

# 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**  
**June 24, 2025**  
**6:00 p.m.**

**Council Chambers**  
**1043 Kittson Road**  
**East Selkirk, MB**  
**R0E 0M0**

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

### APPLICATION INFORMATION

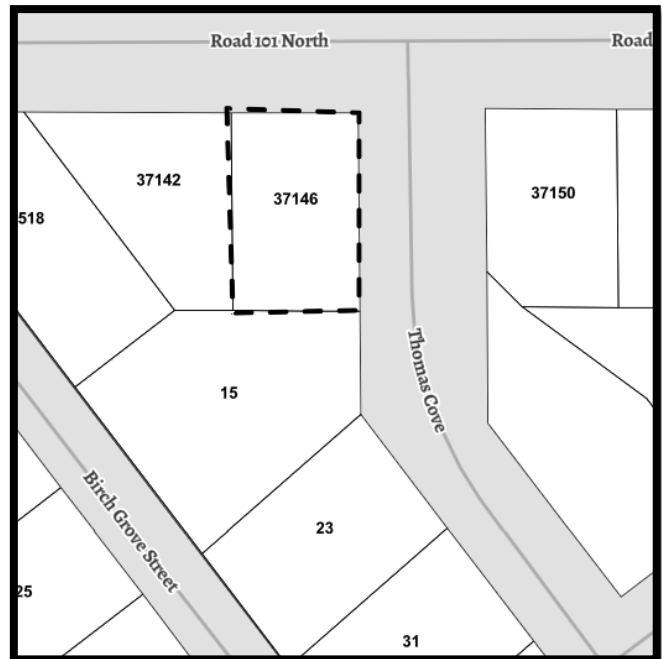
**Application File:** VO 45-2025

**Applicant:** David Gobeil and Tracy Reimer

**Property Location:** 37146 Road 101 North,  
Rural Municipality of St. Clements  
Roll # 700305  
Legal: Lot 5 Plan 25066

**Application Purpose:**

The applicant proposes to construct an accessory building without a principal residence, front yard setback to 15', in order to allow for an accessory building to be constructed on the subject property. The accessory building to be 864' which is over the maximum unit area.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"SR" Seasonal Residential Front Yard Setback Maximum Unit Area Table 14 Residential Bulk Table  Section 3.2.2	30' minimum 800 sq. ft. maximum  Prior to Principal dwelling before accessory	15' 864 sq. ft.  Accessory building without Principal dwelling

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>	June 24, 2025
<b>Application File</b>	<b>VO 45-2025</b>
<b>Applicant</b>	David Gobeil and Tracy Reimer

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	37146 Road 101 North, Rural Municipality of St. Clements
- Roll #	700305
- Legal	Lot 5 Plan 25066
<b>Zoning</b>	"SR" Seasonal Residential zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"R" Resort designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	12,597 square feet in area (+/-) 90 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front Yard Setback Maximum Unit Area Table 14 Residential Bulk Table  Section 3.2.2	30' minimum 800 sq. ft. maximum  Prior to Principal dwelling before accessory	15' 864 sq. ft.  Accessory building without Principal dwelling

### Application Purpose

The applicant proposes to construct an accessory building without a principal residence, varying the front yard setback to 15', in order to allow for an accessory building to be constructed on the subject property, and the accessory building to be 864' which is over the maximum unit area.

## **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



### SUPPORTIVE MAPPING

Variance Order VO 45-2025

37146 Road 101 North

Designation: "R" Resort

Zoning: "SR" Seasonal Residential

Please refer to applicant's Site Plan Not To Scale for Discussion Purposes Only

 Subject Property

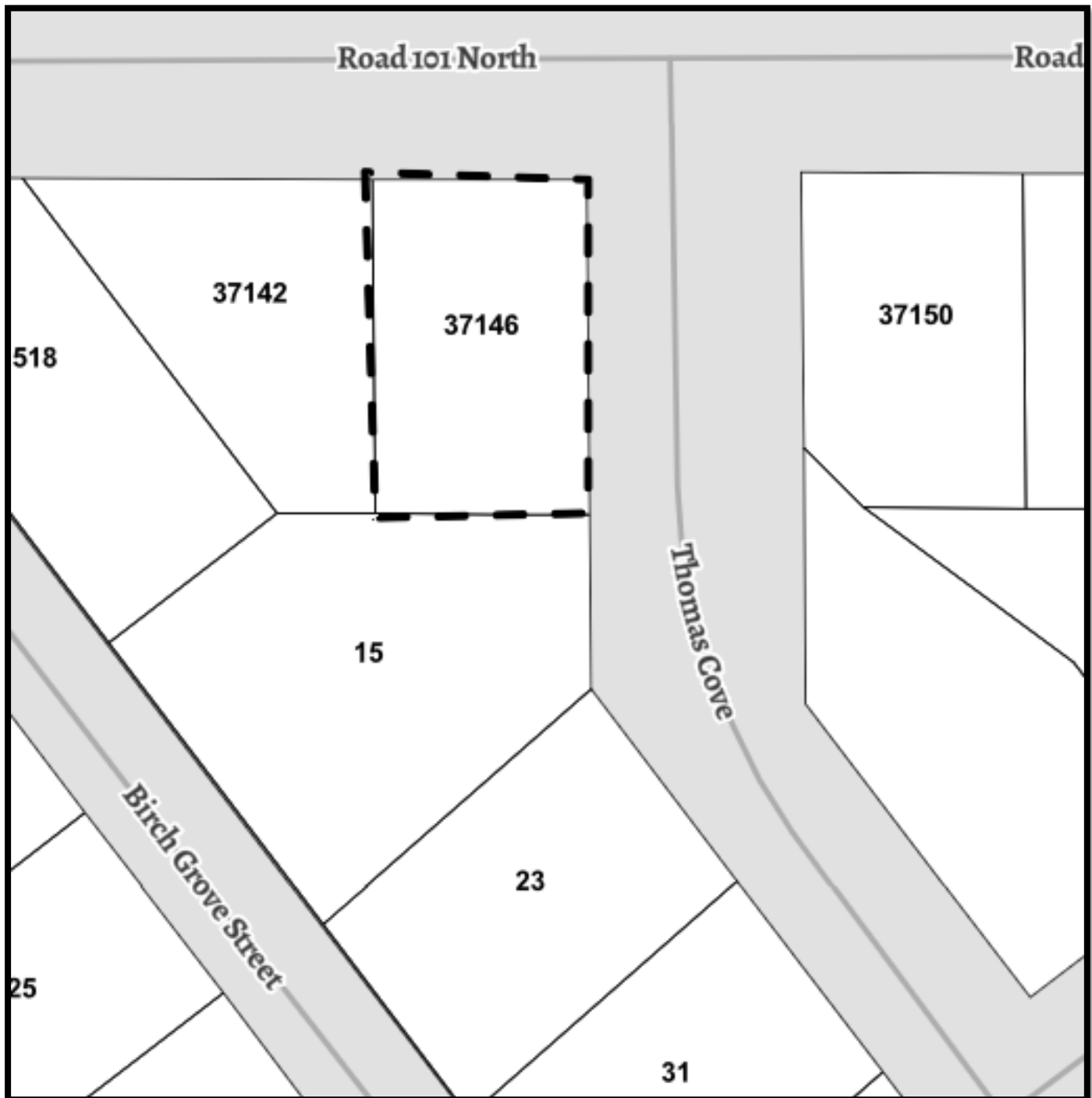
 Roads

 Parcel Outline

 **RED RIVER**  
PLANNING DISTRICT

**ADDITIONAL INFORMATION**

(from applicant, municipality, government departments, etc.)



**Additional Information**

Other Variances approved in the area

- 1) 37150 Road 101N – 5 feet corner side yard minimum of 15'
- 2) 27 Thomas Cove – Front Yard for primary dwelling 20 feet – minimum of 30'

## LETTER OF INTENT

Hi,

I HAVE 2 SMALL PROPERTIES ON MILE 101A  
THOMAS COVE, 37142 AND 37146

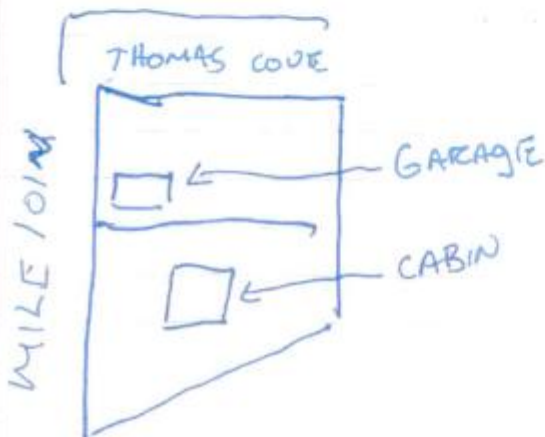
LAST YEAR WE BUILT A CABIN ON THE 37142  
AND THIS YEAR I'D LIKE TO BUILD A 3 CAR GA  
BUT THERE ISN'T ENOUGH ROOM ON THE 37141  
TO BUILD MY GARAGE ON AS WELL

I AM BUILDING MY GARAGE ON THE 37146 I

BECAUSE THERE IS NO PRINCIPAL BUILDING ON  
THIS LOT, MY GARAGE NEEDS TO BE 30' FROM  
THE NORTH LINE OF THE PROPERTY

I AM ASKING TO BUILT MY GARAGE 15' FROM  
THE NORTH PROPERTY LINE TO MAXIMIZE MY  
PROPERTY'S POTENTIAL, THERE IS NO ACCESS TO  
THIS PROPERTY

BOTH PROPERTIES TOGETHER AMOUNT TO .60  
AN ACRE



# SITE PLAN

DAVE GOBEIL

NORTH

371 1/2 RD 10/A

SITE PLAN  
(MILE 10 IN)

