

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
April 28th, 2026
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

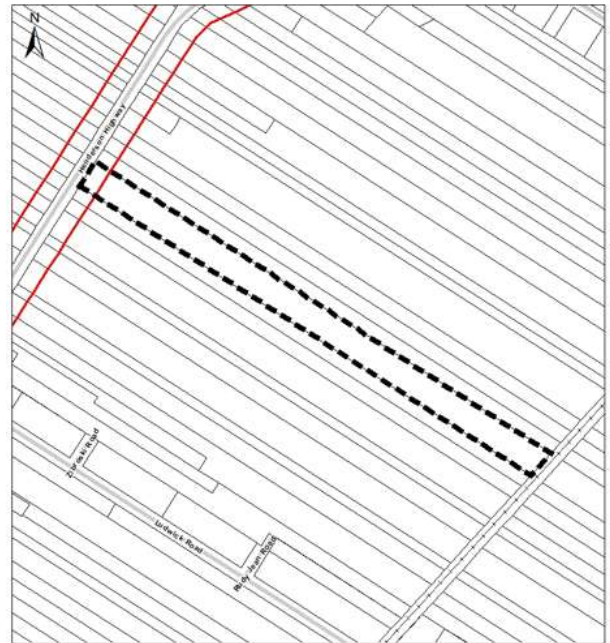
Application File: S25-3096

Applicant: Korey Mozden

Property Location: 5737 Hendersson Hwy,
St. Clements.

Roll #: 11100

Legal: CT 33160781/1,
RL 221-AD- 3393



Application Purpose:

The applicant is seeking to subdivide the subject land of 16.82 acres into one (1) additional lot of 2.17 ac (Parcel B), leaving the residual lot (Parcels: A, D and F will be consolidated under 1 title) in "RR" Rural Residential and "AR" Agriculture Restricted zone.

Zoning By-law Requirement in "RR" Rural Residential and "AR" Agriculture Restricted zones	Required lot site area and site width	Proposed parcels by Applicant
Site Area and width requirements (Table 11, Section 5.4)	4 acres and 1.38 acres (min.) site area and 198 ft (min) width respectively	Proposed Parcel B: 2.17 ac, and 99.5 ft Proposed Parcels (A+D+F): ±14.65 ac (combined area) and 99.5 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