

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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 25, 2026
6:00 P.M.**

**Council Chambers
1043 Kittson Road
East Selkirk, MB**

Note: property owners are responsible for notifying "tenants"

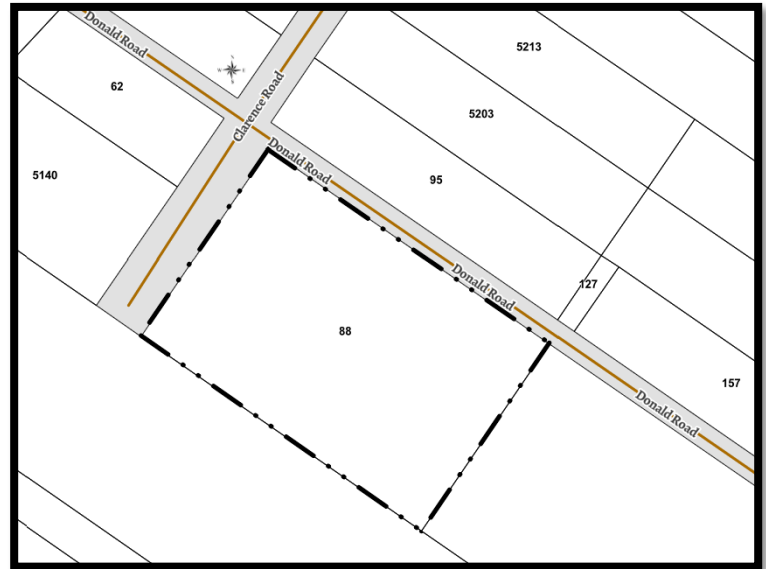
APPLICATION INFORMATION

Application File: VO 92-2026

Applicant: Rural Municipality of St. Clements

Property Location: 88 Donald Road,
RM of St. Clements
Roll # 21515
Legal: Lot 1 Block 2 Plan
32799

Application Purpose:
The applicant proposes to increase the overall size and height, in order to allow for a sign to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.28 Signs 3.28.2.3. Restricted to 2' in height Table 9. Area (max.) 64 sq. ft.	Maximum height for copy is 2 ft. Overall maximum area is 64 sq. ft.	Maximum height – 3.3' Overall maximum area is 146 sq. 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	August 4, 2026
Application File	VO 92-2026
Applicant	Rural Municipality of St. Clements

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 88 Donald Road, RM of St. Clements - Roll # 21515 - Legal Lot 1 Block 2 Plan 32799
Zoning	"AR" Agricultural Restricted zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	453,589 square feet / 10.41 acres in area (+/-) 827.22 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted 3.28 Signs 3.28.2.3. Restricted to 2' in height Table 9. Area (max.) 64 sq. ft.	Maximum height for copy is 2 ft. Overall maximum area is 64 sq. ft.	Maximum height – 3.3' Overall maximum area is 146 sq. ft.

Application Purpose

The applicant proposes to increase the overall size and height, in order to allow for a sign to remain on the subject property.

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 92,2026
88 Donald 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
-  Parcel Outline



ADDITIONAL INFORMATION

(from applicant, municipality, government departments, etc.)

SITE PLAN

Site Plan

88 Donald Road
Narol, MB
R1C 0B8



EASTCIGNC

SIGN DETAILS

Description



There will be a newly built, illuminated channel letter set. The sign will say "St. Clements ACTIVITY CENTRE" with white letters. It will be installed approximately 15 feet from the ground, on the north elevation wall of the building. Installation will be on three raceways, which measure 8'6" for the upper one, 18'8" for the middle one, and 25'3" for the bottom one. The raceways are custom-painted to match the wall color.

LETTER OF INTENT

LETTER OF INTENT

The sign is required for our new Recreation Facility at 88 Donald Road. The sign has stamped engineered plan, and the back side of the letters are lit.

The sign will outline the name of the facility being the "St. Clements Activity Center". The reason it is oversized is to make sure that it is seen when passing by.

Please consider our request.