

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
August 26, 2025
6:00 P.M.**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

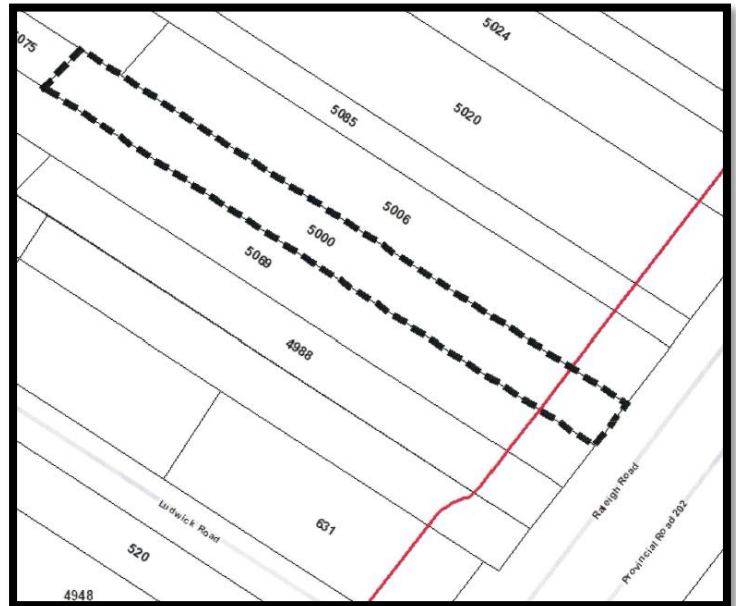
Application File: VO 75-2025

Applicant: Heather and Mark
Leclerc

Property Location: 5000 Raleigh Road
Narol, Manitoba
Roll # 41550
Legal: Lot 2 Plan 39766

Application Purpose:

The applicant proposes to increase the number of accessory structures and decrease the interior side yard to 5' in order to allow for an accessory structure to be built on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted" 3.2.4 Number of Accessory Buildings and Section 5.4 Table 11 Agricultural Bulk Table	2 accessory buildings maximum 15' Minimum interior side yard	3 Accessory buildings 5' interior side yard

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	July 16, 2025
Application File	VO 75-2025
Applicant	Heather and Mark Leclerc

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	5000 Raleigh Road, Narol, MB - R.M. of St. Clements
- Roll #	41550
- Legal	Lot 2 Plan 39766
Zoning	"AR" Agricultural Restricted Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restriction designation RRPD Development Plan By-law No. 272/19
Property Size	125,333 square feet / 2.88 acres in area (+/-) 100.87 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" 3.2.4 Number of Accessory Buildings and Section 5.4 Table 11 Agricultural Bulk Table	2 accessory buildings maximum 15' Minimum interior side yard	3 Accessory buildings 5' interior side yard

Application Purpose

The applicant proposes to increase the number of accessory structures and decrease the interior side yard in order to allow for an accessory structure to be constructed on the subject property.

After reviewing the file, the applicant was contacted as the aerial photography shows that there is an existing building in the same location according to the site plan that was submitted of the new proposed garage. Also, the assessment records did confirm the 2 accessory structures. The letter of intent did not

outline the removal of a building so it was clarified with the applicant that the existing building at the rear of the property will be removed, and they will be replacing the shed with a new garage.

The three accessory buildings are the hot tub (existing), a one car garage (existing) and a second garage to be built to be used for personal storage.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

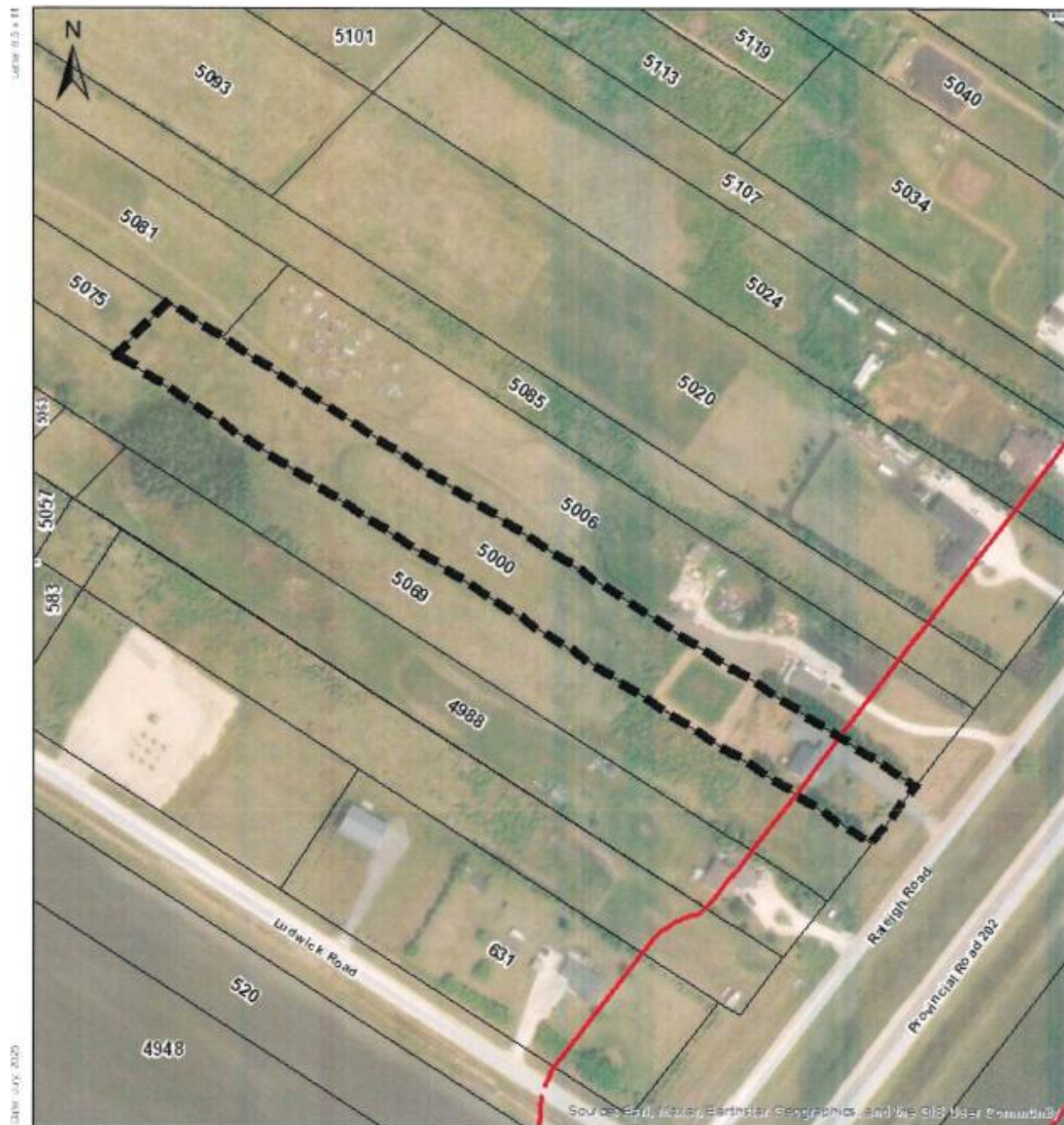
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 use the accessory building for personal use only.
5. Accessory building is not to be used for habitable space.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

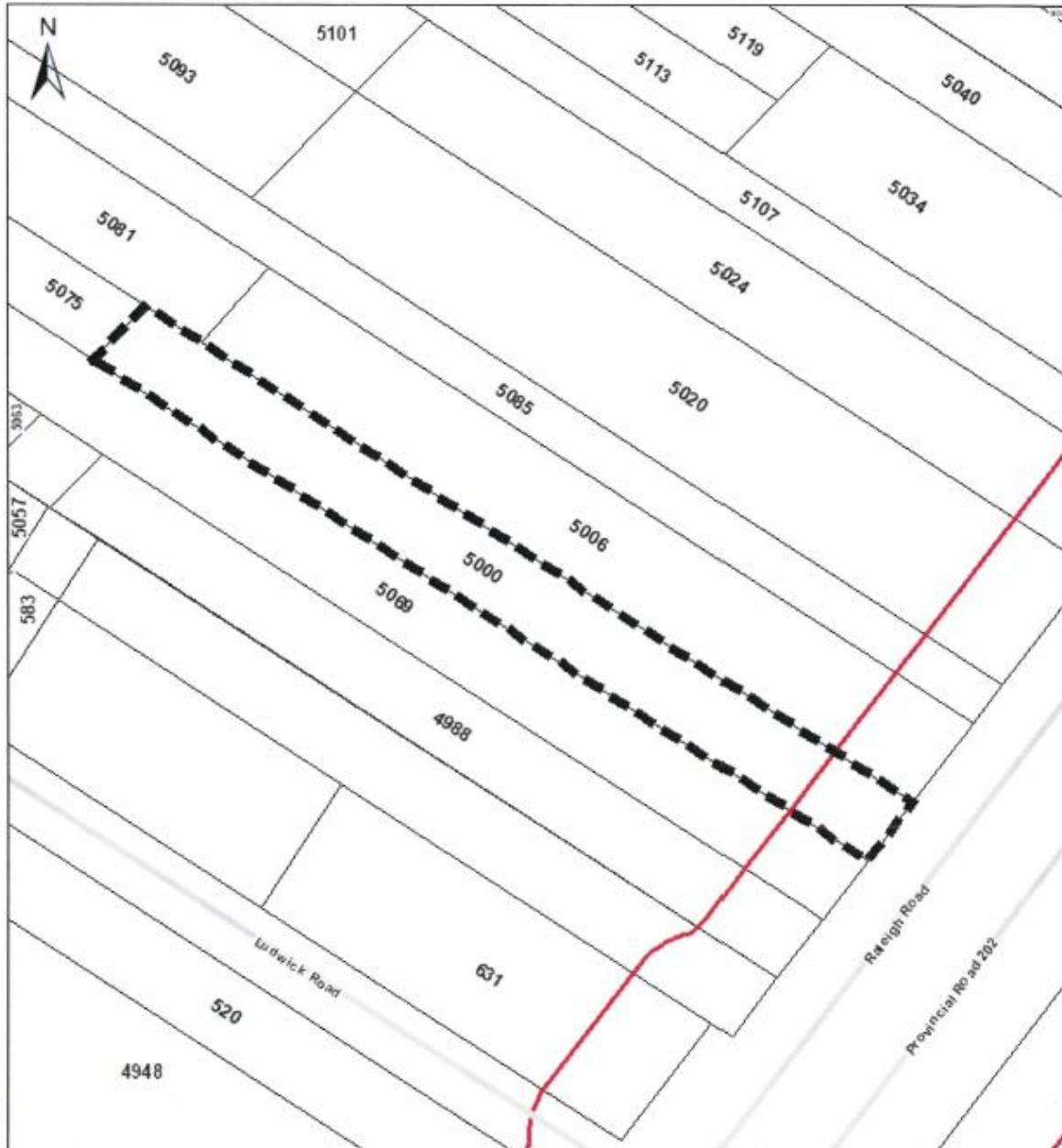
Variance Order VO 75, 2025
5000 Raleigh Rd, RM of St. Clements

Designation: "AR" Agriculture 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.

- Subject Property
- Highway Control Zones
- Roads
- Parcel Outline





SUPPORTIVE MAPPING

Variance Order VO 75, 2025
5000 Raleigh Rd, RM of St. Clements

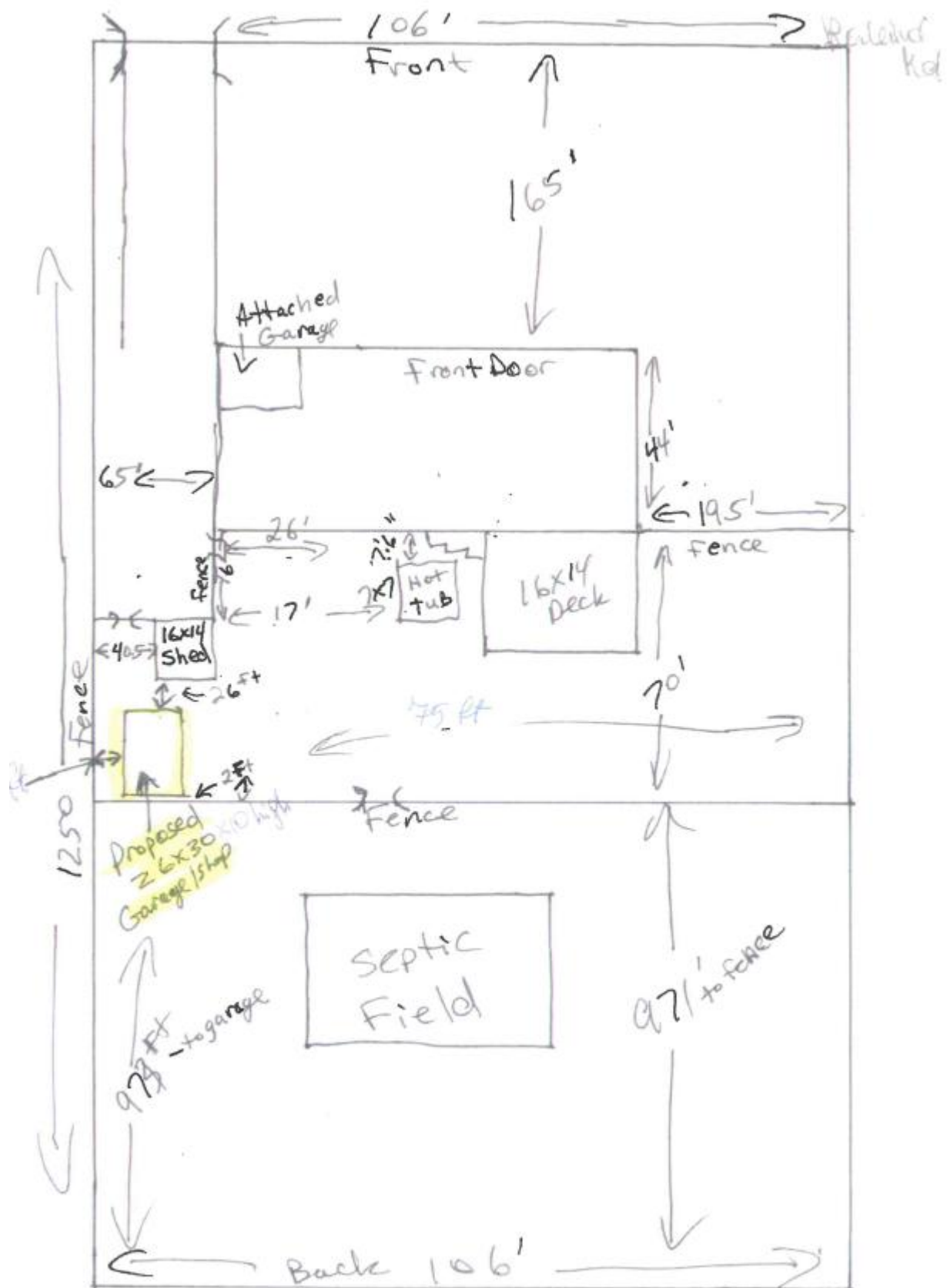
Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

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-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



Site Plan



Letter of Intent

Mark & Heather Leclerc
5000 Raleigh Rd

Red River Planning District
2978 Birds Hill Road
East St. Paul

Date: July 12, 2025
Subject: Letter of Intent for Variance

Dear Red River Planning District,

We are writing to formally request a variance for our property located at 5000 Raleigh Rd. North, MB.

We are seeking approval to construct a 26' x 30' detached garage, which would result in exceeding the maximum of two accessory structures permitted under current zoning regulations.

This request is necessary because our existing attached garage only accommodates one vehicle, and we require additional enclosed space to securely store vehicles, a motorcycle, quad, tools, and seasonal equipment. The additional garage will help protect our property from the elements and maintain a clean, organized yard.

We would also like to note that we were not aware the hot tub we recently purchased would be counted as an accessory structure under the by-law. Had we known this beforehand, we would have planned accordingly. The hot tub has already been installed and is an important part of our property.

We are committed to ensuring the proposed garage complies with all building and safety codes and is constructed in a manner that aligns with the character of our home and the surrounding neighborhood.

We respectfully request your consideration and approval of this variance. Please let us know if you require any additional information, drawings, or supporting documents.

Sincerely,

Mark & Heather Leclerc

Garage Drawings

