

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
May 26, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

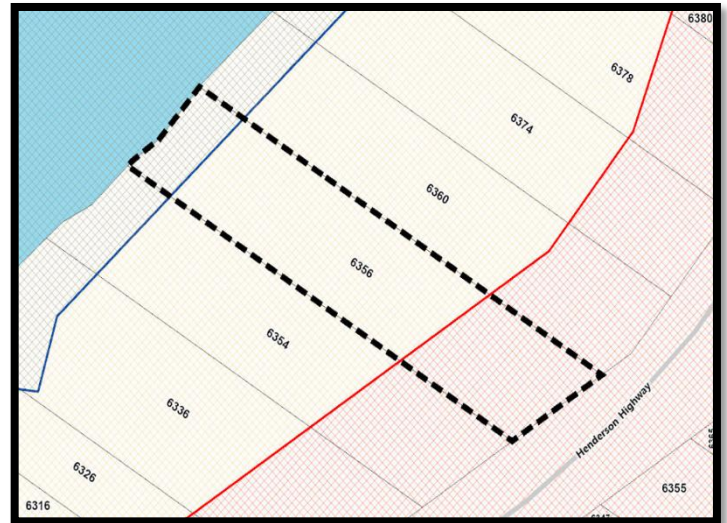
APPLICATION INFORMATION

Application File: VO38-2026

Applicant: Sunshade Ltd.
Aron and Nicole Hofer

Property Location: 6356 Henderson Hwy.
RM of St. Clements
Roll # 100
Legal: Lot 1, Plan 39855

Application Purpose:
The applicant proposes to decrease the separation distance of an accessory structure to a principal dwelling, in order to allow for a sunroom to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential Zone 3.2.3.1. Building separation from Principal Building	Detached accessory buildings shall be located at a minimum of 10' clear of all projections	Separation distance 4.66' between accessory structure and the principal dwelling

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	April 17, 2026
Application File	VO 38-2026
Applicant	Sunshade Ltd. – Aron & Nicole Hofer

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	6356 Henderson Hwy.
- Roll #	100
- Legal	Lot 1 Plan 39855
Zoning	“RR” Rural Residential Zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“GD” General Development designation RRPD Development Plan By-law No. 272/19
Property Size	48,625 square feet / 1.12 acres in area (+/-) 111.29 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“RR” Rural Residential Zone 3.2.3.1. Building separation from Principal Building	Detached accessory buildings shall be located at a minimum of 10’ clear of all projections	Separation distance 4.66’ between accessory structure and the principal dwelling

Application Purpose

The applicant proposes to decrease the separation distance of an accessory structure to a principal dwelling, in order to allow for a sunroom to be constructed 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

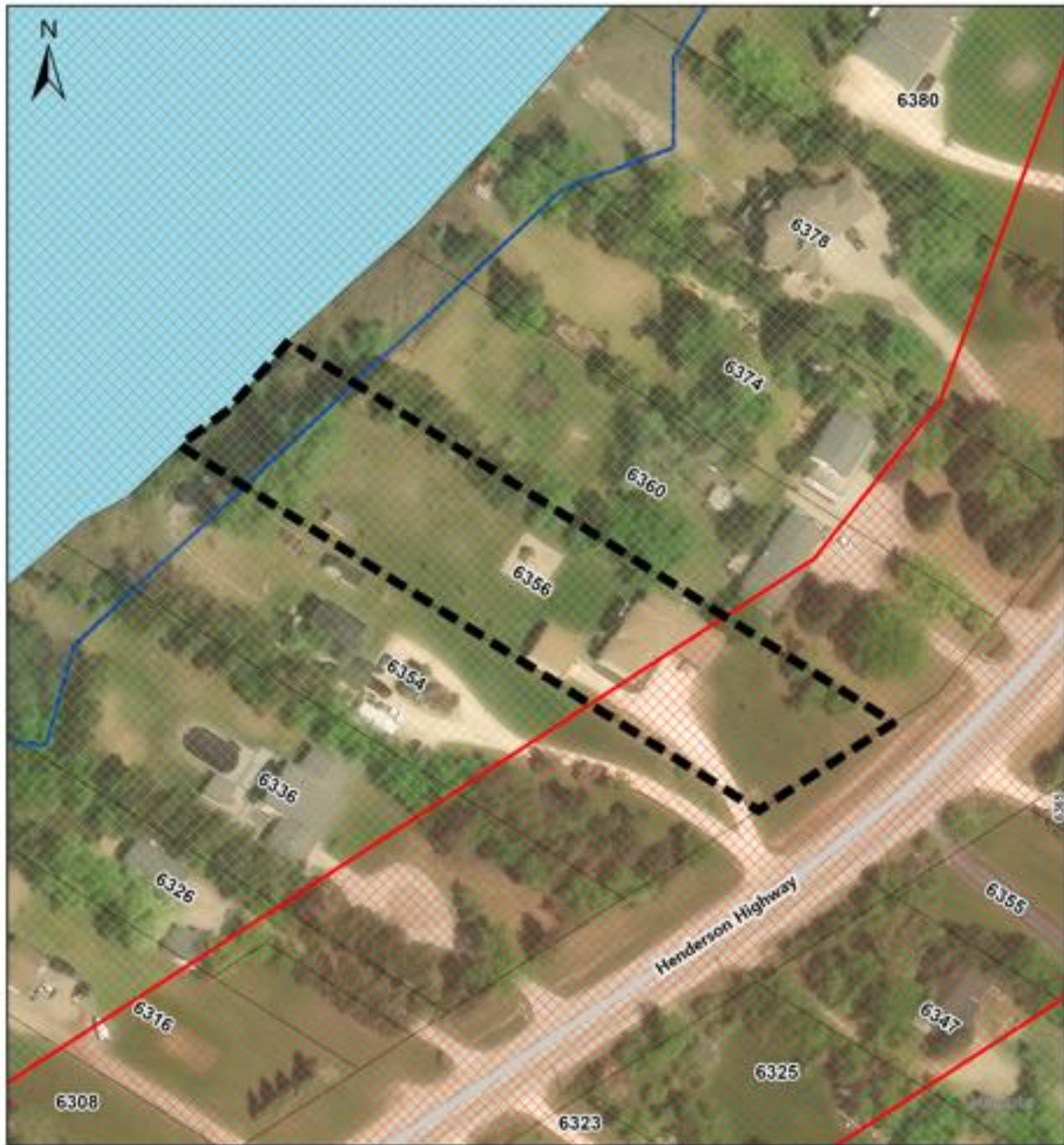
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
- (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare 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.
3. Applicant / owner pay any outstanding taxes, fines or fees to the R.M. of St. Clements.
4. Applicant / owner to address any concerns from Manitoba Transportation and Infrastructure, if required.
5. Applicant / owner to confirm the grade setting with Manitoba Transportation and Infrastructure - Hydrologic Forecasting and Water Management.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 38, 2026
6356 Henderson Hwy, RM of St. Clements
Designation: "GD" General Development
Zoning: "RR" Rural Residential

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

Designated Flood Area

Parcel Outline

Water Bodies



LETTER OF INTENT

Attn: Calvin So
Community Planning Assistant
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5
Ph: 204 669 8880

Re: Variance Application 6356 Henderson Highway

SunShade Products Ltd. has applied for a variance on behalf of Mr. & Mrs. Hofer, owners of 6356 Henderson Highway. We plan to install a 20' x 12' - 3 season sunroom in the area of an existing 16' x 7.5' open deck. The homeowner will be re-locating this existing 16' x 7.5' open deck to the front of the sunroom.

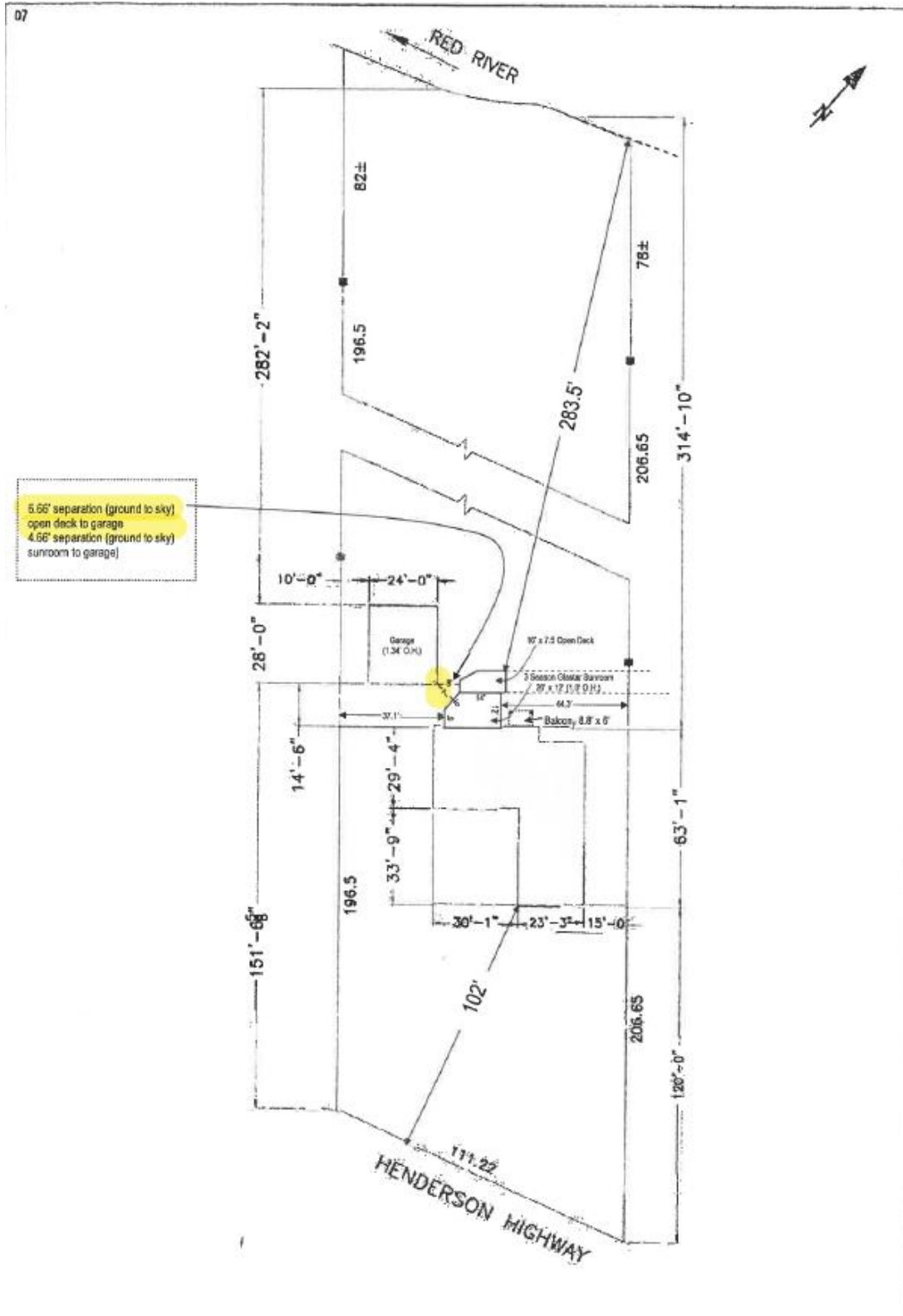
The sunroom addition would provide a 7' separation distance from the sunroom to the detached garage (from overhang of garage to the overhang of sunroom = 4.6') & an 8' separation distance from the open deck to the detached garage (from the overhang of garage to open deck = 6.6').

The owners want to utilize their backyard in an area that will be free from constant pests and in particular wasps, bees, ticks & mosquitoes that plague their backyard throughout the 3 Seasons. The sunroom structure will provide shade protection, fresh air, and the feeling of being outdoors without having to go outside.

This development will have no impact on their neighbors.

Given the homeowner's rear yard, distance to neighboring properties, in our opinion this 3 season sunroom addition will provide a reasonable separation distance that will complement the home and the area in a pleasing professional manner.

SITE PLAN



6356 Henderson Highway