

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
April 28, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

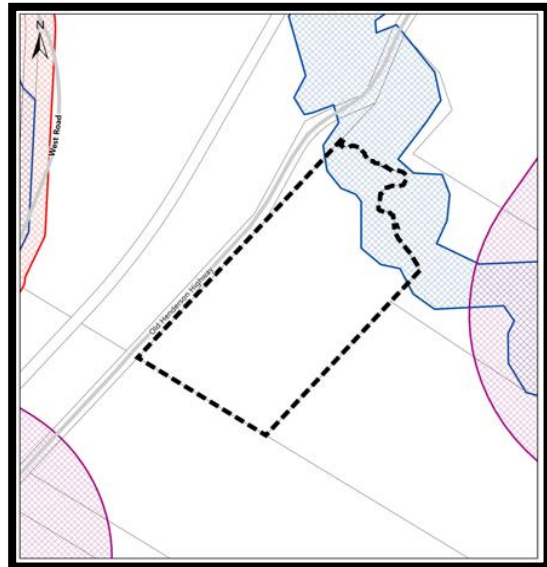
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 32-2026
Applicant: Thomas Rice /
Searle Greenhouse Limited
Property Location: 345 Old Henderson Hwy.
RM of St. Clements
Roll # 442590
Legal: Parcel A, Plan 12391

Application Purpose:

The applicant proposes to eliminate the number of parking stalls, in order to allow for a building to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Zone Parking Requirement Table 5: Parking Space Table	1 for each 250 sq. ft. of floor area, but not less than 4 spaces per establishment	Elimination of parking space requirements for the construction of a new building

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	April 3, 2026
Application File	VO 32-2026
Applicant	Thomas Rice / Searle Greenhouse Limited

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	345 Old Henderson Highway, R.M. of St. Clements
- Roll #	442590
- Legal	Parcel A Plan 12391
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"SC" Settlement Center designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	"EL" Employment Lands designation East Selkirk Secondary Plan By-law No. 14-2012
Property Size	2,317,865 square feet / 53.21 acres in area (+/-) 1,430 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted Zone Parking Requirement Table 5: Parking Space Table	1 for each 250 sq. ft. of floor area, but not less than 4 spaces per establishment	Elimination of parking space requirements for the construction of a new building

Application Purpose

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Secondary Plan Policy

- 4.3 Employment Lands Policy Area The employment lands policy area includes the hydro lands and immediate area to east. This policy area is intended to support the expansion of non-noxious commercial and light industrial operations.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

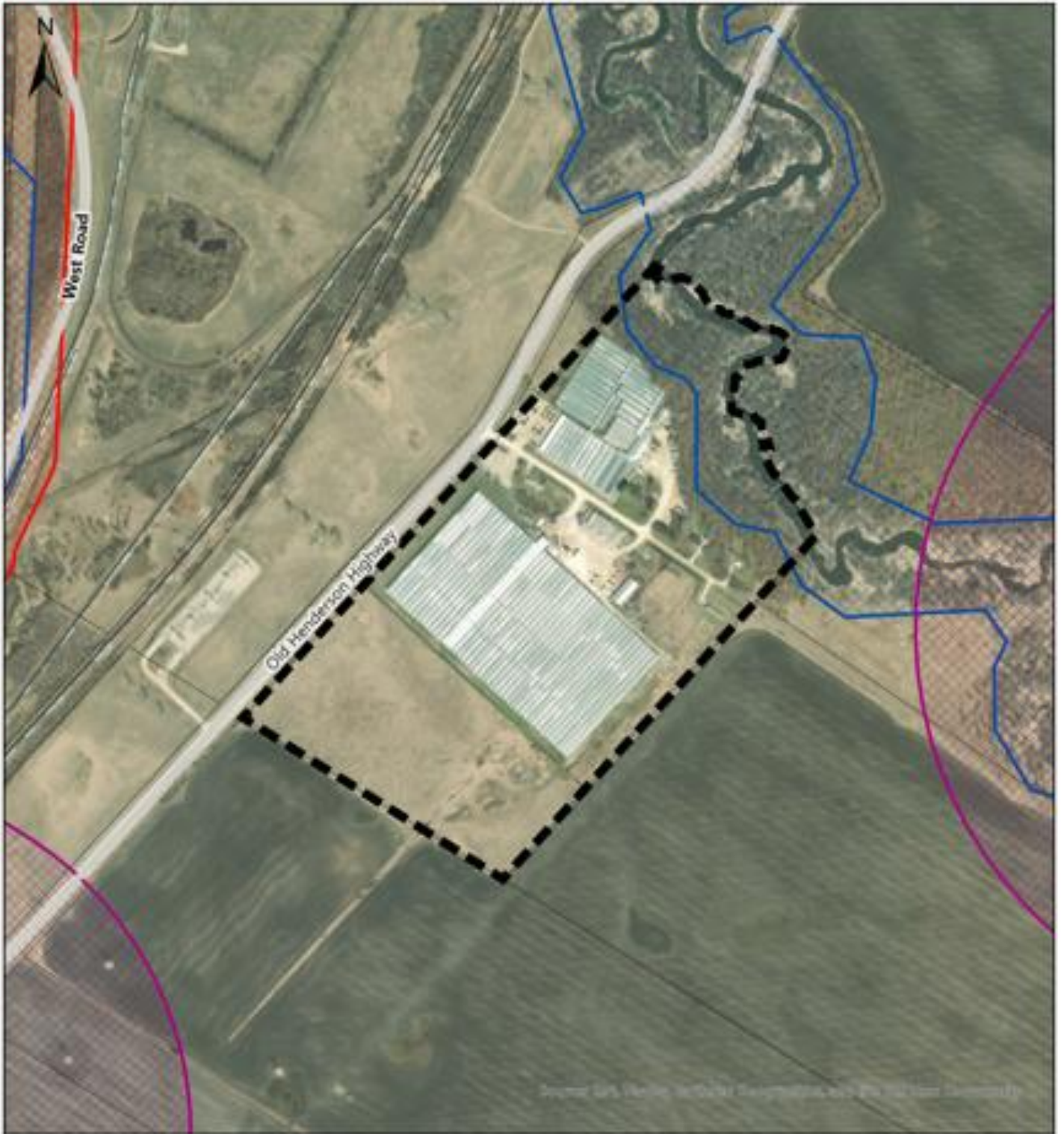
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. Applicant / owner to pay any outstanding fees, fines or taxes to the R.M. of St. Clements.
4. Applicant / owner to obtain a business license from the R.M. of St. Clements in accordance with By-Law 17-96, to be renewed on an annual basis.

RRPD LOCATION MAP



LETTER OF INTENT



Searle Greenhouses Ltd

To Whom It May Concern,

Searle Greenhouses Ltd respectfully requests a variance to waive the requirement for additional parking facilities associated with the expansion of greenhouse structures on our property.

The proposed structures will be used exclusively for the cultivation and production of horticultural products. These operations do not involve retail activity, customer traffic, or public access. As such, the expansion will not generate any increase in parking demand beyond what is currently accommodated.

Our existing parking areas are more than sufficient to meet the needs of our staff and operational activities, both now and for the foreseeable future. The addition of further greenhouse space will not alter staffing levels in a way that would necessitate additional parking capacity.

Requiring additional parking would impose unnecessary costs and reduce valuable land that is better utilized for agricultural production, without providing any practical benefit.

We appreciate your consideration of this request and would be pleased to provide any further information if required.

Thank you,

Thomas Rice
Operations Manager

