

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"

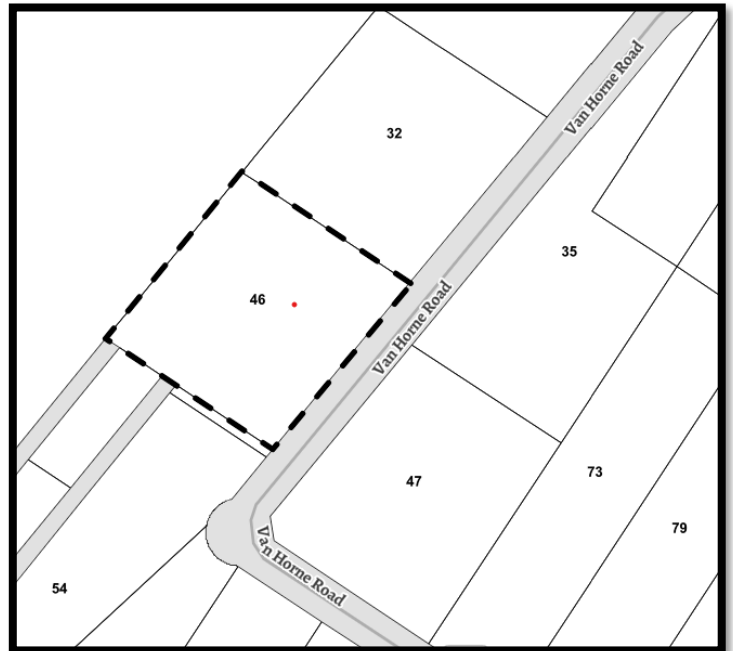
APPLICATION INFORMATION

Application File: VO 49-2025

Applicant: Wizer Buildings
Owner: Brad Bednarz

Property Location: 46 Van Horne Road,
Rural Municipality of St.
Clements
Roll # 311975
Legal: Lots R,S,T and U
Plan 52170

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



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agriculture Restricted Section 5.4 Bulk Regulations Table 11 Agricultural Bulk Table	1,280 sq. ft. maximum	2,992 sq. 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	June 3, 2025
Application File	VO 49/2025
Applicant	Wizer Buildings

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	46 Van Horne Road, East Selkirk
- Roll #	311975
- Legal	Lot R,S,T,and U Plan 52170
Zoning	"AR" Agricultural Restricted Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agriculture Restricted Designation RRPD Development Plan By-law No. 272/19
Property Size	3.78 acres in area (+/-) 422 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 Size Section 5.4 Table 11: Agricultural Bulk Table	1,280 sq. ft. maximum	2,992 sq. ft.

Application Purpose

The applicant proposes to increase the unit square footage, in order to allow for a 2,992 sq. ft. accessory building to be constructed on the subject property.

OTHER APPROVALS IN THE AREA

- 1) Variance approved on 60 Van Horne for unit area of 1,944
- 2) Variance approved on 35 Van Horne for unit area of 2,032 and a mean height of 18'

OPTIONS FOR COUNCILS CONSIDERATION

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

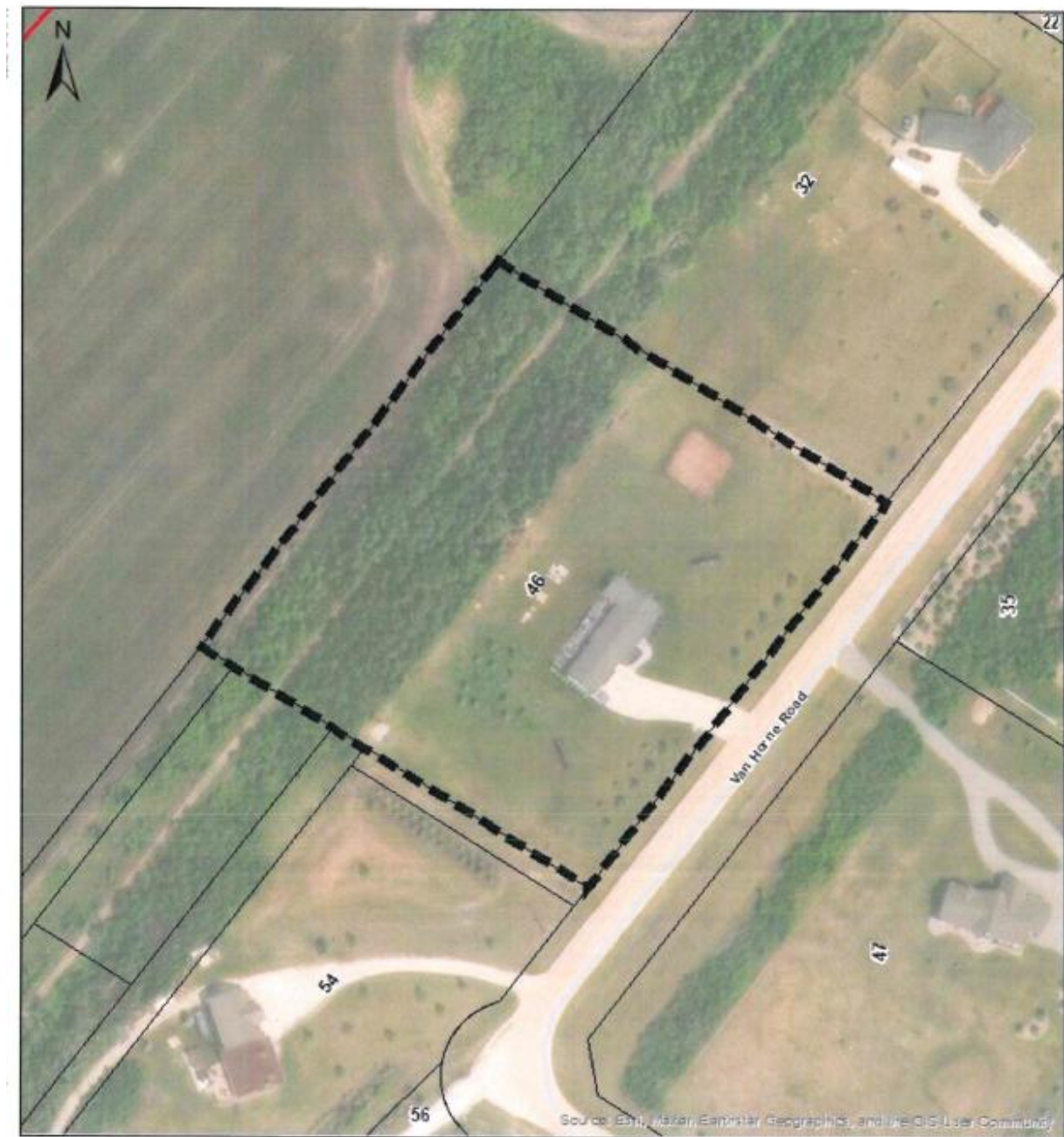
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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;
3. Applicant / owner to use the accessory building for personal use only.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 49, 2025
46 Van Horne Road, RM of St. Clements

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

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

 Subject Property

 Roads

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

Letter of Intent

Red River Planning District

April 28,2025

To whom it may concern in regards to the application for a
variance at 46 Van Home Road, St Clements
Roll number 311975
Legal description: Lot R,S,T,U Plan 52170

It is the intent to build a 68x52 with lean to stud frame
structure to be used as a parking garage for vehicle
collection and a washing facility for these vehicles

Brad Bednarz

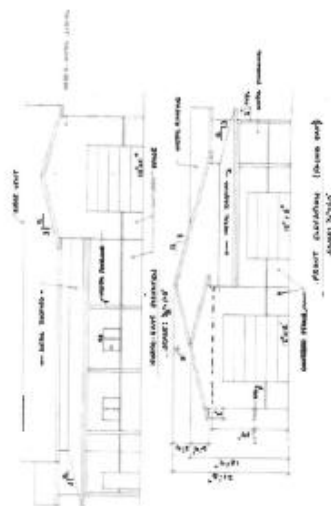
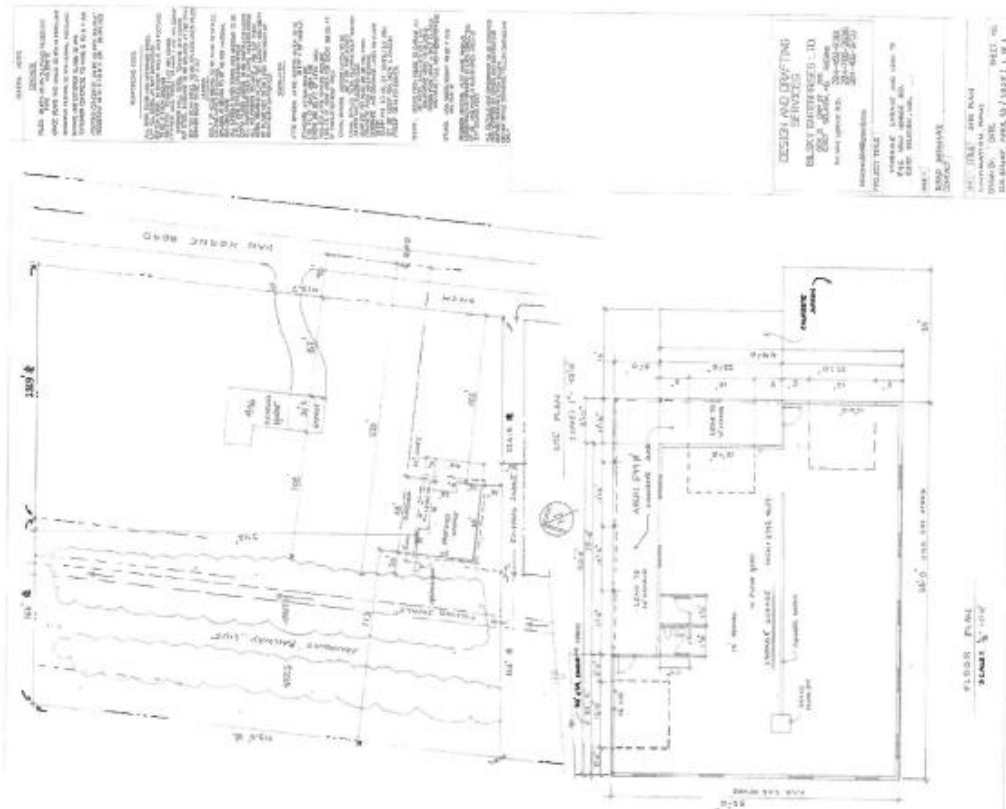
June 3, 2025
Sue Sutherland
Manager of Planning and Special Projects

With regard to the accessory building that's to be constructed on my property at 46 Van Home Rd, East Selkirk MB.

As per our initial discussion, the main intent for the structure is to provide an indoor environment to store my ATV's (Quad's) and cars as well as my lawn and garden equipment and since the property sits on 4 acres of land, there is a fair amount of equipment to be garaged. The structure is strictly to be used for my hobbies and there is absolutely no intent that this structure is to be used commercially at all. I require a structure that's going to be functional and suitable for me so I can pursue my hobbies well into my retirement.

Should you require any further information, please feel free to reach out to me anytime, or please feel free to contact Dean Mineault from Wizer Buildings Inc.

Site Plan



HISTORY

These properties were subdivided in 2008, and the developer entered into a development agreement with the Rural Municipality of St. Clements and it is registered on this title. There are no concerns that need to be addressed as part of this application, however there is also an easement agreement, which does affect this property with regards to drainage. According to the agreement, Parcels R,S, and T, are affected and drainage swales have been created on part of the property. Please see figure 1 below.

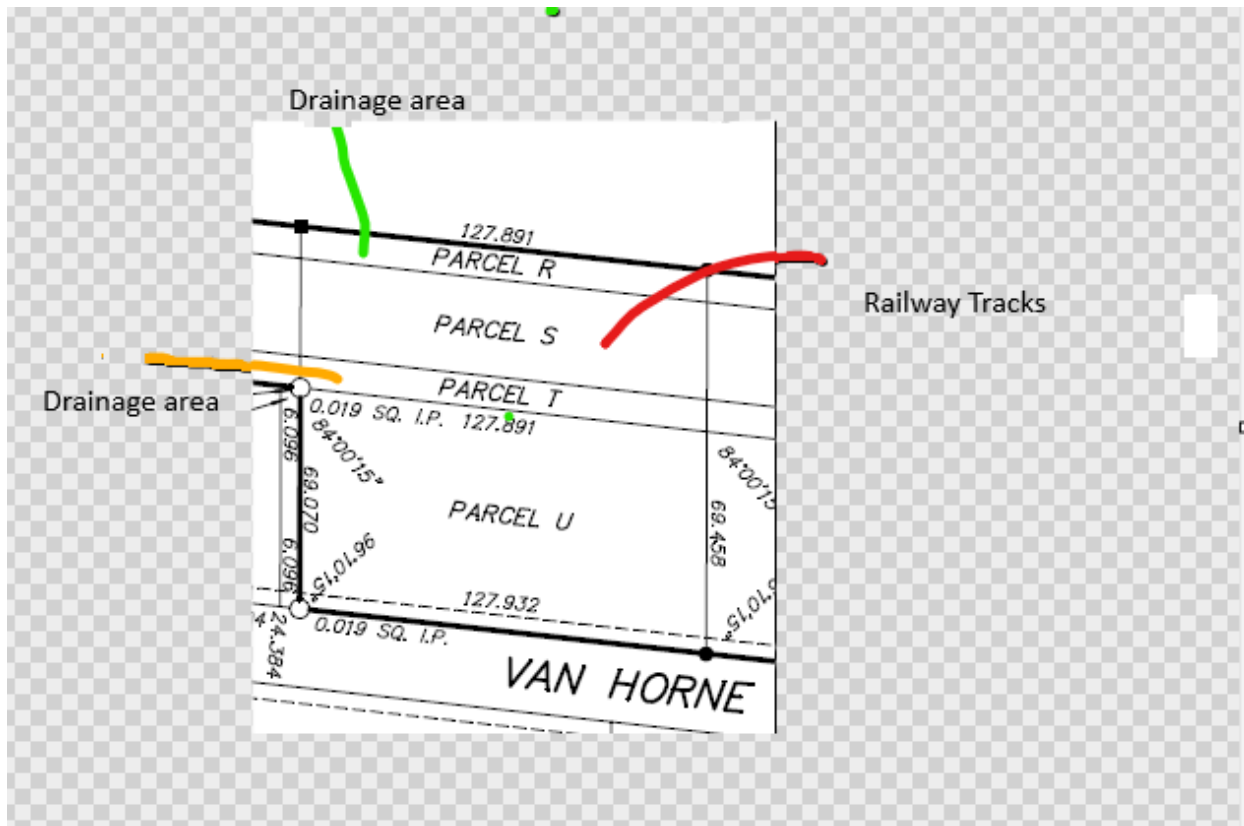


Figure 1

Just for a note, to the landowner that these easements exist and that the owner of the property is aware that the RM has the right to access and repair any deficiencies in the drainage.