

# 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 26, 2026**  
**6:00 p.m.**

**Council Chambers**  
**1043 Kittson Road**  
**East Selkirk, MB**

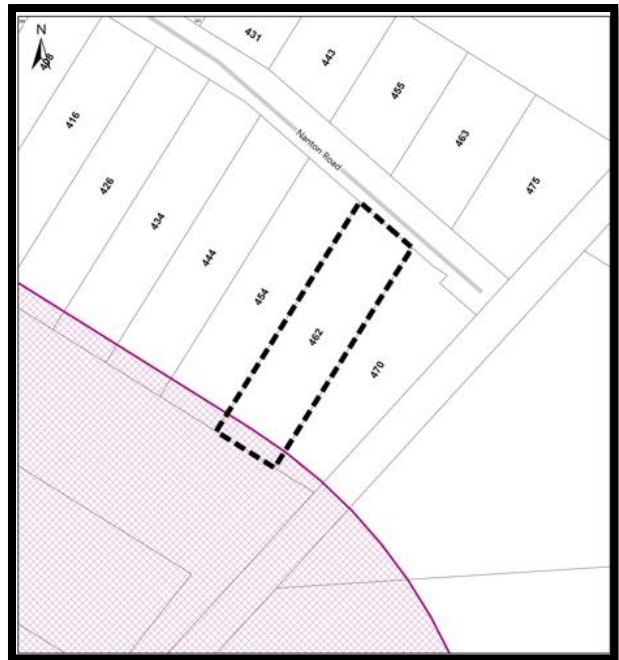
*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** VO 43/2026

**Applicant:** Andrew Glabush and Liane Ingrid

**Property Location:** 462 Nanton Road  
East Selkirk, MB  
RM of St. Clements  
Roll # 309331  
Legal: Lot 7 Plan 17217



**Application Purpose:**  
The applicant proposes to construct a new garage on this property increasing the combined unit area coverage of accessory buildings, in order to allow for a 1,080 sq. ft. accessory structure to be constructed on the subject property. Also varying the number of accessory buildings from 2 to 3.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential Zone 6.3 Bulk Regulations Table 14 Residential Bulk Table Area Unit for accessory buildings and 3.2.4 Number of accessory buildings	Combined unit area of an accessory buildings 1,280 sq. ft. and the maximum number of accessory structures is 2	Combined unit area of an accessory building is 1,400 and the number of accessory buildings will be 3

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 29, 2026
<b>Application File</b>	<b>VO 43/2026</b>
<b>Applicant</b>	Andrew Glabush

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	462 Nanton Road, Rural Municipality of St. Clements
- Roll #	309331
- Legal	Lot 7 Plan 17217
<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>	111,780 square feet / 2.57 acres in area (+/-) 172.44 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 Zone 6.3 Bulk Regulations Table 14 Residential Bulk Table Area Unit for accessory buildings and 3.2.4 Number of accessory buildings	Combined unit area of an accessory buildings 1,280 sq. ft. and the maximum number of accessory structures is 2	Combined unit area of an accessory building is 1,400 sq. ft. and the number of accessory buildings will be 3.

#### Application Purpose

The applicant proposes to construct a new garage on this property increasing the combined unit area coverage of accessory buildings to 1,400 sq, in order to allow for a 1,080 sq. ft. accessory structure to be constructed on the subject property, and that would add one more accessory building which would be 3 accessory buildings on the subject property.

Note: The property at 470 Nanton and the property at 444 Nanton, all have been approved for oversized.

### **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 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 Rural Municipality 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.

# RRPD LOCATION MAP



## SUPPORTIVE MAPPING

Variance Order VO 43, 2026  
462 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
-  Hazard Lands - Waste
-  Parcel Outline



## ADDITIONAL INFORMATION

### Letter of Intent

#### Letter of Intent

Andrew Alabush  
462 Nanton RD

#### Proposed 30x36 Garage

The proposed garage will be for personal vehicle parking and ATV/snow mobile parking. As well we have a 1967 chevrolet Impala we work on as a personal hobby.

#### Proposal to keep 8ftx40ft Sea can.

We would greatly appreciate being able to keep the 8ft x 40ft sea can for storage of personal items including: yard equipment including shovels, rakes, flower pots and gardening equipment. Storage of winter tires for vehicles (personal). Storage for patio furniture and pool equipment during the winter.  
No flammable substances will be stored in sea can.

# Site Plan

