

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"

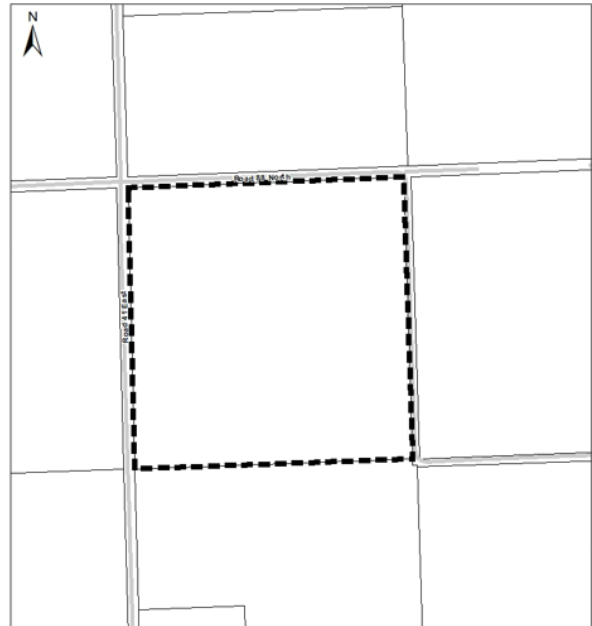
APPLICATION INFORMATION

Application File: VO 01/2025

Applicant: Richard Kowalik

Property Location: 41068 Road 88N, St.
Clements
Roll # :602500
Legal: NW 24-15-7E

Application Purpose:
The applicant is seeking approval to reduce lot size of the proposed lot (10 ac) to bring into compliance with zoning by-law as a result of subdivision S24-3073 in "A80" zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A80" - Agricultural General Site area ZBL sec.:5.4	80 ac (min.)	Proposed Lot: 10 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	January 21, 2025
Application File	VO 01/25
Applicant	Richard Kowalik

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	41068 Road 88N, St. Clements
- Roll #	Roll # :602500
- Legal	Legal: NW 24-15-7E
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	10 acres in area (+/-) 523 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” Agriculture General Site area Sec. 5.4	80 ac (min.)	<i>Proposed Lot: 10 ac</i>

Application Purpose

The applicant is seeking approval to reduce the size of the proposed lot of 10 ac in order to bring site area into compliance as a result of subdivision S24-3073 in “A80” zone.

After circulation to RM, there is no concerns.

The proposed subdivision is located within an “A80” -Agricultural General zone, as per the St. Clements Zoning By-Law. The Agricultural General Zone has a minimum site area requirement of 80 ac and minimum site width requirement of 300 ft.

The proposed lot does not comply with the acreage requirements of the “A80” zone in the R.M. of St. Clements Zoning By-law. Therefore, variance will be required to bring the lot into compliance.

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


Variance Order VO 1, 2025
41068 Road 88N, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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

 Subject Property

 Roads

 Parcel Outline



ADDITIONAL INFORMATION
 (from applicant, municipality, government departments, etc.)

