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.

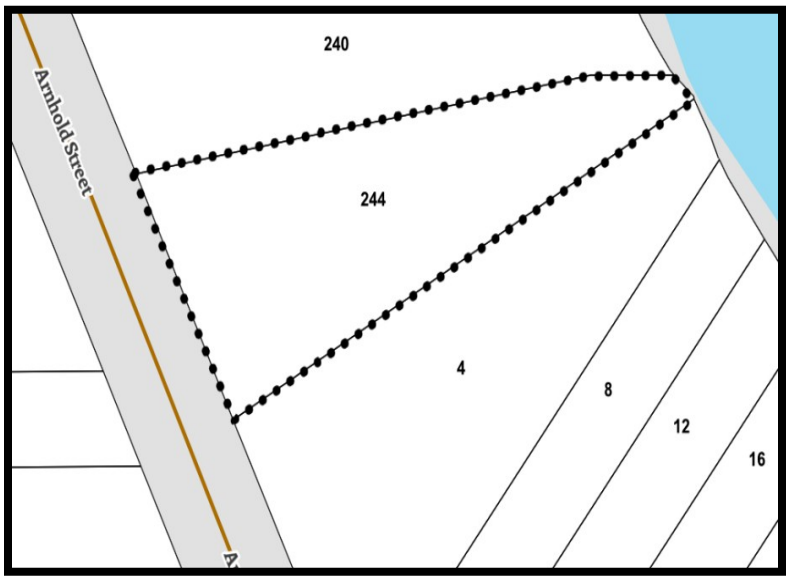
Tuesday	**Council Chambers**
December 8, 2026	**1043 Kittson Road**
6:00 pm	**East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

Application File: **VO 127/2026**

Applicant: Eric Laflamme

Property Location: 240 Arnhold Street
RM of St. Clements
Roll # 640600
Legal: Lot 3/4 Plan 19341



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.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"SR" Seasonal Residential 6. Residential Zones Tabe 14: Residential Bulk Table	Side yard setback 15' for accessory buildings in excess of 800 sq. ft. Maximum Unit Area 800 sq. ft.	Side yard setback of 5' for an accessory structure Maximum Unit Area 888 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 31, 2026
Application File	**VO 127/2026**
Applicant	Eric Laflamme

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	 240 Arnhold Street, Rural Municipality of St. Clements 640600 Lot 3/4 Plan 19341
Zoning	"SR" Seasonal Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"R" Resort designation RRPD Development Plan By-law No. 272/19
Property Size	24,996 square feet / .57 acres in area (+/-) 105 feet in width (+/-) *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"SR" Seasonal Residential 6. Residential Zones Tabe 14: Residential Bulk Table	Side yard setback 15' for accessory buildings in excess of 800 sq. ft. Maximum Unit Area 800 sq. ft.	Side yard setback of 5' for an accessory structure Maximum Unit Area 888 sq. ft.

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.

-Property Roll 653800 has received a similar approval, 7' side yard, unit area 880 sq. ft. and 3 accessory structures, which is the property to the north

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 fees, fines or taxes that are outstanding to the Rural Municipality of St. Clements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

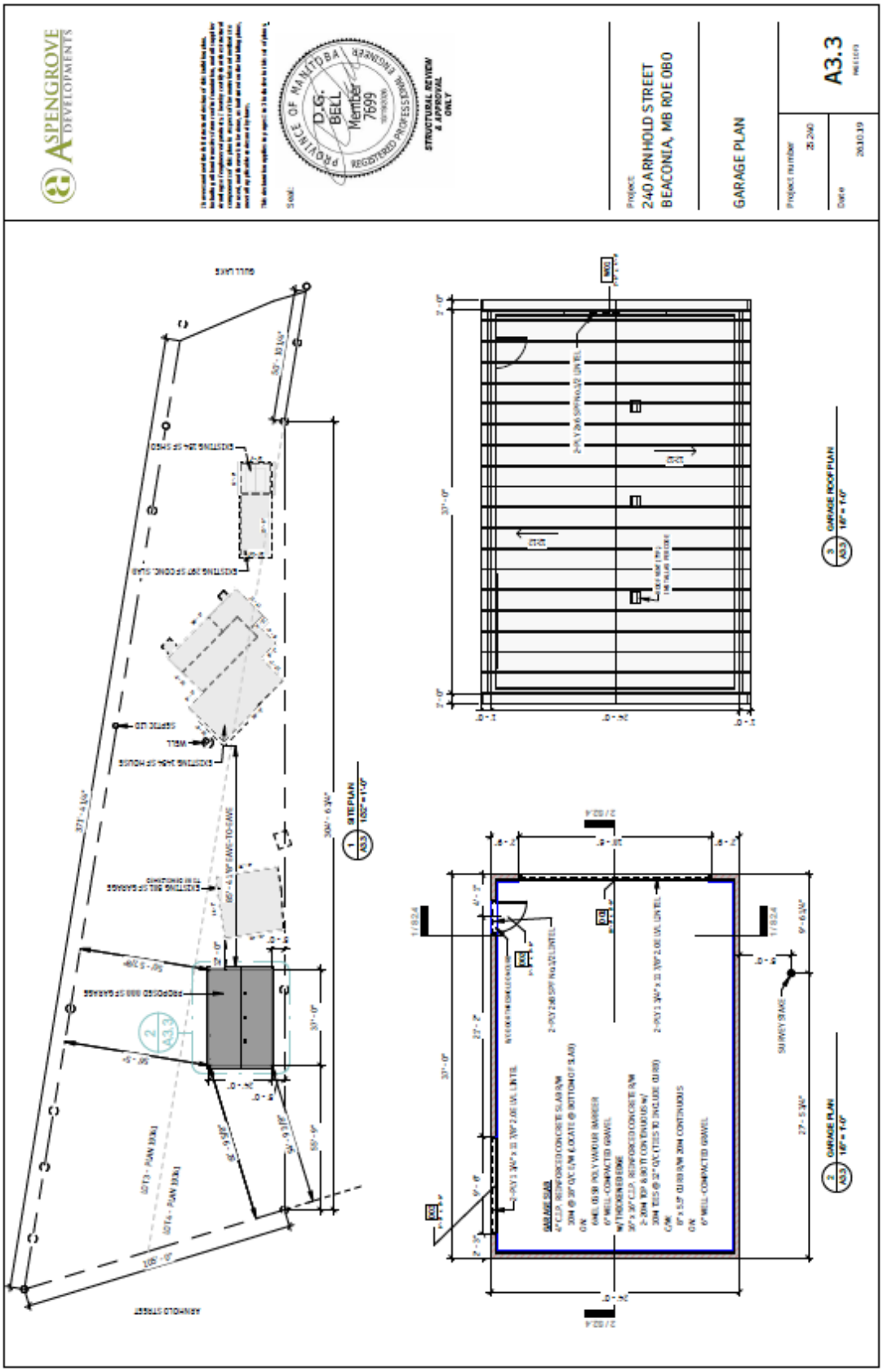
Variance Order V-2026-127
240 Arnhold Street, RM of St. Clements
Designation: Resort
Zoning: "SR" Seasonal Residential

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

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



Red River Planning District

2978 Birds Hill Road

East St. Paul, MB R2E 1J5

Att: Planning & Development Services

RE: 240 Arnhold Street, LETTER OF INTENT – VARIANCE APPLICATION

To whom it may concern,

As the owner and registered title holders of 240 Arnhold Street, St. Clements, MB., (Lots 3 & 4, Plan 19341 WLTO), we hereby propose the following:

> To build a new 888 square foot detached garage in compliance with all applicable building codes.
>
> The variances required for this project include an increase in the maximum area of accessory structures and a reduction in the allowable sideyard setback. It is our belief that the proposed 24'-0" x 37"-0" garage is a necessary upgrade from the existing garage which we recently received permission to demolish (see permit RRPD-2026-1059) and remains significantly smaller than the commercial-grade garage erected by our neighbors through similar variance. The proposed 5'-0" sideyard setback for the new garage is in keeping with the typical alignment of the buildings on the property, while providing additional clearance from the property line than the existing garage and house – our belief is that a 2003 variance previously reduced the sideyard requirements for these structures.

Homeowner information

Name: Eric Lalamme