

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
October 28, 2025
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

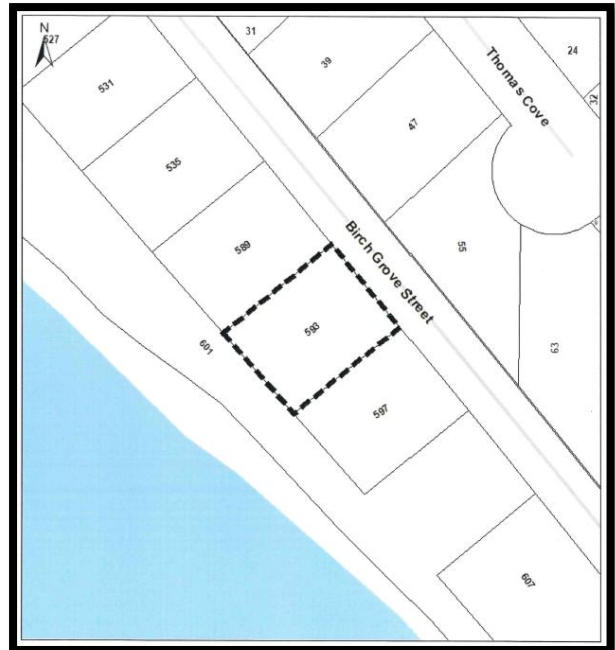
Application File: VO 98-2025

Applicant: Krest Carpentry
Owner: John Trudel

Property Location: 593 Brich Grove Street
R.M. of St. Clements
Roll # 701400
Legal: Lot 10 Plan 7770

Application Purpose:

The applicant proposes to increase the number of accessory structures and the combined accessory square footage and reduce the front yard and side yard setback, in order to allow for an accessory structure to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"SR" Seasonal Resort Part 6 Table 14 Section 6.3 and Section 3.2.4	Front yard setback – 30' min. Side yard setback – 10' min. Number of accessory buildings – 2 max. Combined sq. ft. for accessory structures – 800 sq. ft. max.	Front yard setback – 13' Side yard setback – 8' Number of accessory buildings – 4 Combined sq. ft. for accessory structures – 1,206.5 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	September 9, 2025
Application File	VO 98-2025
Applicant	Krest Carpentry / Owner John Trudel

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	593 Birch Grove Street, R.M. of St. Clements
- Roll #	701400
- Legal	Lot 10 Plan 7770
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	12,976 square feet or .30 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
"SR" Seasonal Resort Part 6 Table 14 Section 6.3 and Section 3.2.	Front yard setback – 30' min. Side yard setback – 10' min. Number of accessory buildings – 2 max. Combined sq. ft. for accessory structures – 800 sq. ft. max.	Front yard setback – 13' Side yard setback – 8' Number of accessory buildings – 4 Combined sq. ft. for accessory structures – 1206.5 sq. ft.

Application Purpose

The applicant proposes to increase the number of accessory structures and the combined accessory square footage and reduce the front yard and side yard setback, in order to allow for an accessory structure to be constructed on the subject property.

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 is not to use the accessory structure for a habitable space.

RRPD LOCATION MAP



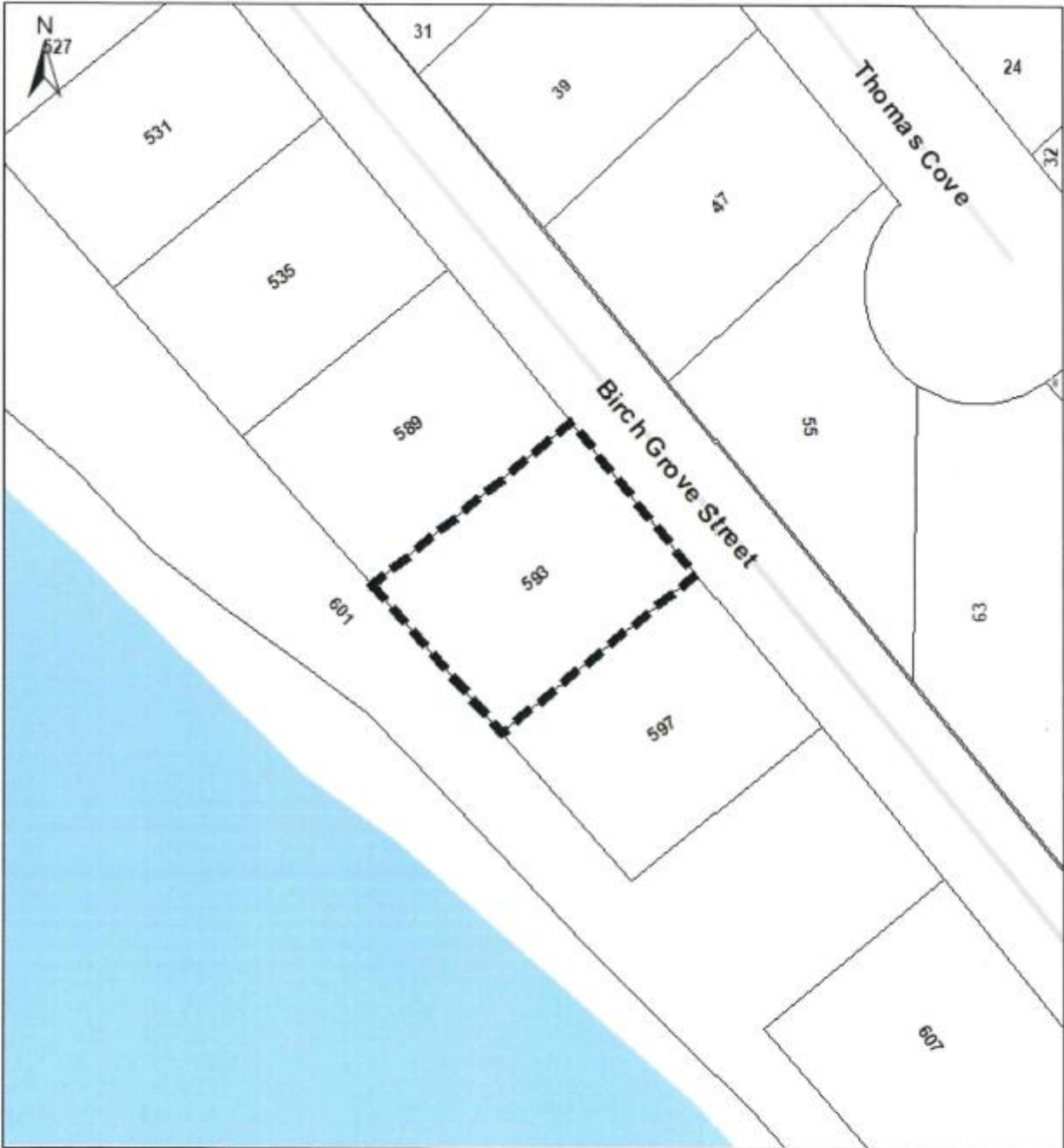
SUPPORTIVE MAPPING

Variance Order VO 98, 2025
593 Birch Grove Street, RM of St. Clements
Designation: "R" Resort
Zoning: "SR" Seasonal Residential

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

-  Subject Property
-  Roads
-  Parcel Outline
-  Water Bodies





SUPPORTIVE MAPPING

Variance Order VO 98, 2025
593 Birch Grove Street, RM of St. Clements

Designation: "R" Resort

Zoning: "SR" Seasonal Residential

 Subject Property

 Roads

 Parcel Outline

 Water Bodies

 **RED RIVER**
PLANNING DISTRICT

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

ADDITIONAL INFORMATION

To:

Red River Planning District
806-A Manitoba Avenue
Selkirk, Manitoba R1A 2C9

RE: Letter of Intent – Variance Request for Detached Garage at 593 Birchgrove Street, Beaconsfield MB R0E 0B0

To whom it may concern,

I am writing to formally submit a request for a variance to allow the construction of a detached garage on my property located at 593 Birchgrove Street, Beaconsfield, MB R0E 0B0. Specifically, I am requesting a front yard set back of 13' that will match that of the existing dwelling. Additionally, I am requesting a side yard set back of 8.0' on the northwest property line and a building height of 25'-2". This is to accommodate a proposed 30-foot by 30-foot detached garage beside the existing dwelling.

Due to the layout of the lot and other site constraints, constructing the garage behind the dwelling is not a feasible option. The proposed location beside the existing dwelling is the most practical placement and will allow for proper use of the property while maintaining neighbourhood aesthetics. The garage will be built in compliance with all other zoning and building code requirements.

The intent is to construct a garage that is both functional and visually consistent with the character of the neighborhood. We believe the proposed variance will not negatively affect the neighboring properties and will preserve the overall streetscape.

We respectfully ask for the Planning Department's consideration and support for this application. Should you require further information or clarification, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

John Trudel

SITE PLAN

STOFFEL SURVEYS
M.L.S. Ltd.
LAND SURVEYING & GEOMATICS
3-39 Rue Principale
La Salle, MB
R0G 0A2
Ph: (204) 736 2099
Fax: (204) 736 4858
info@stoffelsurveys.com

Our File #: 250506
Date: August 15, 2025

SURVEYOR'S SITE PLAN SHOWING PROPOSED GARAGE

PREPARED FOR:

Krest Carpentry Inc.
36 Kingswood Crescent
La Salle, MB
R0G 0A1

CIVIC ADDRESS:

593 Birch Grove Street

CERTIFICATE OF TITLE:

3166918/1 (Searched: 13/05/2025)

LEGAL DESCRIPTION:

LOT 10 PLAN 7770 W.L.T.O
EXC ALL MINES AND MINERALS AS RESERVED
IN THE GRANT FROM THE CROWN
IN FRAC NE 1/4 29-17-7 EPM

REGISTERED OWNER:

JEAN ARMAND TRUDEL

INSTRUMENT No.:

5384836/1 AND 5384837/1 ARE ACTIVE CHARGES AGAINST THE PROPERTY.

Instruments noted herein are provided for information purposes only and have not been investigated as to their intent or content.

Signed this 15th day of August, 2025.

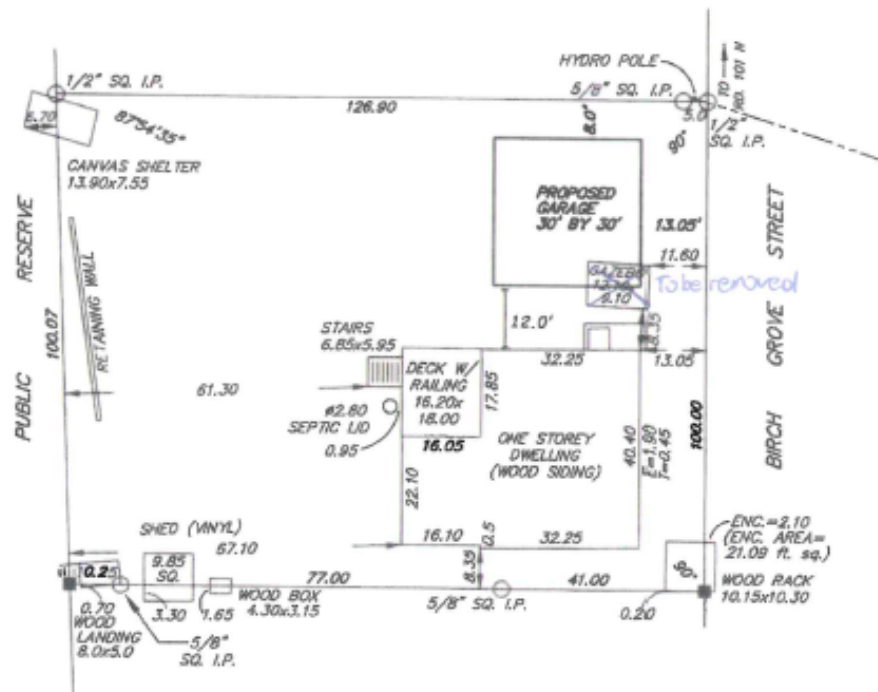
Arno Stoffel, Manitoba Land Surveyor

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IMPERIAL



IRON POSTS FOUND SHOWN THUS... ○
IRON POSTS 0.013 x 0.013 x 0.457 SHOWN THUS... ■