

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
July 28, 2026
6:00 P.M.**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

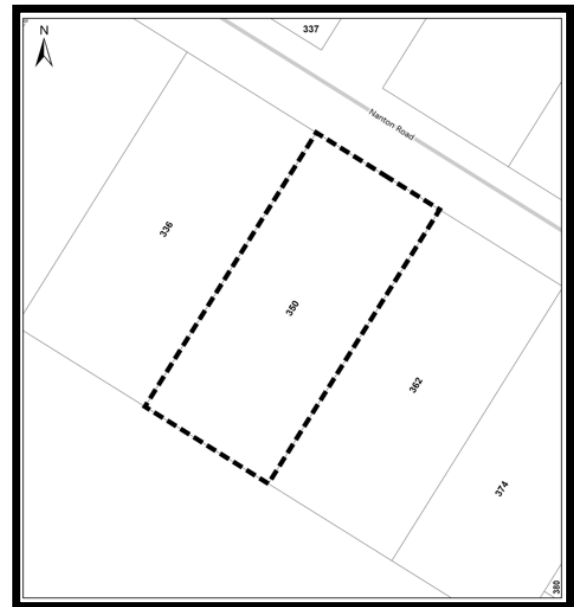
Application File: VO 79-2026

Applicant: Robert and Anita
Hudson

Property Location: 350 Nanton Road
R.M. of St. Clements
Roll # 309248
Legal: Lot C Plan 51888

Application Purpose:

The applicant proposes to increase the number of accessory buildings, in order to allow for a 4th accessory building (decks) to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential 3.2.4. Number of Accessory Building Zoning By-law Section	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	June 25, 2026
Application File	VO 79-2026
Applicant	Robert & Anita Hudson

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	350 Nanton Road, R.M. of St. Clements 309248 Lot C Plan 51888
Zoning	"RR" Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
Property Size	87,105 square feet or 2 acres in area (+/-) 198' 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 3.2.4. Number of Accessory Building Zoning By-law Section	2 accessory building maximum	4 accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for a 4th accessory building (decks) to remain on the subject property.

On the property there is the pool and an accessory building, the 2 other accessory buildings are decks, as they are considered in the Zoning By-law as accessory buildings.

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 79, 2026
350 Nanton Road, 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

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION

Letter of Intent

Date: June 23, 2026

To: Red River Planning District

Re: Request for Variance to Increase Maximum Number of Accessory Buildings

Dear Development Officer and Members of the Board,

I am writing to request approval for a variance to increase the permitted number of accessory structures on my property from the current maximum of two (2) accessory structures to four (4) accessory structures.

The purpose of this request is to allow for the addition of two unattached decks on the property. While the existing by-law limits accessory buildings to two structures, the proposed decks are intended to enhance the functionality and enjoyment of the property and will not negatively impact neighboring properties, drainage patterns, traffic, or the character of the surrounding area.

The proposed decks will be maintained in a safe and attractive condition and will be situated to respect property setbacks and minimize any effect on adjacent landowners. The additional structures will remain compatible with the residential use of the property and will not be used for commercial purposes.

I believe this request is reasonable and consistent with the intent of the zoning by-law. Granting this variance would allow for improved use of the property while maintaining the overall character and appearance of the neighborhood.

Thank you for your consideration of this application. I respectfully request approval of the variance and would be pleased to provide any additional information required.

Site Plan

