

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 26th, 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 41, 2026

Applicant: 7576880 Manitoba LTD
(Kelly Glowasky)

Property Location: 15 Old River Rd, RM of
St. Clements
Roll # 35500
Legal: RL287-AD-3392

Application Purpose:
The applicant proposes to increase combined floor area for the acc. structures and decrease the separation distance between acc. structure and the main dwelling as a part of the conditions of the related subdivision S26-3134 application.



Variance Request in "RS" Serviced Residential	Zoning By-law Requirement	Proposed by Applicant
Combined Floor area (max) 6.3 Table 14	800 ft ²	812 ft ²
Separation distance (min) 3.13.1.5	10 ft	3.6 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 29, 2026
Application File	VO 41, 2026
Applicant	7576880 Manitoba LTD (Kelly Glowasky)

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	15 Old River Rd, St. Clements
- Roll #	35500
- Legal	RL287-AD-3392
Zoning	“RS” Serviced Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“GD” General Development designation RRPD Development Plan By-law No. 272/19
Property Size	1.89 acres in area (+/-) 144’ width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in “RS” Serviced Residential	Zoning By-law Requirement	Proposed by Applicant
Combined Floor area (max) 6.3 Table 14	800 ft ²	812 ft ²
Separation distance (min) 3.13.1.5	10 ft	3.6 ft

Application Purpose

The applicant proposes to increase combined floor area for the acc. structures (shed and shop) and decrease the separation distance between acc. structure(shed) and the main dwelling as a part of the conditions of the related subdivision S26-3134 application. The rest of the acc. structures (2 metal sheds) would be removed from the property as per letter of intent.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

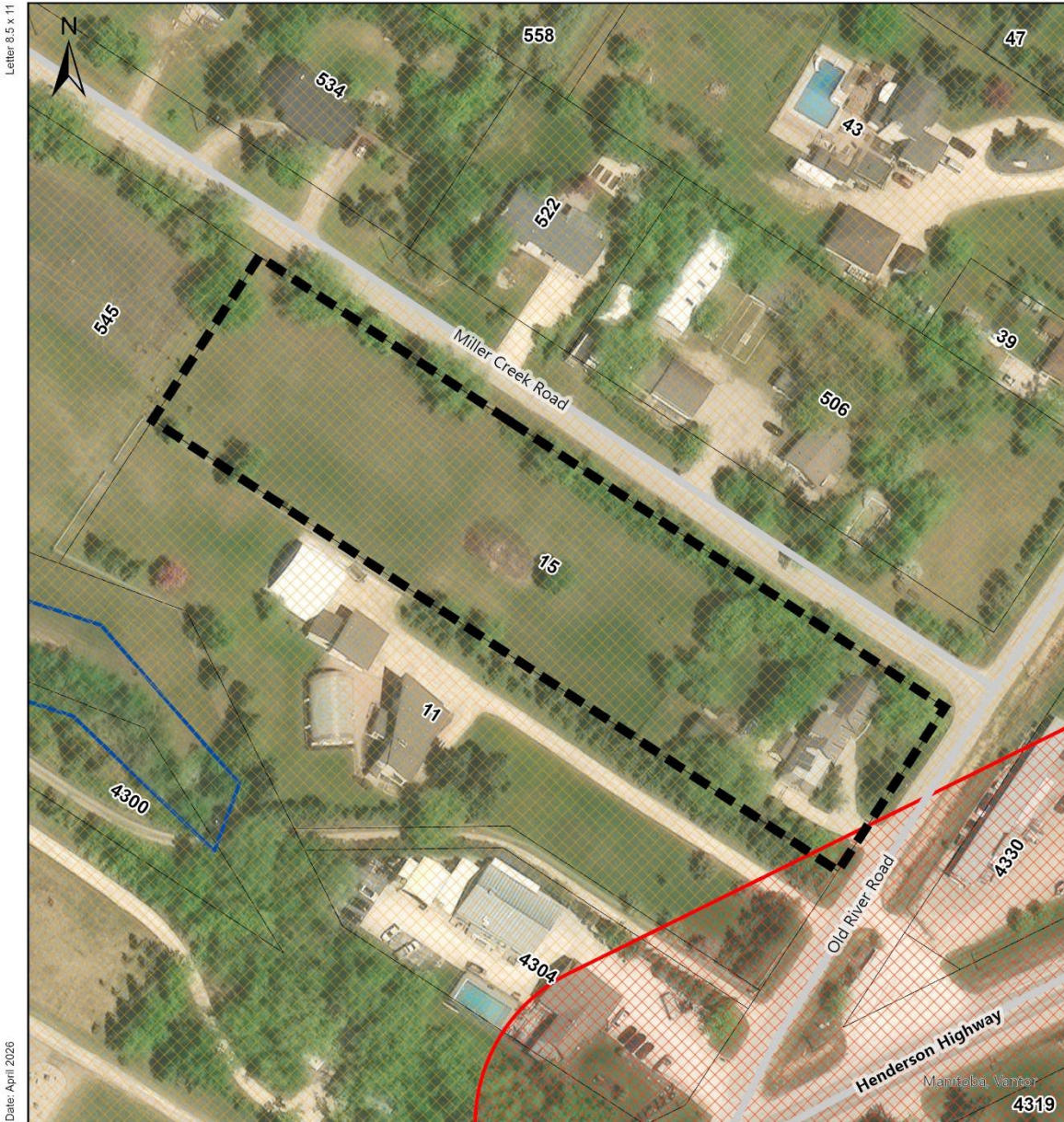
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 effect 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 new 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.

RRPD LOCATION MAP



Letter: 8.5 x 11

Date: April 2026

<h2>SUPPORTIVE MAPPING</h2> <p>Variance Order VO 41, 2026 15 Old River Road, RM of St. Clements</p> <p>Designation: "GD" General Development Zoning: "RS" Serviced Residential</p> <p>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.</p>	Subject Property	Roads
	Highway Control Zones	Designated Flood Area
	Hazard Lands - Airport	Parcel Outline

LETTER OF INTENT

Hi Valentina

Please accept this email as my letter of Intent for S26-3134 Variance Application

The purpose of the Variance is to bring into compliance the separation distance and combined floor area of the shed (16*20.5) and the shop – 812.5 ft. It is our intention to remove 2 small metal garden sheds on the property.

Thanks

Kelly Glowasky

7576880 Manitoba Ltd.

SITE PLAN

SUBDIVISION APPLICATION MAP
of part of 15 OLD RIVER ROAD
R.M. of ST. CLEMENTS
MANITOBA

PREPARED FOR: OTTO RUF
DATE OF SURVEY: AUGUST 19th, 2022
ALL DISTANCES SHOWN IN FEET AND DECIMALS OF A FOOT

TITLE INFORMATION (SEARCHED JULY 28th, 2022):

OTTO RUF, IS REGISTERED OWNER IN THE FOLLOWING DESCRIBED LAND:
CT. 2825499;

FIRSTLY: ALL THAT PORTION OF THE NLY 144 FEET PERP OF THE S 1/2 OF RL 287 OF ST ANDREWS ACCORDING TO PLAN 3392 WLTO LYING WEST OF THE WESTERN LIMIT OF MAIN HIGHWAY, PLAN 601 WLTO WHICH LIES EAST OF A LINE DRAWN SLY AND PARALLEL WITH SAID WESTERN LIMIT, FROM A POINT IN THE NORTHERN LIMIT OF SAID S 1/2, DISTANTLY WLY THEREON 572 FEET FROM SAID WESTERN LIMIT.

SECONDLY: ALL THAT PORTION OF SAID HIGHWAY, ON PLAN 601 (CLOSED) SHOWN COLOURED BLUE ON PLAN 2523 WLTO BOUNDED AS FOLLOWS: ON THE WEST BY THE WESTERN LIMIT OF SAID HIGHWAY ON THE EAST BY THE WESTERN LIMIT OF OLD RIVER ROAD, PLAN 6934 WLTO AND ON THE NORTH AND SOUTH BY THE STRAIGHT PRODUCTIONS ELY OF THE NORTHERN AND SOUTHERN LIMITS OF THE LAND FIRSTLY ABOVE DESCRIBED.

ENCUMBRANCE NOTED IS 558613

FOUND 1" sq. I.P. SHOWN THUS ○

TREELINE SHOWN THUS [Symbol]

HYDRO POLES SHOWN THUS [Symbol]

AREA AFFECTED BY THIS PROPOSAL IS SHOWN BORDERED THUS [Symbol]

Dated this 26th day of August, 2022

Douglas T. Stevens, M.L.S., C.I.S., BSc. (S.E.)

Stevens
Surveys
PROFESSIONAL SURVEYORS

1467 Main Street
Winnipeg, MB R2W 3V9
File No. 22/207
Drawing: 22-207 SAM.dwg

