

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
October 28th, 2025
6:00 PM

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

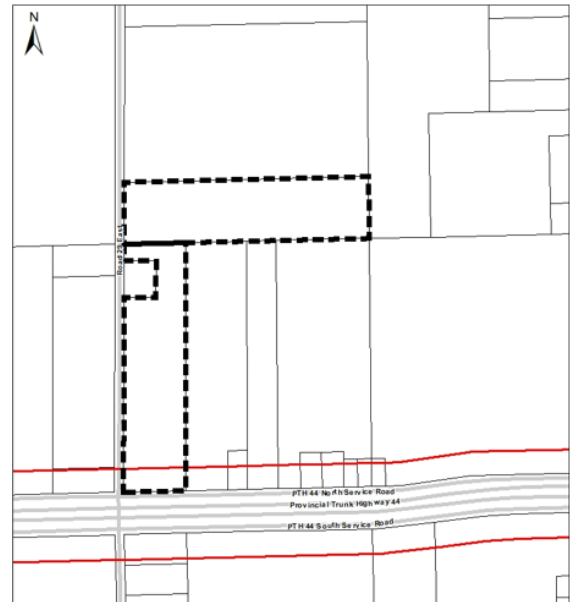
Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 93, 2025

Applicant: Obirek Victor and Bernice

Property Location: 73083 Road 29E;
No address survey: 2-52180,
St. Clements
Roll # 254900, 255725
Legal: CT2491813/1,
CT2491694/1, CT 2734461/1



Application Purpose:

The applicant proposes to reduce the minimum site area and (and for 1 of them) the width for proposed and residual lots as part of the conditions for subdivision application S25-3118 in the “A80” Agricultural General zone.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Area for “A80” Zone (Table 11, Section 5.4)	80 acres (min.) in site area and 300 ft in the width	Proposed Lot 1: 10.02 acres Residual Lot 1: 32.18 ac, 174 ft Residual Lot 2: 33.94 ac

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	September 24, 2025
Application File	VO 93, 2025
Applicant	Obirek Victor and Bernice

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	73083 Road 29E; No address survey: 2-52180, St. Clements
- Roll #	Roll # 254900, 255725
- Legal	Legal: CT2491813/1, CT2491694/1, CT 2734461/1
Zoning	"A80" Agricultural General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Property Size	40+36.96 acres in area (+/-) 647 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Area for "A80" Zone (Table 11, Section 5.4)	80 acres (min.) in site area and 300 ft in the width	Proposed Lot 1: 10.02 acres Residual Lot 1: 32.18 ac, 174 ft Residual Lot 2: 33.94 ac

Application Purpose

The applicant proposes to reduce the minimum site area and (and for 1 of them) the width for proposed and residual lots as part of the conditions for subdivision application S25-3118 in the "A80" Agricultural General zone.

The municipality has no concerns with this application as it is a condition of subdivision application S25-3107, 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:

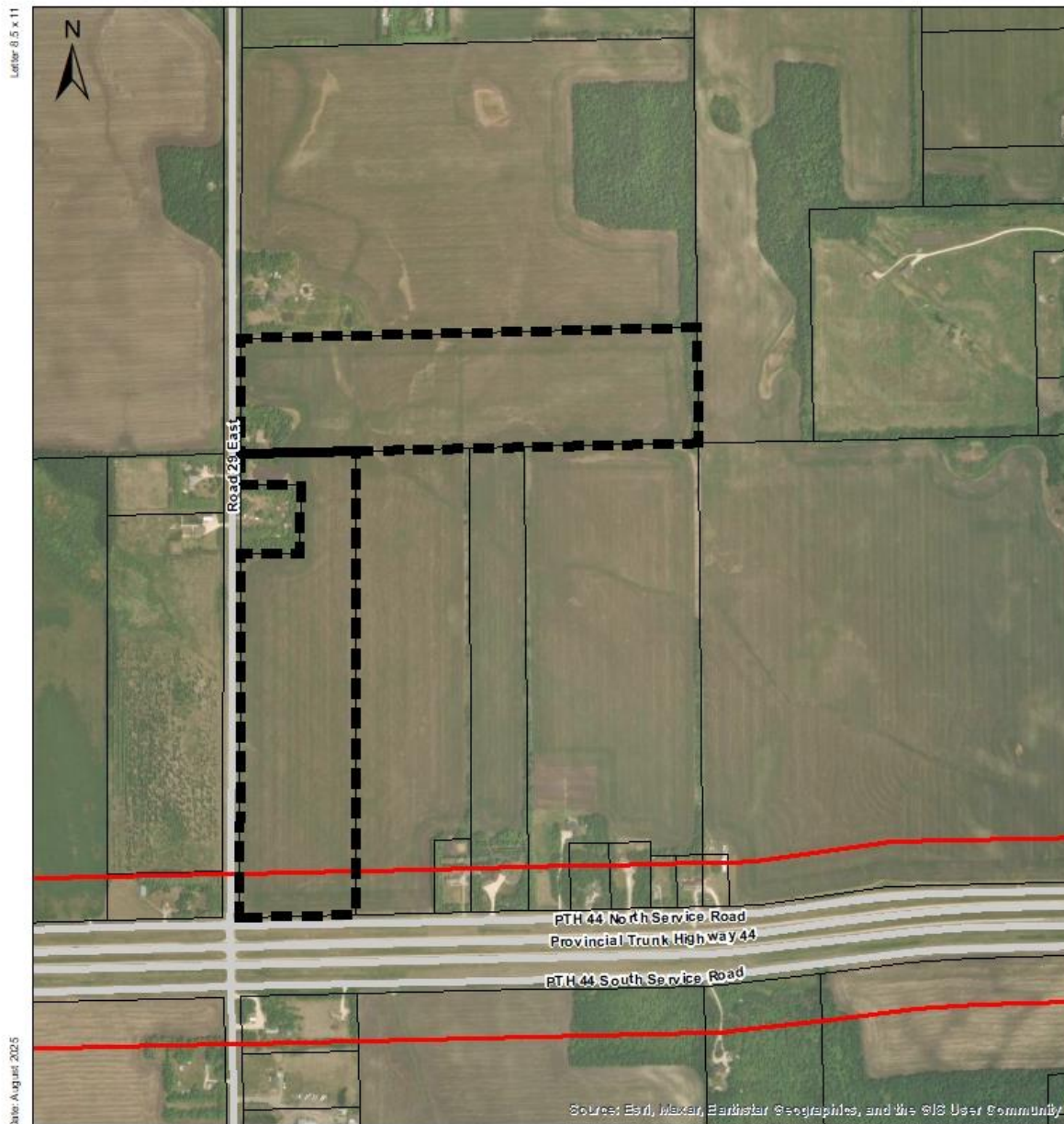
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 would require a new variance 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 93, 2025
73083 Road 29E, RM of St. Clements

Designation: "RA" Resource and Agriculture

Zoning: "A80" Agricultural General & "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



File No. 24-101

**SUBDIVISION APPLICATION MAP
BEING PART OF
WEST 1/2 SECTION 12-13-5 E.P.M.
73083 ROAD 29N
RURAL MUNICIPALITY OF ST. CLEMENTS**

CERTIFICATE OF TITLE NO.: 2491694/1
REGISTERED OWNERS: VICTOR OBREK AND BERNICE MAY OBIREK
LEGAL DESCRIPTION: THE SOUTH HALVES OF LEGAL SUBDIVISIONS 11 AND 12 OF SECTION 12-13-5 EPM.
ENCUMBRANCES: NONE

CERTIFICATE OF TITLE NO.: 2491813/1
REGISTERED OWNERS: VICTOR OBIREK AND BERNICE MAY OBIREK
LEGAL DESCRIPTION: THE NORTH HALVES OF LEGAL SUBDIVISIONS 11 AND 12 OF SECTION 12-13-5 EPM.
ENCUMBRANCES: NONE

CERTIFICATE OF TITLE NO.: 2734461/1
REGISTERED OWNERS: VICTOR ANDREW OBIREK AND BERNICE OBIREK
LEGAL DESCRIPTION: LOT 2 PLAN 52180 W/TO N SW 1/4 12-13-5 EPM.
ENCUMBRANCES: CAVEAT NOS. 86-73980/1 AND 4245150/1

AREA SQ. M.	SITE WIDTH
LOT 1	40,545 202.0
RESIDUAL 1	130,232 53.2
RESIDUAL 2	137,358 200.4 M.P.

LOT WIDTHS ARE MEASURED 15.24 BACK FROM STREET ON PERPENDICULAR BISECTOR UNLESS NOTED M.P. (MID-POINT)

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 19, 2024.
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 19th day of August, 2025
This survey and map were supervised by Norman Nachtigall, M.L.S.

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

ISAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDERBIE AVENUE
SELKIRK, MANITOBA R1A 0X1