

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

R.M. 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 PM

Council Chambers
1043 Kittson Road
East Selkirk, MB

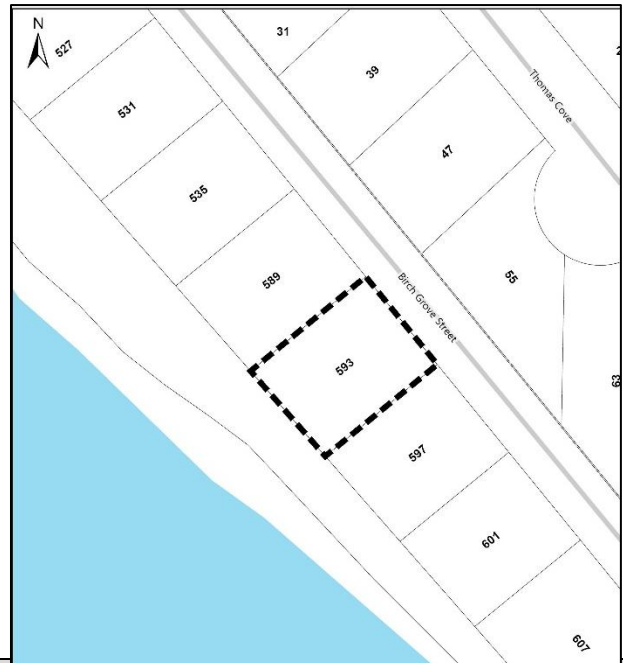
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 35-2026

Applicant: Krest Carpentry Inc
Owner: Jean Trudel

Property Location: 593 Birch Grove Street
RM of St. Clements
Roll # 701400
Lot 10 Plan 7770



VARIANCE APPLICATION REPORT

Date	April 10, 2026
Application File	VO 35-2026
Applicant	Krest Carpentry Inc. / Owner Jean Trudel

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	593 Birch Grove Street, RM of St. Clements
- Roll #	701400
- Legal	Lot 10 Plan 7770
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	12,976 square feet / 0.30 acres in area (+/-) 100 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"SR" Seasonal Resort Part 6 Table 14 Section 6.3, Section 3.2.3, and Section 3.2.4	Building height – 18' max. Building separation – 10' min. Combined sq.ft. for accessory structures – 800 sq.ft. max.	Building height – 25.17' Building separation – 8.5' Combined sq.ft. for accessory structures – 2,110 sq.ft.

Application Purpose

The applicant proposed to increase the building height, a combined accessory structure square footage, and reduce the building separation distance to allow for a detached accessory structure to be constructed on the subject property. The applicant has confirmed that the existing encroaching accessory structures will be removed or relocated to be brought into compliance. An existing gazebo and landing located between the dwelling and proposed detached garage will be removed as well. A recent variance (VO 98-2025) had been approved for the front and side yard setbacks, and the number of accessory buildings. Updated plan information from the applicant/property owner has introduced additional variances, which have been included in this submission.

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;

RRPD LOCATION MAP



Letter 8.5 x 11

Date: April 2020

SUPPORTIVE MAPPING

Variance Order VO 35, 2026
 593 Birch Grove Street, RM of St. Clements

Designation: "R" Resort
 Zoning: "SR" Seasonal 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

 Highway Control Zones

 Roads

 Parcel Outline



ADDITIONAL INFORMATION

April 10, 2026

John Trudel



To:
Red River Planning District
806-A Manitoba Avenue
Selkirk, Manitoba R1A 2C9

RE: Letter of Intent – Variance Request for Detached Garage at 593 Birchgrove Street, Beaconia MB R0E 0B0

To whom it may concern,

I am writing to formally submit a request for a variance to allow the construction of a detached garage on my property located at 593 Birchgrove Street, Beaconia, MB R0E 0B0. Specifically, I am requesting a combined floor area of all accessory structures of 2110 sqft. Additionally, I am requesting a separation distance between main and accessory structure of 8.5' and a building height of 25'-2". This is to accommodate a proposed 30-foot by 30-foot detached garage beside the existing dwelling.

Please note that there is an existing gazebo and deck/landing between the proposed garage and main dwelling that will be removed prior to construction of the garage. As well, all encroaching structures will be brought within property lines to ensure compliance with zoning requirements.

This garage will not be used as a habitable space. The main level is to be used for boat and car storage, and the second story will be used to store personal items. The intent of the second story bathroom is for guests to use when entertaining outside so that they do not need to go into the main dwelling. This allows for the main dwelling doors not needing to be opened dozens of times throughout the day and evening, letting mosquitos, fly's and other bugs in.

The intent is to construct a garage that is both functional and visually consistent with the character of the neighborhood. We believe the proposed variance will not negatively affect the neighboring properties and will preserve the overall streetscape.

We respectfully ask for the Planning Department's consideration and support for this application. Should you require further information or clarification, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,


John Trudel

SITE PLAN

STOFFEL SURVEYS
 S.L.S. Ltd.
 LAND SURVEYING & GEOMATICS
 3-30 Rue Principale
 La Salle, MB
 R0G 0A2
 Ph: (204) 738 2088
 Fax: (204) 738 4858
 info@stoffelsurveys.com

Our File # 250506
 Date: August 15, 2025

**SURVEYOR'S SITE PLAN
 SHOWING PROPOSED GARAGE**



PREPARED FOR:

Krest Carpentry Inc.
 36 Kingswood Crescent
 La Salle, MB
 R0G 0A1

CMVC ADDRESS:

593 Birch Grove Street

CERTIFICATE OF TITLE:

3166918/1 (Searched: 13/05/2025)

LEGAL DESCRIPTION:

LOT 10 PLAN 7770 W.L.T.O
 EXC ALL MINES AND MINERALS AS RESERVED
 IN THE GRANT FROM THE CROWN
 IN FRAC NE 1/4 29-17-7 EPM

REGISTERED OWNER:

JEAN ARMAND TRUDEL

INSTRUMENT No.:

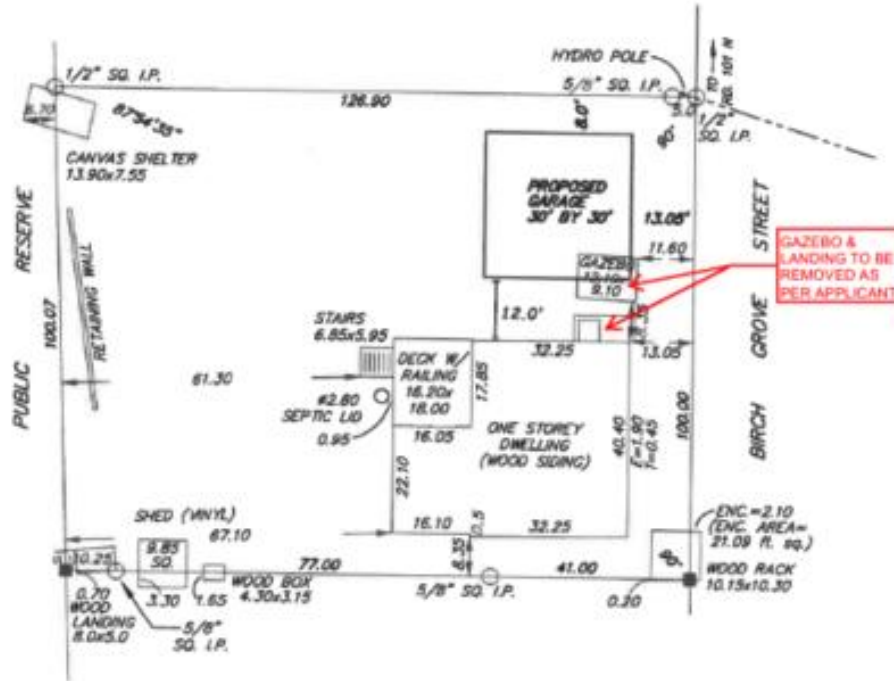
5384836/1 AND 5384837/1 ARE ACTIVE CHARGES AGAINST THE PROPERTY.

Instruments noted herein are provided for information purposes only and have not been investigated as to their intent or effect.

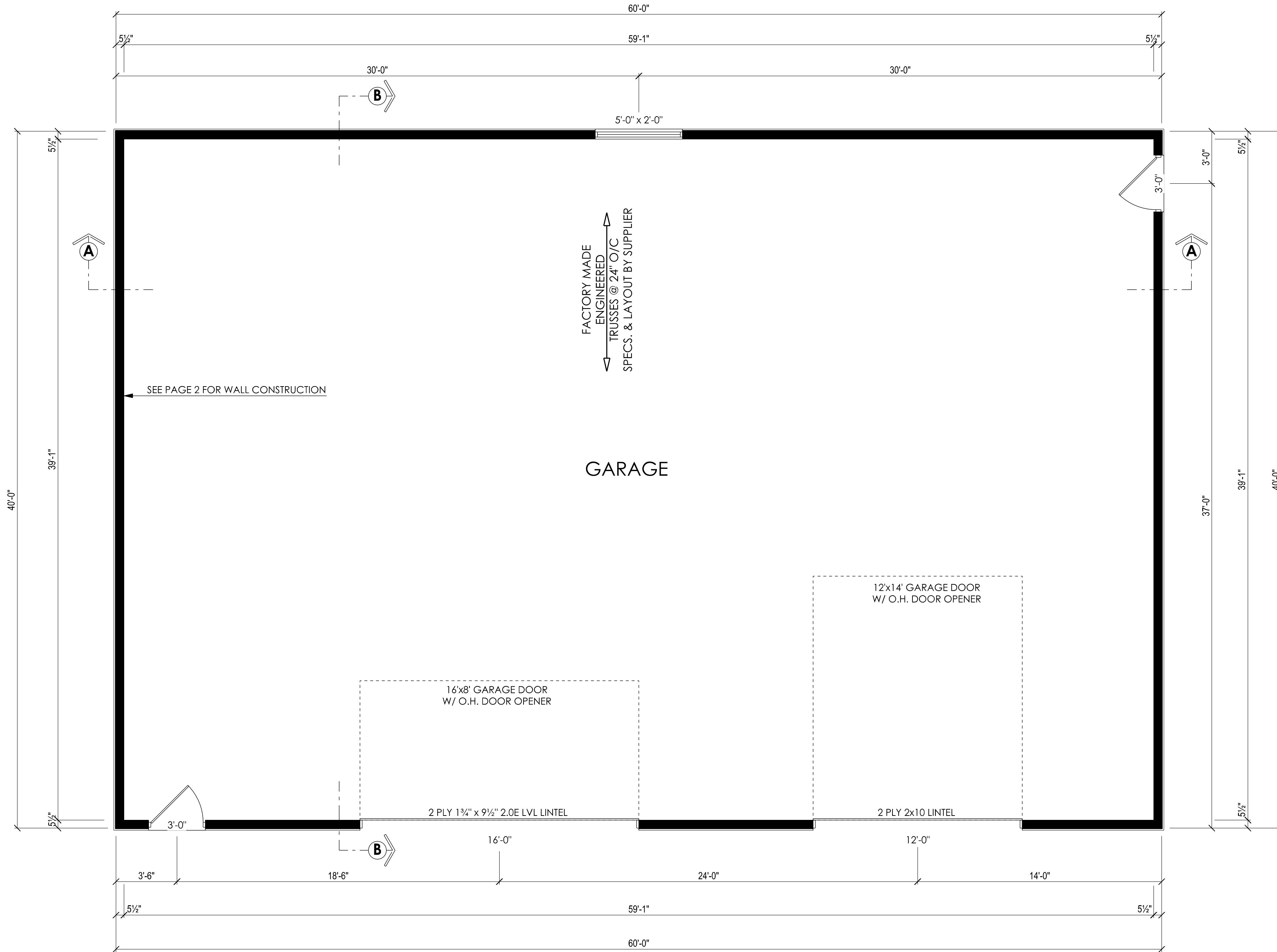
Signed this 15th day of August, 2025.

Arno Stoffel
 Arno Stoffel, Manitoba Land Surveyor
 © STOFFEL SURVEYS, 2025

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IRON POSTS FOUND SHOWN THIS... ○
 IRON POSTS 0.013 x 0.013 x 0.457 SHOWN THIS... ■



GARAGE FLOOR PLAN - 2400 SQ. FT.

SCALE: 1/4" = 1'-0"

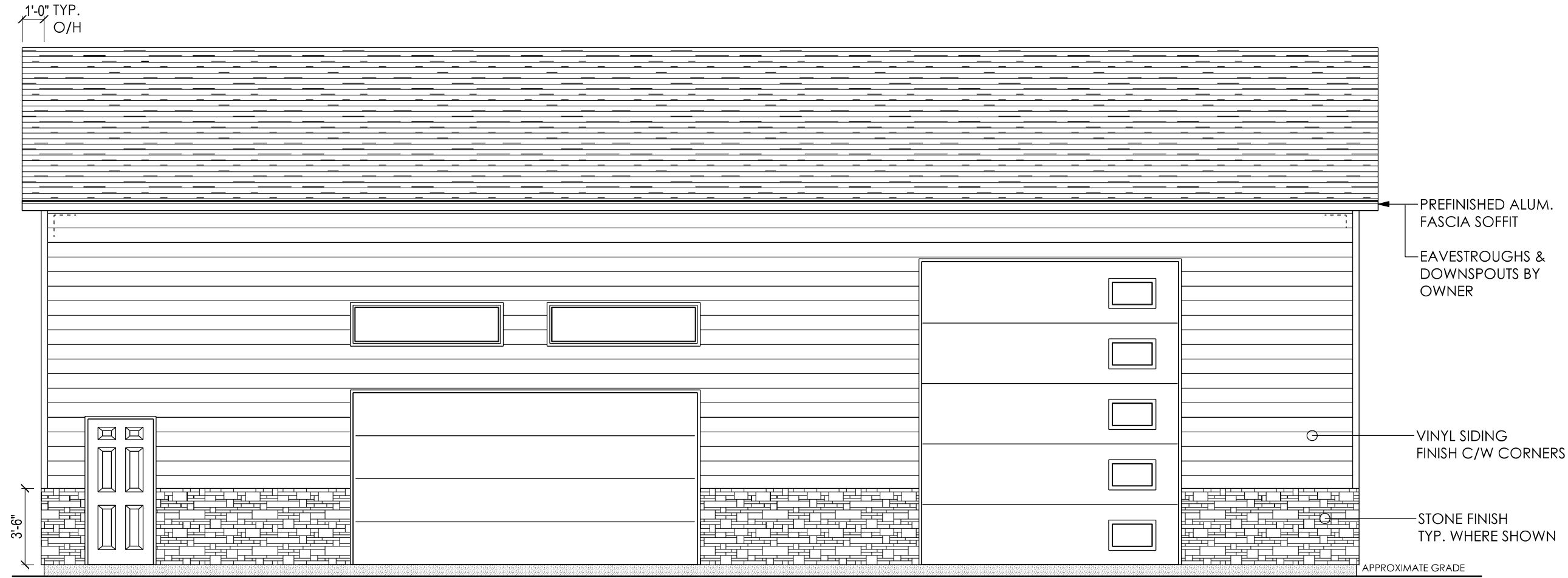
March-27-26

REVISION #	###
DRAFTED BY	AG
REVIEWED BY	###

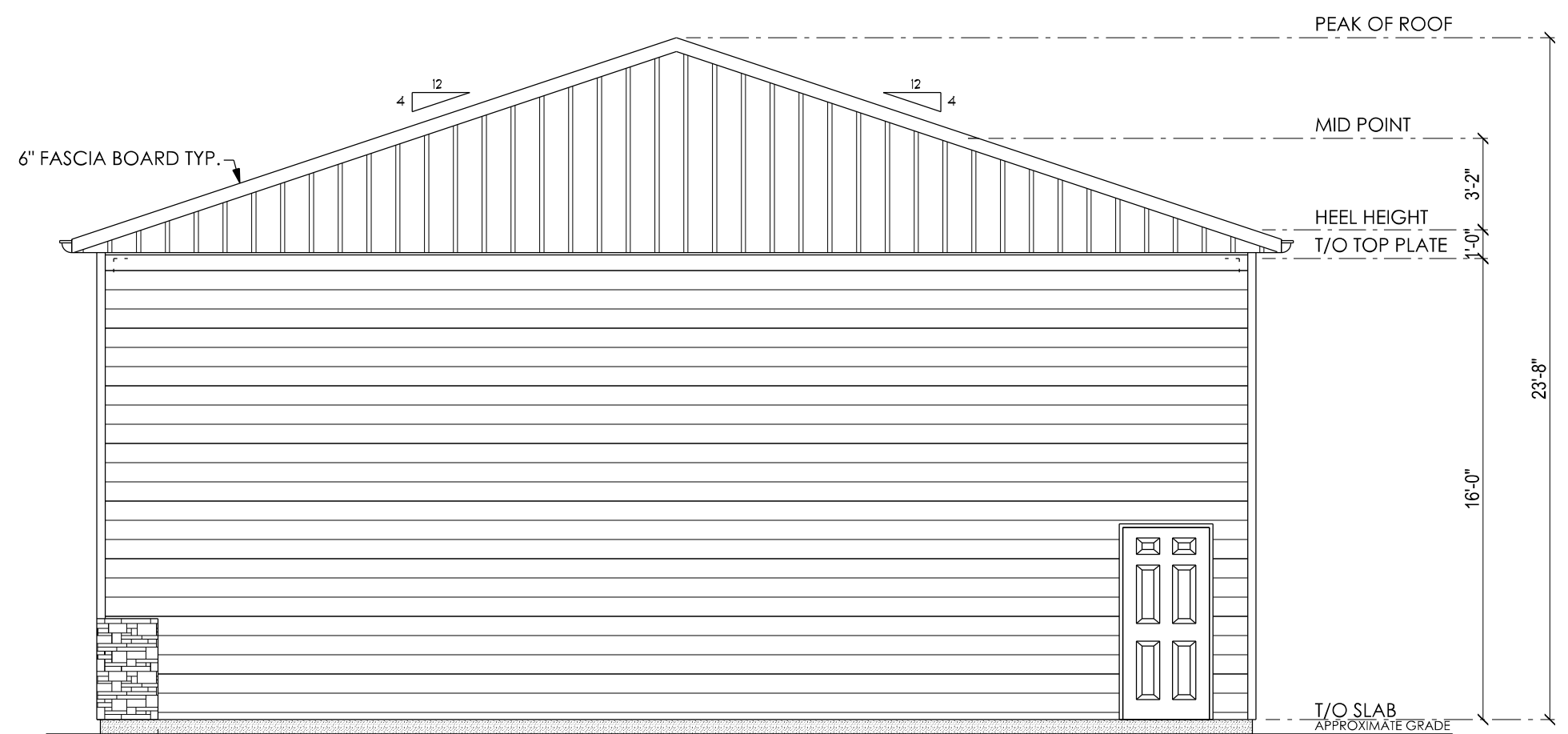
STAR
 READY TO MOVE HOMES
 1066 SPRINGFIELD ROAD
 WINNIPEG, MANITOBA R2G 3T3
 TEL 204.669.9200 FAX 204.669.9494
 EMAIL design@starbuildingmaterials.ca

BOS

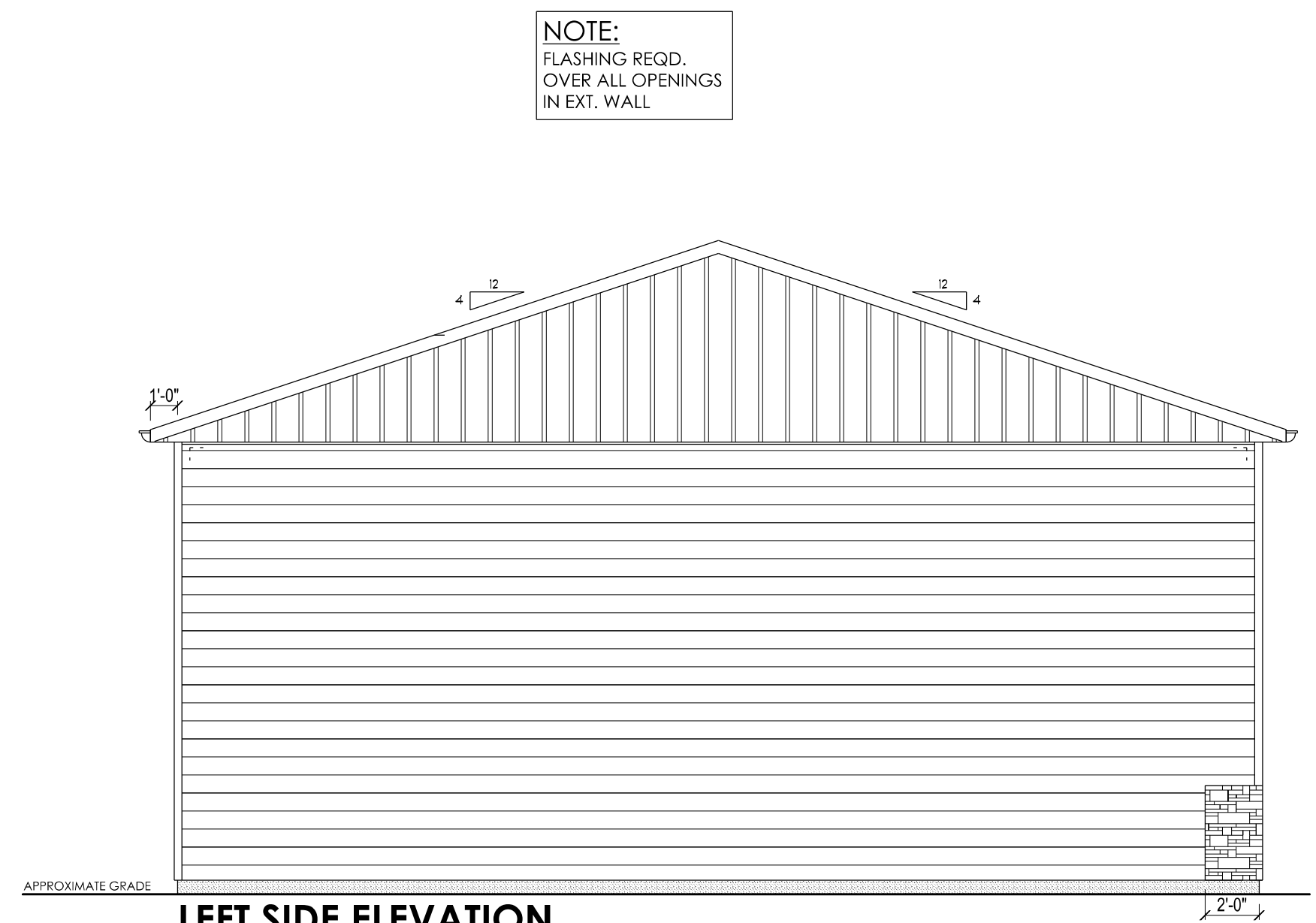
GURAL, J
 CUSTOM SHOP
 400 WESLEY DRIVE, EAST SELKIRK, MB
A 03 MAIN FLOOR



FRONT ELEVATION

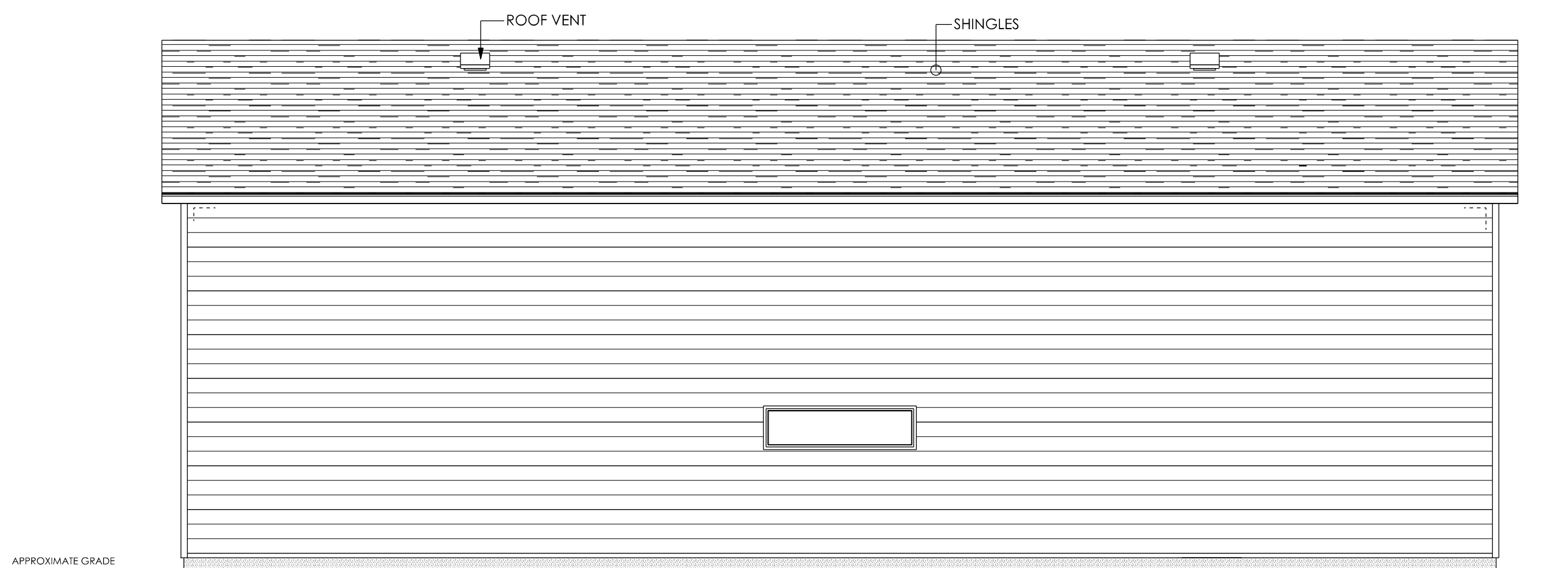


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

NOTE:
FLASHING REQD.
OVER ALL OPENINGS
IN EXT. WALL



BACK ELEVATION

SCALE: 3/16" = 1'-0"

GURAL, J
CUSTOM SHOP
400 WESLEY DRIVE, EAST SELKIRK, MB
A 04 ELEVATIONS



STAR
READY TO MOVE HOMES
1066 SPRINGFIELD ROAD
WINNIPEG, MANITOBA R2G 3T3
TEL. 204.669.9200 FAX 204.669.9494
EMAIL design@starbuildingmaterials.ca

March-27-26
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DRAFTED BY AG
REVIEWED BY ##