

# 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"*

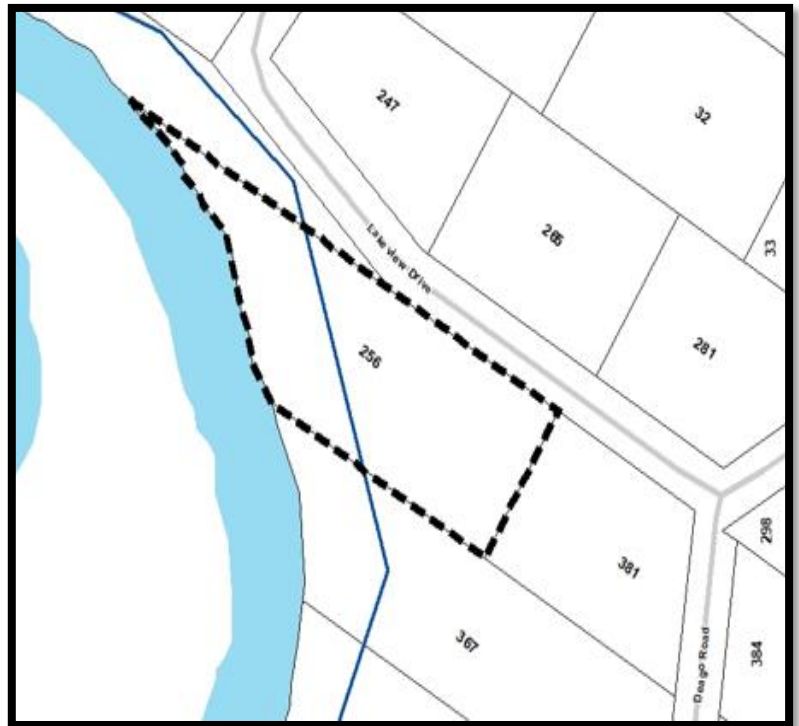
**Application File:** VO 124-2025

**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.	50' minimum front yard for principle	44.9'
Zoning By-law Section	Eave projection for accessory 2' maximum	30.6'
	Eave projection for principle 3' maximum	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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	November 27, 2025
<b>Application File</b>	<b>VO 124-2025</b>
<b>Applicant</b>	Ilya Uvarau

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	256 Lakeview Drive, East Selkirk
- Roll #	417100
- Legal	Lot 1 Plan 37500
<b>Zoning</b>	"RA" Suburban Residential RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"SC" Settlement Center designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Large Lot Neighbourhood designation East Selkirk Secondary Plan By-law No. 14-2012
<b>Property Size</b>	108,750 sq. ft./ 2.35 acres in area (+/-) 293 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

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.	50' minimum front yard for principle building	44.9'
	Eave projection for accessory 2' maximum	30.6'
	Eave projection for principle building 3' maximum	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



### SUPPORTIVE MAPPING

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

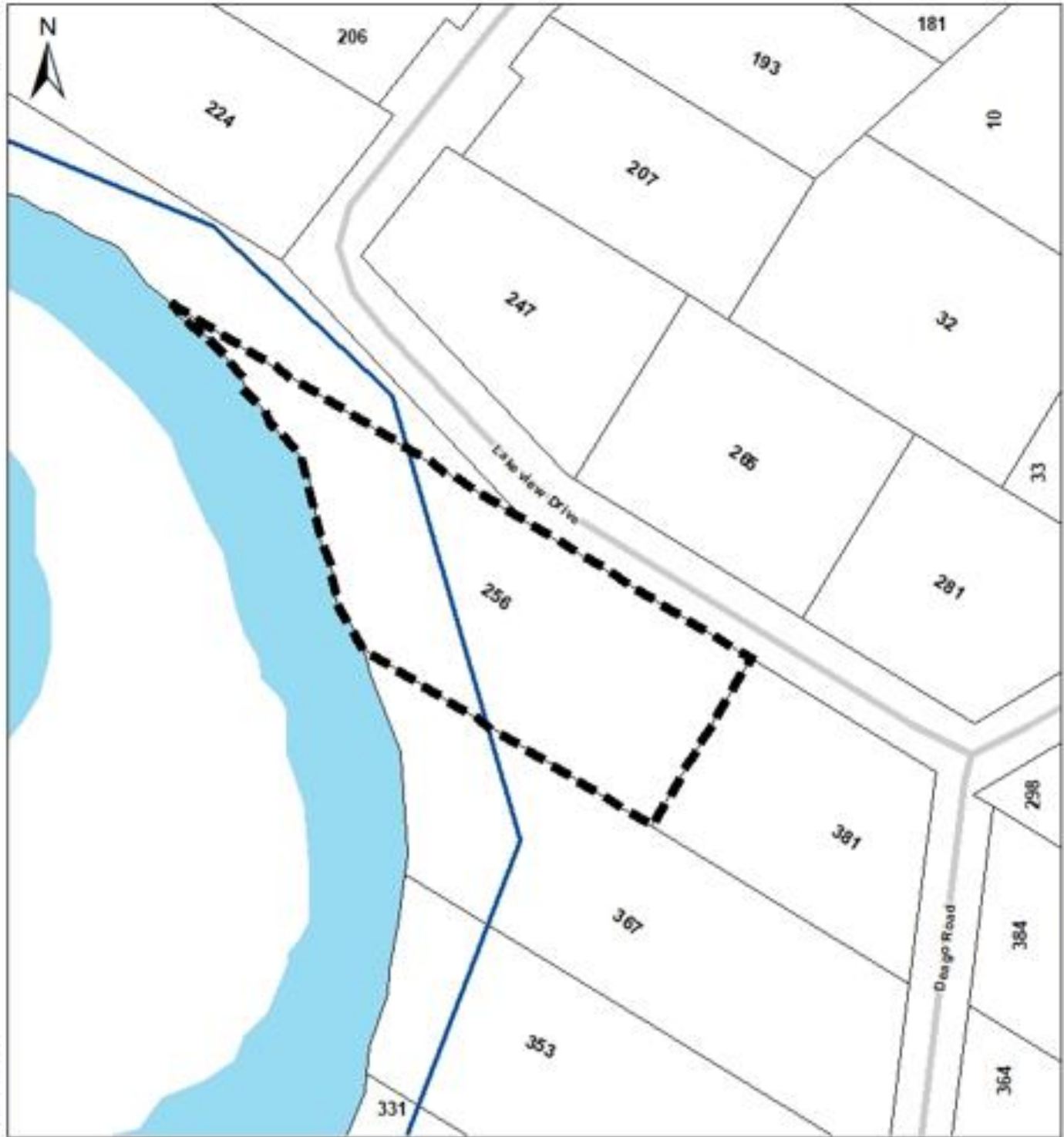
Designation: "SC" Settlement Centre  
Zoning: "RA" Suburban Residential

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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

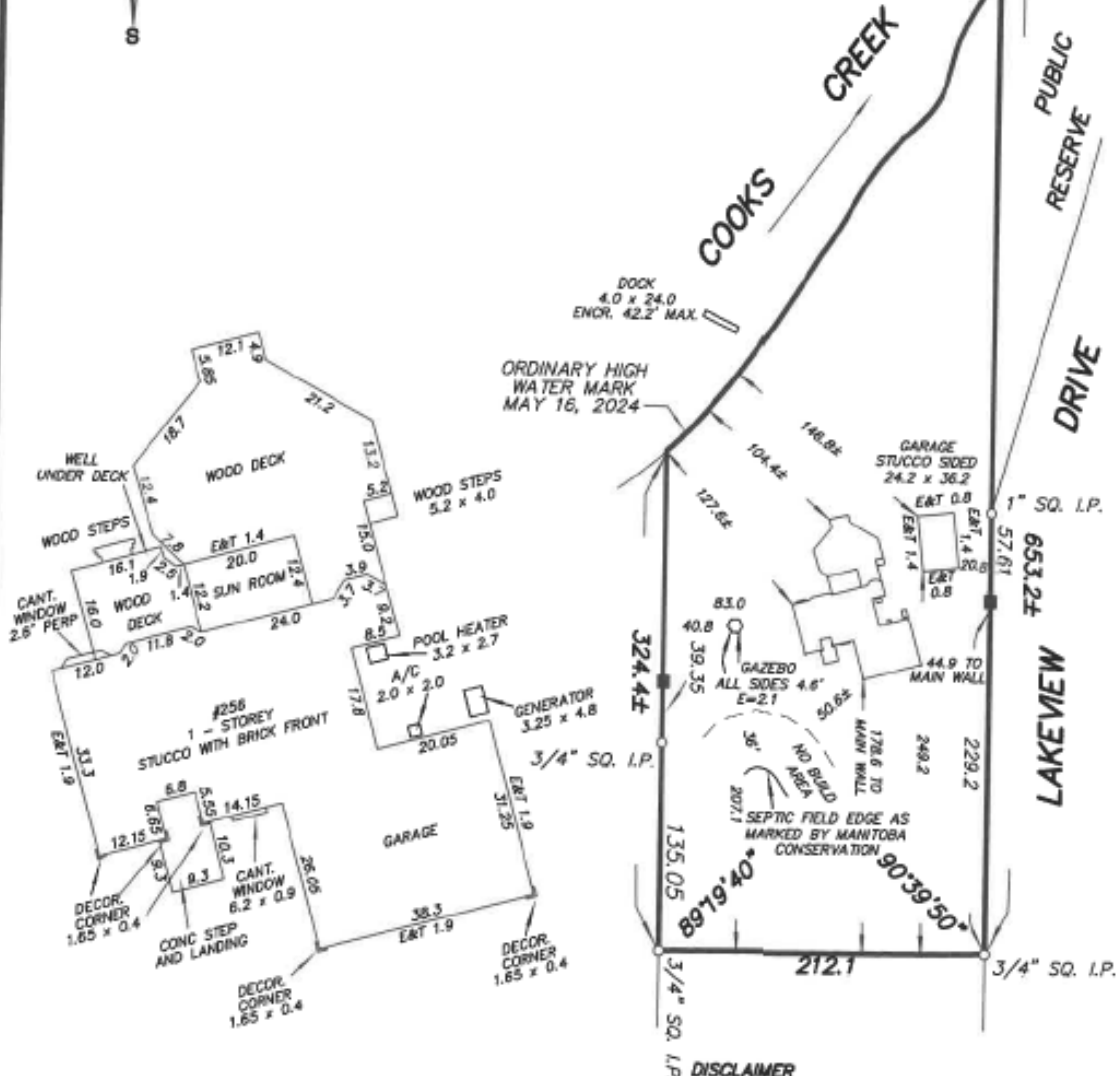
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-  Subject Property
-  Roads
-  Designated Flood Area
-  Parcel Outline
-  Water Bodies

# SITE PLAN

File No. 25-385



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  
 Building Location and Staking Certificate of the above data.  
 Iron posts found are described and shown thus   
 1/2" x 1/2" x 18" iron posts placed are shown thus   
 Title limits are shown thus 

**IMPERIAL**

Page 2 of 2

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## 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