

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
November 18th, 2025
6:00 PM**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

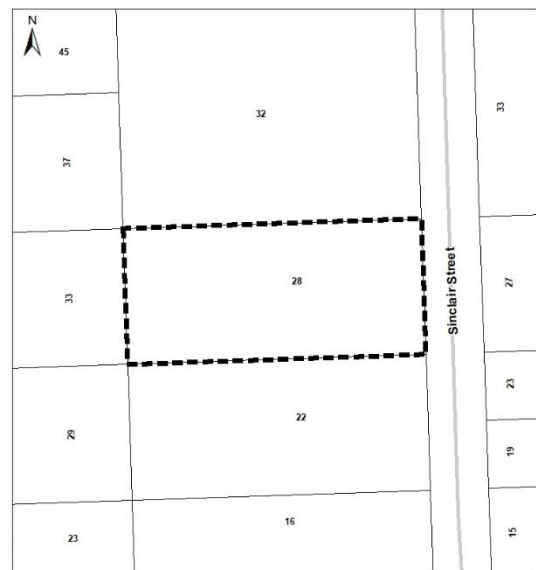
Application File: VO 113-2025

Applicant: Gary Greengrass and
Monika Schmidt

Property Location: 28 Sinclair Street, R.M.
of St. Clements
Roll # 737800
Legal: Lot 37, Plan 2855

Application Purpose:

The applicant proposes to relocate an accessory structure on the subject property prior to obtaining a development permit for a principal building.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Construction Prior to Principal Building (Section 3.2.2.)	Accessory buildings or structures may not be constructed prior to obtaining a development permit for the principal building	Accessory structure used for storage

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 24, 2025
Application File	VO 113-2025
Applicant	Gary Greengrass and Monika Schmidt

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	28 Sinclair Street, St. Clements 737800 Lot 37, Plan 2855
Zoning	"RA" Suburban Residential zone RM of St. Clements Zoning By-law No. 5/2002
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Infill Neighborhood designation Grand Marais Secondary Plan
Property Size	0.99 acres in area (+/-) 140 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Construction Prior to Principal Building (Section 3.2.2.)	Accessory buildings or structures may not be constructed prior to obtaining a development permit for the principal building	Accessory structure used for storage

Application Purpose

The applicant proposes to relocate an accessory structure on the subject property prior to obtaining a development permit for a principal building. The applicant also owns the property at 10 Sinclair Street, and is proposing to relocate an existing structure from that property to 28 Sinclair Street. The accessory

structure will be used for storage of seasonal equipment, small-scale construction materials, recreational gear, and general household items.

This application was circulated to the RM, and they have added a recommended condition of approval.

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, fines or fees, to the R.M. of St. Clements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 113, 2025
28 Sinclair Street, RM of St. Clements

Designation: "SC" Settlement Centre
Zoning: "RA" Suburban Residential
Secondary Plan: Infill Neighbourhood

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

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION – LETTER OF INTENT

Red River Planning District

To Whom it May Concern:

RE: Letter of Intent --Variance for Accessory Before Principal

Relocation of a Building from 10 Sinclair Street to 28 Sinclair Street, Grand Marais MB

We are writing to formally outline our intent to relocate an existing building from our property at 10 Sinclair Street to our vacant lot at 28 Sinclair Street, just 350 feet down the road.

For the past four years, while in our possession, this building has been recognized and used as an accessory structure. Our goal is to relocate it as an accessory building to the new lot, where it will remain in compliance with its designated use.

When we purchased our property, we inherited buildings that had been misrepresented by the previous owner and realtor as being “grandfathered.” We have invested significant time and resources over the years in rectifying these issues (including the purchase of a vacant lot) to ensure full compliance with your standards. This relocation is part of our effort to make things right and move forward responsibly.

We have already obtained and paid for the necessary documentation and permits connected to this process, including engineer-stamped structural plans confirming its stability for relocation, survey and staking certificates, an up-to-date status of title, and a demolition/relocation permit in anticipation of further development.

While our original intent was broader, the building measures 30 x17 feet, and after re-evaluating costs, we determined that relocating it as an accessory building is the most practical and responsible step forward. At this stage, this single relocation allows us to bring the matter into compliance while staying within our means.

To accommodate its use strictly as a storage structure, the existing interior layout will be lightly modified to create an open, accessible floor plan. Any remaining partition walls will simply help organize the storage space and provide minimal internal separation for equipment and tools. The building has no active plumbing, electrical, or heating connections, and no living spaces are being added or proposed.

Once relocated, the structure will be used strictly for storage purposes — such as seasonal equipment (lawn mower, snowblower, patio furniture, garden tools), maintenance tools and supplies, small-scale construction materials, recreational gear (bicycles, beach equipment), and general household items.

The structural engineer’s report confirms that the building is structurally sound and suitable for relocation, noting that it has existed in the same community and on the same street for 75 years.

We are therefore requesting confirmation that this building may be moved to 28 Sinclair Street and designated as an accessory building on that lot.

We trust that this application will be considered based on the clear record of compliance, investment, and good-faith efforts we have already demonstrated.

Thank you,



Gary Greengrass & Monika Schmidt

ADDITIONAL INFORMATION – SITE PLAN

