

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
August 25th, 2026
6:00 PM

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

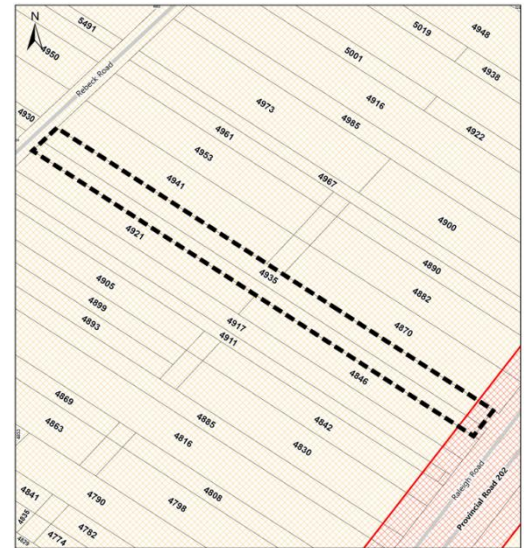
Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 76, 2026

Applicant: Jason Howden and Joanne Sanders

Property Location: 4935 Rebeck Rd and Unaddressed parcel,
RM of St. Clements
Roll #: 43400, 43500 respectively
Legal: CT 2776761/1, CT2997462/1



Application Purpose:

The applicant proposes to reduce the minimum site width of the both Proposed Lots as part of the conditions for subdivision application S26-3148 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	Proposed Lots 1: 5.01 ac, 172.7 ft Proposed Lot 2: 5.02 ac, 168.2 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



VARIANCE APPLICATION REPORT

Date	July 30, 2026
Application File	VO 76, 2026
Applicant	Jason Howden and Joanne Sanders

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address - Roll # - Legal	4935 Rebeck Rd and Unaddressed parcel, RM of St. Clements Roll #: 43400, 43500 respectively Legal: CT 2776761/1, CT2997462/1
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	4.15 and 6.14 ac acres in total area (+/-) +-172.7 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	Proposed Lots 1: 5.01 ac, 172.7 ft Proposed Lot 2: 5.02 ac, 168.2 ft

Application Purpose

The applicant proposes to reduce the minimum site width of the both Proposed Lots as part of the conditions for subdivision application S26-3148 in the "AR" Agriculture Restricted zone.

Proposed Road Lot is deemed to comply with a Zoning By-Law of St. Clements as future Public utility (sec. 3.27.2).

The municipality has no concerns with this application as it is a condition of subdivision application S26-3148, 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:

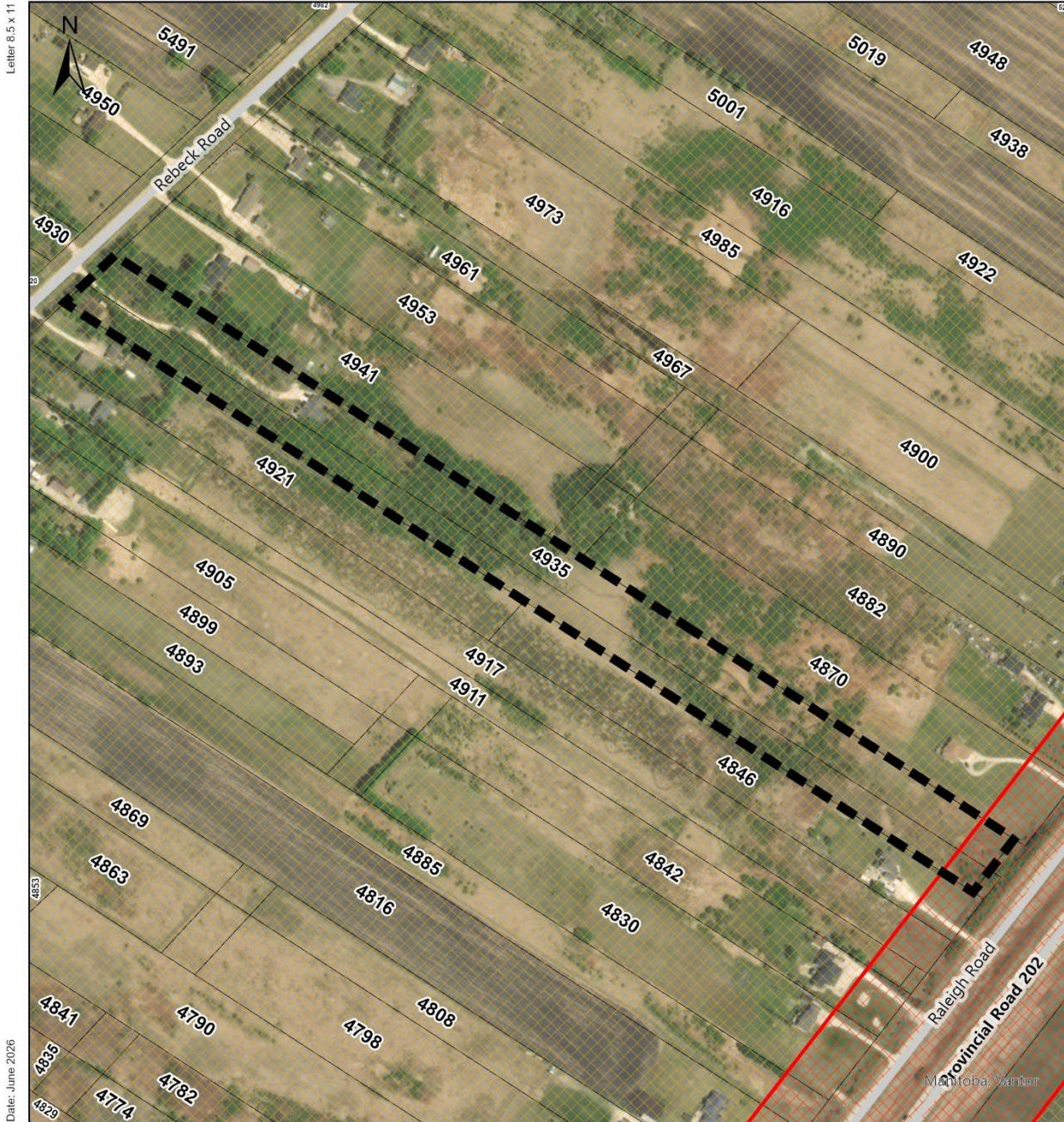
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



SUPPORTIVE MAPPING

Subdivision Application S26-3148
4935 Rebeck 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.

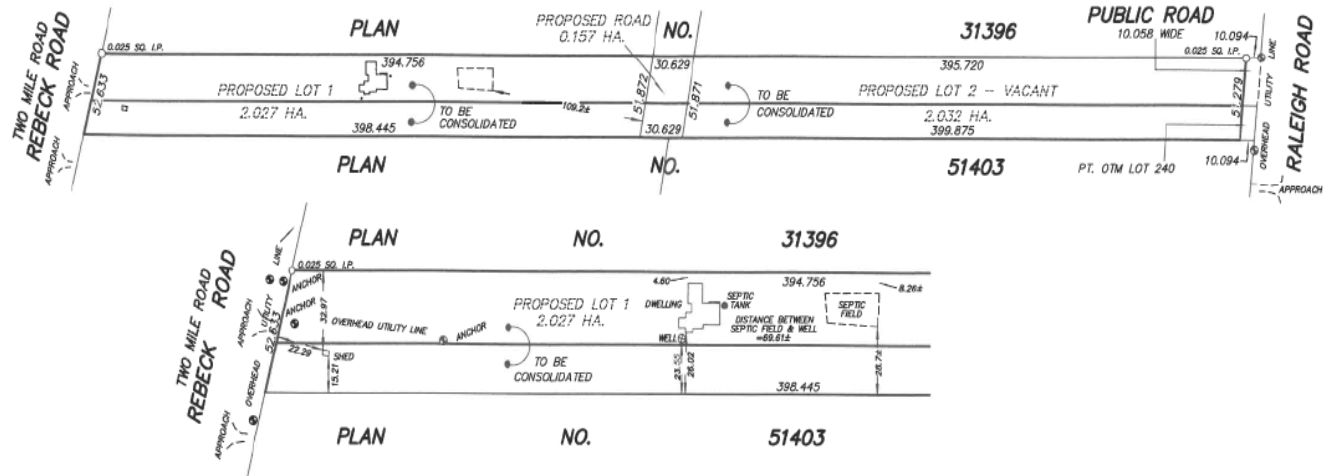
-  Subject Property
-  Highway Control Zones
-  Roads
-  Hazard Lands - Airport
-  Parcel Outline



ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP

File No. 26-107

SUBDIVISION APPLICATION MAP
BEING PART OF
OTM LOT 240, PARISH OF ST. ANDREWS
AND LOT 4, PLAN NO. 14866 WLTO
4935 REBECK ROAD
RURAL MUNICIPALITY OF ST. CLEMENTS



METRIC

All distances are in metres and may be converted to feet by multiplying by 3.28084.
Areas are in hectares and may be converted to acres by multiplying by 2.47105.

This survey was made on April 29, 2026.

Survey monuments found are described and shown thus _____

Utility poles are shown thus _____

Proposed lot limits are shown thus _____

Title limits are shown thus _____

Dated this 28th day of May, 2026

This survey and map was supervised by Michael Kozoway, M.L.S.



NOTE : FOR PLANNING
APPLICATION PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.

CERTIFICATE OF TITLE NO. : 2776761/1 (DATE OF SEARCH -- MAY 22, 2026)

REGISTERED OWNERS : JASON LYNN HOWDEN AND JOANNE LAUREN SANDERS

LEGAL DESCRIPTION : LOT 4 PLAN 14866 WLTO IN RL 240 AND OTM LOT 240 PARISH OF ST ANDREWS.

ENCUMBRANCES : MORTGAGE NO. 4990626/1

CERTIFICATE OF TITLE NO. : 2991462/1 (DATE OF SEARCH -- MAY 22, 2026)

REGISTERED OWNERS : JASON LYNN HOWDEN AND JOANNE LAUREN SANDERS

LEGAL DESCRIPTION : ALL THAT PORTION OF OTM LOT 240 PARISH OF ST ANDREWS WHICH LIES TO THE WEST OF A LINE DRAWN WEST OF PARALLEL WITH AND PERP DISTANT 33 FEET FROM THE WESTERN LIMIT OF THE WLY ROAD ALLOWANCE ADJOINING THE RIGHT-OF-WAY OF THE CANADIAN PACIFIC RAILWAY PLAN NO. 12 (L DIV) EXC FIRSTLY; THE NLY 99 FEET SECONDLY; THE SLY 33 FEET AND THIRDLY; ALL MINES AND MINERALS AND PEAT VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT.

ENCUMBRANCES : NONE

ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1