

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

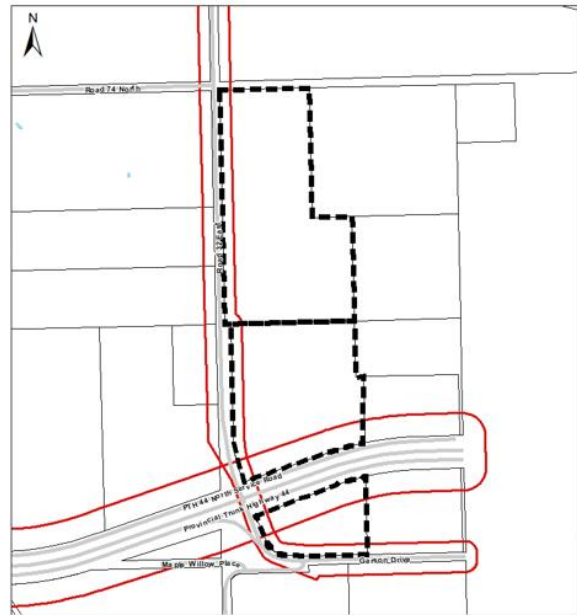
Application File: VO 116/2024

Applicant: Randal Bodner

Property Location: 32037 Rd. 73N, St,
Clements
Roll #:264300 ,264600
Legal: NW9-13-6E and
SW9-13-6E

Application Purpose:

The applicant proposes to reduce the site area of proposed lot 1 (subdivision S24-3080), in order to bring it into a compliance on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
“A80” Agricultural General Sec. 5.4 Site area	80 ac(min)	Lot 1: 19.06 ac

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	Monday, January 13, 2025
Application File	VO 116/24
Applicant	Randal Bodner

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	32037 Rd. 73N, St. Clements
- Roll #	Roll #:264600
- Legal	Legal: NW9-13-6E and SW9-13-6E
Zoning	A80” Agricultural General zone RM of St. Clements Zoning By-law No. 5/2002
Development Plan Designation	“RA” Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	19.08 acres in area (+/-) 337.3 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“A80” Agricultural General Sec. 5.4 Site area	80 ac(min)	Lot 1: 19.06 ac

Application Purpose

The applicant proposes to reduce the site area of proposed lot 1 (subdivision S24-3080), in order to bring it into a compliance on the subject property.

The subject property consists of two (2) lots of 74.18 acres and 71.48 acres under one title CT A46751. The applicant is seeking to adjust the boundaries of the subject land into one smaller Lot 1 (already separated by the municipal road) of 19.08 ac and consolidate the residual two together to create the one bigger Lot 2 of 126.97 ac.

Undersized lot 1 will require a variance to bring it into compliance with the Zoning By-Law. After circulation to the agencies, no government departments raised any concerns.

OPTIONS FOR COUNCILS CONSIDERATION

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

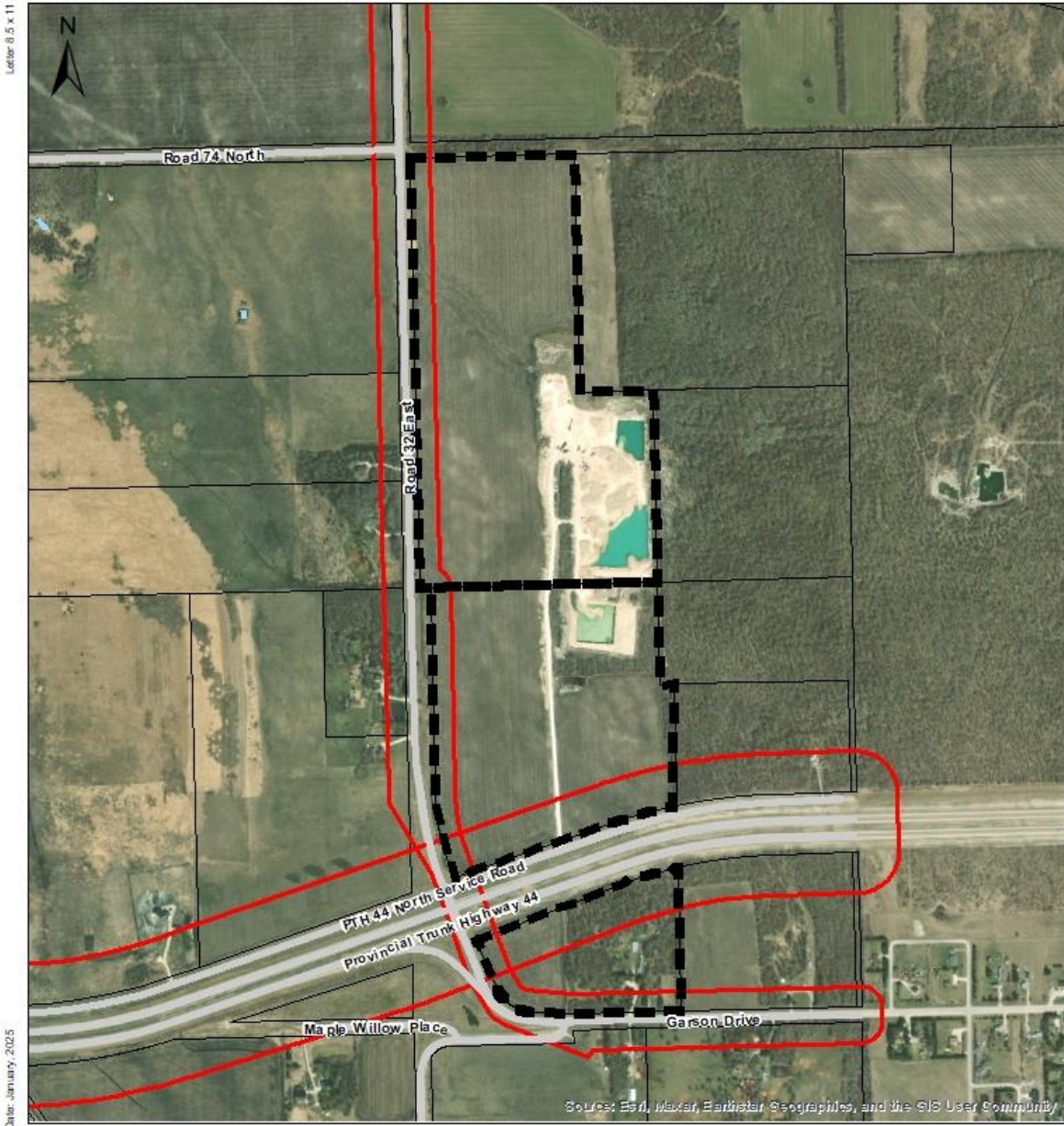
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



SUPPORTIVE MAPPING

Subdivision Application S24-3080
 32037 Rd. 73N, RM of St. Clements
 Designation: "RA" Resource and Agriculture
 Zoning: "A80" Agricultural General

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



Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.

ADDITIONAL INFORMATION:

