

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
East Selkirk, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

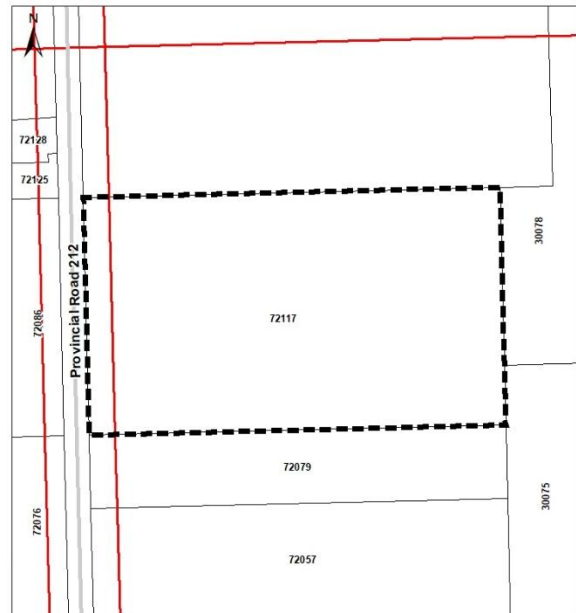
Application File: VO 6, 2026

Applicant: Truman Bradley Smith

Property Location: 72117 Provincial Road
212, St. Clements
Roll # 260750
Legal: Lot 8, Plan 18835

Application Purpose:

The applicant proposes to reduce the minimum site area of the proposed lot as part of the conditions for subdivision application S26-3131 in the “A40” Agricultural Limited Zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for “A40” Agricultural Limited Zone (Table 11, Section 5.4)	40 acres (min.)	Proposed Lot: 6.01 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

VARIANCE APPLICATION REPORT

Date	February 6, 2026
Application File	VO 6, 2026
Applicant	Truman Bradley Smith

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	72117 Provincial Road 212, St. Clements
- Roll #	260750
- Legal	Lot 8, Plan 18835
Zoning	"A40" Agricultural Limited Zone R.M. of St. Clements Zoning By-law No. 5/2002
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	70.28 acres in area (+/-) 1,320 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for "A40" Agricultural Limited Zone (Table 11, Section 5.4)	40 acres (min.)	Proposed Lot: 6.01 acres

Application Purpose

The applicant proposes to reduce the minimum site area of the proposed lot as part of the conditions for subdivision application S26-3131 in the "A40" Agricultural Limited Zone. The applicant is proposing to reduce the minimum site area from 40 acres to 6.01 acres.

This application was circulated to the R.M. of St. Clements and they have no comments. This application was also circulated to Manitoba Highways and at the time that this report was written, no comments were received.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

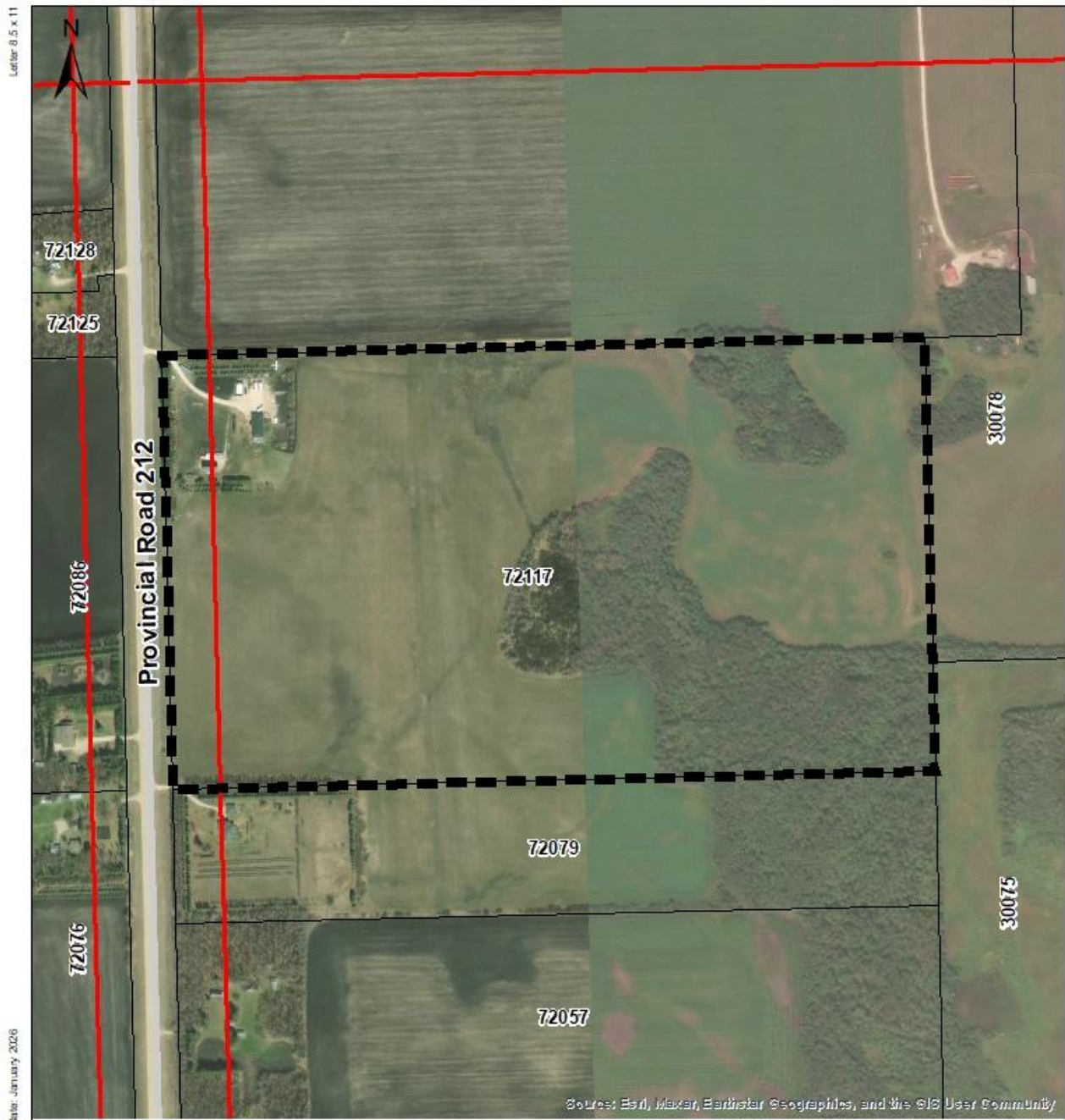
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 6, 2026
72117 PR 212, RM of St. Clements

Designation: "RA" Resource and Agriculture
Zoning: "A40" Agricultural Limited

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
-  Parcel Outline



ADDITIONAL INFORMATION – LETTER OF INTENT

January 7, 2026

Letter of Intent (for variance)

We, Truman Bradley Smith and Janice J Smith, owners of residence at 72117 Hwy 212 in the RM of St Clements would like to apply for variance on our property. We intend on subdividing off our acreage under the Farmer's Retirement clause, leaving the existing 6.010 acre yard site with residence where we intend to reside. Our purpose in this variance is to bring the yardsite into compliance with RM bylaws.

Sincerely,

Truman Bradley Smith
Janice J Smith

ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP

