

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

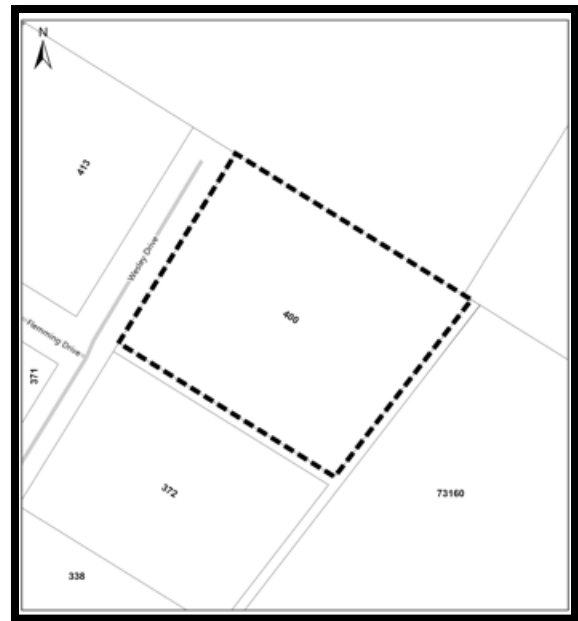
Application File: VO 36-2026

Applicant: Jamie Gural

Property Location: 400 Wesley Drive
East Selkirk, MB
RM of St. Clements
Roll # 312748
Legal: Lot 1 Block 3 Plan
54308

Application Purpose:

The applicant proposes to increase the size and the height of an accessory structure and to place an accessory structure before a principal dwelling, to allow for a 2400 sq. ft. accessory structure to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Zone Section : 3.2.2., 5.4 Bulk Regulations Table 11	No construction of an accessory structure before a principal dwelling Accessory structure of 1,280 sq. ft. (max) Mean Height for acc. structure	Construction of an accessory structure before a principal dwelling Unit Area of 2,400 sq. ft. Mean Height for the acc. structure – 21 ft (max)

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 13, 2026
Application File	VO 36-2026
Applicant	Jamie Gural

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	400 Wesley Drive, Rural Municipality of St. Clements
- Roll #	312748
- Legal	Lot 1 Block 3 Plan 54308
Zoning	"AR" Agricultural Restricted Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	233,671 square feet / 5.36 acres in area (+/-) 442 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Zone 3.2.2. Construction prior to Principal Building Section 5.4 Bulk Regulations Table 11	No construction of an accessory structure before a principal dwelling Accessory structure of 1,280 sq. ft. (max) Mean Height for acc. structure	Construction of an accessory structure before a principal dwelling Unit Area of 2,400 sq. ft. Mean Height for the acc. structure – 21 ft (max)

Application Purpose

The applicant proposes to increase the size and the height of an accessory structure (shop- 40*60*21) and to place an accessory structure before a principal dwelling, in order to allow for a 2400 sq. ft. and 21 ft high accessory structure to be constructed on the subject property.

Note: In the general area there are at least four oversized accessory buildings approved.

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. Applicant / owner pay any outstanding taxes, fines or fees to the R. M. of St. Clements.
4. Applicant / owner will not be able to use the accessory structure as habitable space and it is to be used for personal storage only.
5. Applicant / owner to apply for a permit to build a principal dwelling within the next 8 months.

RRPD Location Map



SUPPORTIVE MAPPING

Variance Order VO 36, 2026
400 Wesley Drive, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

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

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION

Letter of Intent

April 7/2026

Applying for variance because
Shop is going to be 40x60x16 (2400sqft)

JAMIE GORAL

Site Plan

