

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
April 22, 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 12-2025
Applicant:	Dustin Elsner
Property Location:	6533 Henderson Highway, RM of St. Clements Roll # 224100 Legal: RL1889-AD-2470
Application Purpose:	The applicant proposes to increase the number of accessory structures and to increase the unit area of an accessory structure, in order to allow for a third accessory structure to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Rural Residential 3 accessory structures Section 3.2.4	2 accessory structures	3 accessory structures
Rural Residential Accessory structure combined unit area Section 6.3 Table 14 Bulk Regulations	1280 sq. ft. maximum	2,468 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



VARIANCE APPLICATION REPORT

Date	March 24, 2025
Application File	VO 12-2025
Applicant	Dustin Elsner

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	6533 Henderson Highway, RM of St. Clements
- Roll #	224100
- Legal	RL188-A-2470
Zoning	"RR" Rural Residential zone and "AR" Agriculture Restricted RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"GD" General Development and "AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	5.42 acres in area (+/-) 136 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of accessory structures Section 3.2.4	2 maximum	3 Accessory Structures
Unit area of accessory structures Section 6.3 Bulk regulation Table 14	1,280 sq. ft.	Combined unit area of accessory structures 2,468 sq. ft.

Application Purpose

The applicant proposes to increase the number of accessory structures and increase the combined unit area of the accessory structures, in order to allow for an accessory structure to be constructed on the subject property.

OPTIONS FOR COUNCILS CONSIDERATION

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

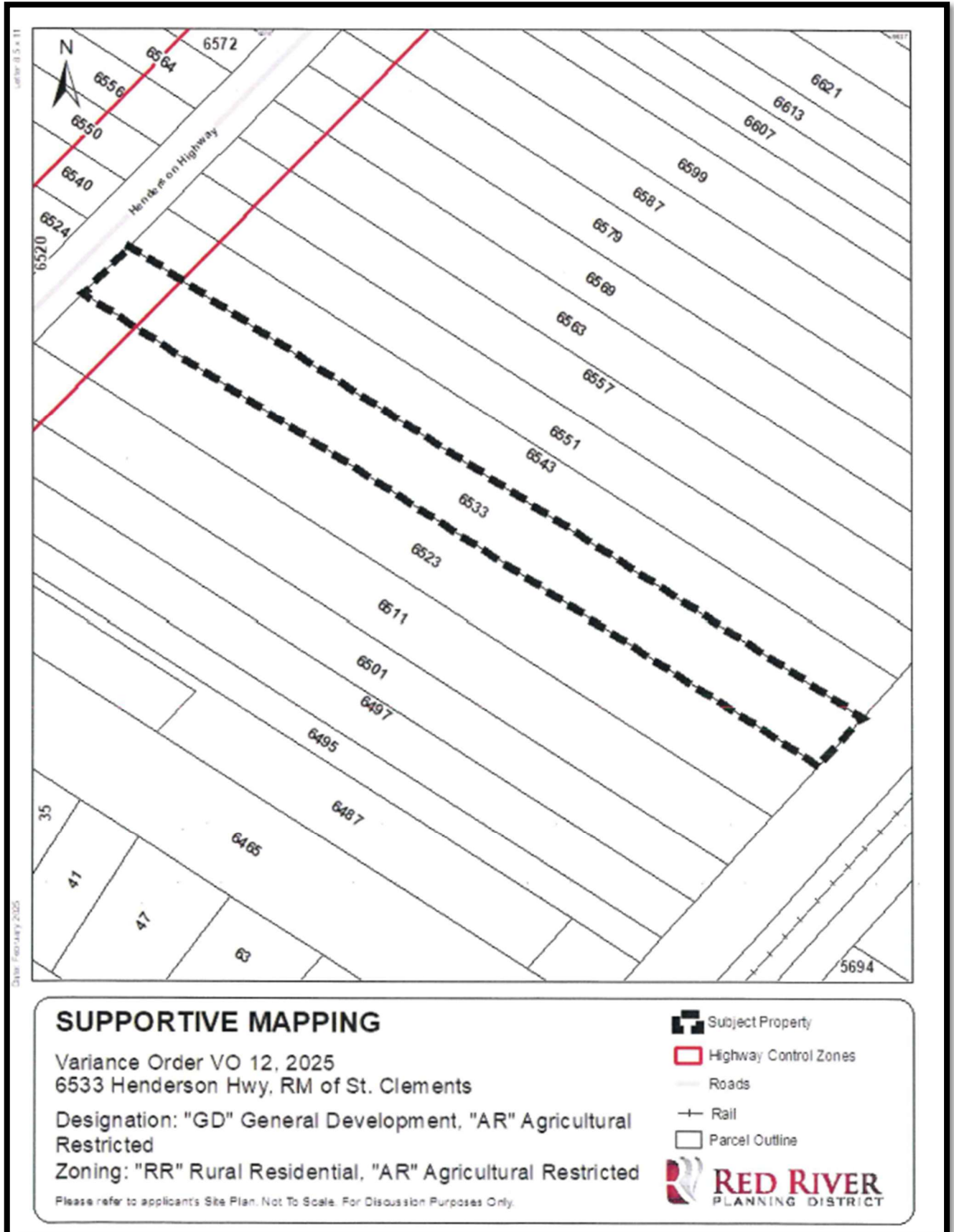
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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

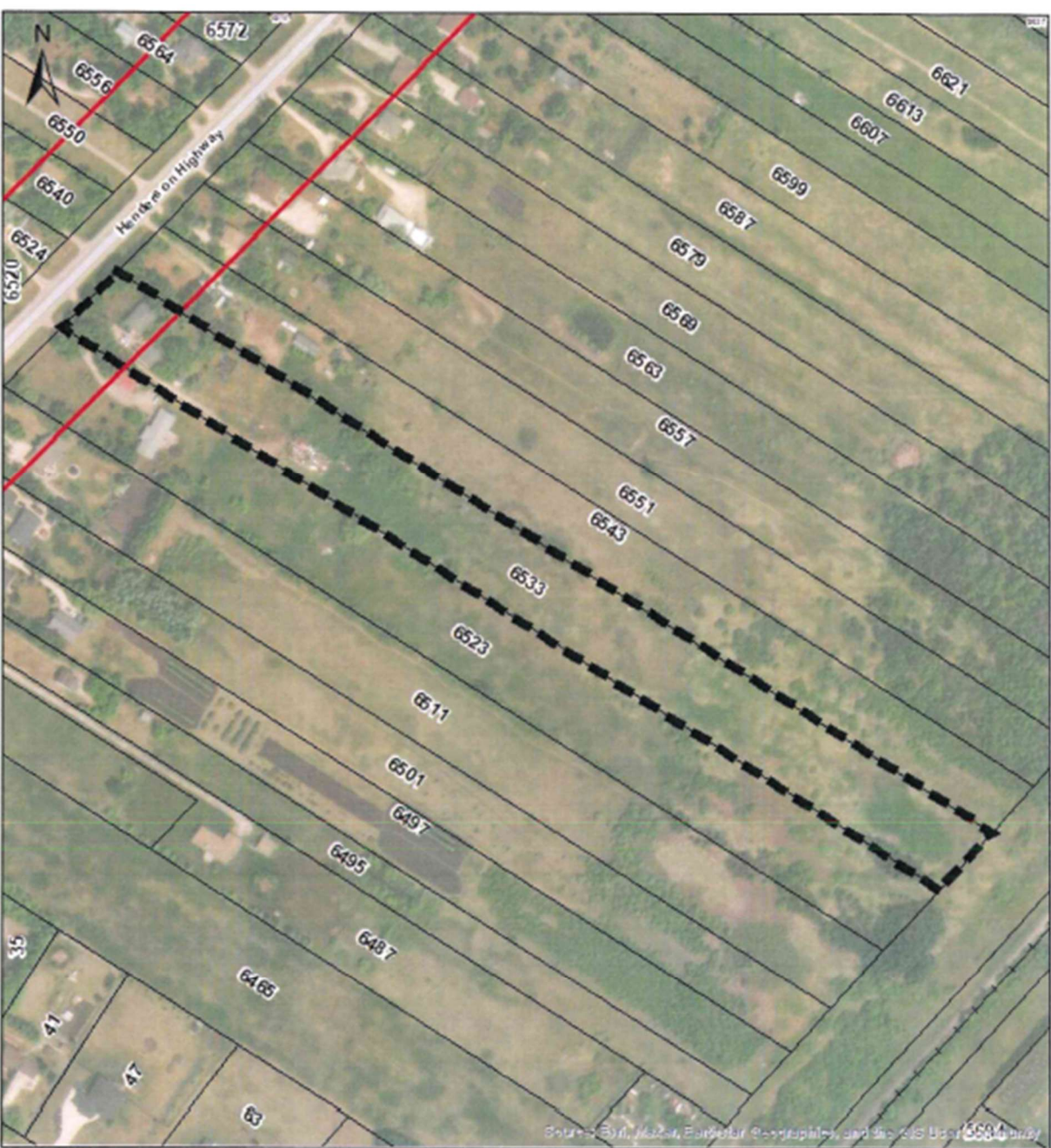
Should Council approve the requested zoning variances, the following conditions are recommended:

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. Property must be in compliance with By-law 11-2012 with regards to derelict vehicles which includes and not limited to an inspection to assure compliance.
4. Applicant / owner to be compliant with Zoning By-law 5-2002 allowing a maximum 4 parking spaces.
5. Applicant / owner to use the accessory structure for personal use only.

RRPD LOCATION MAP



Scale: 1" = 100' Date: February 2025



SUPPORTIVE MAPPING

Variance Order VO 12, 2025
 6533 Henderson Hwy, RM of St. Clements
 Designation: "GD" General Development, "AR" Agricultural Restricted
 Zoning: "RR" Rural Residential, "AR" Agricultural Restricted
 Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Rail
-  Parcel Outline



ADDITIONAL INFORMATION

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

Letter of Intent

Mailing Address: 6533 Henderson Highway

City/Province: Gonor, MB

Postal Code: R1C 0C4

To whom it may concern,

Re: Addition of an Accessory building of a new garage at 6533 Henderson Hwy, Gonor Mb.

Project Scope:

This project consists of the adding of a 1600 square foot accessory building (detached garage).

Existing Conditions:

The existing property is a residential lot with a single family 1 story house, detached garage and a ten by ten garden shed. The attached site plan shows the existing conditions with the proposed garage addition.

Proposed Uses:

Automobile, yard and recreational equipment storage and general work shop (personal use).

A variance is required to have a third out building as a garden shed is required to keep a riding mower and gardening equipment as the property is quite large and requires necessary upkeep.

A second variance is required for the size of the work shop/garage.

The total of the out buildings would be 2468 square feet including both garages and the shed.

