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	**Council Chambers**
November 17, 2026	**1043 Kittson Road**
6:00 pm	**East Selkirk, MB**

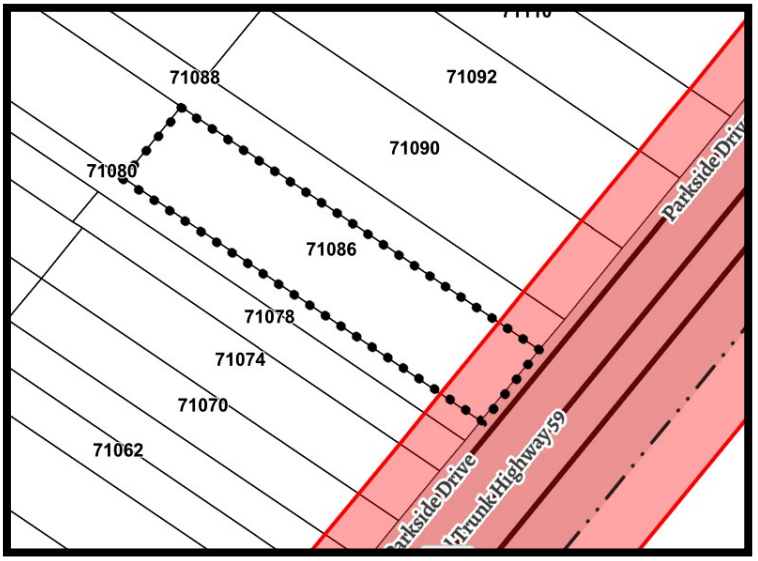
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: **VO 126/2026**

Applicant: Jason Hedley

Property Location: 71086 Parkside Drive
RM of St. Clements
Roll # 234120
Legal: Lot4 Plan 18502



Application Purpose:
The applicant proposes to increase the number of accessory structures, in order to allow for pool to be constructed on the subject property.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.2. Accessory Uses, Building and Structures 3.2.4. Number	2 accessory buildings/structures (maximum)	3 buildings/structures

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 31
Application File	**VO 126/2026**
Applicant	Jason Hedley

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	 71086 Parkside Drive, RM of St. Clements 234120 Lot 4 Plan 18502
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	263,453 square feet / 6.05 acres in area (+/-) 239.5 feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.2. Accessory Uses, Building and Structures 3.2.4. Number	2 accessory buildings/structures (maximum)	3 buildings/structures

Application Purpose

The applicant proposes to reduce the side yard for an accessory structure and to increase the maximum total area of accessory structures, in order to allow for a structure to be constructed on the subject property.

-Received previous variance for the pond VO129/2012
-The pool, deck and shed is considered as one structure as they are all connected

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:

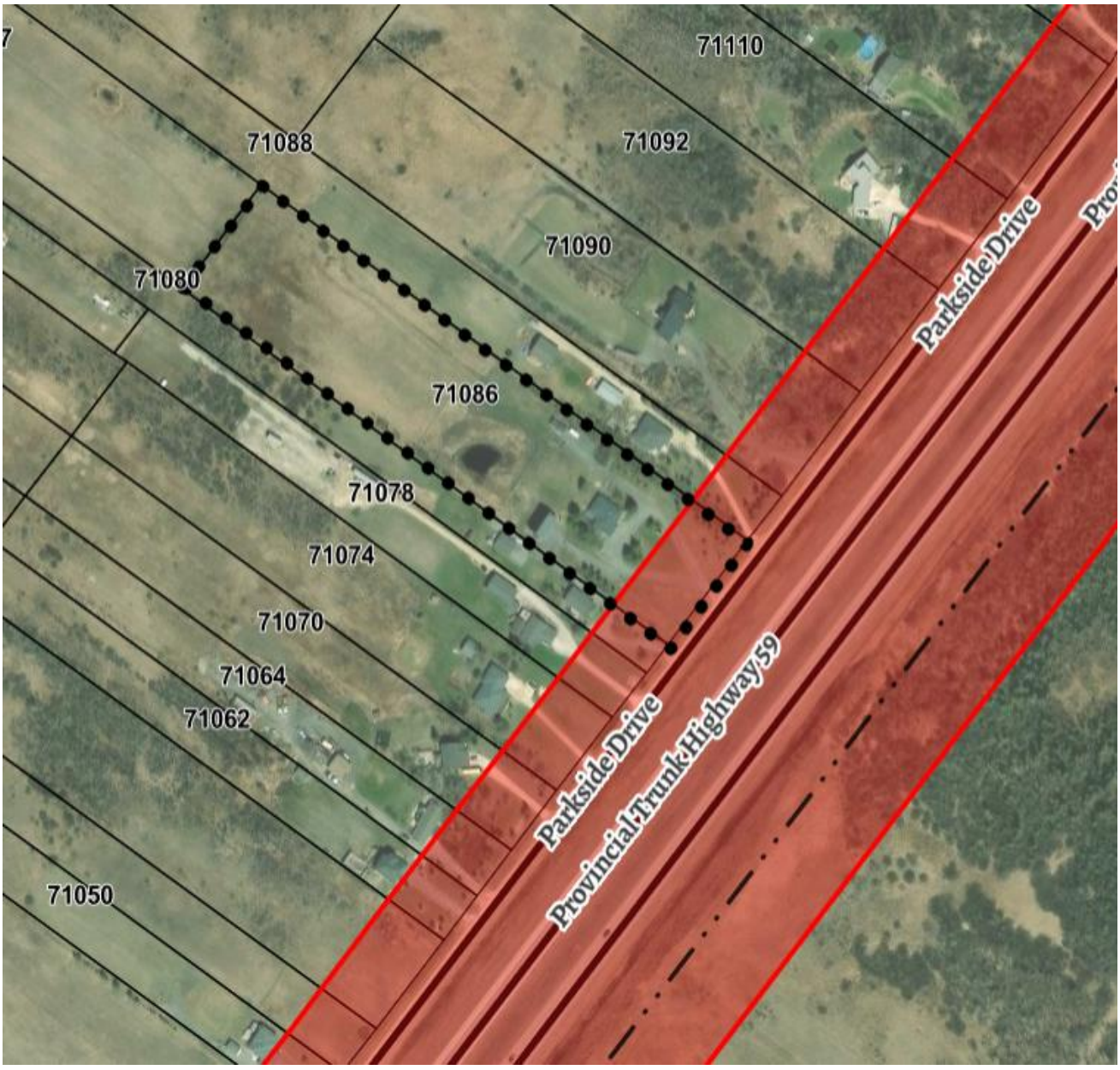
1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.

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

3. Applicant / owner to pay any outstanding fees, fines or taxes that are due to the Rural Municipality of St. Clements.

4. Applicant / owner to receive confirmation from Manitoba Transportation and Infrastructure that no permits are required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO-2026-126
71086 Parkside Drive, RM of St. Clements

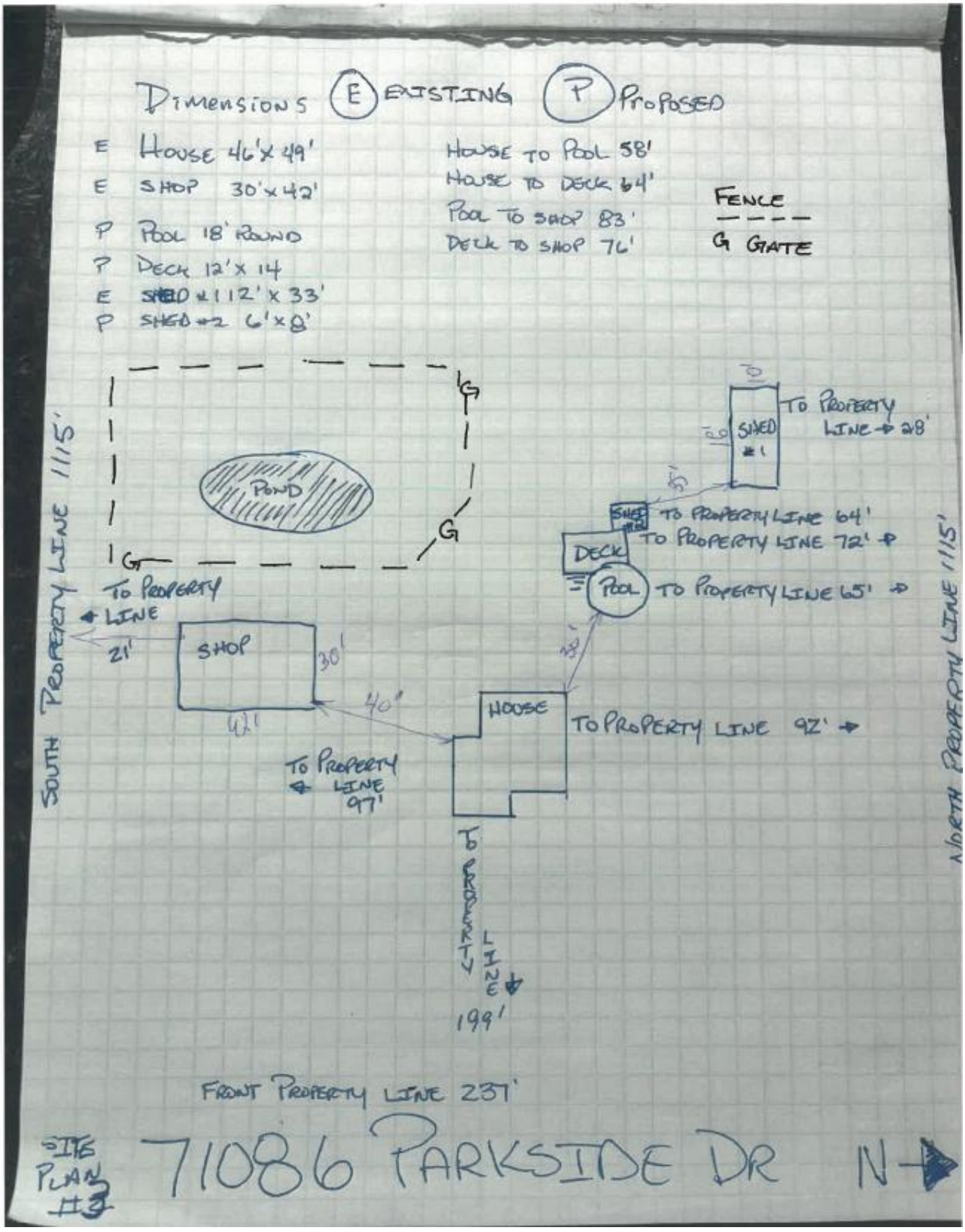
Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

Subject Property
Highway Control Zones
Roads
Hazard Lands - Airport
Parcel Outline

RED RIVER PLANNING DISTRICT

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.

ADDITIONAL INFORMATION



TO: RM of St. Clements

To whom it may concern, we have added an above ground pool to our yard. As such a permit has been pulled and is before the Red River Planning Division. In addition to the pool, we are requesting a variance for a 12x14 foot deck adjacent to the pool to allow ease of access. Further we request a 6x8 foot shed be included in this variance. The shed is for the storage of pool supplies and equipment. Both structures are contained inside the fenced area of the pool. SHED & DECK & POOL - ARE CONNECTED.

Thank you for your consideration.