

# 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**

*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

**Application File:** VO 46-2025

**Applicant:** Lee Klassen and  
Kari Driedger

**Property Location:** 675 Shalom Path  
RM of St. Clements  
Roll # 60186  
Legal: Lot 1 Plan 63164

**Application Purpose:**

The applicant proposes to increase the unit area and height, in order to allow for an accessory building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
“GD” – General Development Unit Area and Accessory height 10.4 Bulk Regulations Table 22 General Development	1,200 sq. ft. unit area maximum 15’ maximum height	1,600 sq. ft. 17’ height

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 2, 2025
<b>Application File</b>	<b>VO 46-2025</b>
<b>Applicant</b>	Lee Klassen & Kari Driedger

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	675 Shalom Path, Rural Municipality of St. Clements 60186 Lot 1 Plan 63164
<b>Zoning</b>	"GD" General Development zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	88,029 square feet or 2.02 acres in area (+/-) 328 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Unit Area and Height 10.4 Bulk Regulations Table 22: General Development Bulk Table	Unit Area 1,200 sq. ft. maximum Height 15' Maximum	1,600 sq. ft.  17' mean height

#### Application Purpose

The applicant proposes to increase the unit area and height of an accessory building, in order to allow an accessory building to be constructed on the subject property.

## **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 46/2025

675 Shalom Path

Designation "GD" General Development

Zoning: "GD" General Development

Please refer to the applicants 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.)

**Letter of Intent**

Tuesday, April 22, 2025

Red River Planning District  
2978 Birds Hill Rd  
East St. Paul, MB R2E 1J5

**Letter of Intent**

Dear Sir/Madam,

Please accept this Letter of Intent regarding our Variance Application related to a detached garage structure we would like to add to our property located at 675 Shalom Path, Narol.

(17')

(1600 sq. ft.)

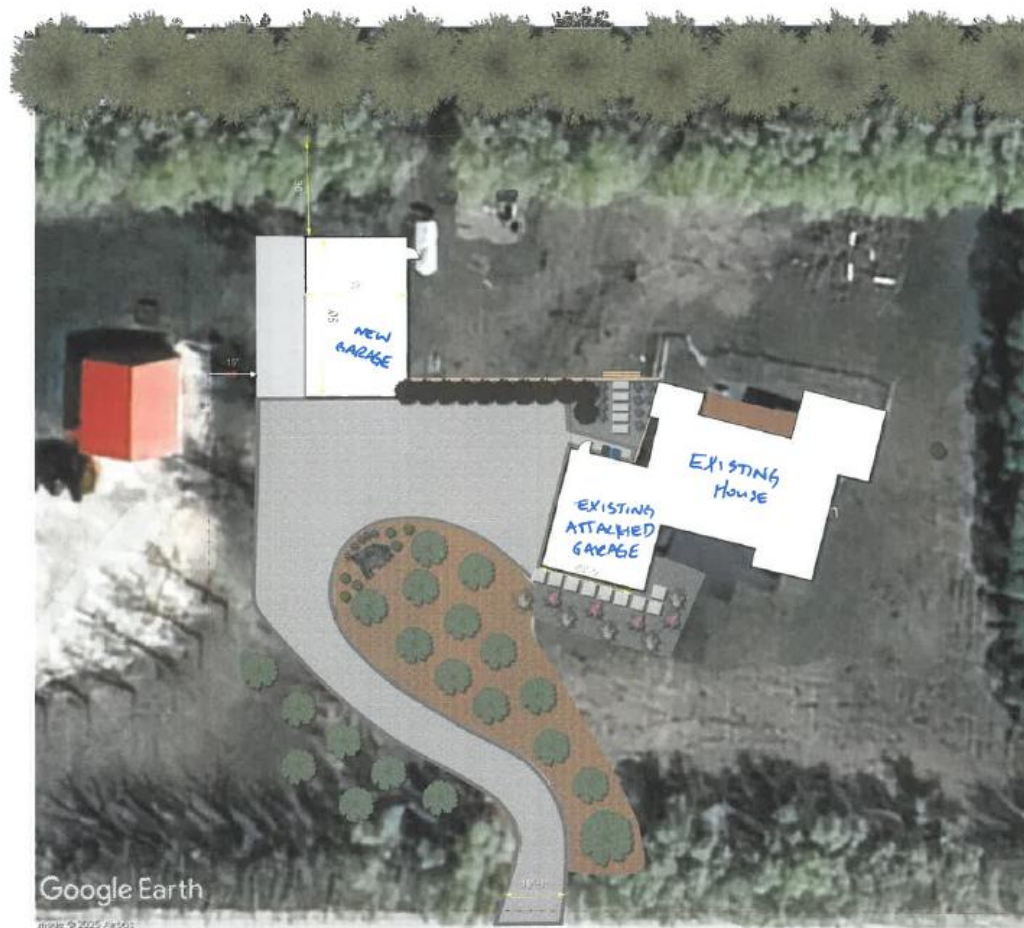
We are requesting a variance for maximum height and for unit area. Our intention with the structure is eventually to be able to store an RV unit inside during periods it is not in use. Many of our neighbors also have RVs and we would like the ability to keep our site looking tidy when the machine is not in use. The remainder of the space will be used for hobby pursuits and for parking additional passenger vehicles securely.

Please reach out for any additional data required.

Thank you.



## Site Plan



## Notes

-Variance was approved at 588 Shalom Path on June 26 of 2018 allowing a 1,692 sq. ft. accessory building and more than 2 accessory structures