

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

R.M. 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
April 22, 2025
6:00pm**

**Council Chambers
1043 Kittson Rd., RM of
St. Clements.**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 7/25

Applicant: Van Aert

Property Location: 552 & 620 C.I.L. Rd, St,
Clements
Roll # 311900 and
311925
N1/2, Lot 88
S1/2, Lot 88

Application Purpose:

Applicant is seeking to reduce the site area of the three (3) proposed lots (Lot 1, Lot 2, Lot 3) as a result of subdivision application S24/3082 to bring it into compliance.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A80" - Agricultural General zone Site Area (sec. 5.4 table 11.)	80 acres	Lot 1: 4 acres Lot 2: 42.72 acres Lot 3: 10.51 acres

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	March 13, 2025
Application File	VO 7/25
Applicant	Van Aert

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	552 & 620 C.I.L. Rd, St, Clements
- Roll #	Roll # 311900 and 311925
- Legal	N1/2, Lot 88, S1/2, Lot 88
Zoning	"A80", Agricultural General zone RM of St. Clements, Zoning By-law No. 5/2002
Development Plan Designation	"RA", Resource and Agricultural designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	Lot 1: 4 acres, 456.7 ft in width Lot 2: 42.72 acres, 4766 ff in width Lot 3: 10.51 acres, 1254 ft 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 zone Site Area (sec. 5.4 table 11.)	80 acres	Lot 1: 4 acres Lot 2: 42.72 acres Lot 3: 10.51 acres

Application Purpose

Applicant is seeking to reduce the site area of the three (3) proposed lots (Lot 1, Lot 2, Lot 3) as a result of subdivision application S24/3082 to bring it into compliance. After circulation to the agencies, no comments or concerns were raised.

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;
3. Applicant / Owner obtains a lot grade permit for the proposed garden suite from the RM of St. Clements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Subdivision Application S24-3082
552 & 620 C.I.L. Rd. RM of St. Clements

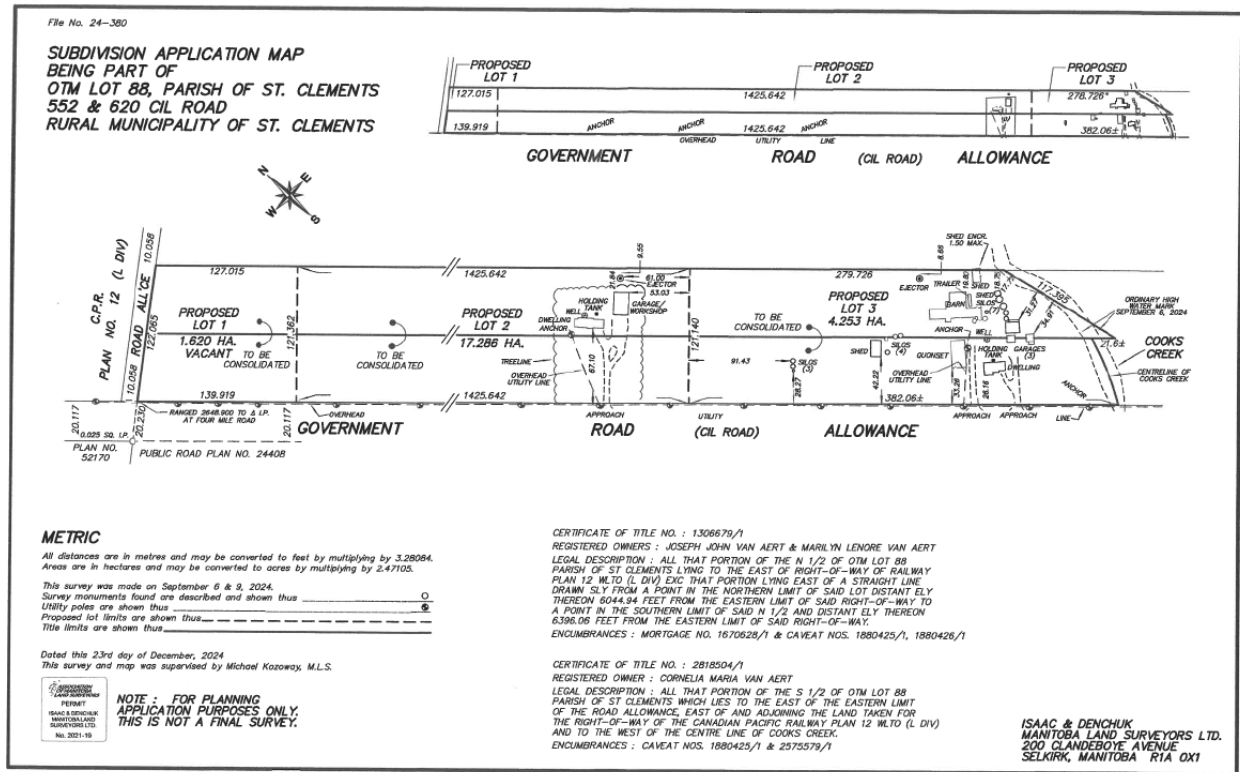
Zoning: "A80" Agricultural General
Designation: "RA" Resource & Agriculture

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



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

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





Joe & Marilyn Van Aert


January 30, 2025

Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

RE: VARIANCE - LETTER OF INTENT - VAN AERT SUBDIVISION

To Whom it May Concern:

We would like to apply for a zoning variance on our subdivision for the following reasons:

- The property is currently zoned A80. Two of the original lots need to be corrected.
- We currently farm 5000 acres and need to plan for the future. Our daughter and son-in-law have joined the family grain farm and need to live close to the operation.
- Our daughter and son-in-law want to build on farm property which is bush and pastureland. They require this separate lot to qualify for a mortgage. A mortgage cannot be approved for a new home to be built within a farmyard, as this would not be valued the same as if it were on a separate lot.

Sincerely,


Joe & Marilyn Van Aert