

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
July 28th, 2026
6:00 PM

Council Chambers
1043 Kittson Road,
RM of St. Clements, MB

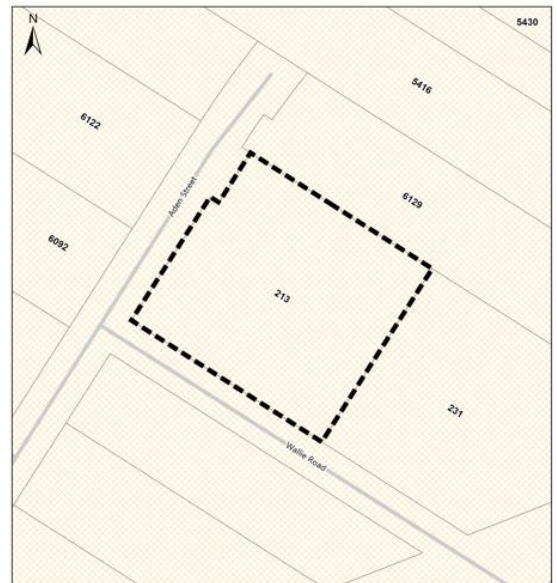
Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 66, 2026

Applicant: James A. Sagar and Cherisse Kachkowsky

Property Location: 213 Wallie Rd,
St. Clements
Roll: 4260
Legal: CT1865903/1



Application Purpose:

The applicant proposes to increase number of acc. structures and reduce the minimum site area of both Proposed Lots as part of the conditions for subdivision application S26-3145 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)+ Sec. 3.2.4	4 acres (min.) in site area and 198 ft in the width, Number of acc. structures: 2	Proposed Lot 1: 2.36 ac, 251.6 ft Proposed Lot 2: 2 ac, 208.6 ft Number of acc. structures: 4

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	Tuesday, July 7, 2026
Application File	VO 66, 2026
Applicant	James A. Sagar and Cherisse Kachkowsky

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	213 Wallie Rd, St. Clements Roll: 4260 Legal: CT1865903/1
Zoning	"AR" Agriculture Restricted zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	4.36 ac acres in total area (+/-) 456 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) + Sec. 3.2.4	4 acres (min.) in site area and 198 ft in the width, Number of acc. structures: 2	Proposed Lot 1: 2.36 ac, 251.6 ft Proposed Lot 2: 2 ac, 208.6 ft Number of acc. structures: 4

Application Purpose

The applicant proposes to increase number of acc. structures and reduce the minimum site area of both Proposed Lots as part of the conditions for subdivision application S26-3145 in the "AR" Agriculture Restricted zone.

The municipality has no concerns with this application as it is a condition of subdivision application S26-3145.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

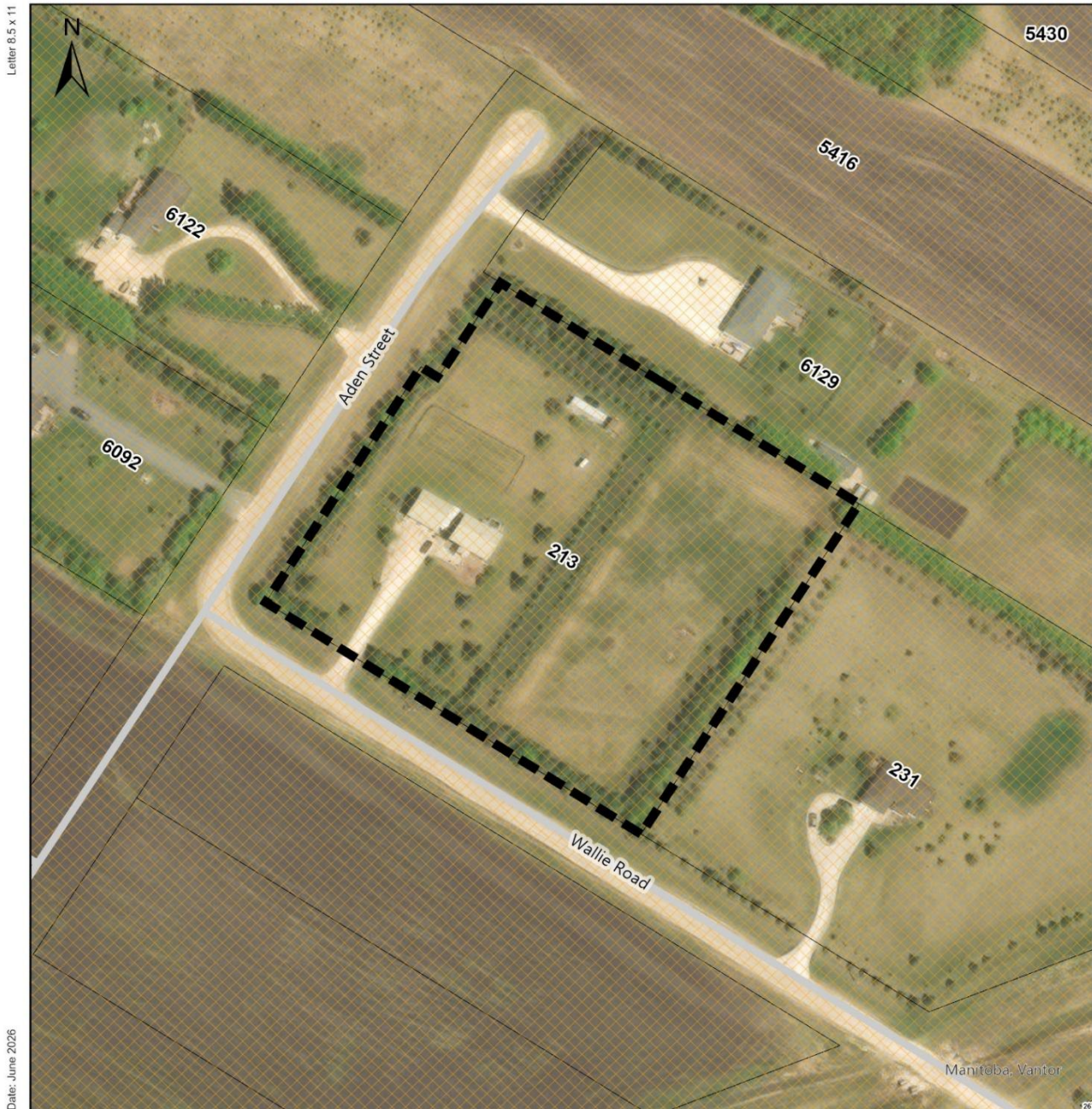
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



SUPPORTIVE MAPPING

Variance Order VO 66, 2026
213 Wallie Road, RM of St. Clements

Designation: "AR" Agricultural Restricted
Zoning: "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. Map content is not to scale.

 Subject Property

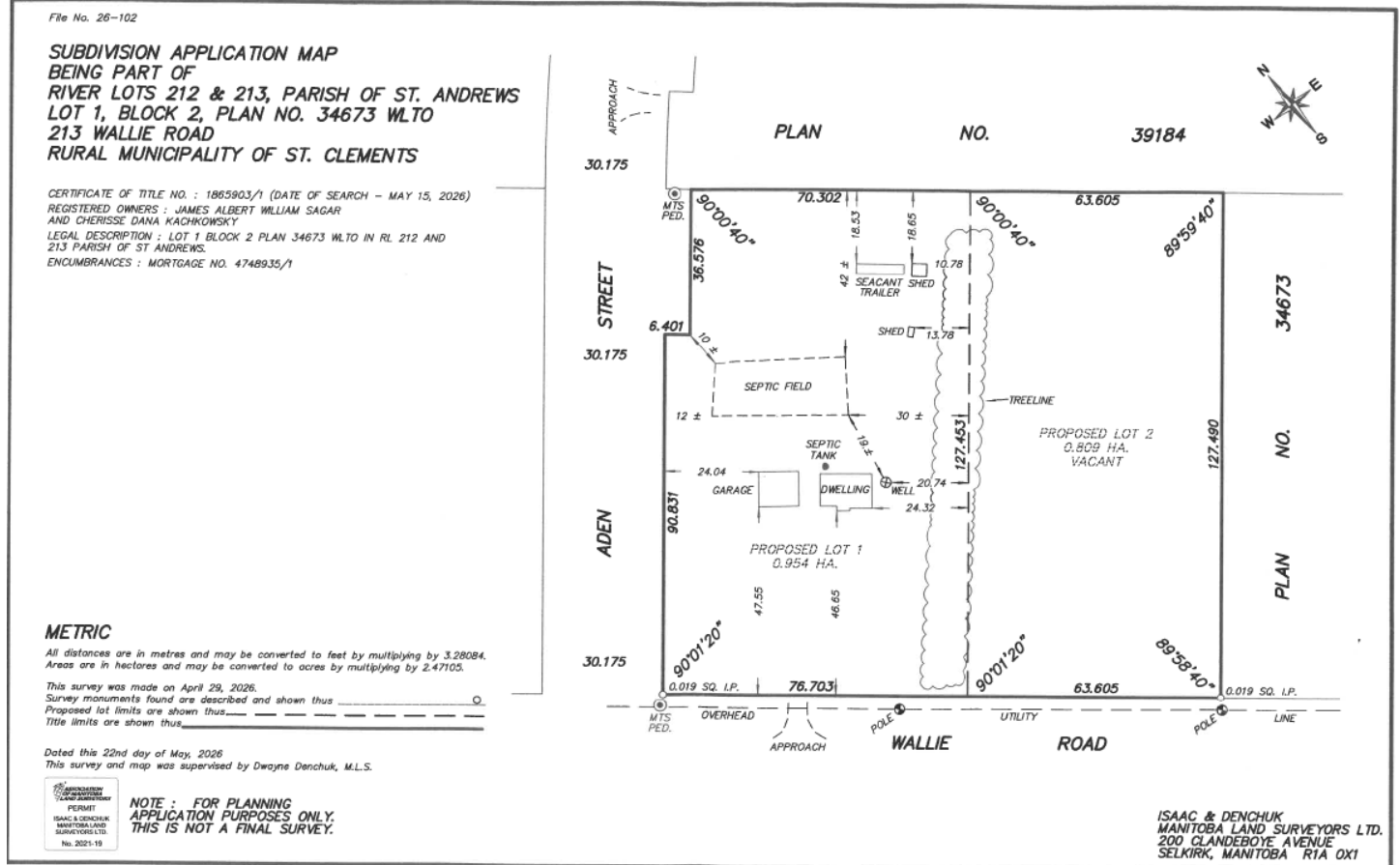
 Roads

 Hazard Lands - Airport

 Parcel Outline

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP



ADDITIONAL INFORMATION - THE LETTER OF INTENT

6 REASON FOR APPLICATION AND OTHER COMMENTS

Indicate the reason(s) for making this application and provide any other information or comments you believe relevant. Attach extra sheets if more space is required.

Purpose of this subdivision is to reduce our lot size to half to reduce maintenance such as grass cutting, tree trimming & rotor tilling