

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
October 28, 2025
6:00 PM**

**Council Chambers
1043 Kittson Road,
East Selkirk, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

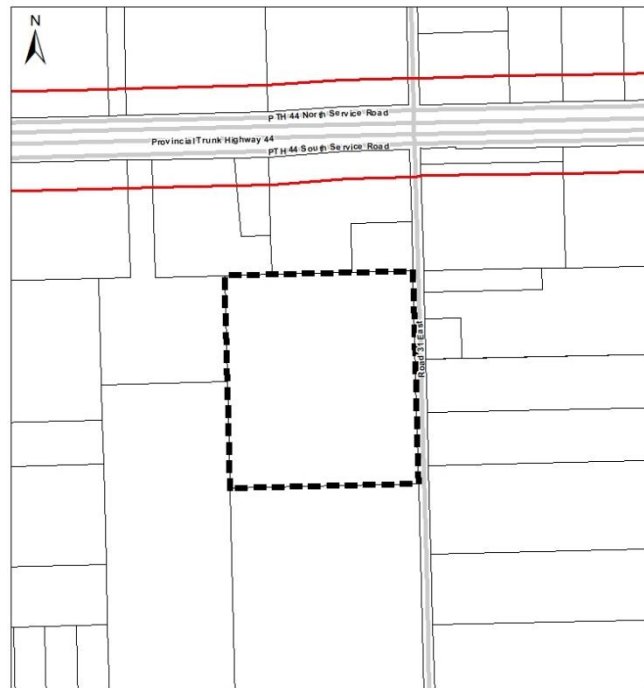
Application File: VO 111, 2025

Applicant: Roger and Gail Langlais

Property Location: 72084 Road 31E,
St. Clements
Roll # 260600
Legal: *NE6-13-6E

Application Purpose:

The applicant proposes to reduce the minimum site area for the proposed lot from 40 acres to 10.01 acres as part of the conditions for subdivision application S25-3117 in the “A40” Agricultural Limited Zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for “A40” Zone	40 acres (min.)	Proposed Lot: 10.01 acres

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

VARIANCE APPLICATION REPORT

Date	October 6, 2025
Application File	VO 111, 2025
Applicant	Roger and Gail Langlais

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	72084 Road 31E, St. Clements
- Roll #	260600
- Legal	*NE6-13-6E
Zoning	"A40" Agricultural Limited zone RM of St. Clements Zoning By-law No. 5/2002
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	80 acres in area (+/-) 1,982 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for "A40" Zone (Section 5.4)	40 acres (min.)	Proposed Lot: 10.01 acres

Application Purpose

The applicant proposes to reduce the minimum site area for the proposed lot from 40 acres to 10.01 acres as part of the conditions for subdivision application S25-3117 in the "A40" Agricultural Limited Zone.

The Municipality has no concerns. At the time this report was written, no comments were received from Highways.

OPTIONS FOR COUNCIL'S CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

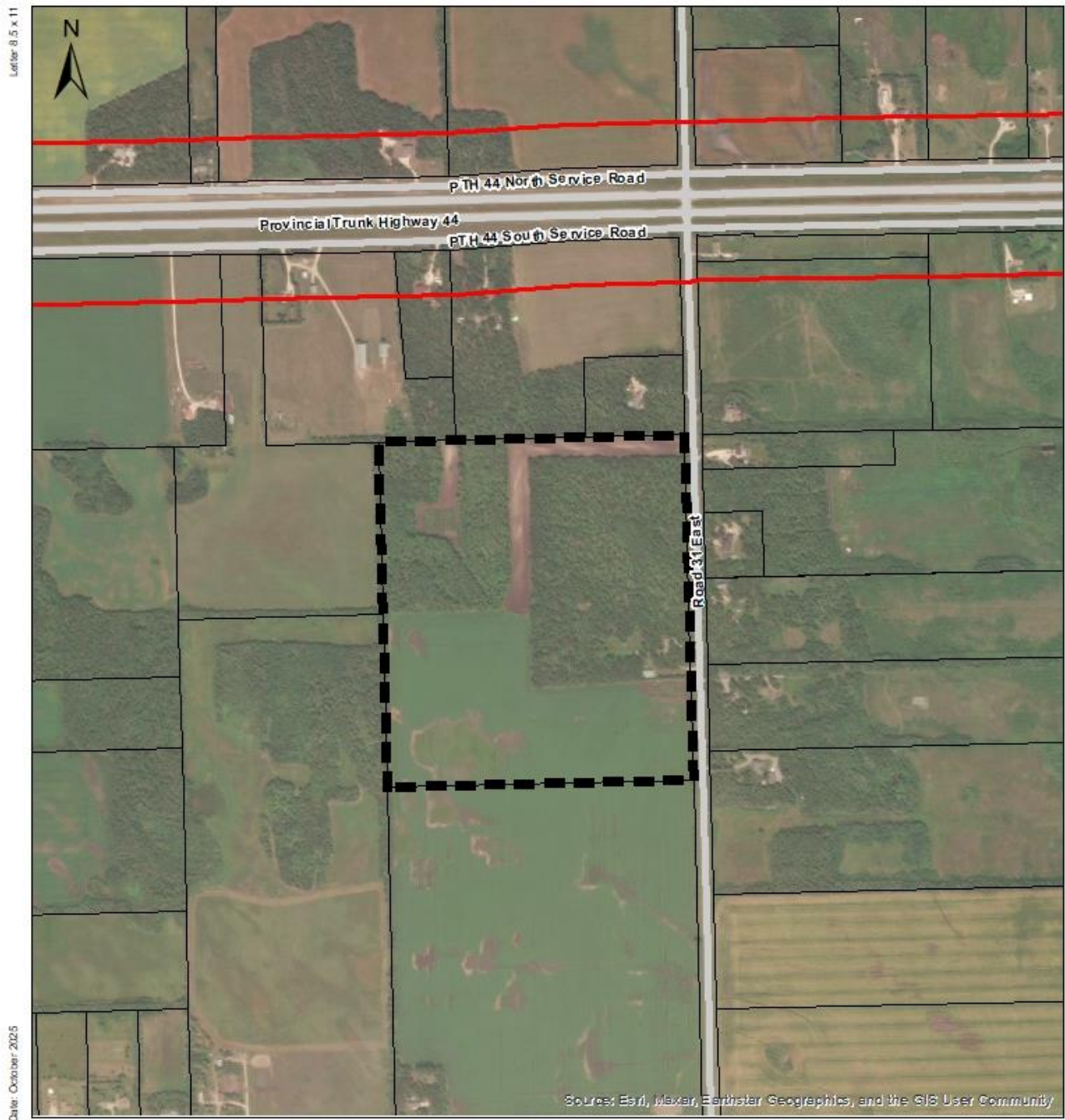
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding area, or negatively affect other properties or potential development in the surrounding area,
 - (iii) is the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 111, 2025
72084 Road 31E, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A40" Agricultural Limited

Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Highway Control Zones
-  Roads
-  Parcel Outline



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