

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
May 26th, 2026
6:00 PM

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

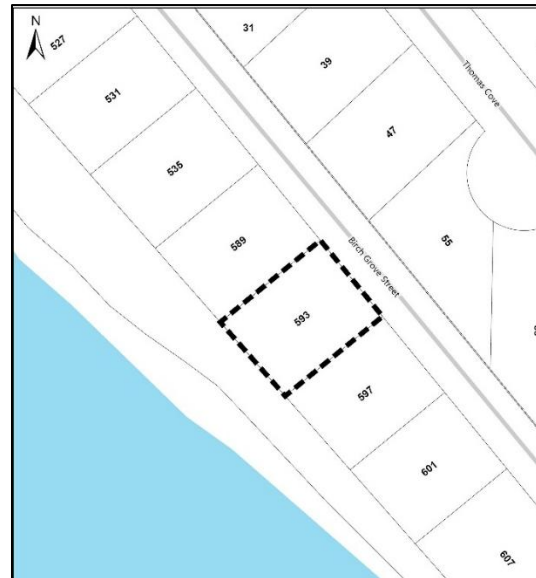
Application File: VO 35, 2026

Applicant: Krest Carpentry Inc
Owner: Jean Trudel

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

Application Purpose:

The applicant proposes to increase the building height, combined floor area for all acc. structures, and reduce the building separation distance to allow for a detached accessory structure(garage) to be constructed on the subject property.



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 (eave to eave) – 8.6' Combined sq.ft. for accessory structures – 2,110 sq.ft.

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, 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 (eave to eave) – 8.6' 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 (eave to eave between main dwelling and proposed Garage) to allow for a detached accessory structure (Garage) 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;
3. Applicant / Owner to pay any outstanding taxes, fines or fees, to the R.M. of St. Clements.
4. Applicant / Owner to remove the gazebo and deck/landing (as outlined within the letter of intent) between the main dwelling and proposed garage.
5. Applicant / Owner will not be able to use the accessory structure as habitable space and it is to be used for personal storage only.
6. Applicant / Owner to provide a report from the land surveyor that all accessory structures have been corrected and placed correctly on the property Roll No. 701400.

RRPD LOCATION MAP



Letter: 8.5 x 11


Date: April 2026


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

Update to letter of intent:

Valentina Esman

From: John Trudel <johntrudel@afig.ca>
Sent: May 1, 2026 11:36 AM
To: Valentina Esman; Hank Fast
Subject: Re: FW: 593 Birch Grove St - Variance Issues - VO 98/2025

Hello Valentina,

The premise of the second floor is strictly for storage. The bathroom is there so that people can use that rest room instead of the main dwelling when they come to visit. The majority of the time, people are outside enjoying the fire and watching the lake. To have less people come through the house and bring in all the bugs the better. We lost our "outhouse" in a storm almost a decade ago.

Thanks,

On Thu, Apr 30, 2026 at 12:29 PM Valentina Esman <valentina@rrpd.ca> wrote:

Hi John, Brady, and Hank,

We will need to get some clarification from you for the next PH of St. Clements Council:

1. For the clarification of the separation distance (as per Councils request for tabling VO 35, 2026), please see email of our Zoning and Planning reviewer (highlighted area).

Even with a removal of the deck/landing attached/detached to the main dwelling the eaves projections (air distance from eave to eave) on both facing each other structures distance will be **8.6 ft and not 10 ft allowed.**

2. The use and the purpose of the loft above the proposed Garage, please, clarify this matter for the variance purpose.

We will update our report according to your answer for Councils to have more info for next PH.

Thank you in advance,

SITE PLAN and Floor Plans

STOFFEL SURVEYS
 M.L.S. Ltd.
 LAND SURVEYING & GEOMATICS

3-39 Rue Principale
 La Salle, MB
 R0S 0A2
 Ph: (204) 738 2088
 Fax: (204) 738 4888
 info@stoffelsurveys.com

Our File # 250506
 Date: August 15, 2025

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

PREPARED FOR:

Krest Carpentry Inc.
 38 Kingswood Crescent
 La Salle, MB
 R0C 0A1

CIVIC 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.:

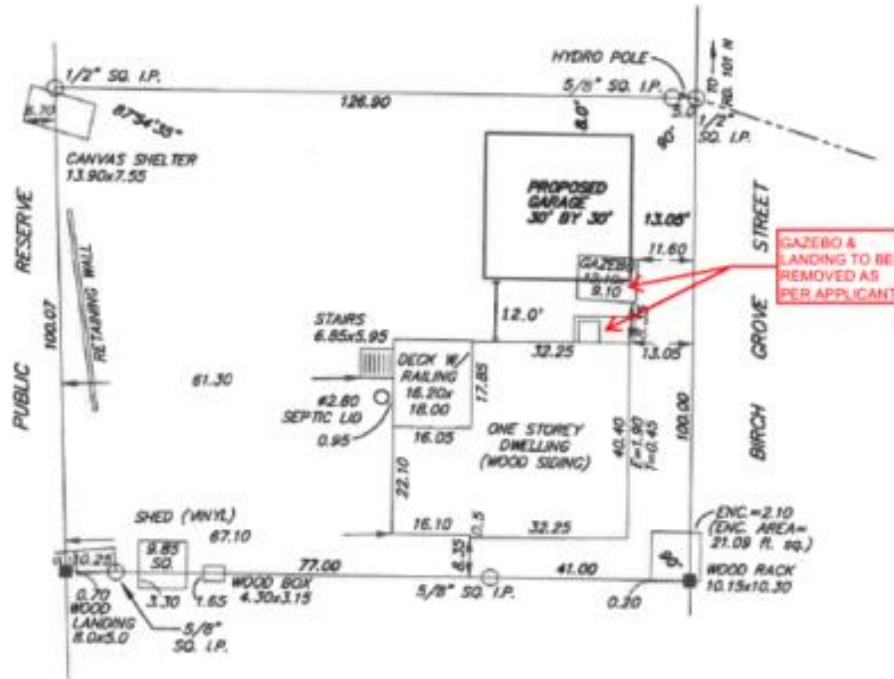
5384836/1 AND 5384837/1 ARE ACTIVE CHARGES AGAINST THE PROPERTY.

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

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... ■

Archived: May 12, 2026 1:53:05 PM

From: [John Trudel](#)

Sent: Fri, 1 May 2026 11:35:46

To: [Valentina Esman Hank Fast](#)

Subject: Re: FW: 593 Birch Grove St - Variance Issues - VO 98/2025

Importance: Normal

Sensitivity: None

Attachments:

[image.png](#) [image.png](#) [outlook-cid_image0.png](#) [image001.png](#) [image.png](#)

Hello Valentina,

The premise of the second floor is strictly for storage. The bathroom is there so that people can use that rest room instead of the main dwelling when they come to visit. The majority of the time, people are outside enjoying the fire and watching the lake. To have less people come through the house and bring in all the bugs the better. We lost our "outhouse" in a storm almost a decade ago.

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Even with a removal of the deck/landing attached/detached to the main dwelling the eaves projections (air distance from eave to eave) on both facing each other structures distance will be 8.6 ft and not 10 ft allowed.

2. The use and the purpose of the loft above the proposed Garage, please, clarify this matter for the variance purpose.

We will update our report according to your answer for Councils to have more info for next PH.

Thank you in advance,

Best,



Valentina Esman

Community Planner

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-661-7606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

From: Kristen Balchen <kristen@rrpd.ca>
Sent: April 7, 2026 12:12 PM
To: Valentina Esman <valentina@rrpd.ca>
Subject: 593 Birch Grove St - Variance Issues - VO 98/2025

Hi Valentina,

A permit application has been submitted for an accessory structure at 593 Birch Grove Street (St Clements), which appears to have missed some variance items or not addressed issues on the site plan.

The following issues have come up in discussion of the proposed structure and previous variance:

- **Property owner:** The name on title is Jean Trudel, but the authorization for the VO & permit indicate the owner as John Trudel. We need a proper letter of authorization from the owner for both the VO and the building permit.
- **Building height:** A variance had been missed for the building height as request in the letter of intent. The applicant had indicated in their letter of intent that a variance for a 25'-2" height was required. We had not charged for this item and it was not noted on the variance. The plans show approx. +/-22.70 feet for the building height (grade to midpoint of peak).
- **Unit area:** We had varied 1206.5 sq.ft. for the combined unit area, which appears to have included the wood rack, canvas shelter, shed and the proposed main floor footprint of the new building. This had not factored in the second floor of the new structure (900

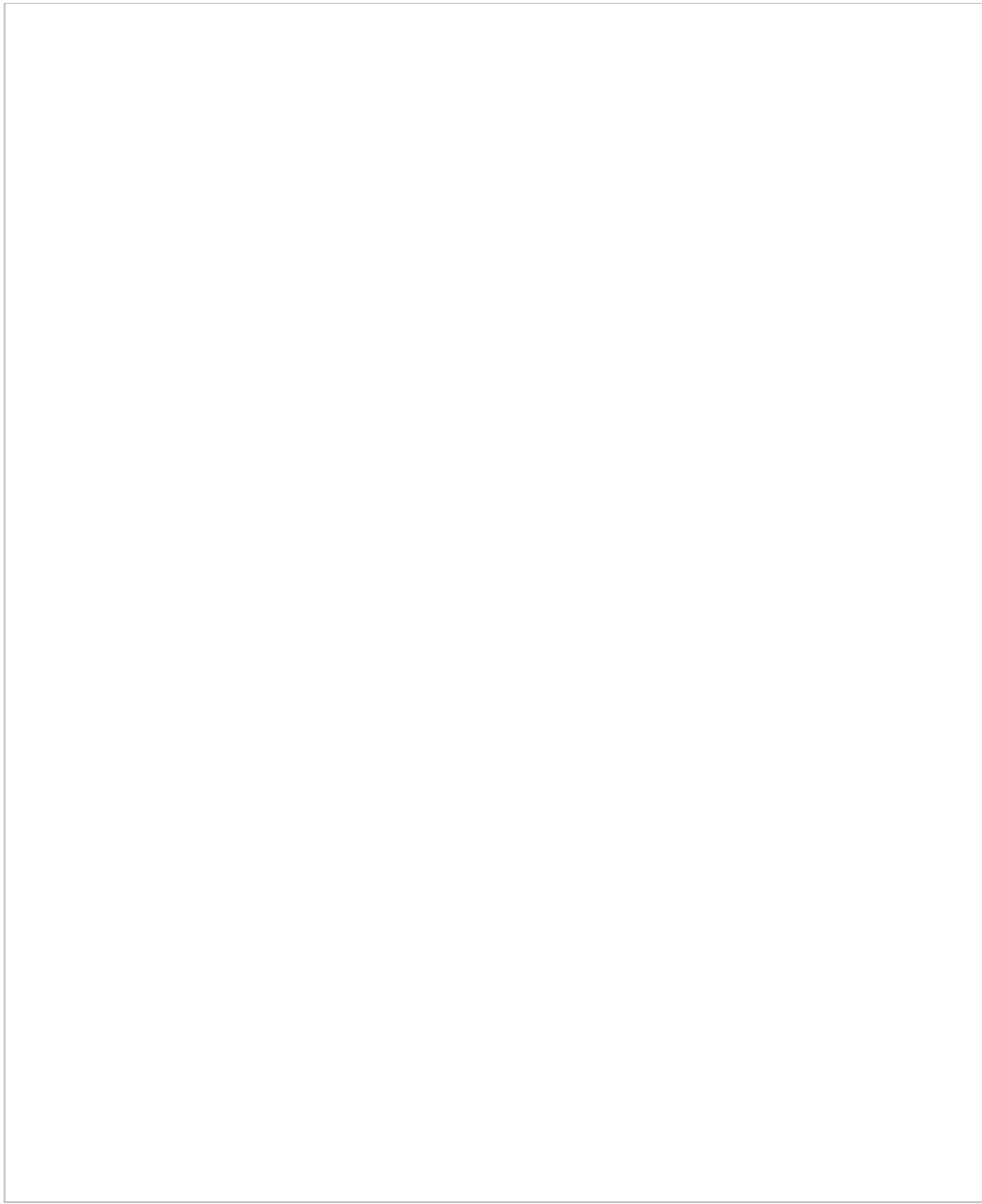
sq.ft. main and 900 sq.ft. second floor).

- Separation distance: There appears to be an outline between the dwelling and new garage but it is unclear if this may be a deck/landing that may need to be considered for the separation distance. Without factoring in this outline, the survey shows that the dwelling has a 1.90 ft eave, with a 0.45 ft eaves trough, and the construction plans for the detached garage show an 18" roof overhang. Even just considering the 12 foot wall to wall separation and not eaves troughs, this would leave only 8.6 feet between roof overhangs.

The following concerns were identified with the existing variance:

- Encroaching structures were part of the varied combined accessory structure area and number of structures (canvas shelter, shed, and wood rack) but not ALL structures, and the issue about these being encroaching into the abutting properties was not taken into consideration for the required setbacks to property lines (min. 5 ft. side yard for the size of the smaller structures, min. 30 ft. front yard or min. 10 ft. rear yard setback). We did partial variances for them being on the property without addressing the actual locations on the property. Variance condition 7 even addressed relocating boulders on the municipal "right-a-way" to within the property lines, but didn't address the actual structures in the variance also encroaching into the right-of-way.
- Variance conditions include issues with the proposed garage, which has a second floor for storage with a bathroom. The wall height of 9'-9" for the second floor storage area would be considered "habitable"
 - 4. Applicant/Owner to use the accessory structure for personal storage only.
 - 5. Applicant/Owner is not to use the accessory structure for habitable space.





Thank you!



Kristen Balchen

Zoning & Plan Review Technician

Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 431-301-0606 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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John A Trudel
President / Financial Security Adviser



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W www.afig.ca

PLEASE NOTE: You should have access to most of your slips (including your T4, T4A, and T5 slips) and receipts **by the end of February**. However, T3, and T5013 slips are not available until the end of March. To retrieve your Old age security (OAS), employment insurance (EI) or Canada Pension Plan (CPP) slips, sign in to Service Canada.

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