

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
July 22, 2025
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

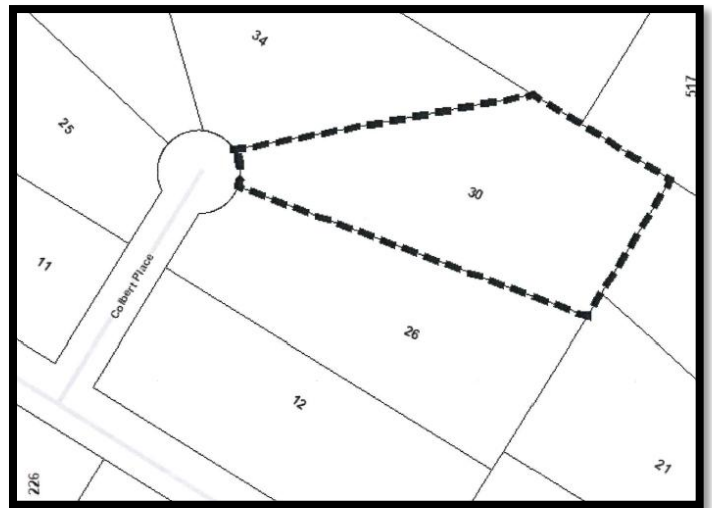
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 61-2025

Applicant: Florian and Diana
Kebernik
Property Location: 30 Colbert Place
R.M. of St. Clements
Roll # 312726
Legal: Lot 7 Block 2 Plan
54308

Application Purpose:
The applicant proposes to increase the unit area of an accessory building, in order to allow for a 2,400 sq. ft. accessory building to be constructed on the subject property. And to increase the number of accessory buildings to 6.



| Variance Request | Zoning By-law Requirement | Proposed by Applicant |
|---|---|--|
| "AR" Agricultural Restricted 5.4 Bulk Regulations Section 3.2.4 | 1,280 sq. ft. maximum Number of accessory buildings 2 maximum | 2,400 sq. ft. 6 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 | June 9, 2025 |
| Application File | VO 61-2025 |
| Applicant | Florian and Diana Kebernik |

SUBJECT PROPERTY INFORMATION

| | |
|-------------------------------------|---|
| Property Location | |
| - Street Address | 30 Colbert Place, R.M. of St. Clements |
| - Roll # | 312726 |
| - Legal | Lot 7 Block 2 Plan 54308 |
| 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 | 4 acres in area (+/-) 100 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 – Unit area Section 3.2.4 – Number of accessory buildings | 1,280 sq. ft. Maximum 2 – accessory buildings Maximum | 2,400 sq. ft. 6 accessory buildings |

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. The addition of this accessory building is over the maximum number of accessory buildings on the subject property; applicant will have 6 accessory buildings.

OTHER APPROVALS AND HISTORY

- 25 Colbert Place approved in 2021 for a 1600 sq ft building – over maximum
- 12 Colbert Place approved in 2023 for a 1,592 sq ft building – over maximum

Subdivision S10-2324 created this lot, registered on title a development agreement with the RM of St. Clements and a drainage easement. Reviewed the development agreement and all conditions have been fulfilled by the developer. Drainage easements show that the Municipality required a 3 meter wide swale around the property and the drainage easement will not be effected due to the construction of the shop which is just a little over 20' from the property line.

OPTIONS FOR COUNCILS CONSIDERATION

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

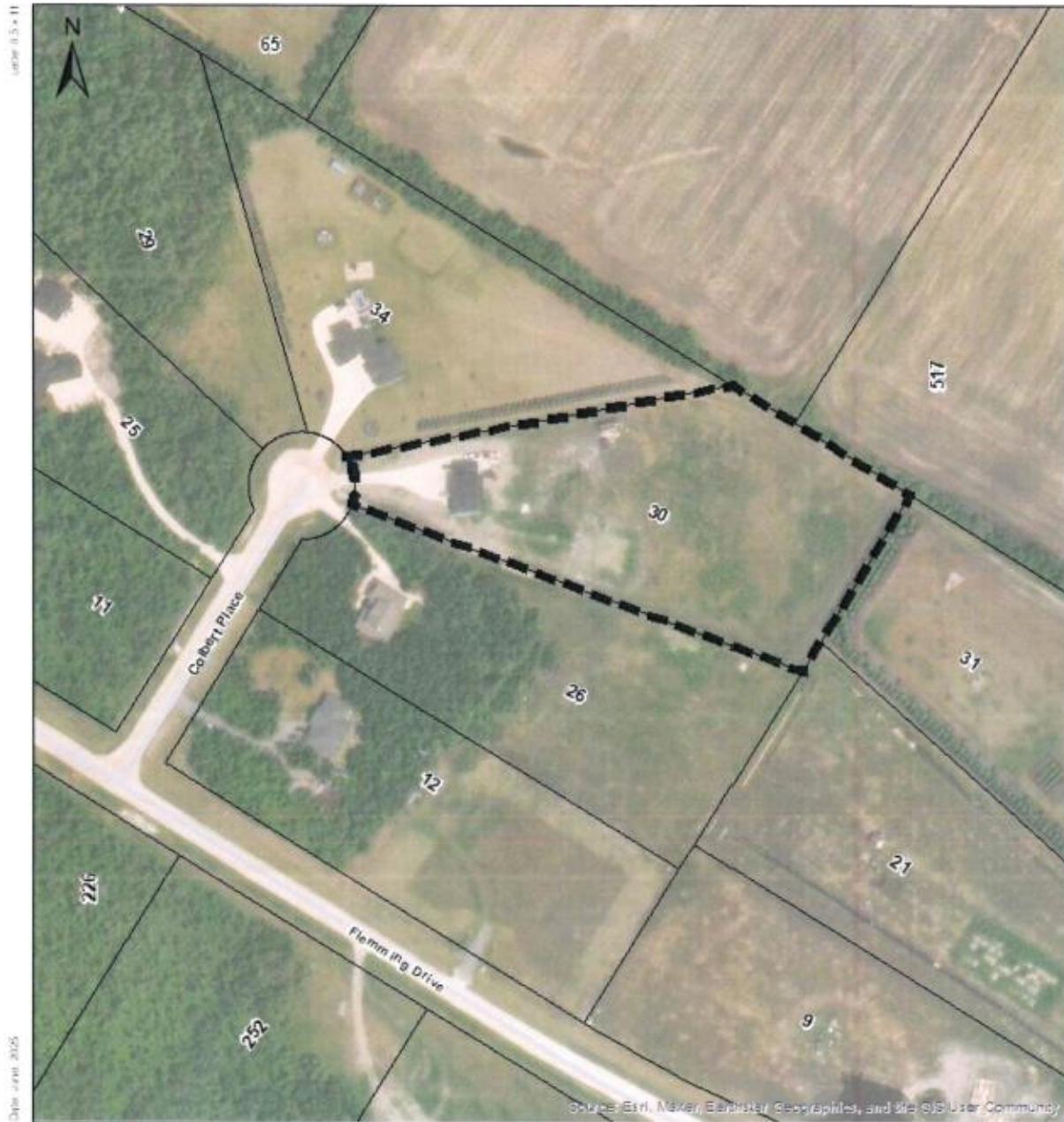
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 effect 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 obtain a business license from the RM of St. Clements in accordance with By-law 17-96.
4. Applicant / owner to pay any outstanding taxes, fees or fines, to the RM of St. Clements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 61, 2025
30 Colbert Pl, RM of St. Clements

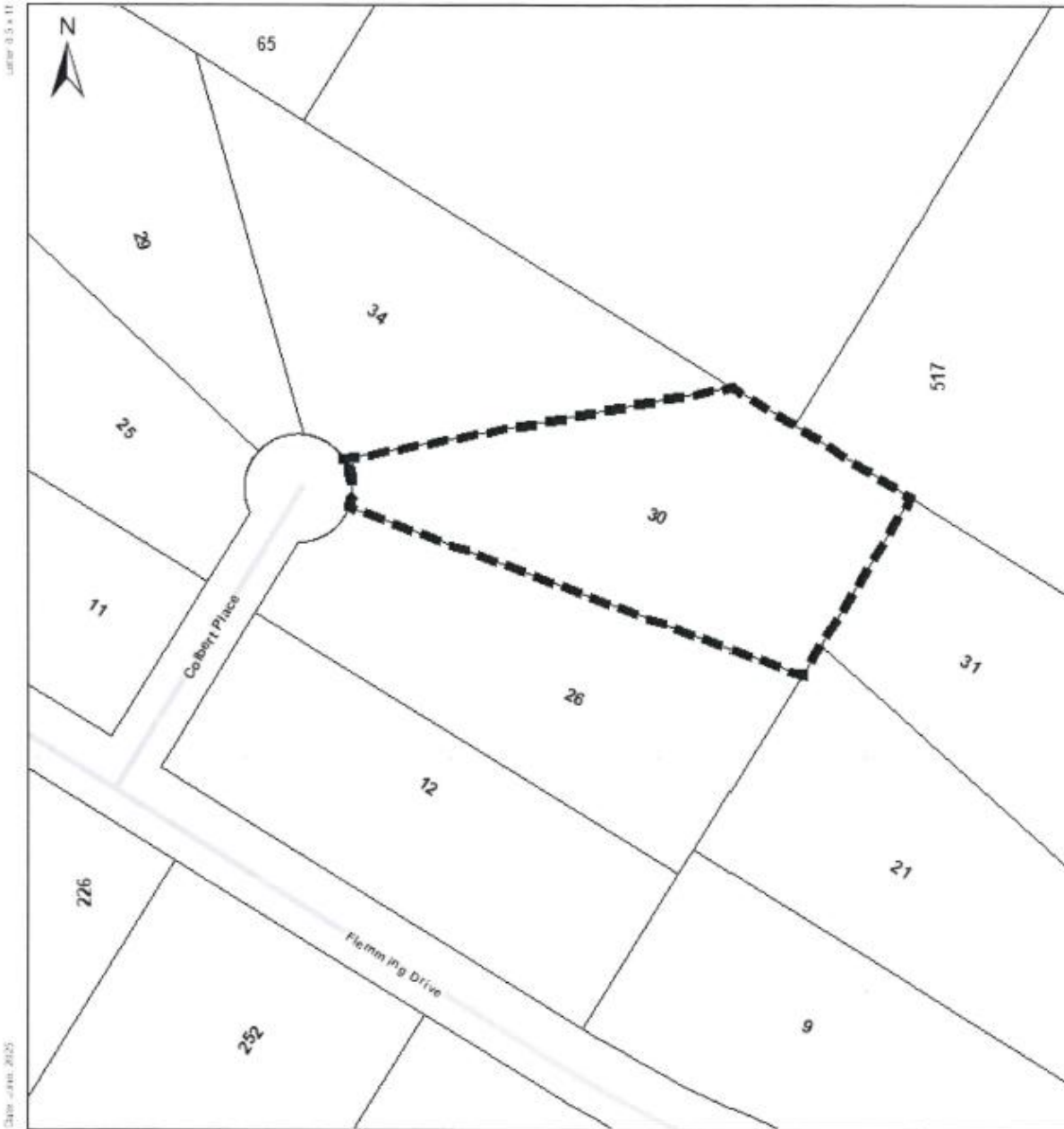
Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

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.

-  Subject Property
-  Roads
-  Parcel Outline



ADDITIONAL INFORMATION



Scale: 0.5 x 11

Date: June 2025

SUPPORTIVE MAPPING

Variance Order VO 61, 2025
30 Colbert Pl, RM of St. Clements

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

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 Subject Property

 Roads

 Parcel Outline



Letter of Intent

June 2, 2025
Florian Kebernik

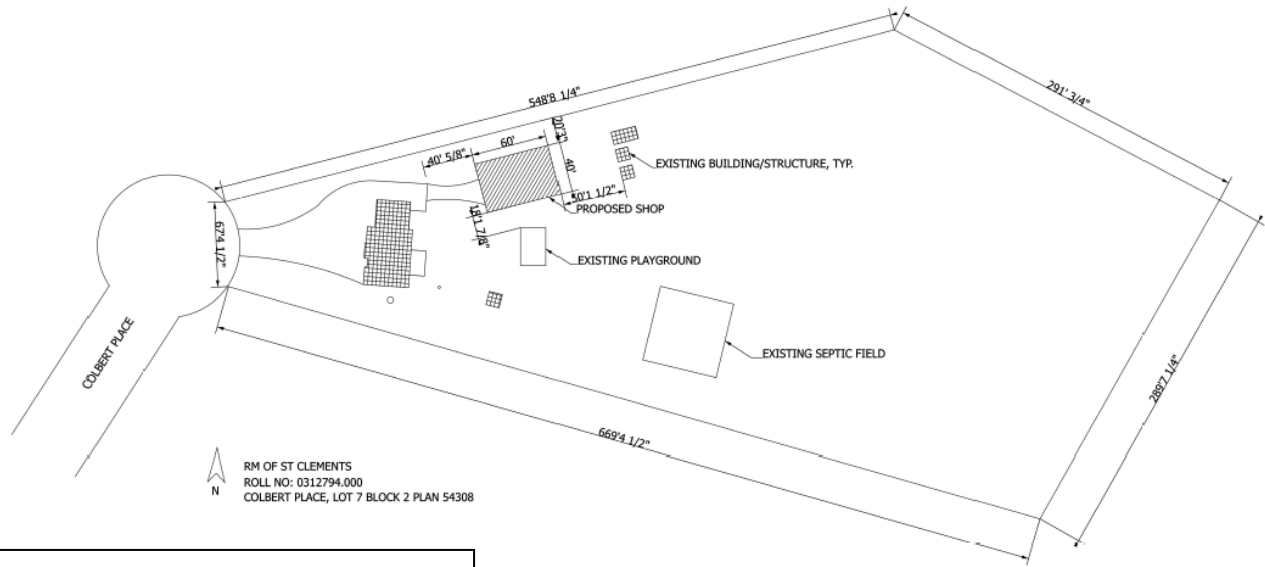
To whom it may concern:

I am writing this letter to express my intention to build a 40'x60' woodworking shop on my property. The shop will be fully operatable with its own electric panel and washroom with its on septic tank disconnected from the residential home. Furthermore, it will be located within all required setbacks. There is 4 structures on Lot already which don't needed permit to build, but it is over the structure limit already. And increase the access building from 4 to 5.

Regards,

Florian





Front yard setback to the accessory building is 245'