

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
February 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 128, 2025

Applicant: Matthew Garofalo

Property Location: 2020 Coronation Road, St, Clements

Roll # 70005

Legal: Lot 1, Plan 21426
WLTO In OTM Lot 288 Parish
of St. Andrews

Application Purpose:

The applicant proposes to reduce the minimum site area of the Proposed lots 1 and 2 as part of the conditions for subdivision application S25-3128 in the "AR" "Agricultural Restricted zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Area for "AR" Agricultural Restricted Zone (Table 11, Section 5.4)	4 acres (min.) in site area and 198 ft in the width	Proposed Lot 1 and 2: 2.12 ac and 232 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



2978 Birds Hill Rd
East St. Paul, Manitoba R2E 1J5
Toll Free: 1-800-876-5831
Phone: 204-669-8880
Fax: 204-669-8882

VARIANCE APPLICATION REPORT

Date	January 19, 2026
Application File	VO 128, 2025
Applicant	Matthew Garofalo

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	2020 Coronation Road, St, Clements 70005 Lot 1, Plan 21426 WLTO In OTM Lot 288 Parish of St. Andrews
Zoning	“AR” Agricultural Restricted zone. RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	“AR” Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	4.24 ac acres in total area (+/-) 232 ft in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Area for “AR” Agricultural Restricted Zone (Table 11, Section 5.4)	4 acres (min.) in site area and 198 ft in the width	Proposed Lot 1 and 2: 2.12 ac and 232 ft

Application Purpose

The applicant proposes to reduce the minimum site area of the Proposed Lots 1 and 2 as part of the conditions for subdivision application S25-3128 in the “AR” Agricultural Restricted zone

The municipality has no concerns with this application as it is a condition of subdivision application S25-3127, MTI Highway has no concerns either.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

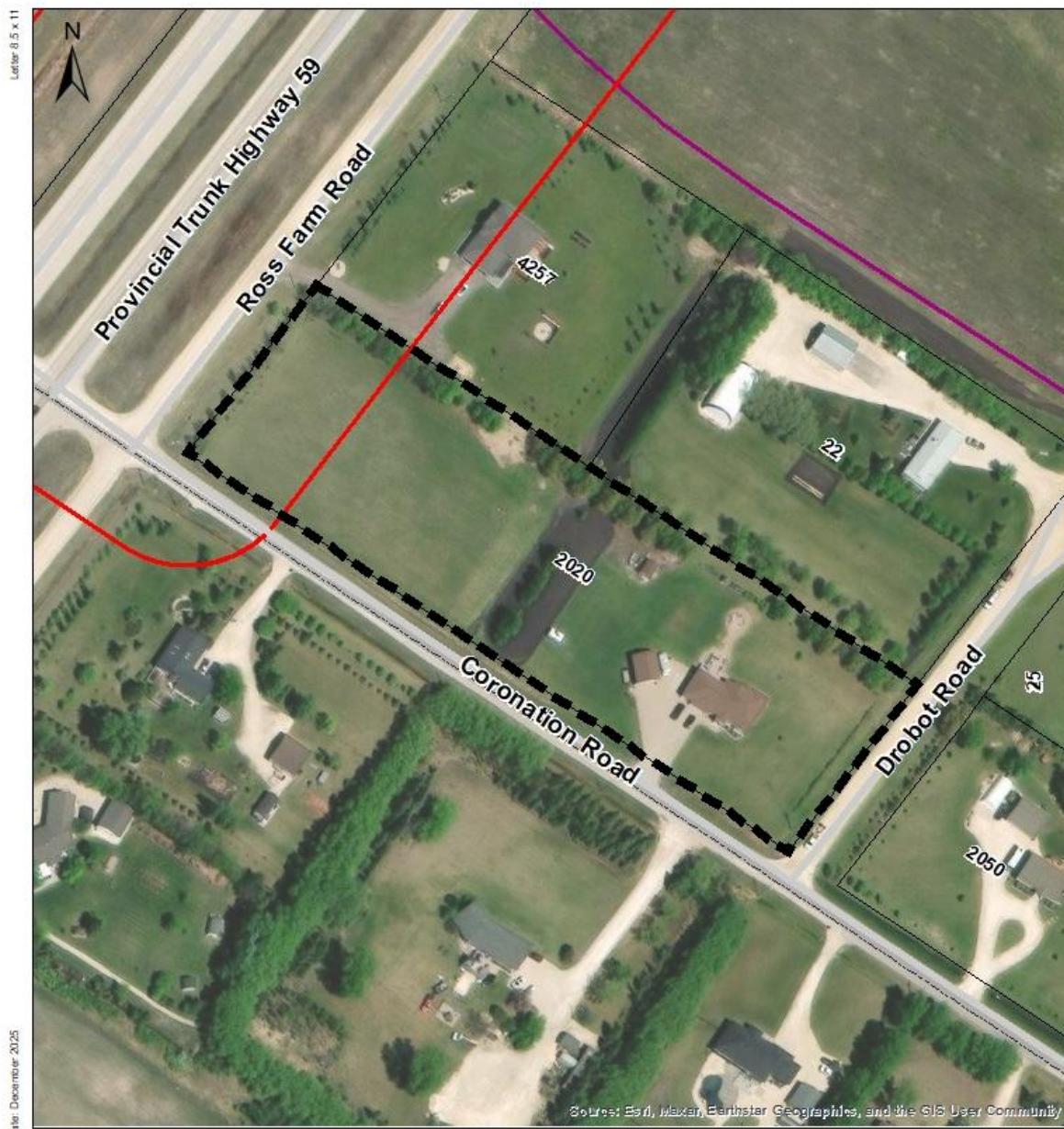
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 that are not in substantial conformance with the application would require a new approval;
1. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order Application VO 128, 2025
2020 Coronation Road, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

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
- St. Clements Boundary
- Parcel Outline



ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP

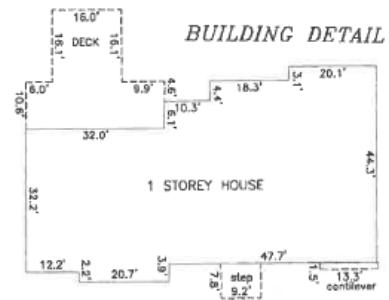
SUBDIVISION APPLICATION MAP
of part of OTM Lot 288, Parish of St. Andrews
R.M. of ST. CLEMENTS
MANITOBA

PREPARED FOR: MATTHEW GAROFALO
DATE OF SURVEY: DECEMBER 3, 2025
ALL DISTANCES SHOWN IN FEET AND DECIMALS OF A FOOT

TITLE INFORMATION (SEARCHED DECEMBER 10th, 2025)

WENDELL KEITH HARDER AND LORELEY DAWN HARDEIR ARE REGISTERED OWNERS IN THE
FOLLOWING DESCRIBED LAND:

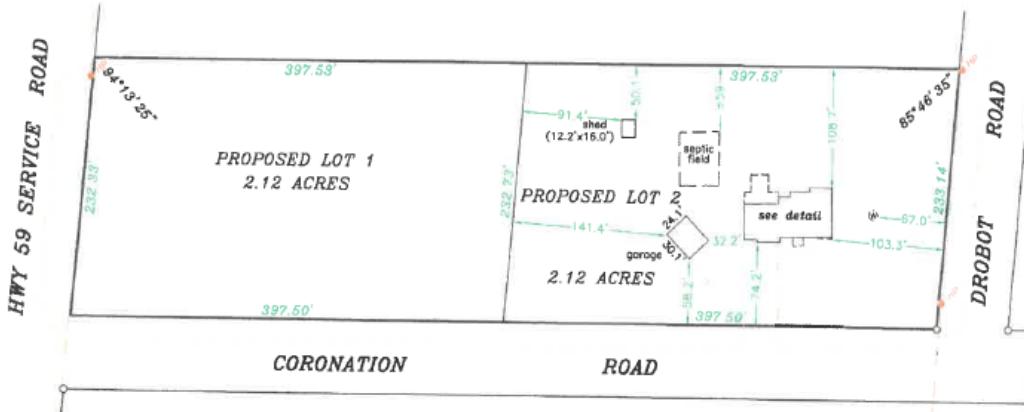
CT. 2031734: LOT 1, PLAN 21426 IN DTM LOT 288 PARISH OF ST. ANDREWS



SURVEY MONUMENTS SHOWN THUS O
HYDRO POLES SHOWN THUS
WELL
AREA AFFECTED BY THIS PROPOSAL IS SHOWN
BORDED THUS

Dated this 10th day of December, 2025

Douglas T. Stevens, M.L.S., C.L.S., BSc. (S.E.)



Stelco
Surveys