

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 23, 2026
6:00 P.M.**

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

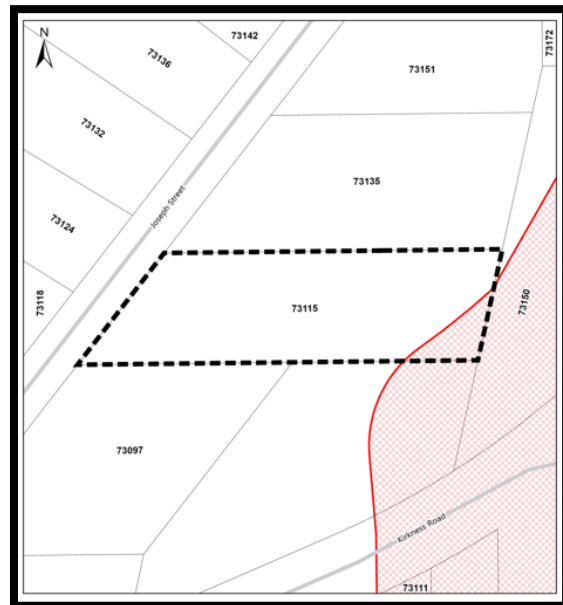
Application File: VO 52-2026

Applicant: Mason Mauricio
Sarah Komishon

Property Location: 73115 Joseph Street
R.M. of St. Clements
Roll # 249626
Legal: Lot 4, Plan 43147

Application Purpose:

The applicant proposes to increase the size of an accessory structure, in order to allow for an accessory structure to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agriculture Restricted Unit Area square feet of an accessory structure Table 11: Agricultural Bulk Table	1,280 sq. ft. (maximum)	1,500 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	May 14, 2026
Application File	VO 52-2026
Applicant	Mason Mauricio and Sarah Komishon

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	73115 Joseph Street, R.M. of St. Clements
- Roll #	249626
- Legal	Lot 4 Plan 43147
Zoning	“AR” Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“AR” Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	174,259 square feet / 4.00 acres in area (+/-) 292 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“AR” Agriculture Restricted Unit Area square feet of an accessory structure Table 11: Agricultural Bulk Table	1,280 sq. ft. (maximum)	1,500 sq. ft.

Application Purpose

The applicant proposes to increase the size of an accessory structure, in order to allow for an accessory structure 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.
3. Applicant / Owner to pay any outstanding taxes, fees or fines, to the R.M. of St. Clements.
4. Applicant / Owner obtain confirmation from Manitoba Transportation and Infrastructure that no permits are required.
5. Applicant / Owner may use the accessory structure for personal storage only.
6. Applicant / Owner may not use the accessory structure for habitable purposes.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 52, 2026
73115 Joseph Street, RM of St. Clements

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

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
-  Highway Control Zones
-  Roads
-  Parcel Outline



LETTER OF INTENT

Letter of Intent: Accessory Building Construction

Date: April 27 2026

To: Red River Planning District and RM of St. Clements

Subject: Letter of Intent for Proposed Shop at 73115 Joseph St

Property Information:

- Legal Description: Lot 4 Plan 43147
- Municipality: RM of St. Clements
- Zoning District: AR

To the Development Officer and Board/Council:

I am submitting this letter to formally request a building permit for a new 30' x 50' detached shop on my property located at 73115 Joseph St.

Project Overview: The proposed structure will be a wood-frame building with a total floor area of 1500 square feet. The exterior finish will consist of metal siding in a color scheme that complements the existing primary residence and the surrounding neighborhood. All other out building will be removed after construction of the new shop is completed except for the pool.

Intended Use: The shop is intended for personal use only, specifically for:

- Storage of personal vehicles and maintenance equipment (lawnmowers, tractors and personal vehicles).
- A personal hobby workshop.
- General household storage.

Note: I confirm that the building will not be used for commercial purposes, as a secondary dwelling/living space, or for any business operations.

Site Details & Compliance:

- **Location:** The shop will be located in the side yard, maintaining all required setbacks as per the RRPD Zoning Bylaw.
- **Access:** Access to the shop will be via the existing driveway. No new approach is requested at this time.

- Services: The building will include electrical service only / no plumbing / floor drain connected to holding tank.

Impact on Environment and Neighbors: The construction will not require the removal of significant mature trees, and we have planned the site to ensure proper drainage remains within the property lines. The height of the building will be 17' 1", which falls within the allowable limits for accessory structures in this zone.

Thank you for considering my application. If you require further information or a site visit, please contact me at your earliest convenience.

Sincerely,

Mason Mauricio

Sarah Mauricio

SITE PLAN

