

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
2026-09-22
6:00 p.m.

Council Chambers
1043 Kittson Road, East Selkirk, MB
Rural Municipality of St. Clements

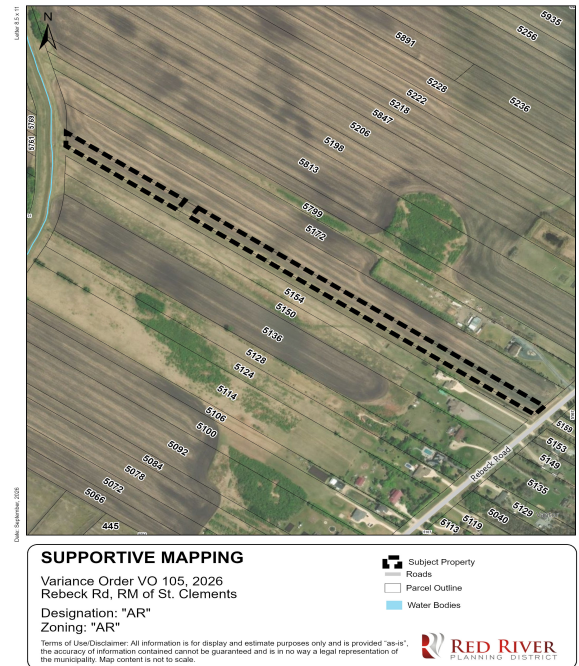
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO-2026-105
Applicant: Talal Dalank
Property Location: REBECK RD
Roll #: 10450.0
Legal: J&L-72925

Application Purpose:

The applicant is proposing to reduce the side setback from the SFD to the property line to 5 ft in order to place future dwelling along with the neighbors building line



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum side setback requirements in "AR" - Agriculture Restricted zone is 15 ft (Sec. 5.4 Table 11)	15 ft	Side yard setback of 5 ft for the future SFD Building Permit

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	2026-09-02
Application File	VO-2026-105
Applicant	Talal Dalank

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	REBECK RD, Rural Municipality of St. Clements 10450.0 J&L-72925
Zoning	AR - Agriculture Restricted R.M. of St. Clements - Zoning By-Law No. 5-2002
Development Plan Designation	AR - Agriculture Restricted RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	4.18 68 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
To reduce the side setback from the SFD to the property line to 5 ft	Minimum side setback requirements in "AR" - Agriculture Restricted zone is 15 ft (Sec. 5.4 Table 11)	5 ft

Application Purpose

The applicant is proposing to reduce the side setback from the SFD to the property line to 5 ft in order to place future dwelling along with the neighbors building line

OPTIONS FOR COUNCIL'S CONSIDERATION

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

- (a) reject the requested variance; or
- (b) vary 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 effect 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 that are not in substantial conformance with the application would require a new 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 fees, fines or penalties to the R.M. of St. Clements.
4. Applicant / Owner must place the front face of the house towards Rebeck Road.



SUPPORTIVE MAPPING

Variance Order VO 105, 2026
Rebeck Rd, RM of St. Clements

Designation: "AR"

Zoning: "AR"

-  Subject Property
-  Roads
-  Parcel Outline
-  Water Bodies

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.

Roll # 10450.

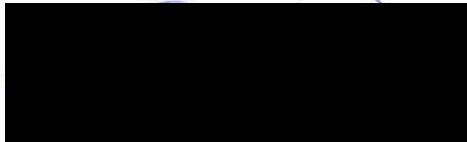
Talal Dalank

I'm asking for a variance for Roll # 10450.

Because my land is narrow. And I'm
just going 5 feet from my property which
is next to the drainage property 5 feet
^{again}
~~again~~ which is ~~to~~ A total 10 feet.

I just want to match my neighbors
houses which are facing the front
road on Rebeck Rd.

Talal Dalank



Aug. 27, 2026



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

www.jinreimond.com



OUR CONTACT INFORMATION

PHONE: 1-204-770-8831
EMAIL: jinreimond@jram.ca

DWR TITLE

CLIENT:

ADDRESS

FRONT ELEVATION

REBECK ROAD

DRAWN BY: JINREIMOND

AREA:

DATE: JULY 6, 2024

SCALE: