

# 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**  
**April 28, 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 31-2026  
**Applicant:** Conan and Lisa Lansard  
**Property Location:** 254 Nanton Road,  
RM of St. Clements  
Roll # 309000  
Legal: Lot 1 Plan 21566

**Application Purpose:**  
The applicant proposes to increase the number of accessory buildings, in order to allow for a 16' X 20' accessory building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential 3.2.4. Number of accessory buildings	2 accessory buildings	4 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	April 3, 2026
<b>Application File</b>	<b>VO 31-2026</b>
<b>Applicant</b>	Conan and Lisa Lansard

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	254 Nanton Road, RM of St. Clements
- Roll #	309000
- Legal	Lot 1 Plan 21566
<b>Zoning</b>	"RR" Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	108,818 square feet / 2.5 acres in area (+/-) 142.5 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential 3.2.4. Number of accessory buildings	2 accessory buildings	4 accessory buildings

### Application Purpose

The applicant proposes to increase the number of accessory buildings, in order to allow for a 16' X 20' accessory building to be constructed on the subject property.

In accordance with Table 1: Accessory Uses, Building and Structures a swimming pool is considered and therefore there is a maximum of 4 structures.

## **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. No accessory buildings shall be used as a habitable space.
4. Applicant / Owner to pay any outstanding taxes, fees or fines, to the R.M. of St. Clements.

# RRPD LOCATION MAP




## SUPPORTIVE MAPPING

Variance Order VO 31, 2026  
254 Nanton Road, RM of St. Clements

Designation: "RR" Rural Residential  
Zoning: "RR" Rural 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. Map content is not to scale.

 Subject Property

 Roads

 Parcel Outline



## LETTER OF INTENT

March 19, 2026

Red River Planning District  
2978 Bird Hill Road  
East St. Paul, MB

Subject: Letter of Intent

Dear Sir/Madam,

We respectfully submit this letter to request your consideration and approval for the following variances in support of our building permit applications for our property:

The addition of a 16 ft. x 20 ft. pool storage/change room adjacent to the existing pool, designed with a gable roof.

The proposed structure will be built on a concrete pad and constructed using wood framing with exterior siding and asphalt shingles. The building will feature a 6/12 pitch gable roof.

The structure is planned for placement on the east side of the yard, along the line of tall evergreen trees.

We appreciate your time and consideration of our request.

Sincerely,

Conan & Lisa Lansard

SITE PLAN

254 Nanton Road  
Conan Lansard

- concrete floor
- asphalt shingles
- wood framing
- 8 foot walls
- 1 foot overhangs
- 6/12 pitch.

