

# 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**  
**June 24<sup>th</sup>, 2025**  
**6:00pm**

**Council Chambers**  
**RM of St. Clements**  
**1043 Kittson Rd.**

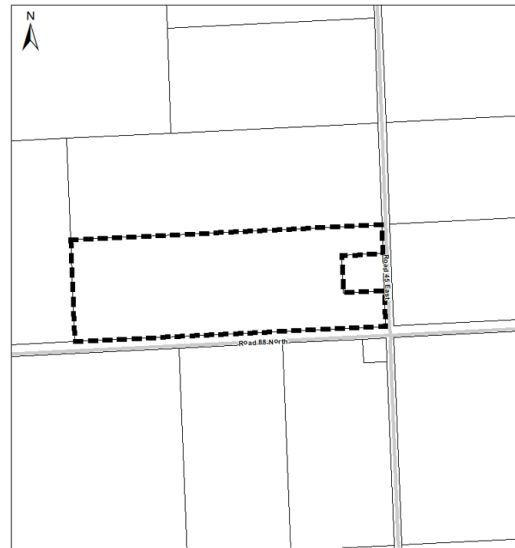
*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

**Application File:** VO 32/2025

**Applicant:** Bluestem Development  
(Allison Draeger)

**Property Location:** 88028 and 88034 Road  
45E, RM of t. Clements  
Roll #:613350,613300  
Legal: CT3186051/1,  
CT2135206/1



**Application Purpose:**

The applicant seeks approval to reduce Proposed Lot 1 and Proposed Lot 2 site area as a result of subdivision application S25-3104 to bring it into compliance in “A80” – Agricultural General Zone.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
<b>“A80” – Agricultural General Zone</b> <b>Requirement: Site area</b>	80 ac (min)	<b>Lot 1: 5.66 ac</b> <b>Lot 2: 5.82 ac</b>

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)

## VARIANCE APPLICATION REPORT

<b>Date</b>	May 16, 2025
<b>Application File</b>	<b>VO 32/2025</b>
<b>Applicant</b>	Bluestem Development ( Allison Draeger)

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	88028 and 88034 Road 45E, RM of t. Clements Roll #:613350,613300 Legal: CT3186051/1, CT2135206/1
<b>Zoning</b>	"A80", Agricultural General zone RM of St. Clements, Zoning By-law No. 5/2002
<b>Development Plan Designation</b>	"RA", Resource and Agricultural designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	109.85+5.62 acres <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
<b>"A80" – Agricultural General Zone</b> <b>Requirement: Site area</b>	80 ac (min)	<b>Lot 1: 5.66 ac</b> <b>Lot 2: 5.82 ac</b>

#### Application Purpose

The applicant seeks approval to reduce Proposed Lot 1 and Proposed Lot 2 site area as a result of subdivision application S25-3104 to bring it into compliance in "A80" – Agricultural General Zone. After circulation to the agencies, no concerns received.

## **OPTIONS FOR COUNCILS 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 32, 2025  
88034 and 88034 Road 45E, RM of St. Clements

Designation: "RA" Resource and Agriculture  
Zoning: "A80" Agricultural General

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

 Roads

 Parcel Outline



## ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)

