

# 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"*

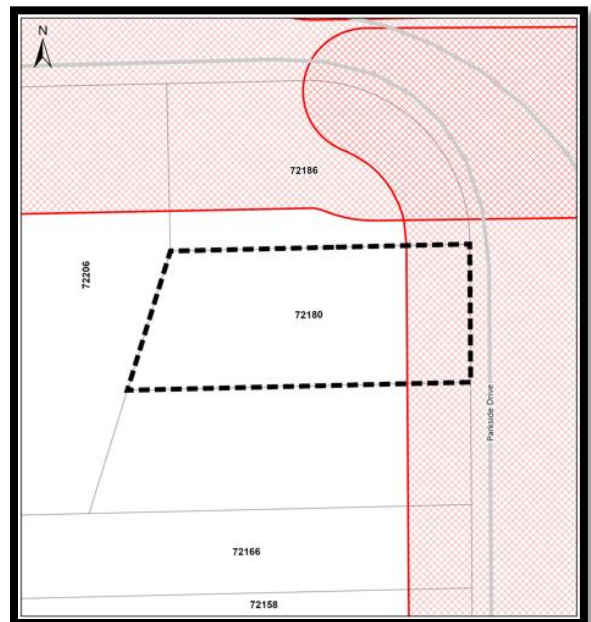
### APPLICATION INFORMATION

**Application File:** VO 59-2026

**Applicant:** Corey Lindell and Ashley Klukie

**Property Location:** 72180 Parkside Drive  
R.M. of St. Clements  
Roll # 244050  
Legal: Lot 1, Plan 72203

**Application Purpose:**  
The applicant proposes to reduce the side yard setback and increase the unit area of an accessory building, 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" Agricultural Restricted 5.4 Bulk Regulations Table 11: Agricultural Bulk Table	Side yard setback 15' minimum Unit area 1,280 sq. ft. maximum	Side yard setback 2' Unit area 1,800 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	May 27, 2026
<b>Application File</b>	<b>VO 59-2026</b>
<b>Applicant</b>	Corey Lindell and Ashley Klukie

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	72180 Parkside Driver, R.M. of St. Clements
- Roll #	244050
- Legal	Lot 1 Plan 72203
<b>Zoning</b>	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	173,847 square feet / 3.99 acres in area (+/-) 273.5 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" Agricultural Restricted 5.4 Bulk Regulations Table 11: Agricultural Bulk Table	Side yard setback 15' minimum Unit area 1,280 sq. ft. maximum	Side yard setback 2'  Unit area 1,800 sq. ft.

#### Application Purpose

The applicant proposes to reduce the side yard setback and increase the unit area of an accessory building, in order to allow for 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.
3. Applicant / Owner to pay any outstanding taxes, fees or fines, to the R.M. 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 59, 2026  
72180 Parkside Drive, 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

The structure size was chosen to accommodate the following :

- 5th wheel camper

- 2 snowmobiles

- quads

- tractor

The structure is required to keep our belongings safe, secure and protected from the weather

SITE PLAN

