

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
March 24th, 2026
6:00 PM

Council Chambers
1043 Kittson Road,
RM of St. Clements, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 2, 2026

Applicant: Sylvia Urciuol & Eugene Heinrichs

Property Location: Henderson Hwy, Ludwick and Rebeck Roads, St. Clements
Roll #: 15021,15400,15700,15900,16100, 16300,16400,16500
Legal: CT2198353/1, CT2023590/1, CT3130900/1, CT2760492/1, CT1960823/1, CT3073961/1, CT3178383/1, CT3300607/1, respectively



Application Purpose:
The applicant proposes to reduce the minimum site area of the seven-teen (17) Proposed Lots and one (1) Residual as part of the conditions for subdivision application S26-3130 in the "AR" Agriculture Restricted zone.

Variance Request in "AR" Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site Area for (Table 11, Section 5.4)	4 acres (min.) in site area and 198 ft in the width	Proposed Lots 1- 17: 2.01-2.57 ac, 99.6 ft- 357.7 ft Residual under CT 2198353/1 (East and West) – 3.52 ac, 248-485 ft

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