NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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
2026-12-08
6:00 p.m.

Council Chambers
1043 Kittson Road, East Selkirk, MB
Rural Municipality of St. Clements

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

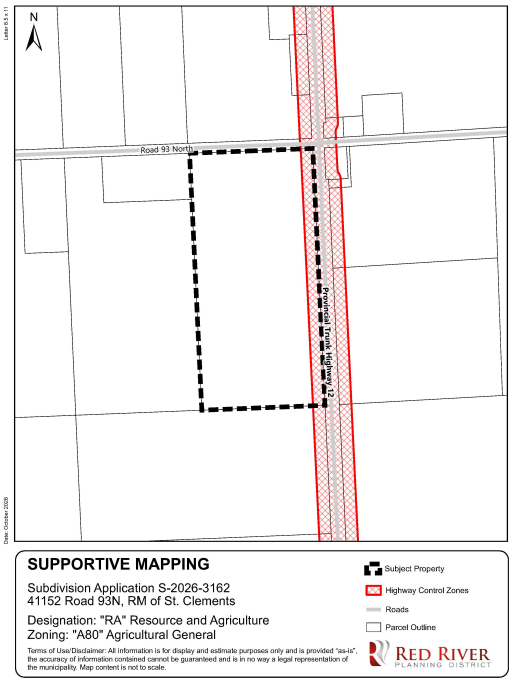
Application File: **VO-2026-129**

Applicant: Glen Gusta

Property Location: 41152 ROAD 93N
Roll # : 622200.0
Legal: NE 13-16-7E

Application Purpose:

The applicant proposes two lot density variances to address requirements of subdivision S26-3162.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum site area requirements in "A80" zone (sec. 5.4, Table 11)	80 acres (minimum).	**Proposed Lot:** To reduce the required site area from 80 acres to (+/-) 20 acres. **Residual Lot:** To reduce the required site area from 80 acres to (+/-) 58.14 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

RED RIVER PLANNING DISTRICT

RED RIVER PLANNING DISTRICT

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

VARIANCE APPLICATION REPORT

Date	2026-11-24
Application File	**VO-2026-129**
Applicant	Glen Gusta

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	41152 ROAD 93N, Rural Municipality of St. Clements 622200.0 NE 13-16-7E
Zoning	A80 R.M. of St. Clements - Zoning By-Law No. 5-2002
Development Plan Designation	Resource and Agriculture RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA
Property Size	(+/-) 78.14-acres in area (+/-) 1,283.09 feet in width *NOTE: Information is based on GIS data*

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum site area requirements in "A80" zone (sec. 5.4, Table 11)	80 acres (minimum).	**Proposed Lot:** To reduce the required site area from 80 acres to (+/-) 20 acres. **Residual Lot:** To reduce the required site area from 80 acres to (+/-) 58.14 acres.

Application Purpose

The applicant proposes two lot density variances to address requirements of subdivision S26-3162.
The applicant has stated that their intent is to keep the agriculture land in production, while using the yard site for retirement.

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) vary 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 effect 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

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
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.