

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
January 27, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

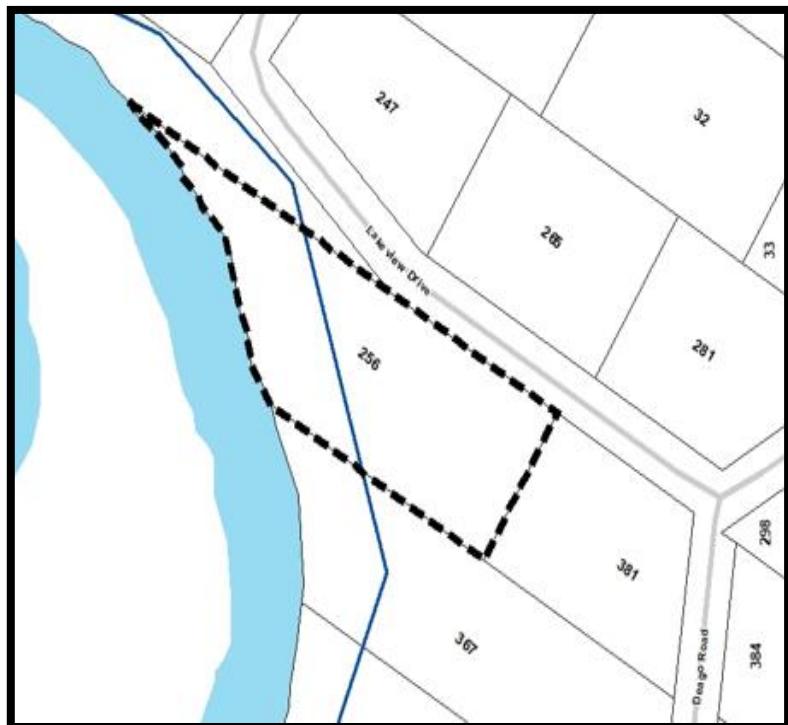
Application File: **VO 124-2025**

Applicant: Ilya Uvarau
Owner: William Sparrow

Property Location: 256 Lakeview Drive
R.M. of St. Clements
Roll # 417100
Legal: Lot 1 Plan 37500

Application Purpose:

The applicant proposes to reduce the front yard setback and eave projection into the required yard, in order to allow for a detached garage to remain on the subject property. Variance for the attached garage is to reduce the front yard setback and eave projection into the required yard in order to allow the attached garage to remain.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" Suburban Residential	50' Minimum front yard for accessory	20.8'
Section 6 Table 14 and Section 3.26.2.1. Zoning By-law Section	50' minimum front yard for principle	44.9'
	Eave projection for accessory 2' maximum Eave projection for principle 3' maximum	30.6' 7'

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



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	November 27, 2025
Application File	VO 124-2025
Applicant	Ilya Uvarau

SUBJECT PROPERTY INFORMATION

Property Location	256 Lakeview Drive, East Selkirk 417100 Lot 1 Plan 37500
Zoning	“RA” Suburban Residential RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“SC” Settlement Center designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Large Lot Neighbourhood designation East Selkirk Secondary Plan By-law No. 14-2012
Property Size	108,750 sq. ft./ 2.35 acres in area (+/-) 293 feet in width (+/-)

NOTE: Information is based on GIS data

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“RA” Suburban Residential Section 6 Table 14 and Section 3.26.2.1.	50' Minimum front yard for accessory 50' minimum front yard for principle building Eave projection for accessory 2' maximum Eave projection for principle building 3' maximum	20.8' 44.9' 30.6' 7'

Application Purpose

The applicant proposes to reduce the front yard setback and eave projection into the required yard, in order to allow for a detached garage to remain on the subject property. Variance for the attached garage is to reduce the front yard setback and eave projection into the required yard in order to allow the attached garage to remain.

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, fees or fines, to the R.M. of St. Clements.
4. Applicant / Owner to use the garage for personal storage only.
5. Applicant / Owner to not use the garage for habitable space.

RRPD LOCATION MAP

Layer 0.3 x 11



SUPPORTIVE MAPPING

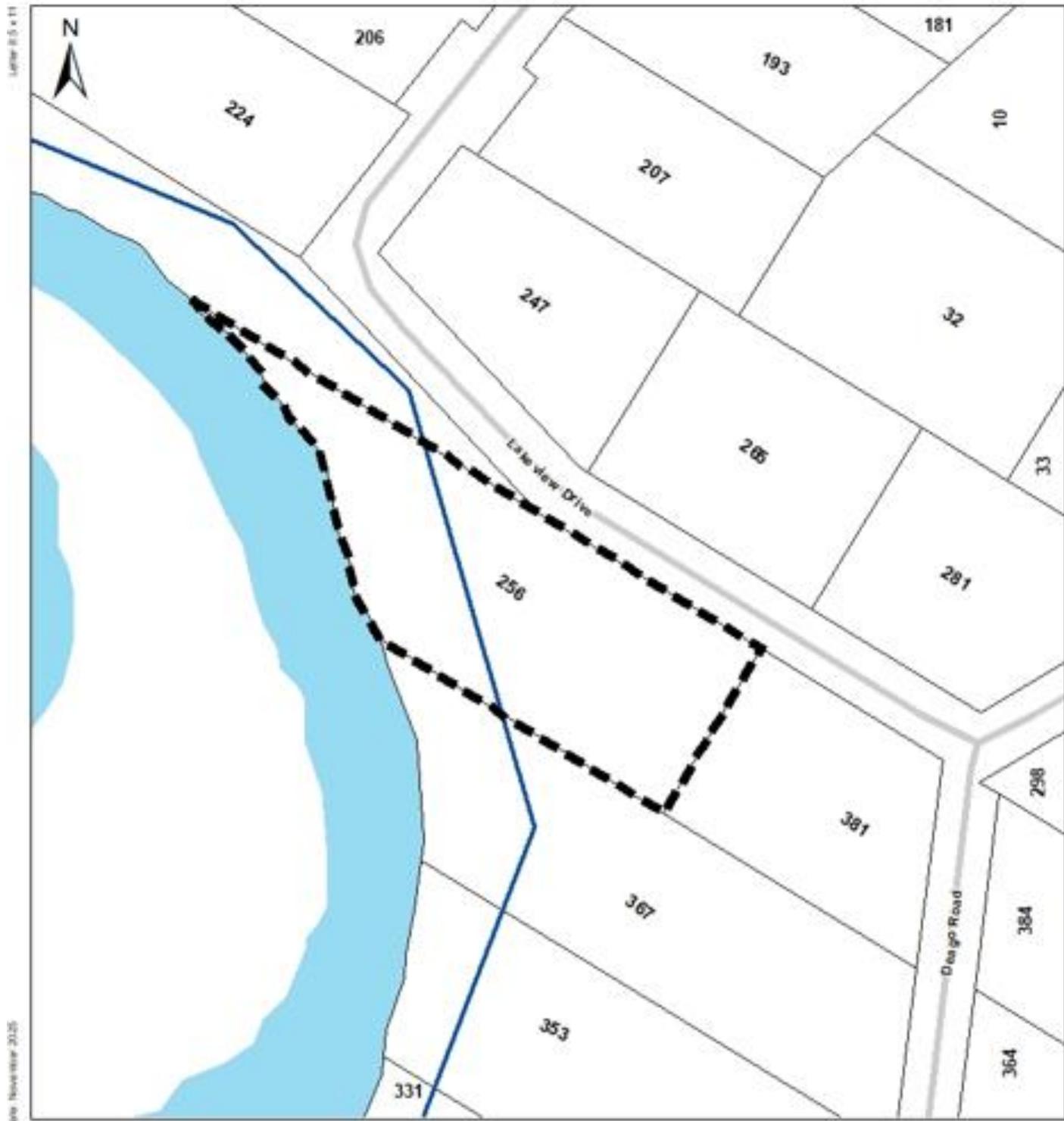
Variance Order VO 124, 2025
256 Lakeview Drive, RM of St. Clements

Designation: "SC" Settlement Centre
Zoning: "RA" Suburban Residential

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.

- Subject Property
- Roads
- Designated Flood Area
- Parcel Outline
- Water Bodies





SUPPORTIVE MAPPING

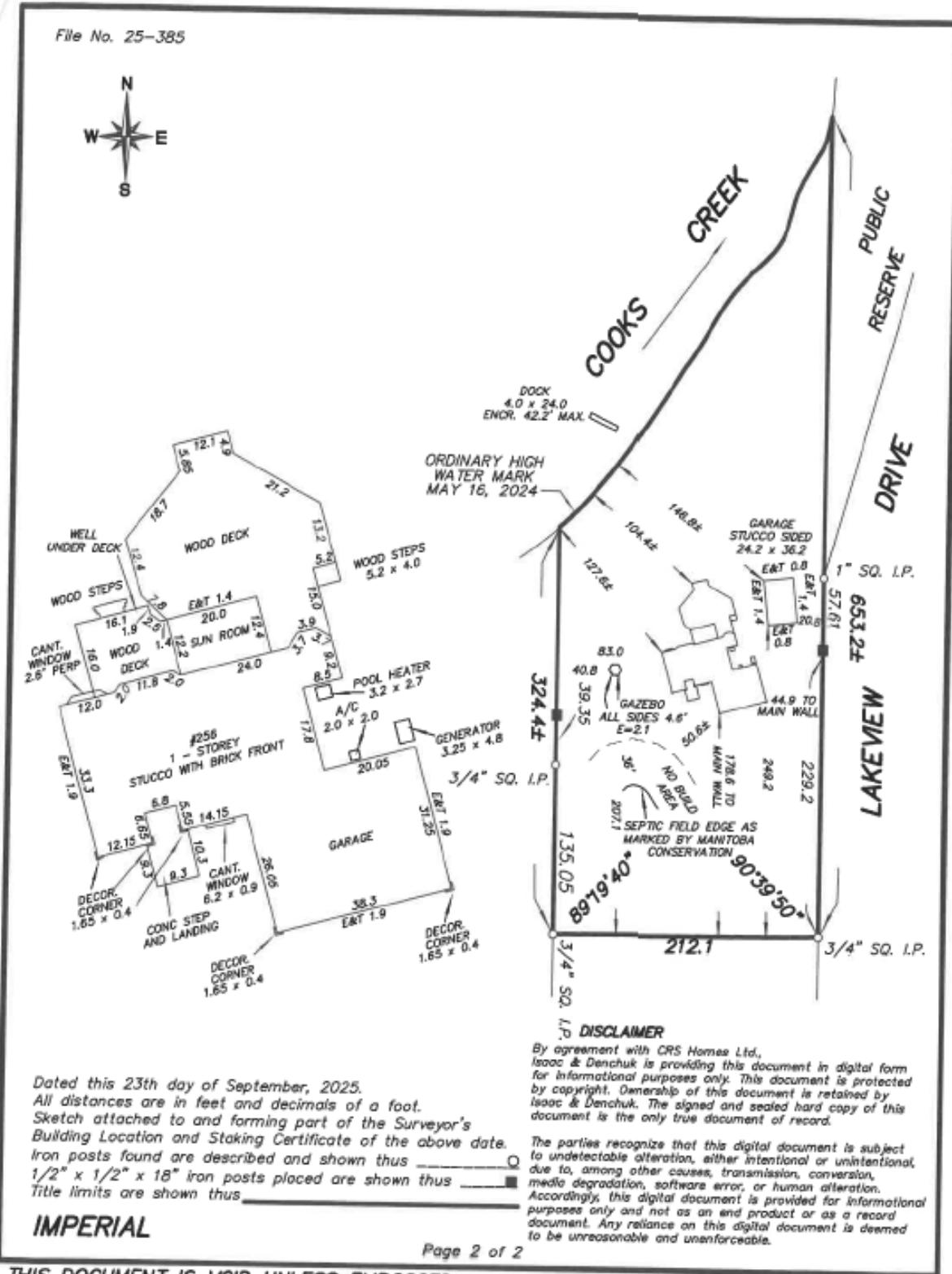
Variance Order VO 124, 2025
256 Lakeview Drive, RM of St. Clements

Designation: "SC" Settlement Centre
Zoning: "RA" Suburban Residential

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.

-  Subject Property
-  Roads
-  Designated Flood Area
-  Parcel Outline
-  Water Bodies

SITE PLAN



Dated this 23th day of September, 2025.

All distances are in feet and decimals of a foot.

Sketch attached to and forming part of the Surveyor's
Report, 1851.

*Building Location and Staking Certificate of the
Proposed Building*

Iron posts found are described and shown thus

1/2" x 1/2" x 18" iron pos

IMPERIAL

Page 3 of 3

© THIS DOCUMENT IS VOID UNLESS EMBOSSED WITH THE SEAL OF THE LAND SURVEYOR.
ISAAC & DENCHUK MANITOBA LAND SURVEYORS LTD., 2025. All rights reserved. No person may copy, reproduce, transmit or alter this document and no person may distribute or store copies of this document, in whole or in part.

LETTER OF INTENT

Letter of intent

Variance required to comply with zoning by-law for existing garage side yard setback of 44.9' instead of 50'.

Nov 17, 2025

Ilya Uvarau