

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
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

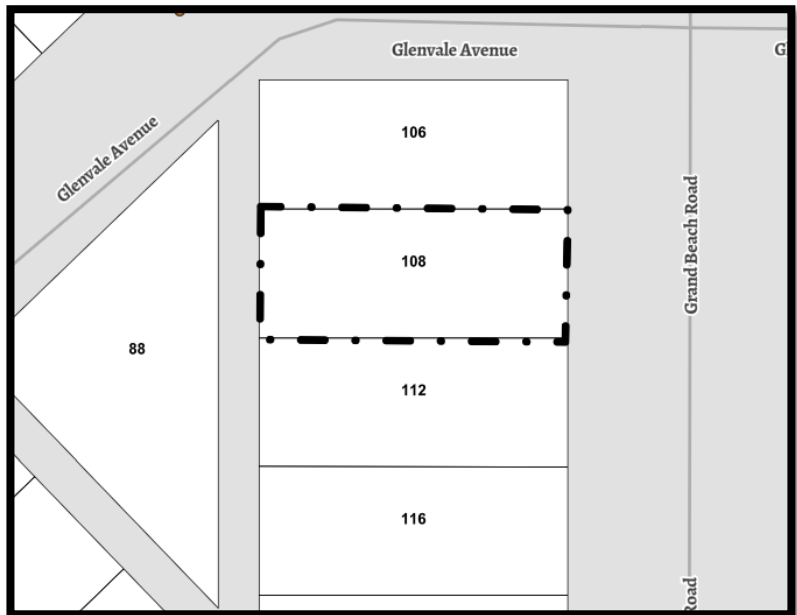
Application File: VO 26-2025

Applicant: Nikolaj Borisov

Property Location: 108 Grand Beach Road,
RM of St. Clement
Roll # 752300
Legal: Lot 14 Block 7
Plan 2639

Application Purpose:

The applicant proposes to reduce the side yard setbacks and front yard, in order to allow for a dwelling to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Commercial Recreation Side Yard Setbacks Section 7.4 Bulk Regulations	25 feet	11 feet
Commercial Recreation Front Yard Setbacks Section 7.4 Bulk Regulations	50 feet minimum	32 Feet

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	March 20, 2025
Application File	VO 26-2025
Applicant	Nickolaj Borisov

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	108 Grand Beach Road, RM of St. Clements 752300 Lot 14 Block 7 Plan 2639
Zoning	"CR" Commercial Recreation zone RM of St. Clements Zoning By-law No. 5/2002
Development Plan Designation	"SC" Settlement Center designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Old Main Street District Grand Marais Secondary Plan By-law No. 13-2012
Property Size	.14 acres in area (+/-) 50' feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Commercial Recreation Side Yard Setbacks And front yard Section 7.4 Bulk Regulations	25 feet minimum 50 feet minimum	11 feet 32 feet

Application Purpose

The applicant proposes to reduce the side yard setback and front yard setback, in order to allow for a dwelling to remain on the subject property. Include other relevant info (e.g. input from municipality, province input, applicant's reasons for the application, etc.).

Relevant Information

Property at 112 Grand Beach Road received Variances for side yard to 10' and front yard to 20' (2017)
 Property at 116 Grand Beach Road received Variances for rear yard to 3.35' (2011)
 Property at 120 Grand Beach Road received Variances for rear yard to 3.35' (2011)

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 all taxes, arrears, fees, penalties and fines, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING


Variance Order VO26-2025

108 Grand Beach Road, RM of St. Clements


Designation: "SC" Settlement Center

Secondary Plan: Old Main Street

Zoning: "CR" Commercial Recreational

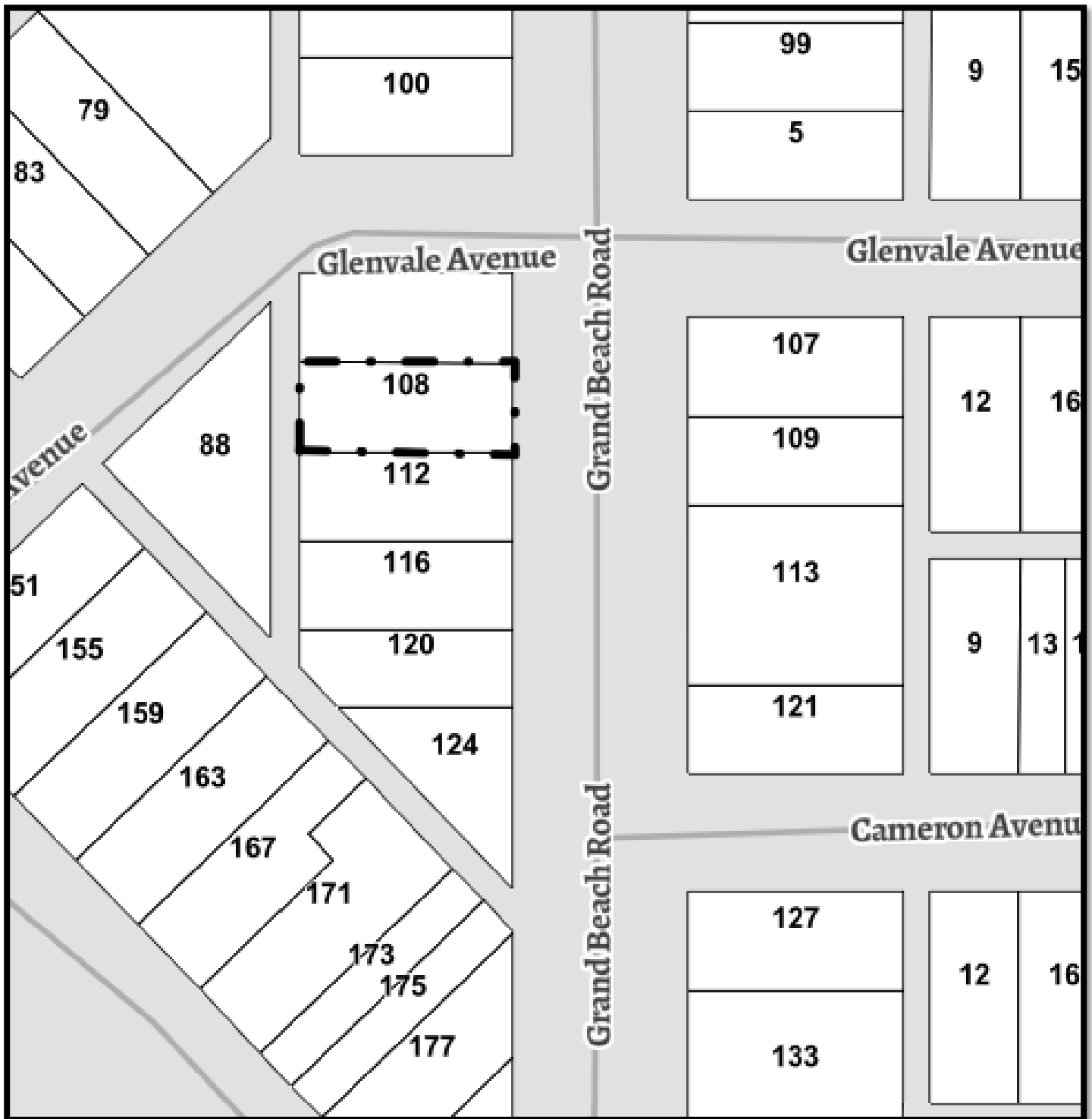
 Subject Property

 Roads

 Parcel Outline

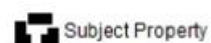
 Water Bodies

 **RED RIVER**
PLANNING DISTRICT



SUPPORTIVE MAPPING

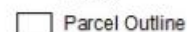
108 Grand Beach Road, RM of St. Clements
 Designation: "SC" Settlement Center
 Secondary Plan: Old Main Street
 Zoning: "CR" Commercial Recreational



Subject Property



Roads



Parcel Outline



Water Bodies



* Please refer to applicant's Site Plan. Not to scale. For Discussion Purpose Only

ADDITIONAL INFORMATION

Letter of Intent

Requesting a Variance to 108 Grand Beach Rd
from the 25 feet to 11 feet south side '15 FT'
North side. This request would have no impact
on the neighbors properties. I have attached all
necessary documents for your review. Please
inform me if you require further information

+ front yard variance 50ft → 32ft

SITE PLAN

