

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
February 24, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

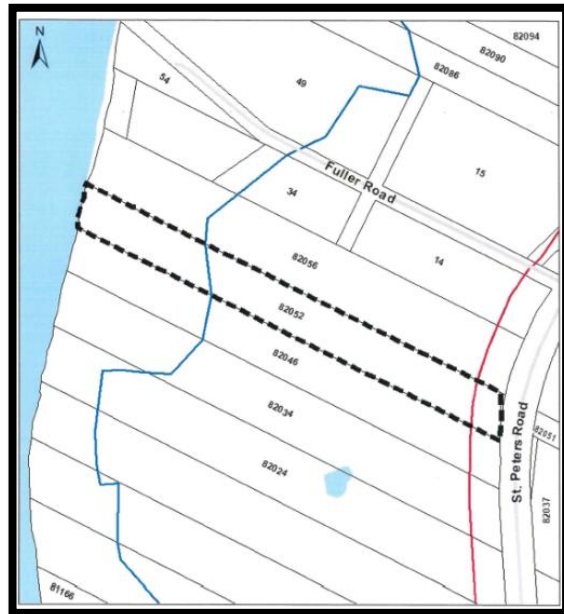
Application File: VO 14-2026

Applicant: Leigha Hyslop and
Nelson Bittner

Property Location: 82052 St. Peters Road
R.M. of St. Clements
Roll # 405660
Legal: Lot 2 Plan 22190

Application Purpose:

The applicant proposes to increase the number of accessory buildings, in order to allow for a garden suite to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Section 3.2. Accessory Uses, Buildings and Structures 3.2.4. Number of accessory buildings	2 accessory buildings maximum	3 accessory buildings

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	January 30, 2026
Application File	VO 14-2026
Applicant	Leigha Hyslop and Nelson Bittner

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	82052 St. Peters Road, R.M. of St. Clements
- Roll #	405660
- Legal	Lot 2 Plan 22190
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	352,520 square feet / 8.09 acres in area (+/-) 203 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Section 3.2. Accessory Uses, Buildings and Structures 3.2.4. Number of accessory buildings	2 accessory buildings maximum	3 accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for a garden suite to be constructed on the subject property.

The garden suite was approved under Conditional Use application 47-2025, it has been discovered that this would be the 3rd accessory building on their property. Already existing is a garage and a shed, therefore the need for variance.

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.

This aerial map displays a residential neighborhood in St. Petersburg, Florida. The map features several streets, including Fuller Road and St. Peters Road. Property boundaries are delineated by thin black lines, and individual lots are labeled with numbers such as 54, 49, 34, 15, 14, 82056, 82052, 82046, 82034, 82024, 82094, 82090, 82086, 82051, 82037, and 81166. A prominent dashed black line runs diagonally across the center of the map, highlighting a specific area of interest. A blue line, likely representing a water feature or a specific boundary, runs along the left side of the map. A red line runs vertically along the right side, near St. Peters Road. A north arrow is located in the top left corner, and a scale bar is positioned at the bottom left. The map is sourced from Esri, DeLorme, GeoEye, and other GIS data providers.



RED RIVER
PLANNING DISTRICT

LETTER OF INTENT

Jan 28 2026

To the Red River Planning District

In regards to 82052 St Peters Rd, East Selkirk, R0E0M0- Variance Application.

We, Leigha Hyslop & Nelson Bitter are applying for a variance to increase the total amount of detached structures on our lot from 2 to 3. Currently we have our house (main residence), a garage and shed. We will need to keep both the garage and shed for storage purposes.

We had previously attended a public hearing in October of 2025, to ask for permission to build a garden suite for my aging mother, and that was approved. However, at that time we were not aware that we would be exceeding the maximum amount of detached structures.

We are requesting that we have permission to increase the total amount of detached structures from 2 to 3 to accommodate the previously approved garden suite.

Thank you for your consideration,

Leigha Hyslop and Nelson Bittner

SITE PLAN

