

# NOTICE OF PUBLIC HEARING

## SUBDIVISION 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**  
**December 10<sup>th</sup> ,2024**  
**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:** S24/3066

**Applicant:** Gerald W. and Marian L. Magas

**Property Location:** 72205 Heritage Drive,  
RM of St. Clements  
Roll #: 243150  
Legal: Lot:6, Plan: 18904

**Application Purpose:**

The applicant proposes to subdivide the subject land into a total of 4 lots: 3 new ( $\pm$  4.1 ac each) and one residual lot  $\pm$ 12.7 ac. No new road proposed.



Zoning By-law Requirement	Proposed by Applicant
<p><b>"CH" - Site Size requirements</b> (Section 7.4 Table 16)</p> <p><b>Site area:</b> 0.92 Ac (min)</p> <p><b>Site width:</b> 150 ft (min)</p>	<p><b>3 new lots and 1 residual:</b></p> <p><b>Site area:</b> 3 new lost – 4.1 ac each</p> <p>The residual – 12.7 ac</p> <p><b>Site width:</b> 3 new lots – 196.8 ft</p> <p>The residual – 628 ft</p>

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](mailto:info@rrpd.ca)