

# 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 23<sup>rd</sup>, 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 56, 2026

**Applicant:** Sylvia Urciuol & Eugene Heinrichs

**Property Location:** Henderson Hwy, Ludwick and Rebeck Roads, St. Clements  
**Roll #:** 15021,15400,15700,15900,16100,16300,16440,16500  
**Legal:** CT2198353/1, CT2023590/1, CT3130900/1, CT3347022/1, CT1960823/1, CT3073961/1, CT3178383/1, CT3300607/1 respectively



**Application Purpose:**

The applicant proposes to reduce the minimum site area of 2 (Lot 18 and Lot 19) Proposed Lots as part of the conditions for subdivision application S26-3130 Amendment in the “AR” Agriculture Restricted zone.

Variance Request in “AR” Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site Area for (Table 11, Section 5.4)	4 acres (min.) in site area and 198 ft in the width	<b>Proposed Lots 18,19:</b> 1.19,2.33ac and 248 ft, 484.9 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	June 1 <sup>st</sup> , 2026
<b>Application File</b>	<b>VO 56, 2026</b>
<b>Applicant</b>	Sylvia Urciuol & Eugene Heinrichs

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	Henderson Hwy, Ludwick and Rebeck Roads, St. Clements 15021,15400,15700,15900,16100, 16300,16440,16500 CT2198353/1, CT2023590/1, CT3130900/1, CT3347022/1, CT1960823/1, CT3073961/1, CT3178383/1, CT3300607/1 respectively
<b>Zoning</b>	<b>"AR" Agriculture Restricted zone</b> RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	± 91 ac acres in total area (+/-) N/A feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request in "AR" Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site Area for (Table 11, Section 5.4)	4 acres (min.) in site area and 198 ft in the width	<b>Proposed Lots 18,19:</b> 1.19,2.33ac and 248 ft, 484.9 ft

#### Application Purpose

The RRPD notes, that application VO 2, 2026 was approved by the Council of St. Andrews as a part of the original subdivision application for Lot Density of 17 Proposed Lots. The subject proposal to reduce the minimum site area of 2 additional proposed lots (Lot 18 and Lot 19) as part of the conditions for subdivision application S26-3130 Amendment in the "AR" Agriculture Restricted zone to bring into a compliance an amended SAM.

There are Residual lots remaining with smaller than required width measurements, however no variance needed for unaltered width according to the sec. 3.31.1.3 of the ZBL of St. Clements.

The municipality has no concerns with this application as it is a condition of subdivision application S26-3110 Amendment, 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**



Letter 8.5 x 11

Date: January, 2026

**SUPPORTIVE MAPPING**






Variance Order VO 2, 2026

4994/5012/5016/5024 Rebeck+340 Ludwick+5545 Henderson, RM of St. Clements

Designation: "AR" Agricultural Restricted, "GD" General Development

Zoning: "RR" Rural Residential, "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.

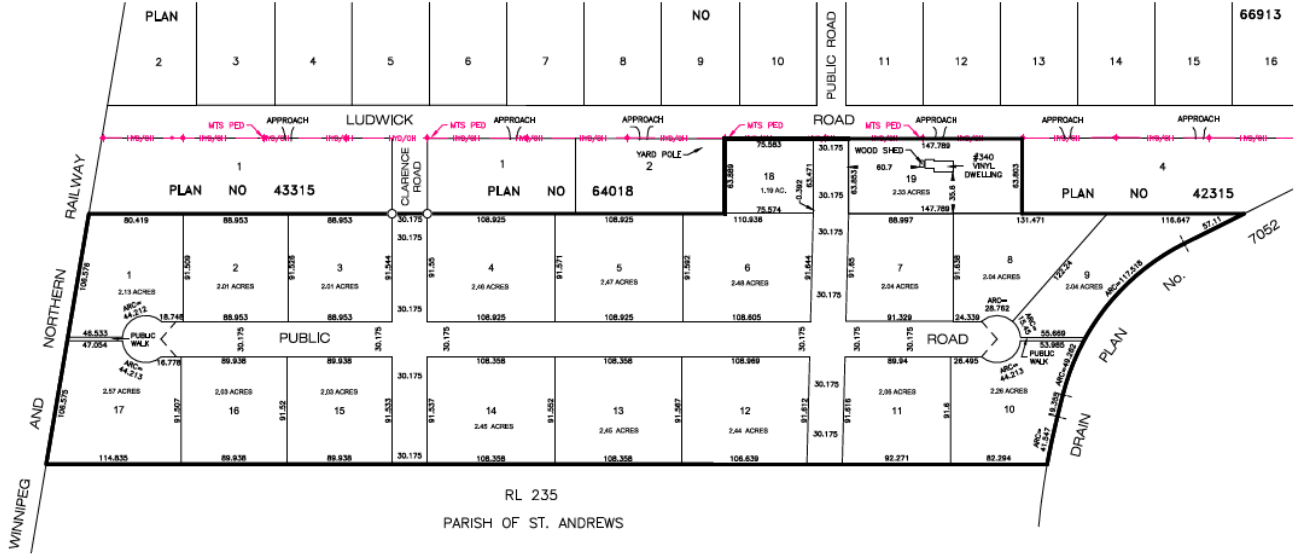
-  Highway Control Zones
-  Subject Property
-  Roads
-  Parcel Outline
-  Rail
-  Water Bodies



**ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP**

SUBDIVISION APPLICATION MAP  
 LUDWICK ROAD  
 RM OF ST. CLEMENTS  
 OF PART OF  
 RL 230-234 PARISH OF ST. ANDREWS

METRIC



Note:  
 This map has been prepared  
 for subdivision application  
 purposes only.  
 This is not a final survey.

- HYDRO CABLES (OVERHEAD) ----- H50/04
- POWER POLE -----
- GUY WIRE ANCHOR -----
- TOTAL AREA OF LAND DEDICATED TO THE PUBLIC = 9.05 ACRES
- THE LAND AFFECTED BY THIS PROPOSAL IS SHOWN HEREON BORDERED THUS -----
- THE TOTAL AREA OF LAND AFFECTED BY THIS PROPOSAL = 50.56 ACRES
- IRON POSTS FOUND AND CONFIRMED ARE DESCRIBED AND SHOWN THUS ----- O

This survey was made between the 28th day  
 of June, 2022, and the 26th day of July, 2024.  
 Prepared by: Scott J. Dunphyroh, M.L.S.  
 10th day of April, 2026

**BARNES & DUNCAN**  
 SURVEYING, ENGINEERING & LAND SERVICES  
 6 Donald Street Winnipeg, MB R3L 0K6  
 180-A, 5th Street Morden, MB R6M 1C9

Our File: 21-0194  
 Acad dwg: 21-0194-3 SAM  
 Field Book: B&D 1568-34/37  
 Drafter: HD