

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

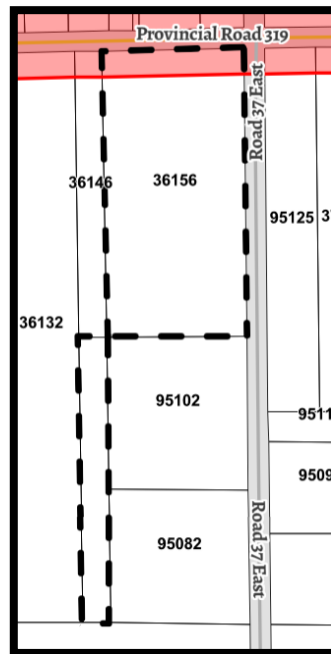
Application File: VO 69-2025

Applicant: Liam Viznaugh

Property Location: 36156 PR 319
RM of St. Clements
Roll # 636500
Legal: Lot 11/12 Plan
19336

Application Purpose:

The applicant proposes to change the use of an existing building, in order to allow for construction of a single-family dwelling on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
“SR” Seasonal Residential Zone Section 3 Section 3.2.2. Construction Prior to Principal Building	Construction Prior to Principal Building	Changing the use of the existing building to an accessory to build a single-family dwelling

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 29, 2025
Application File	VO 69-2025
Applicant	Liam Viznaugh

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	36156 PR 319, R.M. of St. Clements
- Roll #	636500
- Legal	Lot 11/12 Plan 19336
Zoning	"SR" Seasonal Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"R" Resort designation RRPD Development Plan By-law No. 272/19
Property Size	1,125,415 square feet / 25.89 acres in area (+/-) 680.5 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Section 3 Section 3.2.2. Construction Prior to Principal Building	Section 3 Section 3.2.2. Construction Prior to Principal Building	Changing the use of the existing building to an accessory to build a single-family dwelling

Application Purpose

The applicant proposes to change the use of an existing building, in order to allow for construction of a single-family dwelling on the subject property.

In accordance with the letter of intent the applicant and owner would like to build a single-family dwelling on the property in question. There is currently a small boarding house in which the joint owner would occasionally stay in periodically. The building is approximately 288 sq. ft., in which there is no plumbing or running water. The applicant would like to utilize the existing structure as an accessory building.

The application was circulated to Manitoba Infrastructure and Transportation, who has required a permit to construct, modify, relocate, remove or intensify the use of access. A permit is also required from Manitoba to construct, modify or relocate a structure or sign, or to change or intensity the use of an existing structure (including the alteration of existing buildings within 38.1 m (125') controlled area from the edge of the highway right-of-way. In addition, a permit is required from Manitoba Transportation and Infrastructure for any planting place within 15 meter (50') from the edge of the highway right-of-way.

According to the site plan the owner is requesting a new access from Road 37 E for the new dwelling.

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 use the accessory building for personal use only.
4. Accessory building is not to be used for habitable space.
5. Applicant / owner to construct single-family dwelling within 2 years.
6. Applicant / owner to pay any outstanding taxes, fees or fines, to the RM of St. Clements.
7. Applicant / owner to receive any required permits for access onto PR 319, if required.
8. Applicant / owner to apply for a culvert permit with the RM of St. Clements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 69, 2025
36156 PR 319, RM of St. Clements

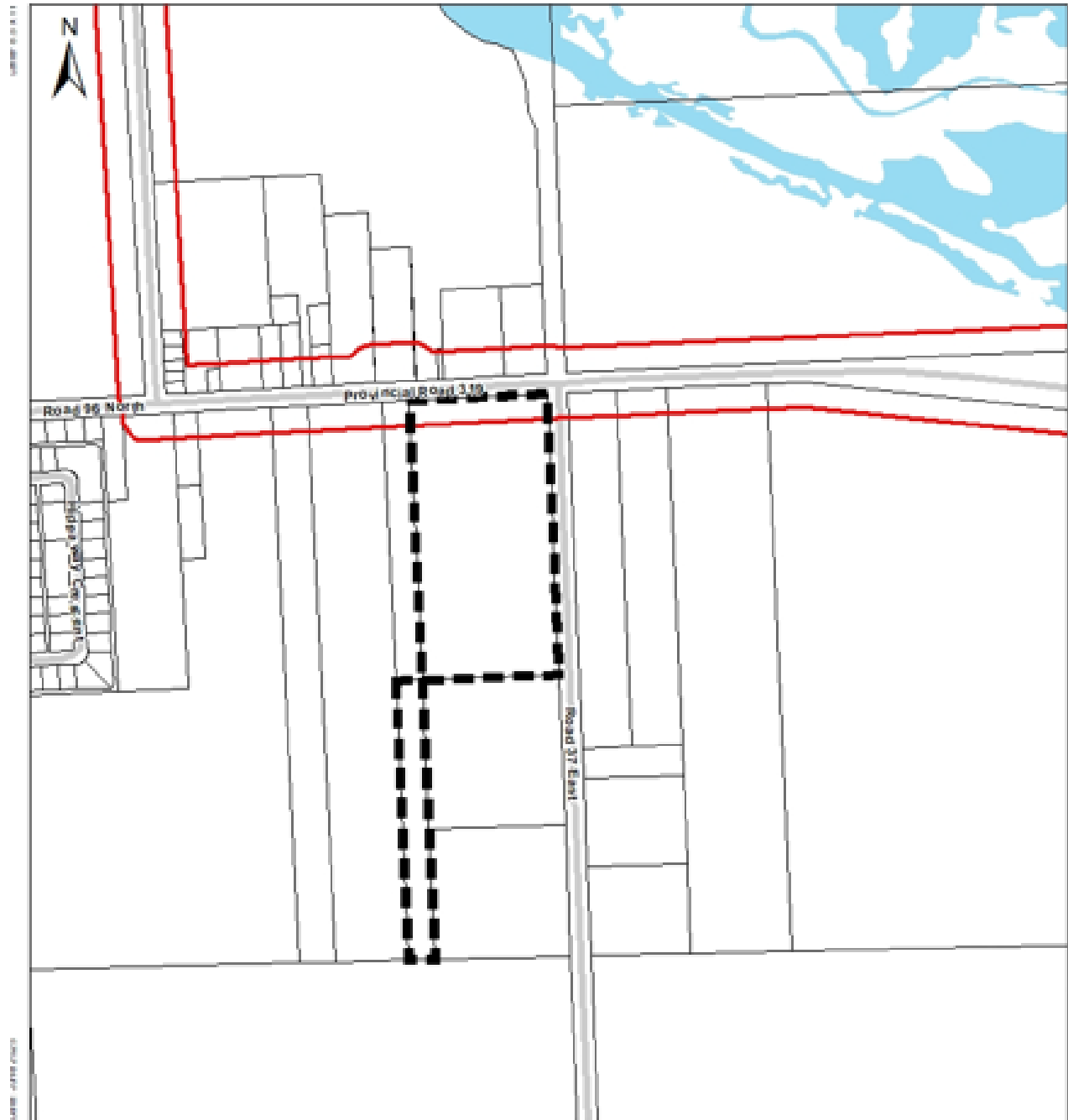
Designation: "R" Resort Designation

Zoning: "SR" Seasonal Residential Zone

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
-  Highway Control Zones
-  Roads
-  Parcel Outline
-  Water Bodies










SUPPORTIVE MAPPING

Variance Order VO 69, 2025
36156 PR 319, RM of St. Clements

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Zoning: "SR" Seasonal Residential Zone

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ADDITIONAL INFORMATION
Letter of Intent

June 17, 2025

Mayor and Council

I, Liam Viznaugh is a partial owner of the land at 36156 PR 319, along with my Aunt Jocelyn Johnston. I understand that the Zoning Bylaw will not allow two principal buildings on one site.

Currently my Aunt Jocelyn Johnston comes to the property occasionally to stay at the 288 square foot building that exists on the property. There is no plumbing in the building, and it is only used occasionally.

The property is partially in my name and on her passing I will receive the property. My fiancé and I would like to build a family home on the property, the request is to turn the 288 sq. ft. building into an accessory building, so that I can construct a dwelling. In times when my aunt would like to visit, she will be staying in our family home.

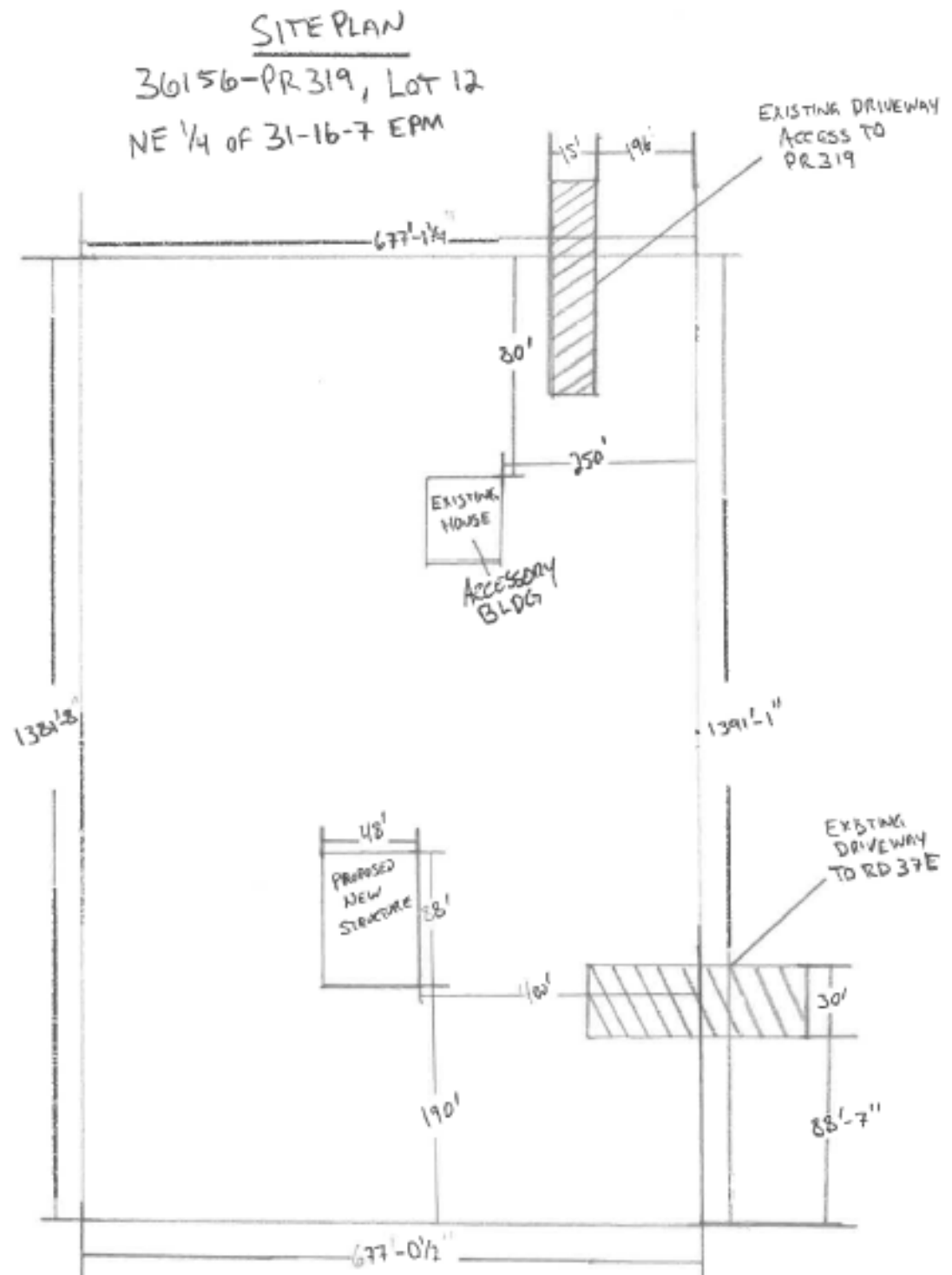
For now, until the approval is given and we build the home we will be keeping the structure as an accessory building to the primary, but once the dwelling is built, we would be open to removing it.

I have also supplied a support letter from the residents in the area. Please consider my request as a positive step towards keeping my family property.

Thanks for your time!

Liam Viznaugh

Site Plan



SCALE: NTS