

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"

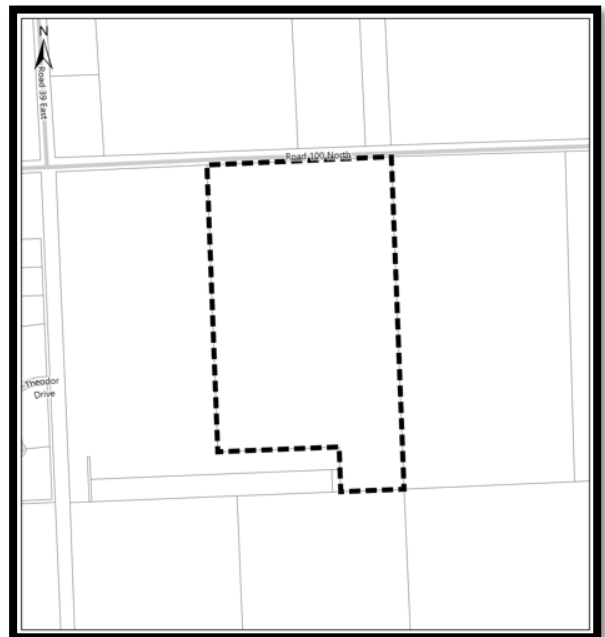
APPLICATION INFORMATION

Application File: VO 61-2026

Applicant: Brian and Ellen
McDougall

Property Location: 39074 Road 100N
R.M. of St. Clements
Roll # 695900
Legal: Lot 7 Plan 19378

Application Purpose:
The applicant proposes to construct an accessory building before the principal dwelling, in order to allow for an accessory building (pole barn) to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RT" Recreation Tourism 3.2 Accessory Uses, Buildings and Structures 3.2.2. Construction prior to principal building	No accessory building shall be located on any zoning site without the principal building	Construction of a pole barn 800 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

VARIANCE APPLICATION REPORT

Date	May 27, 2026
Application File	VO 61-2026
Applicant	Brian and Elen McDougall

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	39074 Road 100N, R.M. of St. Clements
- Roll #	695900
- Legal	Lot 7 Plan 19378
Zoning	“RT” Recreation Tourism Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“RA” Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	3,669,209 square feet / 84.23 acres in area (+/-) 1,495 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“RT” Recreation Tourism 3.2 Accessory Uses, Buildings and Structures 3.2.2. Construction prior to principal building	No accessory building shall be located on any zoning site without the principal building	Construction of a pole barn 800 sq. ft.

Application Purpose

The applicant proposes to construct an accessory building before the principal dwelling, in order to allow for an accessory building (pole barn) 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 to apply for a building permit for the accessory structure within 1 year of the approval date.
5. 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 61, 2026
39074 Road 100N, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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



ADDITIONAL INFORMATION

May 22, 2026

Red River Planning District

2978 Birds Hill Road

East St. Paul, MB R2E 1J5

RE: Letter of Intent – Zoning Variance Application

Property Address: 39074 Road 100N, Beaconia MB R0E 0B0

Legal Description: Roll # 695900, SW ¼ of 27-17-7e, Plan 19378 Lot 7, Title # 3339172/1

To the RRPD Board and Municipal Council,

Please accept this letter as formal intent to request a Zoning Variance for the above-mentioned property. We are applying to construct a detached accessory building on the land prior to the placement of our principal modular home.

The purpose of this variance is to allow us to build the accessory structure first so that we can start moving and securely store some of our personal belongings prior to the move on-site. We will be applying for the modular home permit in the near future.

To ensure orderly development of the property, we confirm the following:

- **Placement:** The accessory building will be positioned in compliance with all required side and rear yard setbacks and will be placed in a location that does not obstruct the future placement or assembly of the modular home. Property is 82 acres in size.
- **Compatibility:** The accessory building will complement the future modular dwelling.
- **Permits:** A building permit application for the principal modular home will be submitted to the RRPD in the near future.

We believe that granting this variance will not be detrimental to the health or general welfare of the surrounding area, nor will it negatively impact adjacent properties.

Thank you for your time, consideration, and assistance with our development application. Please do not hesitate to contact us if you require further clarification.

Sincerely,

Brian and Ellen McDougall

