

# 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**  
**August 25<sup>th</sup>, 2026**  
**6:00 PM**

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

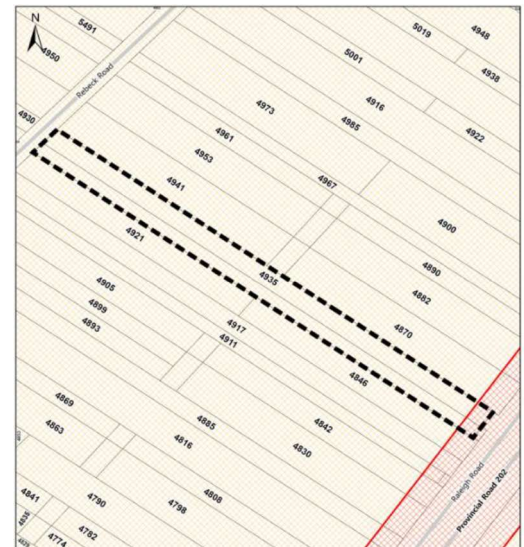
*Note: property owners are responsible for notifying "tenants"*

#### APPLICATION INFORMATION

**Application File:** VO 76, 2026

**Applicant:** Jason Howden and Joanne Sanders

**Property Location:** 4935 Rebeck Rd and Unaddressed parcel,  
RM of St. Clements  
**Roll #:** 43400, 43500 respectively  
**Legal:** CT 2776761/1, CT2997462/1



#### Application Purpose:

The applicant proposes to reduce the minimum site width of the both Proposed Lots as part of the conditions for subdivision application S26-3148 in the "AR" Agriculture Restricted zone.

| Variance Request in "AR" Agriculture Restricted zone | Zoning By-law Requirement                              | Proposed by Applicant                                                                 |
|------------------------------------------------------|--------------------------------------------------------|---------------------------------------------------------------------------------------|
| Site Area for<br>(Table 11, Section 5.4)             | 4 acres (min.) in site area and<br>198 ft in the width | <b>Proposed Lots 1:</b> 5.01 ac, 172.7 ft<br><b>Proposed Lot 2:</b> 5.02 ac, 168.2 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)

