

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

RM 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 25th ,2025
6:00 PM**

**Council Chambers,
1043 Kittson Road East
Selkirk, RM of St.
Clements, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

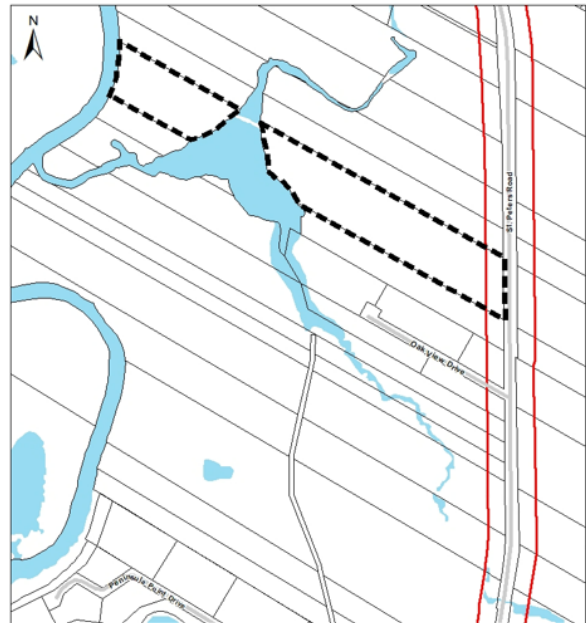
Application File: VO 100/2024

Applicant: Harvey and Cheryl Levin

Property Location: Box 222, East Selkirk. St.
Clements
Roll #:412100
Legal: RL 227/228, Plan:
5495

Application Purpose:

The applicant proposes to reduce the site width of the residual lot in subdivision application NS24-3076, to bring it into compliance on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Site Width Section 5.4 by ZBL	198 ft (min)	184.06 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	January 3, 2025
Application File	VO 100/24
Applicant	Harvey and Cheryl Levin

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	Box 222, East Selkirk. St. Clements
- Roll #	Roll #: 412100
- Legal	Legal: RL 227/228, Plan: 5495
Zoning	"AR" Agricultural Restricted RM of St. Clements Zoning By-law No5/2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	14.05 acres in area 184 feet in width
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Site Width Section 5.4 by ZBL	198 ft (min)	184.06 ft

Application Purpose

The applicant proposes to reduce the site width from 198 ft (min) to 184 ft of the residual lot in subdivision application NS24-3076, to bring it into compliance on the subject property.

A SAM has been submitted by the applicant/ owner, which is attached to this report.

Subdivision Application S24-3076 proposes the current property to be subdivided into one lot of 15.07 acres, leaving a residual lot of 14.05 acres. The proposed 15.07-acre lot includes a consolidation of the lot between Cooks Creek and Dubas Creek.

The subject property is zoned "AR" Agricultural Restricted and is also designated as Agricultural Restricted in the RRPD Development Plan.

As per the zoning by-law, the minimum site width for properties zoned "AR" Agricultural Restricted is 198 ft. The proposed lot width for the residual lot is 184.06 ft, hence why a Variance is required. The associated subdivision is being presented at the same council meeting.

This Variance application has been circulated and no agencies or RM raised any concerns.

OPTIONS FOR COUNCILS CONSIDERATION

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

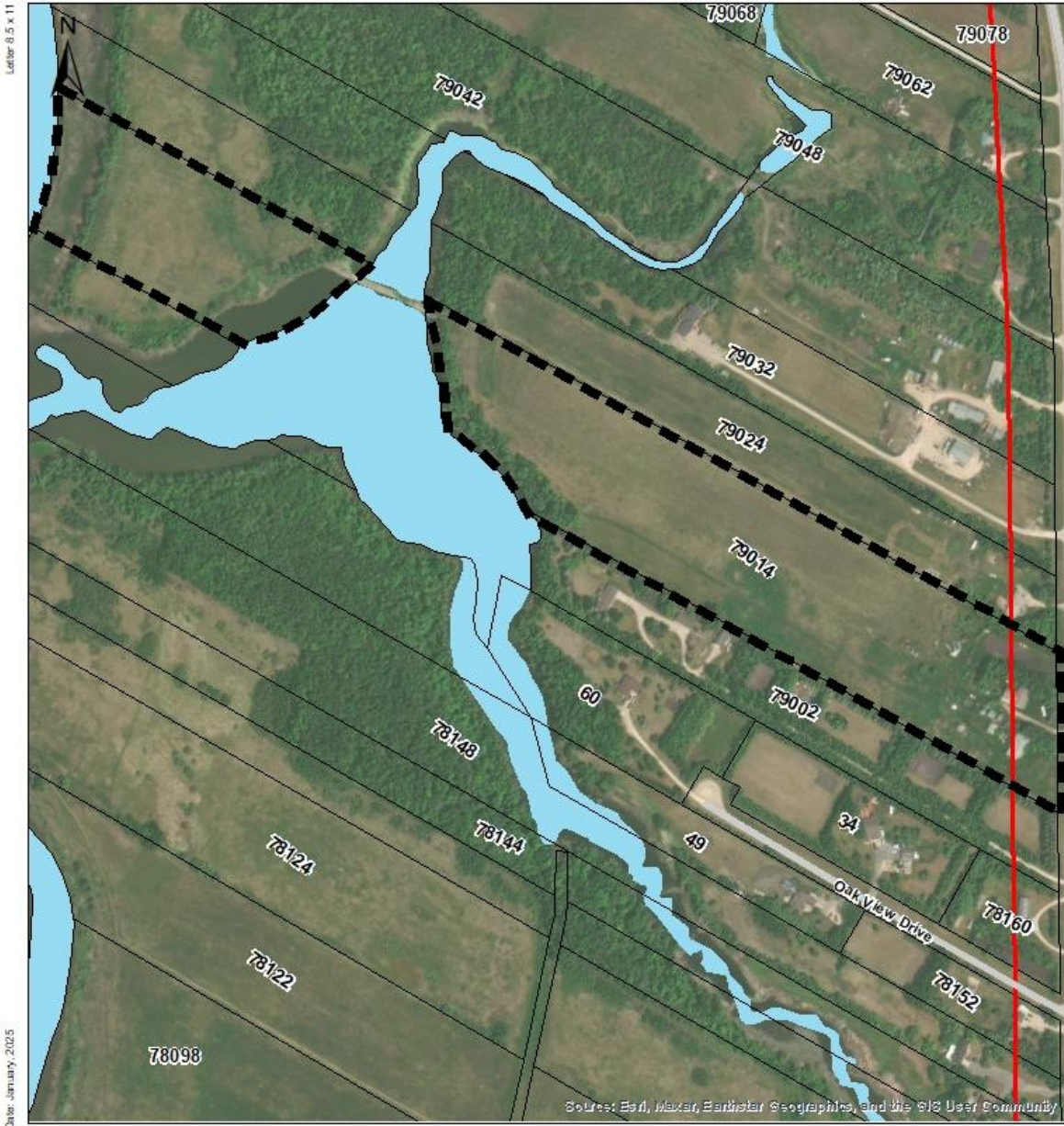
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



Letter 8.5 x 11

Date: January, 2025

Sources: Esri, Maxar, Earthstar Geographics, and the GIS User Community

<p>SUPPORTIVE MAPPING</p>	<p> Subject Property</p>
<p>Variance Order VO 100, 2024</p>	<p> Highway Control Zones</p>
<p>79014 St. Peters Rd., RM of St. Clements</p>	<p> Roads</p>
<p>Designation: "AR" Agriculture Restricted</p>	<p> Parcel Outline</p>
<p>Zoning: "AR" Agricultural Restricted</p>	<p> Water Bodies</p>
<p>RED RIVER PLANNING DISTRICT</p>	
	<p><small>Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.</small></p>

Additional Info:

