

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 28, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

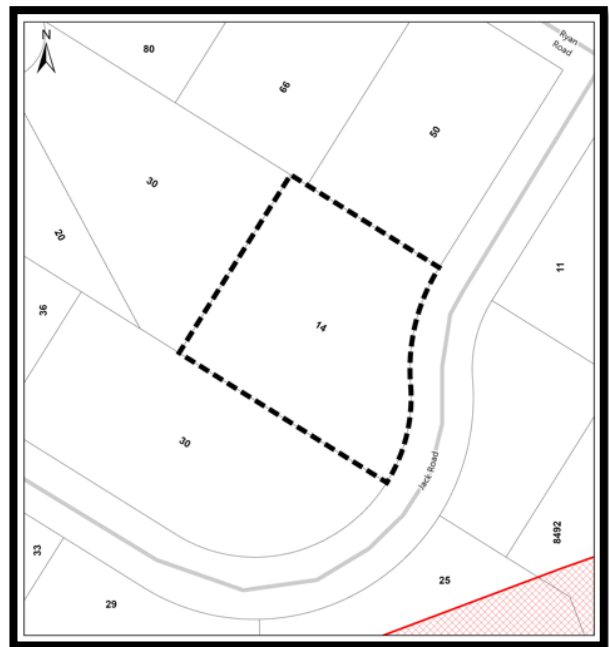
Application File: VO 86-2026

Applicant: Kevin Vander Kraake

Property Location: 14 Jack Road
R.M. of St. Clements
Roll # 302174
Legal: Lot 1 Block 1 Plan
50394

Application Purpose:

The applicant proposes to increase the unit area of an accessory buildings, in order to allow for an accessory building (garage) to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
6.3 Bulk Regulations "RR" Rural Residential Table 14: Residential Bulk Table	Unit Area of an Accessory Building 1,280 sq. ft. maximum	1,600 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

VARIANCE APPLICATION REPORT

Date	July 8, 2026
Application File	VO 86-2026
Applicant	Kevin Vander Kraake

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	14 Jack Road, R.M. of St. Clements
- Roll #	302174
- Legal	Lot 1 Block 1 Plan 50394
Zoning	"RR" Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
Property Size	72,554 square feet / 1.67 acres in area (+/-) 288.75' feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
6.3 Bulk Regulations "RR" Rural Residential Table 14: Residential Bulk Table	Unit Area of an Accessory Building 1,280 sq. ft. maximum	1,600 sq. ft.

Application Purpose

The applicant proposes to increase the unit area of an accessory buildings, in order to allow for an accessory building (garage) to be constructed on the subject property.

Note: Three other oversized accessory buildings have been approved in the subdivision:

20 Daken – 1,440 sq. ft.

62 Tyler – 2,340 sq. ft.

11 Ryan – 1,500 sq. ft.

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 structure for personal storage only.
5. Applicant / Owner must not use the accessory structure as habitable space.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 86, 2026
14 Jack Road, RM of St. Clements

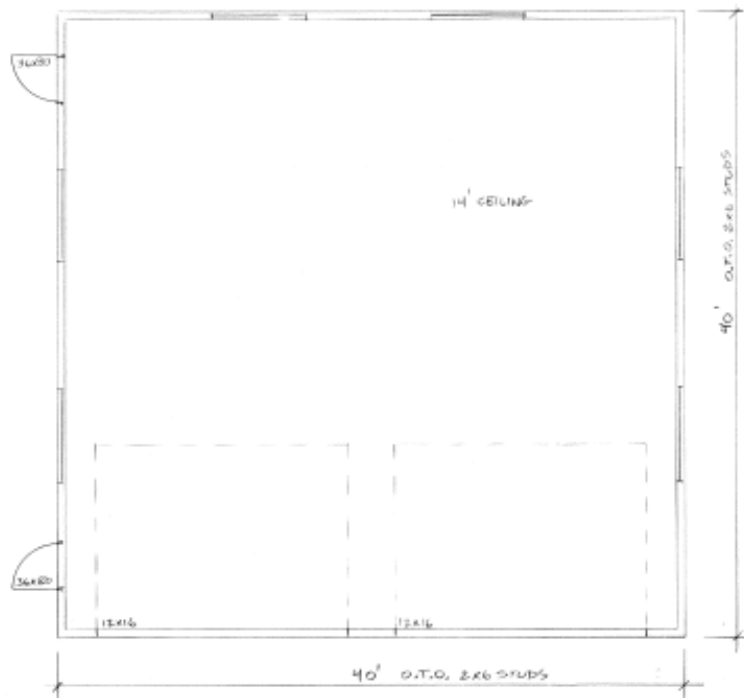
Designation: "RR" Rural Residential
Zoning: "RR" Rural Residential

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.

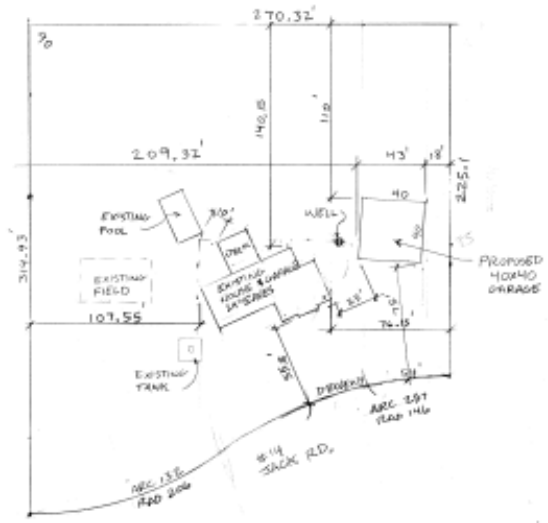
-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



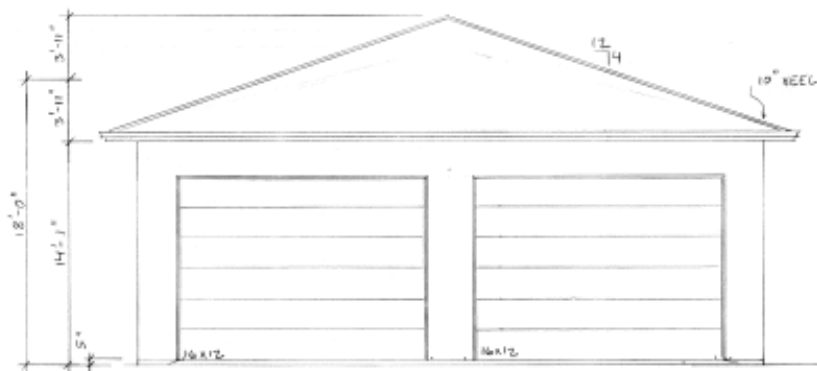
SITE PLAN



FLOOR PLAN
SCALE: 1" = 1'-0"
AREA - O.T.O. STUDS - 1400 sq ft
O.T.O. EXT. FINISH - 1420 sq ft
40.55 x 10.35



SITE PLAN
SCALE: 1" = 40'



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

DESIGN AND DRAFTING SERVICES
BILSKY ENTERPRISES LTD.
P.O. BOX 27, Rte. 1
PO BOX 27, Rte. 1
204-882-5381
204-795-3536
204-885-3799
bbskyentltd@gmail.com

PROJECT TITLE: 1/4 JACK RD.
SHOP FOR KEVIN VANDERKRAKE
OWNER:
CONTACT: KEVIN 204-229-2766
SHEET TITLE:
DRAWN BY: DATE: SHEET NO:
PMB JULY 24 2018 1 OF 1

LETTER OF INTENT

Letter of Intent – Variance Application

To Whom It May Concern,

I am requesting approval for a variance to permit the construction of a 40 ft. x 40 ft. detached garage on my property.

The purpose of this building is to provide appropriate indoor storage for my enclosed trailers, camper, snowmobiles, and other recreational vehicles and equipment. My current storage needs exceed the space available, and a detached garage of this size would allow me to securely store these items while keeping the property organized and well maintained.

The requested garage size is necessary to accommodate my current and future storage needs. A smaller building would significantly limit my ability to safely and efficiently store my recreational vehicles, trailers, and equipment while still allowing adequate space for access and maneuverability within the garage.

I believe the proposed garage will be compatible with the surrounding area, will enhance the functionality of my property, and will not negatively impact neighbouring properties. I am committed to constructing a building that is well maintained and complements the appearance of my home.

Thank you for your consideration of this application. I respectfully request your approval of the requested variance.

Sincerely, 