

# 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**  
**January 27, 2026**  
**6:00 P.M.**

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

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

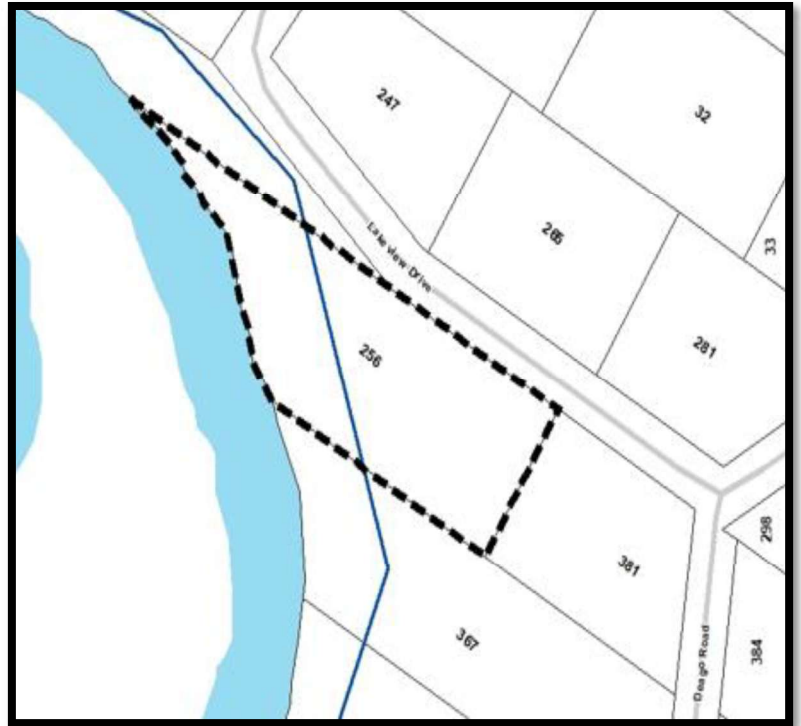
**Application File:** VO 124-2025

**Applicant:** Ilya Uvarau  
**Owner:** William Sparrow

**Property Location:** 256 Lakeview Drive  
R.M. of St. Clements  
Roll # 417100  
Legal: Lot 1 Plan 37500

**Application Purpose:**

The applicant proposes to reduce the front yard setback and eave projection into the required yard, in order to allow for a detached garage to remain on the subject property. Variance for the attached garage is to reduce the front yard setback and eave projection into the required yard in order to allow the attached garage to remain.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RA" Suburban Residential	50' Minimum front yard for accessory	20.8'
Section 6 Table 14 and Section 3.26.2.1.	50' minimum front yard for principle	44.9'
Zoning By-law Section	Eave projection for accessory 2' maximum	30.6'
	Eave projection for principle 3' maximum	7'

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)