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 17, 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 114-2026**

Applicant: Garage Masters
Josh Kreviazuk

Property Location: 55 Ferry Road South
RM of St. Clements
Roll # 208600
Legal: Lot 1 Plan 67713

Application Purpose:
The applicant proposes to increase the combined area of accessory buildings, in order to allow for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential Combine area of an accessory building 6.3 Bulk Table Regulations Table 14 Residential Bulk Table	1,280 sq. ft. maximum	2,496 sq. ft.

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

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

VARIANCE APPLICATION REPORT

Date	October 1, 2026
Application File	**VO 114-2026**
Applicant	Garage Masters/Kreviazuk

PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	55 Ferry Road South Rural Municipality of St. Clements 208600 Lot 1 Plan 67713
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	145,492 square feet / acres in area (+/-) 407 feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential Combine area of an accessory building 6.3 Bulk Table Regulations Table 14 Residential Bulk Table	1,280 sq. ft. maximum	2,496 sq. ft.

Application Purpose

The applicant proposes to increase the combined area of accessory buildings, in order to allow for a garage to be constructed on the subject property.

Note, there is an easement declaration on the property as the property was subdivided in 2017 and a drainage easement and plan were a requirement of the approval. After reviewing the drainage plan it shows that the easement was only for the lot that was proposed, which is the property to the east of 55 Ferry Road South and therefore there is no interference with the easement.

There is also an error in the letter of intent, the garage is 54'X 40'= 2,160 sq. ft. and the existing accessory building is 14' X 24'= 336 sq. ft. for a total of 2,496 sq. ft.

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) 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 that are not in substantial conformance with the application would require a new approval.

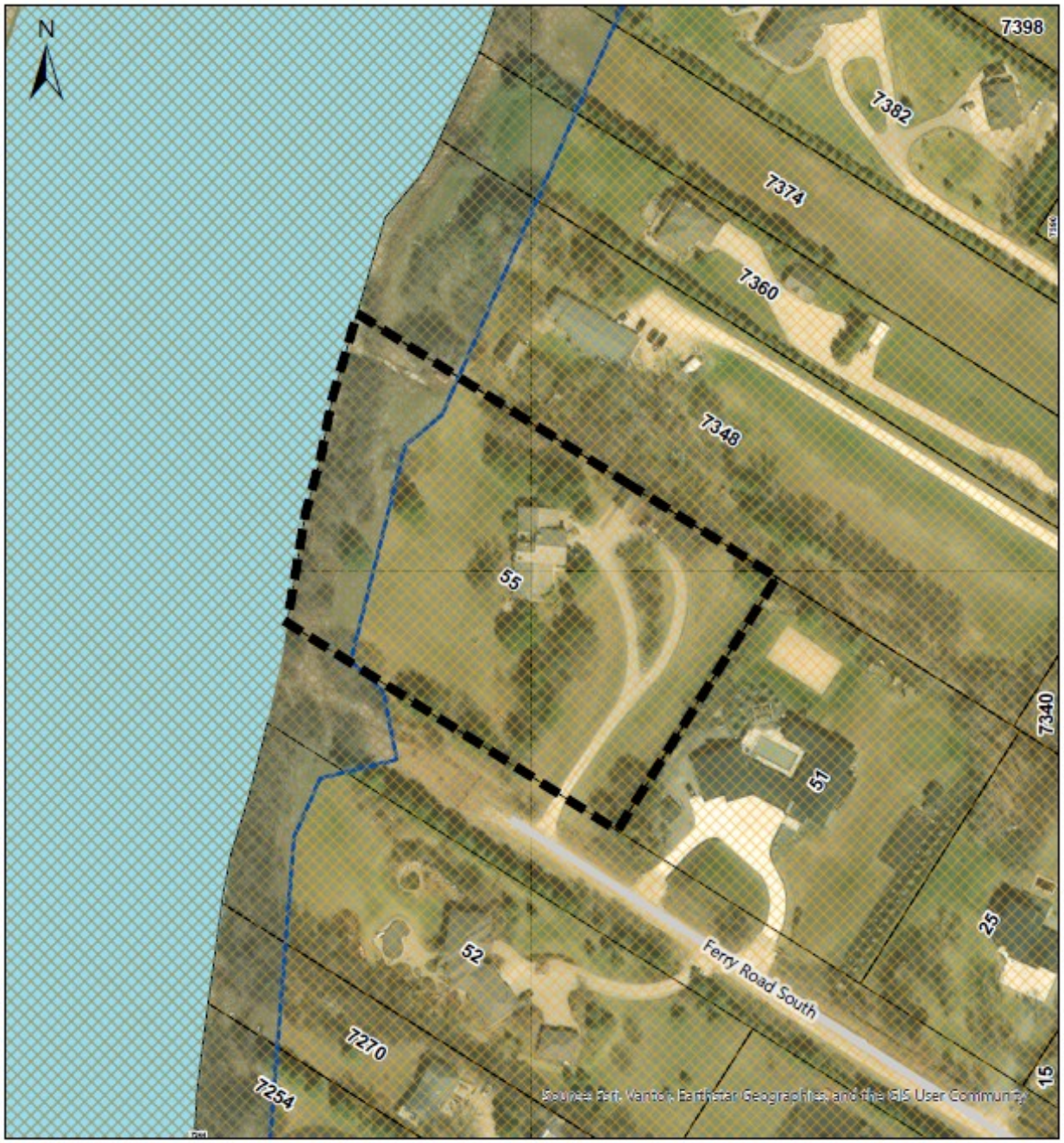
2. Applicant / Owner obtains all required permits from the Red River Planning District and the municipality, if required.

3. Applicant / Owner pays any fees, fines or penalties to the Rural Municipality of St. Clements.

4. The accessory structure to be used for personal storage only.

5. The accessory structure cannot be used for habitable space.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO-2026-114
55 Ferry Road South, RM of St. Clements

Designation: "RR" Rural Residential
Zoning: "RR" Rural Residential

Subject Property
Roads
Designated Flood Area
Hazard Lands - Airport
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.

RED RIVER PLANNING DISTRICT

ADDITIONAL INFORMATION
(from applicant, municipality, government departments, etc.)

RM of St. Clements

1043 Kitttson Road Box 2

GRP RR1

East Selkirk, Manitoba

R0E 0M0

To whom it may concern

RE: Letter of Intent, Variance Application – 55 Ferry Road South – Lockport

This is to confirm the intentions behind a certain variance application requesting permission to construct a detached garage with a square footage of 2200 sq. ft. being 920 sq. ft. above the RM of St. Clements default allowable.

The structure being requested permission to build is a detached garage on a 3.18 acre property adjacent to the Red River, several other large acre residential properties as well as agricultural properties.

The proposed detached garage is needed for the storage of various equipment such as ride mowers, utility tractor, boat and trailer, personal vehicles, snow mobiles, bikes, patio furniture etc.

The building design will comply with all RM building guidelines (height, side yard, rear yard, front yard, separations etc.) and the exterior features will be consistent with the property having stucco exterior, brick wall features and typical residential home roof shingles.

Storing items outside has become a security issue and the building would provide a secure space for all the personal property mentioned above.

The impact of this garage build upon surrounding neighbors would not be an issue as the adjacent properties are large acreages with homes several hundreds of feet away and hidden by tree lines on all sides. As well, the proposed building square footage is not unusual to the area where several other similar size buildings can be found.

Thank you for your consideration,

Josh Kreviazuk

SITE PLAN


N
5'
existing
14' x 24'
garage
57'
124'
18'
rear yard
164'
45'
5'
13'
side yard
312'
Ferry Road South