

# 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**  
**August 26, 2025**  
**6:00 P.M.**

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

*Note: property owners are responsible for notifying "tenants"*

#### APPLICATION INFORMATION

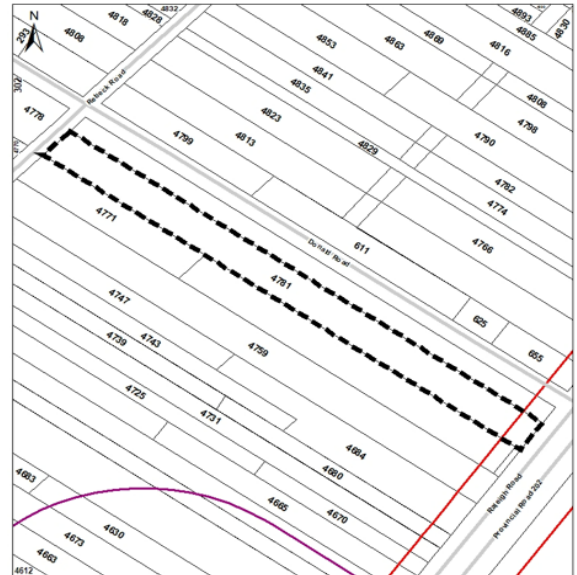
**Application File:** VO 80-2025

**Applicant:** Timothy and Bev Stem

**Property Location:** 4781 Rebeck Road, St.  
Clements  
Roll # 45600  
Legal: Lot OT254  
Plan:10554

**Application Purpose:**

The applicant proposes to increase the number of accessory structures to 8, decrease the interior side yard to 12.97 ft for an accessory structure and a side yard to the main dwelling to 14.89 ft on Proposed Lot as a condition of subdivision application S24-3087.



Variance Request in "AR" Agricultural Restricted" zone (Proposed Lot)	Zoning By-law Requirement	Proposed by Applicant
Number of Accessory Buildings (sec.3.2.4)	2 accessory buildings maximum	8 (max)
Minimum interior side yard (Section 5.4 Table 11)	15' Minimum interior side yard	12.97 ft
Minimum interior side yard for the main dwelling (Section 5.4 Table 11)	15' Minimum interior side yard	14.89 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>	July 16, 2025
<b>Application File</b>	<b>VO 75-2025</b>
<b>Applicant</b>	Heather and Mark Leclerc

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	4781 Rebeck Road, St. Clements
- Roll #	Roll # 45600
- Legal	Legal: Lot OT254 Plan:10554
<b>Zoning</b>	"AR" Agriculture Restricted, "M" General Industrial Zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	Agriculture Restricted, Business Park RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	14.55+8.37 acres in area (+/-) 327.7 ft feet in width combined (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request in "AR" Agricultural Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Number of Accessory Buildings (sec.3.2.4)	2 accessory buildings maximum	8 (max)
Minimum interior side yard (Section 5.4 Table 11 )	15' Minimum interior side yard	12.97 ft
Minimum interior side yard for the main dwelling (Section 5.4 Table 11 )	15' Minimum interior side yard	14.89 ft

#### Application Purpose

The applicant proposes to increase the number of accessory structures to 8, decrease the interior side yard to 12.97 ft for an accessory structure and a side yard to the main dwelling to 14.89 ft on Proposed Lot as a part of a condition of subdivision application S24-3087. No comments or concerns received from the RM or any agencies.

## **OPTIONS FOR COUNCILS CONSIDERATION**

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

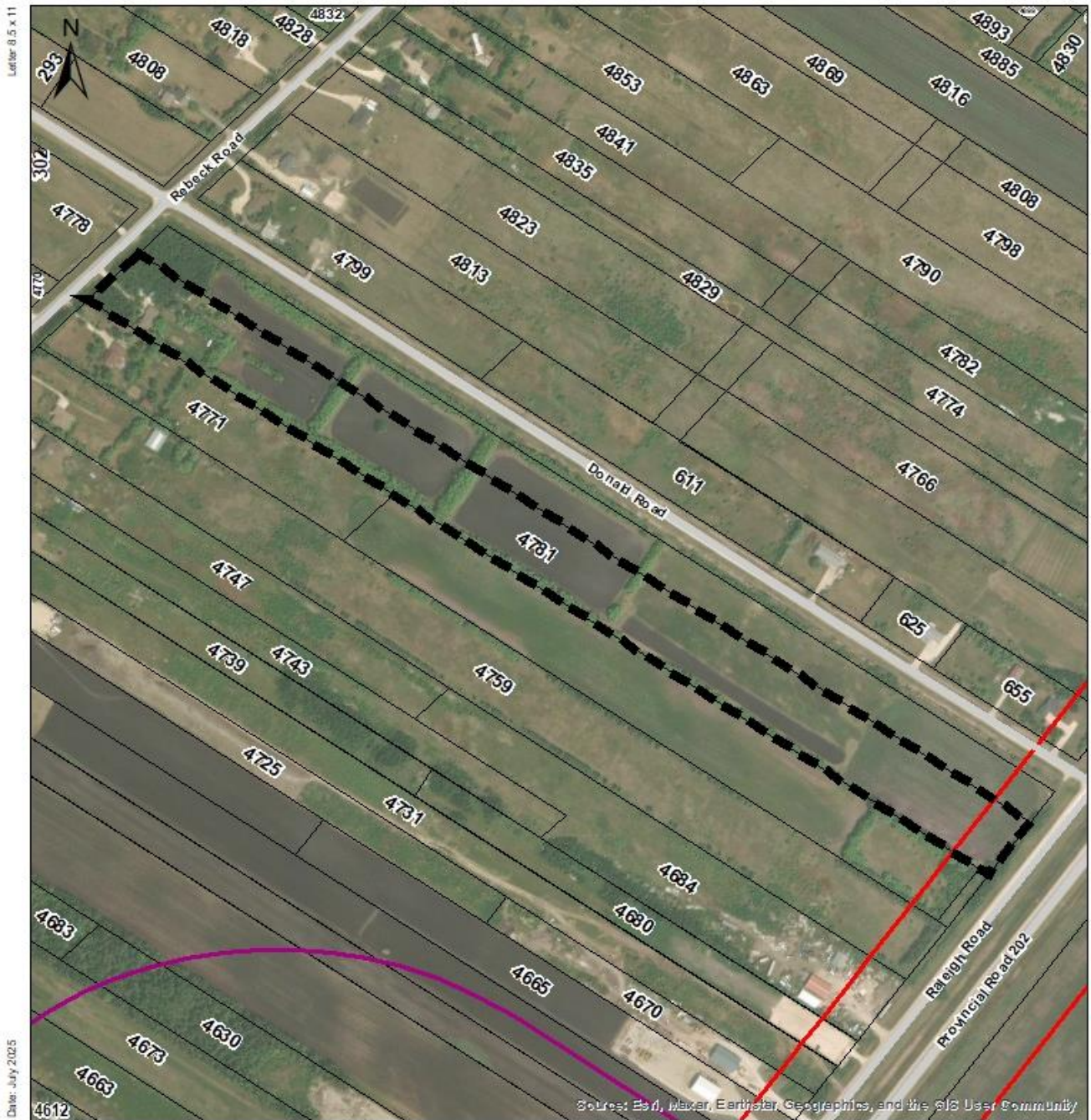
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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.

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Variance Order VO 80, 2025  
4781 Rebeck Road, RM of St. Clements

Designation: "AR" Agricultural Restricted, "BP" Business Park  
Zoning: "AR" Agricultural Restricted, "M" General Industrial

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



## Letter of Intent

This letter of intent addresses the following subdivision variances:

*- as part of conditions of subdivision 524-3087.*

1. 8 accessory structures on the survey map instead of 2 permitted
2. Distance from the shed that close to the septic field is less than 15 ft (12.97 ft) to the property line,
3. The main dwelling - 14.89 ft close to the property line instead of 15 ft.

Timothy Stern



*2/2/2025*