

# 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**  
**April 28<sup>th</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

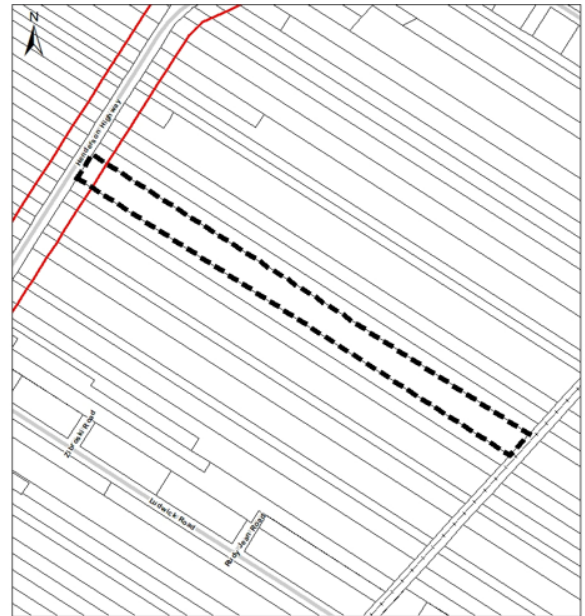
**Application File:** VO 7, 2026

**Applicant:** Korey Mozdzen

**Property Location:** 5737 Henderson Hwy, St. Clements

**Roll #:** 11100

**Legal:** CT 33160781/1,  
RL 221-AD- 3393



#### Application Purpose:

The applicant proposes to reduce the minimum site area of the Proposed and Residual Lots as part of the conditions for subdivision application S25-3096 in the "RR" Rural residential and "AR" Agriculture Restricted zones.

Variance Request in "RR" Rural Residential and "AR" Agriculture Restricted zones	Zoning By-law Requirement respectively	Proposed by Applicant
Site Area for (Table 11, Section 5.4)	1.38 ac and 4 acres (min.) in site area and 198 ft in the width	<b>Proposed Parcel B:</b> 2.17 ac, and 99.5 ft <b>Proposed Parcels (A+D+F) :</b> ±14.65 ac (combined area) and 99.5 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>	Wednesday, April 8th, 2026
<b>Application File</b>	<b>VO 7, 2026</b>
<b>Applicant</b>	Korey Mozdzen

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	5737 Henderson Hwy, St. Clements
- Roll #	11100
- Legal	CT 33160781/1, RL 221-AD- 3393
<b>Zoning</b>	“RR” Rural Residential and “AR” Agriculture Restricted zones 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>	16.82 ac acres in total area (+/-) 199 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)	1.38 ac and 4 acres (min.) in site area and 198 ft in the width	<b>Proposed Parcel B:</b> 2.17 ac, and 99.5 ft <b>Proposed Parcels (A+D+F) :</b> ±14.65 ac (combined area) and 99.5 ft

#### Application Purpose

The applicant proposes to reduce the minimum site area of the Proposed and Residual Lots as part of the conditions for subdivision application S25-3096 in the “AR” Agriculture Restricted zone.

The municipality has no concerns with this application as it is a condition of subdivision application S25-3096, MTI Highway has addressed their concerns through the subdivision with 2 options for applicants to choose, and it is reflected in condition #13 for the subdivision.

## **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.
3. No variances will be required to meet condition #13 of the related subdivision application S35-3096.

**RRPD LOCATION MAP**



**SUPPORTIVE MAPPING**

Variance Order VO 7, 2026  
 5737 Henderson Highway, RM of St. Clements

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

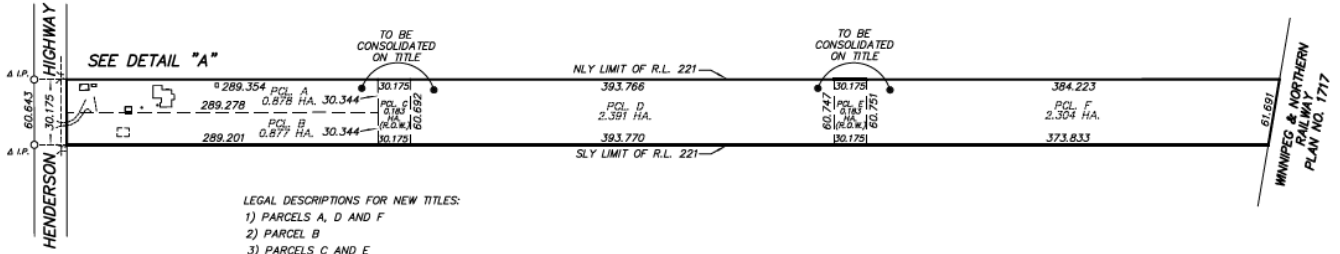
-  Subject Property
-  Highway Control Zones
-  Roads
-  Rail
-  Parcel Outline



**ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP**

File No. 24-373 A

**SUBDIVISION APPLICATION MAP  
BEING PART OF RIVER LOT 221  
PARISH OF ST. ANDREWS  
5737 HENDERSON HIGHWAY  
R.M. OF ST. CLEMENTS**

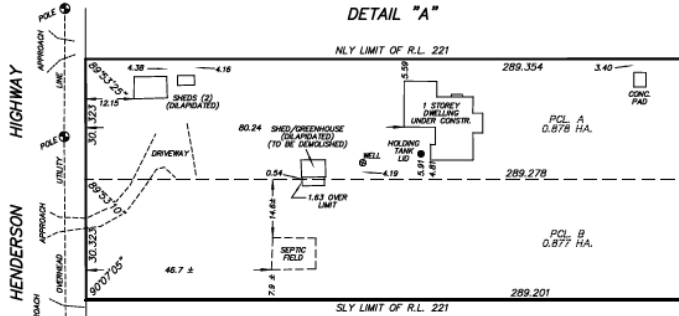


LEGAL DESCRIPTIONS FOR NEW TITLES:  
1) PARCELS A, D AND F  
2) PARCEL B  
3) PARCELS C AND E

CERTIFICATE OF TITLE NO. : 3316078/1  
REGISTERED OWNER : KOREY JORGE MOZDZEN  
LEGAL DESCRIPTION : ALL THAT PORTION OF RL 221  
PARISH OF ST ANDREWS LYING TO THE WEST OF THE  
WESTERN LIMIT OF RLY PLAN 1717 W/TO WHICH LIES TO  
ENCUMBRANCES : MORTGAGE NOS. 5075478/1 & 5672802/1

**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 between September 3, 2024 and November 20, 2025.  
Survey monuments found are described and shown thus .  
Proposed parcel limits are shown thus .  
Title limits are shown thus



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

Dated this 9th day of January, 2026  
This survey and map was supervised by Dwayne Denchuk, M.L.S.

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

**ADDITIONAL INFORMATION - THE LETTER OF INTENT**

5737 Henderson Highway:

To whom it may concern,

My intent is to perform a subdivision at 5737 Henderson Hwy. into 6 parcels as shown on the Subdivision Application Map.

The registered owner "Korey Jorge Mozdzen" will retain "Parcels A, D & F" on one title (@5.573 Hectares)

"Korey Jorge Mozdzen" will retain "Parcel B" on a separate title. (@.877 Hectares)

As for "Parcels C & E" the RM of St. Clements will retain these Parcels. (@.366 Hectares)

*as right of way for dedicated roadway to RM of St. Clements.*

Korey Jorge Mozdzen is currently building a new home on "Parcel A" of the Subdivision Application Map, and will be wanting to sell Parcel B.

REQUESTING 3 TITLES TO BE ISSUED:

I) A TITLE TO CONTAIN PARCELS A, D & F REGISTERED TO KOREY JORGE MOZDZEN

II) A TITLE TO CONTAIN PARCEL B REGISTERED TO KOREY JORGE MOZDZEN

III) R.M. OF ST. CLEMENTS TO BE OWNER OF PARCELS C & E UPON REGISTRATION

Thank you,

Korey Jorge Mozdzen

