

# 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 28<sup>th</sup>, 2026**  
**6:00 PM**

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

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

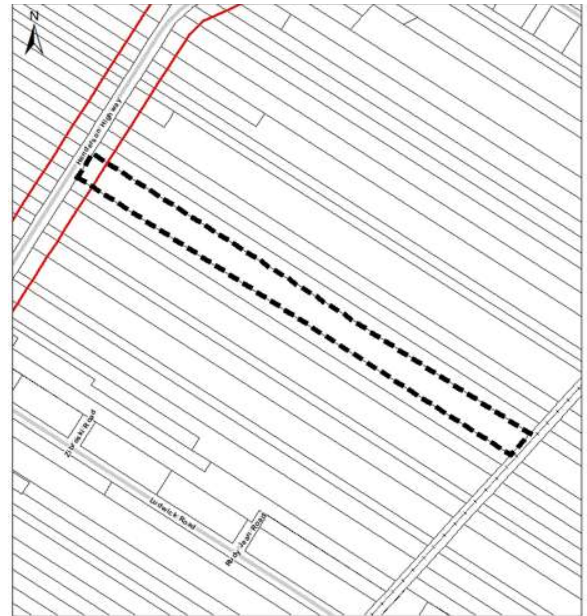
**Application File:** VO 7, 2026

**Applicant:** Korey Mozdzen

**Property Location:** 5737 Henderson Hwy, St. Clements

**Roll #:** 11100

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



#### Application Purpose:

The applicant proposes to reduce the minimum site area of the Proposed and Residual Lots as part of the conditions for subdivision application S25-3096 in the "RR" Rural residential and "AR" Agriculture Restricted zones.

Variance Request in "RR" Rural Residential and "AR" Agriculture Restricted zones	Zoning By-law Requirement respectively	Proposed by Applicant
Site Area for (Table 11, Section 5.4)	1.38 ac and 4 acres (min.) in site area and 198 ft in the width	<b>Proposed Parcel B:</b> 2.17 ac, and 99.5 ft <b>Proposed Parcels (A+D+F) :</b> ±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](mailto:info@rrpd.ca)