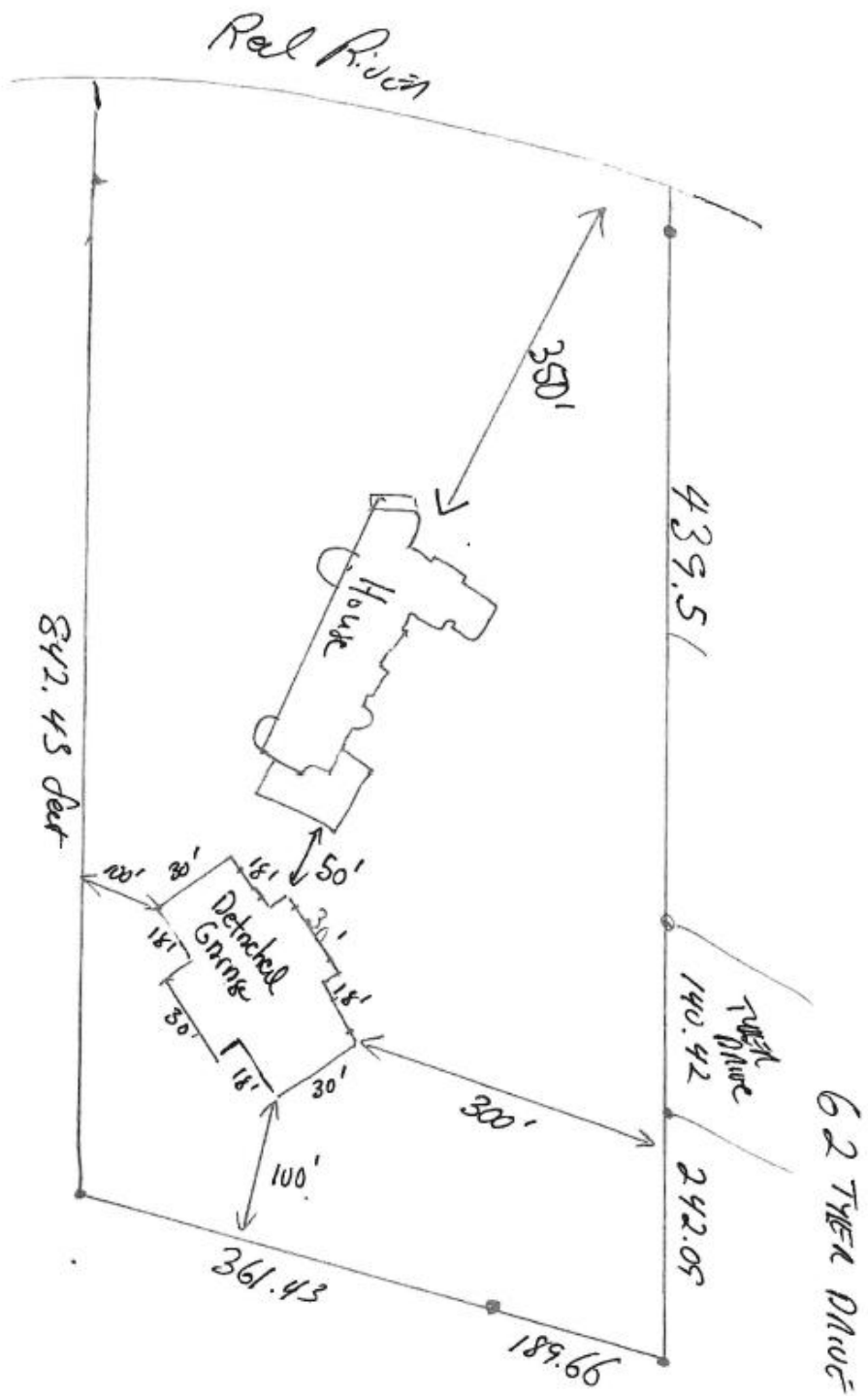
Letter of Intent: 62 TYLER DRIVE  
Roll# 303130 Permit #RRPD-2026-453 May 20/2026  
VARIANCE ORDER APPLICATION:

To Whom It May Concern:

We would like to get a VARIANCE TO  
Build a simple detached garage. Variance is  
needed as it approx 2300 sq feet (see plans). Its  
a bit greater than 1980<sup>sq</sup> feet. IT IS far from  
Property lines and is small and much lower than house.  
IT IS single story. IT IS for personal use only.  
Mainly storage lawn equip tools etc

Thank You

SITE PLAN



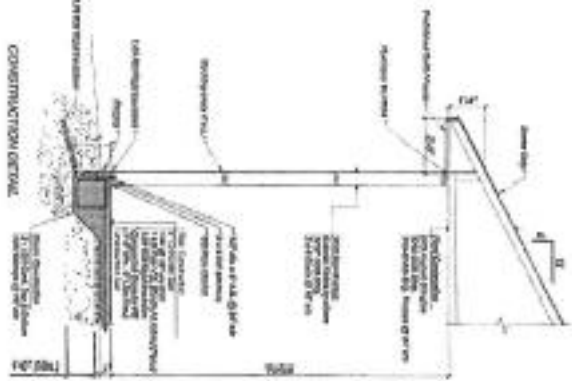
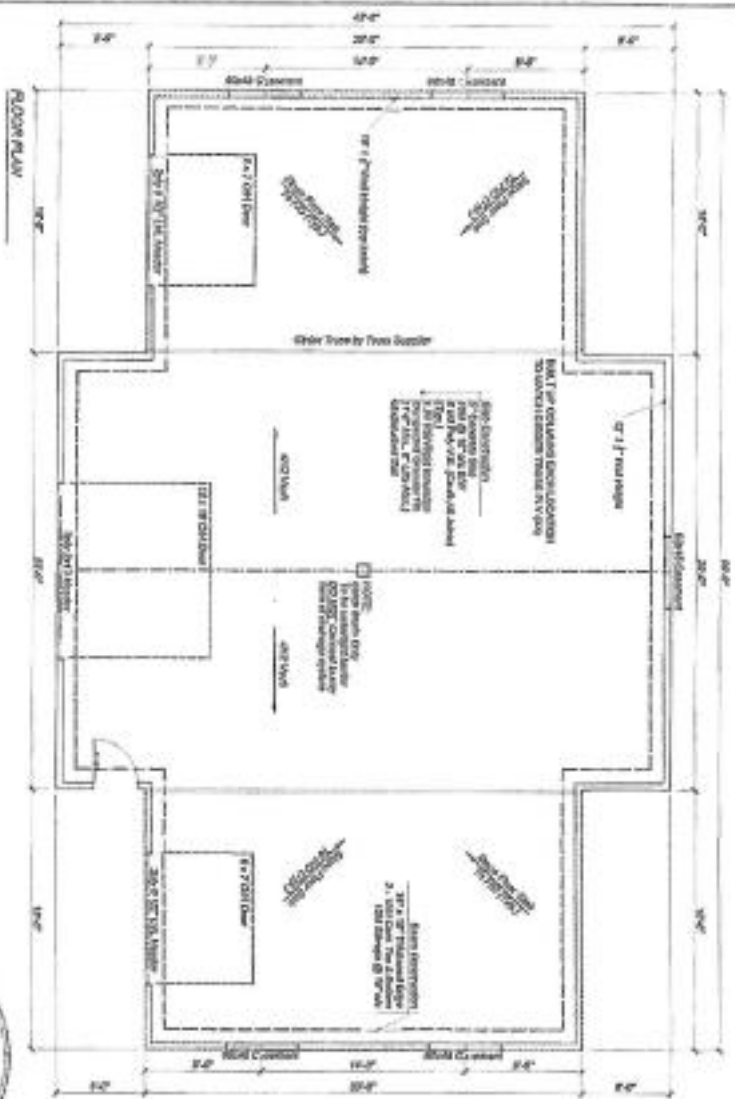
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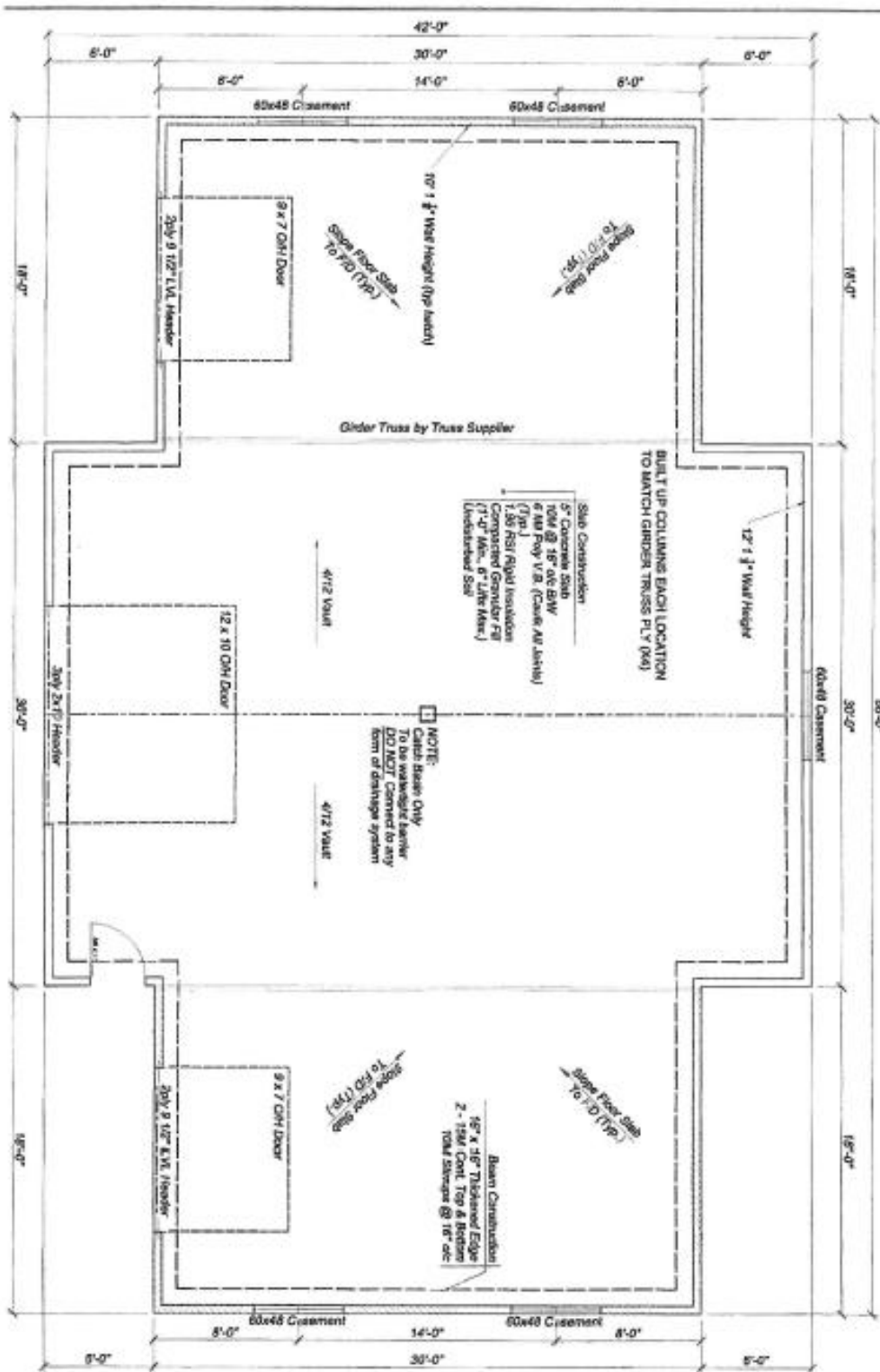


**REGISTERED PROFESSIONAL ENGINEERS**  
**EDDIE MEMBER**  
 Member No. 20765  
 State of Missouri  
**Eastern Engineering Inc.**  
 Box 6003

NO.	REVISION	DATE	BY	CHKD.	APP'D.
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**W. SCHUBERT & THAYER**  
**REGISTERED PROFESSIONAL ENGINEERS**  
 ZELLER, LEE, HUNTER, GARDNER  
 207 N. 10th St., Des Moines, IA 50319

**NOTES:**  
 1. All work shall be in accordance with the latest editions of the International Building Code and the International Mechanical Code.  
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 10. All work shall be in accordance with the latest editions of the International Building Code and the International Mechanical Code.



- Finished Ceilings
- Furniture
- Beams
- 2x6 R.O.S.
- 1.5M R.O.S. Right Hand
- CONC.