

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

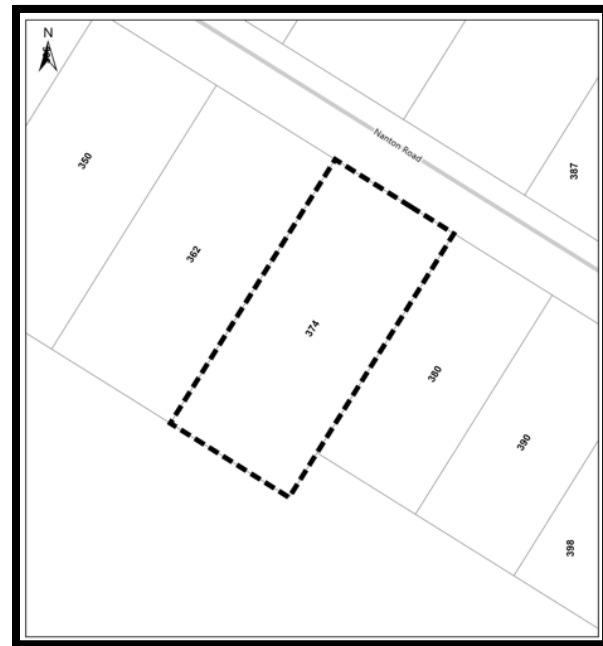
Application File: VO 50/2026

Applicant: Blair Irwin

Property Location: 374 Nanton Road
RM of St. Clements
Roll # 309246
Legal: Lot A Plan 51888

Application Purpose:

The applicant proposes to increase the number of accessory structures, in order to construct a pool house on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential Zone 3.2.4 Number of Accessory Buildings	A maximum of 2 accessory buildings	3 accessory buildings

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 30,2026
Application File	VO 50/2026
Applicant	Blair Irwin

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	374 Nanton Road, Rural Municipality of St. Clements
- Roll #	309246
- Legal	Lot A Plan 51888
Zoning	“RR” Rural Residential Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“RR” Rural Residential RRPD Development Plan By-law No. 272/19
Property Size	87,105 square feet / 2.00 acres in area (+/-) 198 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 3.2.4 Number of Accessory Buildings	A maximum of 2 accessory buildings	3 accessory buildings

Application Purpose

The applicant proposes to increase the number of accessory structures from 2 to 3, in order to construct a pool house on the subject property.

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 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 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 50, 2026
374 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

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION

Letter of Intent

LETTER OF INTENT

RED RIVER PLANNING BOARD

RM OF ST CLEMENTS

RE: 374 NANTON ROAD – VARIANCE

To Whom It May Concern,

We are the owner's of 374 Nanton Rd in the RM Of St Clements. I have applied for a building permit for a Pool House that sits at the end of my swimming pool. The building will be 17'x32' inc size and will sit on concrete pad. Upon submission of this building permit it was brought to my attention that due to existing property zoning I am only able to have 2 accessory structures (one being the pool, the other a small shed) thus I will require a Variance to allow for a 3rd accessory structure on the property. Please consider this my letter of intent for applying for a variance. The site plan, stamped engineer drawings status of title have all been submitted with the building permit and can readily viewed on the Cloud Permit portal. Please let me know if you have any questions, Thank you

Blair & Jenna Irwin

374 Nanton Rd, East Selkirk MB

