

# 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

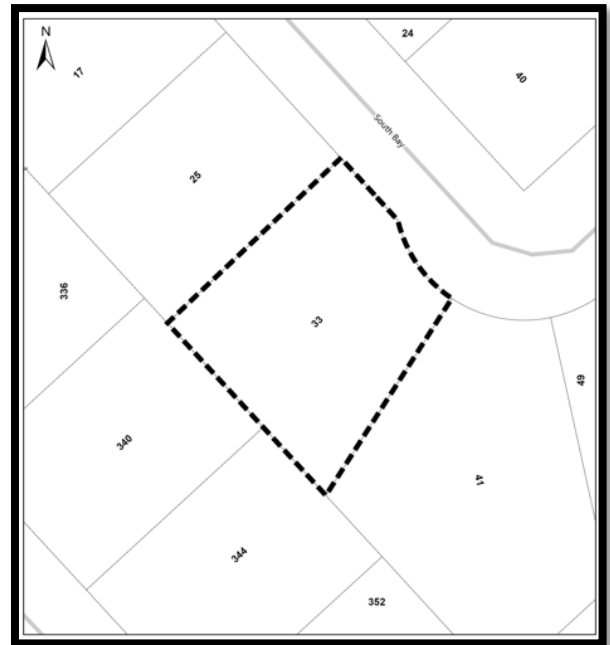
**Application File:** VO 55-2026

**Applicant:** Ralph Hindemith

**Property Location:** 33 South Bay  
R.M. of St. Clements  
Roll # 716734  
Legal: Lot 5 Block 4 Plan  
12435

**Application Purpose:**

The applicant proposes to increase the combined unit area of accessory buildings and an increase of mean 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
"SR" Seasonal Residential Section 6.3 Bulk Regulations Table 14: Residential Bulk Table	Combined unit area 800 sq. ft. maximum Mean height 13' maximum	Combined unit area 912 sq. ft.  Mean height 17'

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>	May 20, 2026
<b>Application File</b>	<b>VO 55-2026</b>
<b>Applicant</b>	Ralph Hindemith

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	33 South Bay, R.M. of St. Clements
- Roll #	716734
- Legal	Lot 5 Block 4 Plan 12435
<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>	13,982 square feet / .32 acres in area (+/-) 98 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“SR” Seasonal Residential Section 6.3 Bulk Regulations Table 14: Residential Bulk Table	Combined unit area 800 sq. ft. maximum Mean height 13’ maximum	Combined unit area 912 sq. ft.  Mean height 17’

#### Application Purpose

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

The site plan shows two other accessory buildings that will be demolished in accordance with the site plan as presented.

## **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 to use the accessory building for personal storage only.
5. Applicant / Owner will not use the accessory buildings as habitable space.

**RRPD LOCATION MAP**



**SUPPORTIVE MAPPING**

Variance Order VO 55, 2026  
33 South Bay, RM of St. Clements

Designation: "R" Resort  
Zoning: "SR" Seasonal 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



April 13, 2026

**Red River Planning District - Development Team**  
2978 Birds Hill Rd.  
East St. Paul, Manitoba, R2E 1J5  
Phone: 204-669-8880

Dear Development Team

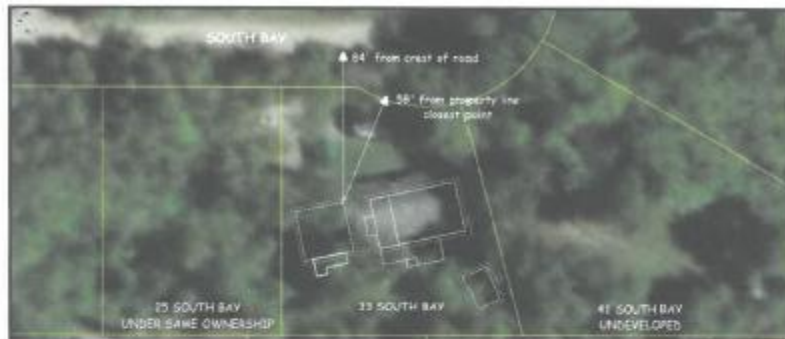
**Letter of Intent - Variance Order Application - Accessory Structure at 33 South Bay, Grand Marais, Manitoba**

I am submitting this letter in support of an application for an in-house variance to the Zoning By-law administered by the Red River Planning District. As permitted, Development Officers may approve minor variations of up to 15% for height, area, and related requirements. This application respectfully requests variances that fall within those allowable limits.

Firstly, I am requesting a variance to increase the allowable total storage area for accessory buildings on the property. The current maximum permitted area is 800 square feet. I am proposing to construct a 26 ft. by 26 ft. garage (676 square feet), which, when combined with the existing shed (approximately 236 square feet), would result in a total accessory building area of 912 square feet. This represents an increase of 112 square feet, or approximately 14% over the permitted amount, and therefore remains within the 15% threshold for in-house approval.

Secondly, I am requesting a variance to permit an increase in the allowable mean height of an accessory structure. The Zoning By-law limits the mean height to 13 feet; however, the proposed garage would have a mean height of approximately 17 feet (per STAR Homes), representing an increase of 4 feet.

I do not anticipate any adverse impact on neighboring properties as a result of this variance. The structure will be set back approximately 84 feet from the crest of South Bay, approximately 58 feet from the front property line (at its closest point) and will be completely shrouded in mature oak and elm along the edges of the property. Additionally, the lot directly adjacent to the proposed development, which would be impacted the most, is under my ownership. These factors significantly reduce any potential concerns related to height, sightlines, or visual impact.



The purpose of the proposed lofted garage is to support my long-term plan to transition from Winnipeg to Grand Marais upon retirement. Additional storage and functional space will be necessary to accommodate year-round living in a much smaller home without a basement. The loft portion will provide much-needed overhead storage for seasonal and infrequently used items. The ground floor will allow for the protected storage of recreational vehicles and equipment, reducing wear and deterioration caused by exposure to the elements. In addition, the space will be used as a workshop, supporting ongoing maintenance of the property. Finally, the garage will improve safety and accessibility during winter months by reducing the need for manual snow removal in and around vehicles - an important consideration as I age and physical tasks become more challenging.

In summary, the requested variances are modest, fall within the allowable 15% threshold for in-house approval, and will not adversely affect neighboring properties. The proposed development is intended to support a practical and sustainable transition to year-round residency while maintaining the character of the area.

Thank you for your consideration of this application.

