

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
RM of St. Clements

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 3, 2025

Applicant: Fegol

Property Location: RL 214, Plan 3393
Parcels C/D/E/F, Plan
72113
Roll # 4510, 4710, 5100
R.M. of St. Clements

Application Purpose:

The applicant is seeking approval to reduce lot sizes for 33 proposed lots, as part of the conditions within conditionally approved subdivision application S23-3014.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site area	4 ac (min)	2 to 3.36 ac (33 lots: see SAM for more details)

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	February 5, 2025
Application File	VO 3, 2025
Applicant	Fegol

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	St. Clements Roll #: 4510, 4710, 5100 Legal: RL 214, Plan 3393 Parcels C/D/E/F, Plan 72113
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	Roll #4510: 29.63 acres, 205 ft in width Roll #4710: 14.57 acres, 100 ft in width Roll #5100: 40.18 acres, 271 ft in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site area	4 ac (min)	2 to 3.36 ac (33 lots: see SAM for more details)

Application Purpose

The applicant is seeking approval to reduce the site area of all 33 proposed lots, as part of the conditions within conditionally approved subdivision application S23-3014.

The proposed subdivision is located on three properties currently zoned "AR" Agricultural Restricted. The applicant proposes to subdivide the three properties into thirty-three (33) lots, ranging from 2 acres to 3.36 acres.

The proposed lot does not comply with the acreage requirements of the "AR" zone in the R.M. of St. Clements Zoning By-law, therefore Variances will be required to bring the lots 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 3, 2025
RM of St. Clements

Designation: "AR" Agriculture Restricted
Zoning: "AR" Agricultural Restricted

 Subject Property

 Roads

 Parcel Outline

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



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

