

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
February 24, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

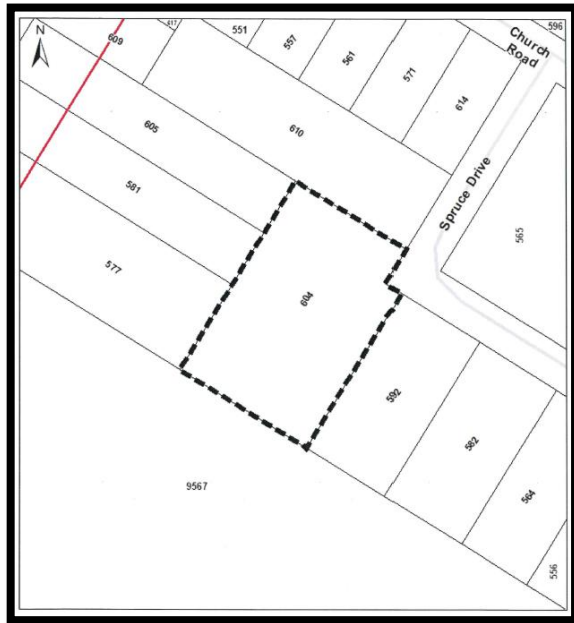
Application File: VO 9-2026

Applicant: Elizabeth Romaniuk
Travis MacDonald

Property Location: 604 Spruce Drive
R.M. of St. Clements
Roll # 435425
Legal: Lot 55 Plan 13052

Application Purpose:

The applicant proposes to increase the square footage of an accessory building, in order to allow for a 36' X 55' accessory building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" Suburban Residential Maximum combined area of an accessory structure Table 17 Residential Bulk Table	1,200' sq. ft. Maximum ***	2,100 sq. ft. *** Maximum Combined floor area

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	January 27, 2026
Application File	VO 9-2026
Applicant	Elizabeth Romaniuk and Travis MacDonald

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	604 Spruce Drive, East Selkirk
- Roll #	435425
- Legal	Lot 55 Plan 13052
Zoning	"RA" Suburban Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"SC" Settlement Center designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Infill Neighbourhood designation East Selkirk Secondary Plan By-law No. 14-2012
Property Size	87,016 square feet / 2 acres in area (+/-) 31.5 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" Suburban Residential Maximum combined area of an accessory structure Table 17 Residential Bulk Table	1,200' sq. ft. Maximum ***	2,100 sq. ft. ***Maximum Combined floor area

Application Purpose

The applicant proposes to increase the combined unit area of an accessory building, in order to allow for a 36' X 55' accessory building to be constructed on the subject property. The Zoning By-law outlines a maximum combined floor area of all accessory buildings, which needs to be considered as the maximum area.

An oversized accessory building is not common in the area however to the west there is a much larger shop being a 2,976 square foot building, that has been there for several years.

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 building for personal storage only.
5. Applicant / Owner to not use the accessory building for habitable space.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 9, 2026
604 Spruce Drive, RM of St. Clements

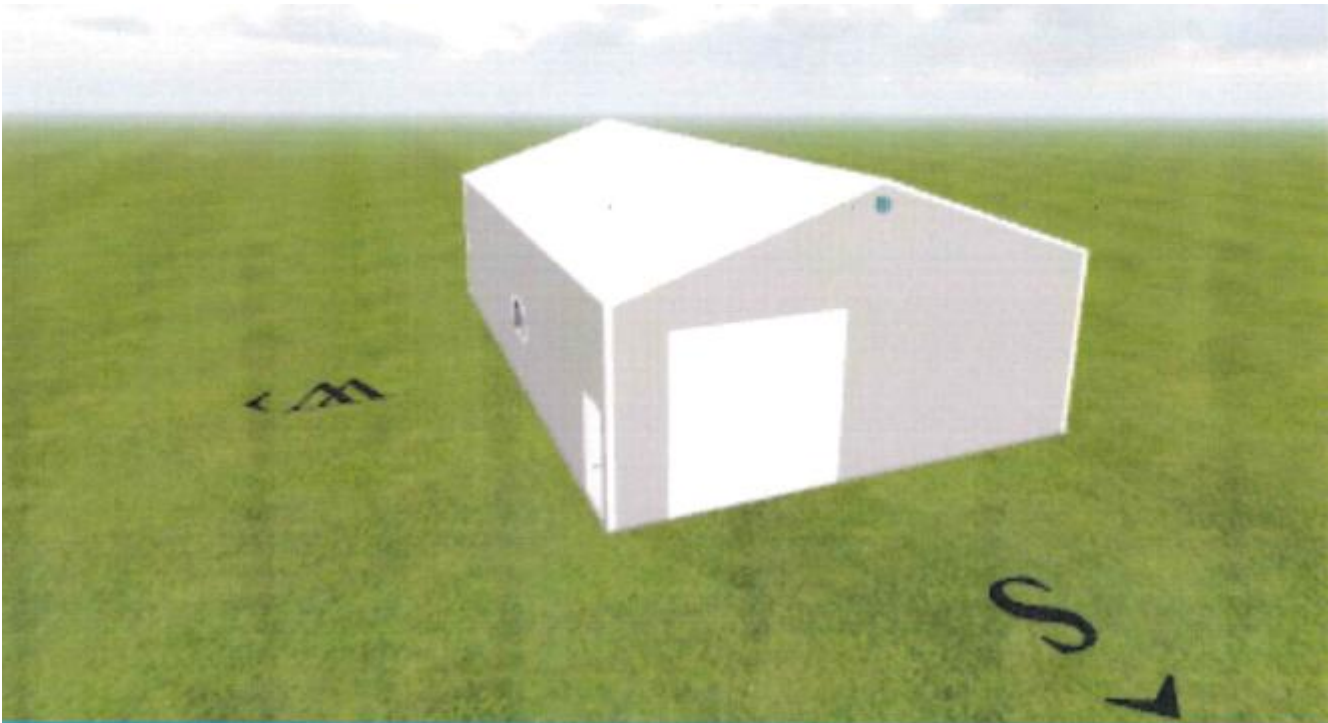
Designation: "SC" Settlement Centre
Zoning: "RA" Suburban Residential

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.

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



ADDITIONAL INFORMATION



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Building Dimensions

Building Location	Manitoba	
Width (ft)	<div><div></div></div>	36
Length (ft)	<div><div></div></div>	55
Height (ft)	<div><div></div></div>	14
Roof Type	Gabled	

Letter of Intent

January 19, 2026

Red River Planning District

2978 Birds Hill Rd.

East St. Paul, MB

R2E 1J5

We are requesting a variance to build a garage on our property to provide storage for vehicles, tools, and off-road vehicles, helping to declutter the home and maintain an orderly appearance in the neighborhood. The garage will offer improved security for vehicles and belongings as well as protect them from theft and harsh climates.

The variance is necessary due to zoning regulations to better meet our needs. A large garage will provide plenty of parking, additional storage for outdoor equipment, seasonal equipment, tools and toys. This garage is essential for maintaining a neat and organized property.

The garage will be used for personal use only.

By granting this variance it allows us to utilize our property and contribute to a clean, sightly property in our neighborhood.

SITE PLAN

#604 SPRUCE DRIVE

