

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
October 28th, 2025
6:00 P.M.**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

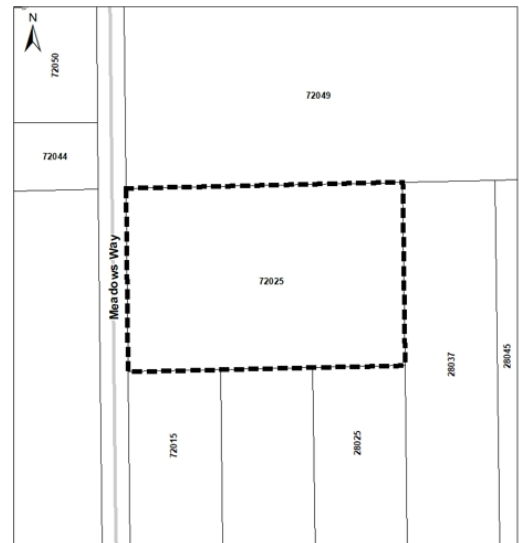
Application File: VO 110-2025

Applicant: Duneda and Kristjan
Kriastjansson

Property Location: 72025 Road 28E,
R.M. of St. Clements
Roll #241305
Legal: Lot 1
Plan:24061

Application Purpose:

The applicant is seeking approval for two (2) accessory buildings to remain on the subject property prior to obtaining a development permit for a principal building (as a part of the conditions of subdivision S22-2973).



Variance Request	Zoning By-law Requirement	Proposed by Applicant
“AR” Agricultural Restricted zone (Sec. 3.2.2)	Accessory buildings or structures may not be constructed prior to obtaining a development permit for the principal building, notwithstanding 3.30(BL 13- 2016)	2 accessory structures to remain on Proposed Lot 2 prior to the principal building development 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	October 6, 2025
Application File	VO 110, 2025
Applicant	Duneda and Kristjan Kristjansson

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	72025 Road 28E, R.M. of St. Clements
- Roll #	241305
- Legal	Lot 1, Plan:24061
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	14.95 acres in area (+/-) 657 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 zone (Sec. 3.2.2)	Accessory buildings or structures may not be constructed prior to obtaining a development permit for the principal building, notwithstanding 3.30(BL 13- 2016)	2 accessory structures to remain on Proposed Lot 2 prior to the principal building development permit

Application Purpose

The applicant is seeking approval for two (2) accessory buildings to remain on the subject property prior to obtaining a development permit for a principal building.

The subject variance order is connected to conditionally approved subdivision application S22-2973 as part of the conditions, the third accessory structure on Proposed Lot 2 was demolished according to the surveyor statement attached (see additional info section 2.2). The application was circulated to the agencies; no concerns were raised.

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.

1) RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 110, 2025
72025 Road 28E, RM of St. Clements

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

 Subject Property

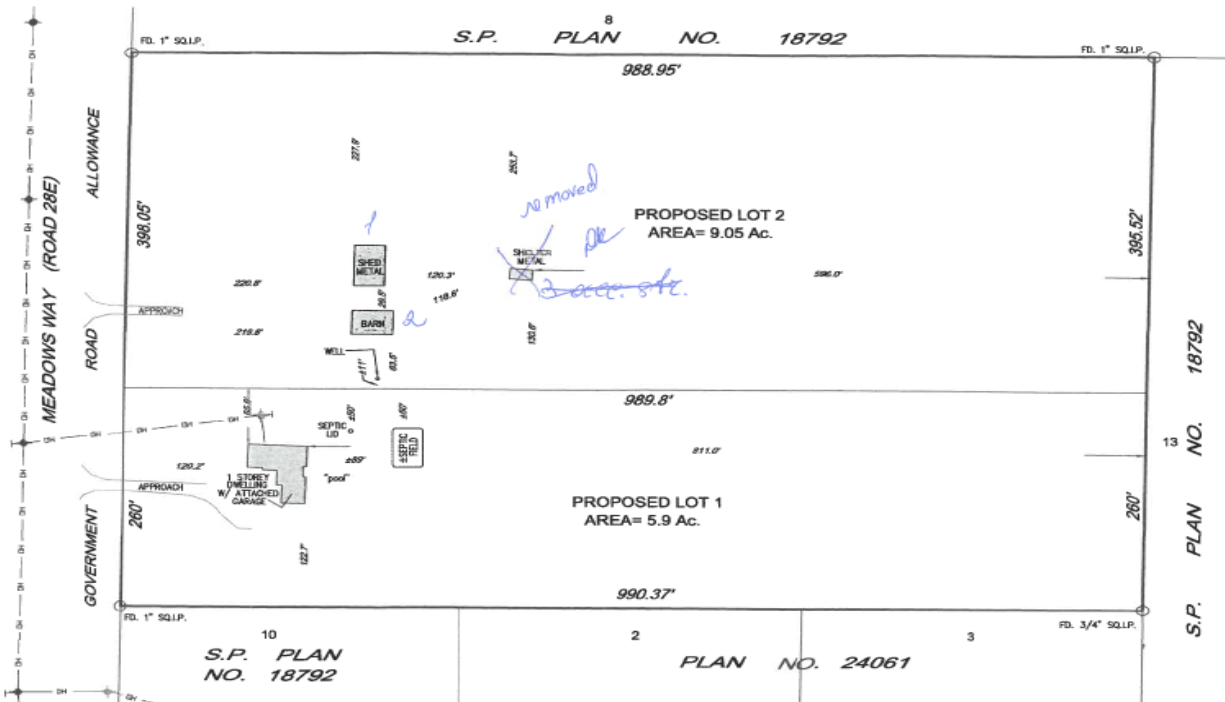
 Roads

 Parcel Outline



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

2) ADDITIONAL INFORMATION (SAM)



2.1 Additional information (updated SAM)

