

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
May 27, 2025
6:00 p.m.**

**Council Chambers
1043 Kittson Road
East Selkirk, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

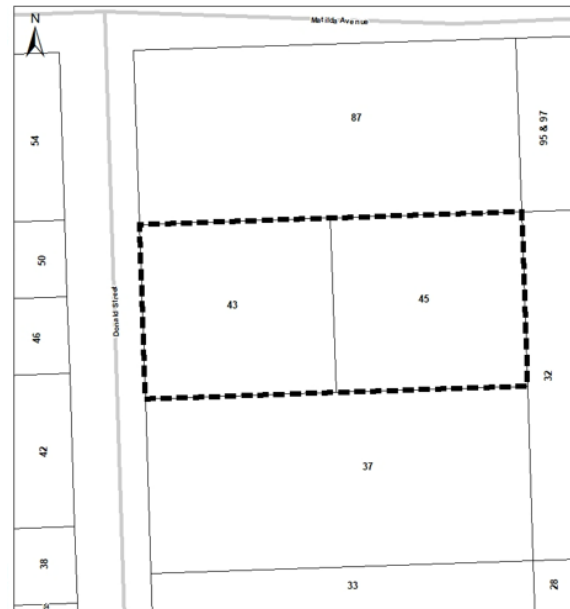
Application File: VO 24-2025

Applicant: Joe Castellano

Property Location: 43,45 Donald St Grand
Marais, RM of St.
Clements
Roll #: 736500, 736600
Legal: W ½ of LOT 26,
Plan 2855 WLTO

Application Purpose:

The applicant proposes to reduce side setback and site width for both proposed lots, and to establish garage without a primarily dwelling as a result of subdivision application S25-3101 on the subject property.



Variances Request “RA” – Suburban Residential Zone	Zoning By-law Requirement	Proposed by Applicant
Side yard (sec. 6.3)	15 ft. (min)	3.9 ft
Accessory structure primary to main dwelling (sec. 3.2.2)	“Accessory structure cannot be constructed prior to the primary dwelling”	A request for accessory structure (shed) to maintain on the subject land as a result of subdivision
Lot width (sec. 6.3)	100 ft (min)	70 ft(min)

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	April 17, 2025
Application File	VO 24-2025
Applicant	Joe Castellano

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	43,45 Donald St Grand Marais, RM of St. Clements
- Roll #	Roll # :736500, 736600
- Legal	Legal: W ½ of LOT 26, Plan 2855 WLTO
Zoning	"RA"- Suburban Residential (sec.6.3, Table 14)
Secondary Plan	Infill Neighborhood, Grand Marais
Development Plan Designation	Settlement Centre Designation (Sec.4.5)
Property Size	0.49 Acres in area (+/-) for each lot 70 feet in width (+/-) for each lot NOTE: Information is based on GIS data

APPLICATION DETAILS / PROPOSAL

Variances Request "RA" – Suburban Residential Zone	Zoning By-law Requirement	Proposed by Applicant
Side yard (sec. 6.3)	15 ft. (min)	3.9 ft
Accessory structure primary to main dwelling (sec. 3.2.2)	"Accessory structure cannot be constructed prior to the primary dwelling"	A request for accessory structure (shed) to maintain on the subject land as a result of subdivision
Lot width (sec. 6.3)	100 ft (min)	70 ft(min)

Application Purpose

The applicant proposes to reduce side setback and site width for both proposed lots, and to establish garage without a primarily dwelling as a result of subdivision application S25-3101 on the subject property. No agencies raised any concerns.

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, arrears or any utilities, fees or fines if owed to the Municipality.

RRPD LOCATION MAP




SUPPORTIVE MAPPING

Variance Order VO 24, 2025
43 and 45 Donald St, 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

 Parcel Outline



ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)


RECEIVED

MAR 25 2025

Variance Letter of Intent

Date: March 25/25

RE: 43 Donald St., Grand Marais, MB

Joe Castellano


To: Red River Planning and all other parties reviewing our Application for a subdivision

I am writing to formally request a variance for my property located at 43 Donald St. The purpose of this request is to take the 2 existing lots and re-align their lot lines. The back lot has no access. The lot sizes will not change at all. Once re-align, this will allow access from the street for both lots which the 2 lots did not currently have. The existing cottage will stay entirely on 1 lot and cannot be moved but is closer to the side lot then allowed which is why we need an additional variance which we have paid for. We wish to keep both lots the same in size. *We also have cashed on property 2 that requires variance. All paid.* We have plans to build on the new lot as soon as possible. We will be placing the new build on the new lot following all current guidelines which will not require variances. Once the new building is in place, it will have approximately 25' of a side yard on the same side as the existing cottage which is 10' further then required. This is to allow more room as the existing home on the first lot is closer to the lot line. I believe that a variance is warranted in this case as we wish to have both lots the same size. These will actually be larger than the lots directly across the street by almost 10' wider. We will also setback the new build further to help with distances all around.

I appreciate your consideration of this request and hope to discuss this matter further. Please feel free to contact me by phone or email should you need any additional information.

Thank you for your time and attention to this matter.

Sincerely,


Joe Castellano

**SUBDIVISION APPLICATION MAP
BEING PART OF
N.E. 1/4 SECTION 18-18-7 E.P.M.
LOT 26, PLAN NO. 2855 WLTO
43 & 45 DONALD STREET
RURAL MUNICIPALITY OF ST. CLEMENTS**



CERTIFICATE OF TITLE NO. : 1563230/1
REGISTERED OWNERS : AURELIO CASTELLANO AND CATERINA CASTELLANO
LEGAL DESCRIPTION : E 1/2 LOT 26 PLAN 2855 WLTO
SUBJECT TO THE RESERVATIONS AND PROVISIONS
CONTAINED IN THE GRANT FROM THE CROWN
IN E 1/2 18-18-7 EPM.
ENCUMBRANCES : NONE

CERTIFICATE OF TITLE NO. : 1563843/1
REGISTERED OWNERS : AURELIO CASTELLANO AND CATERINA CASTELLANO
LEGAL DESCRIPTION : W 1/2 OF LOT 26 PLAN 2855 WLTO
SUBJECT TO THE RESERVATIONS AND PROVISIONS
CONTAINED IN THE GRANT FROM THE CROWN
IN E 1/2 18-18-7 EPM.
ENCUMBRANCES : NONE

METRIC

All distances are in metres.
Areas are in square metres.

This survey was made on February 5, 2025.

Survey monuments found are described and shown thus _____

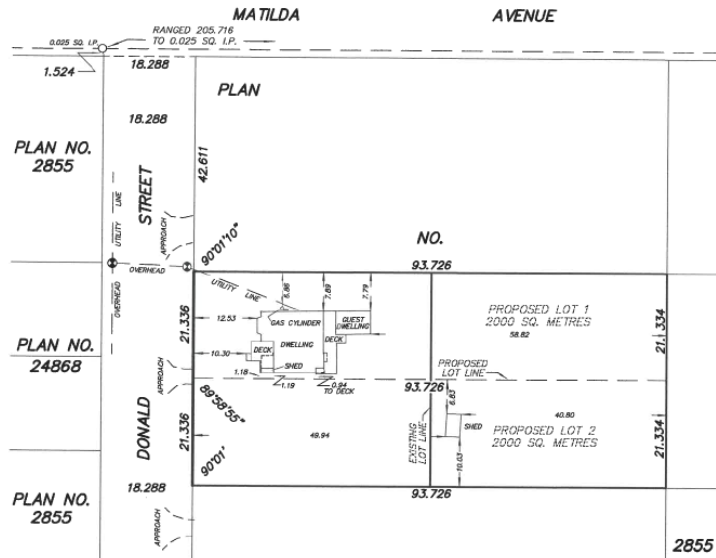
Utility poles are shown thus _____

Title limits are shown thus _____



Dated this 5th day of March, 2025

This survey and map was supervised by Dwayne Danchuk, M.L.S.



NOTE : FOR PLANNING
APPLICATION PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.

ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1