

# NOTICE OF PUBLIC HEARING 21555

## 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**

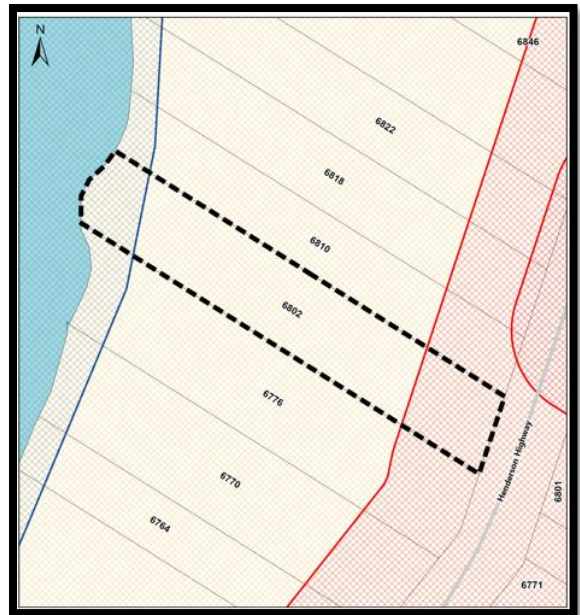
*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** VO 49/2026

**Applicant:** Jacob Sime

**Property Location:** 6802 Henderson Highway  
Gonor, MB  
RM of St. Clements  
Roll # 215550  
Legal: RL171-AD-2470



**Application Purpose:**  
The applicant proposes to increase the combined unit area for an accessory structure to 1,800 sq. ft. And to increase the height to 19.2' for an accessory structure, in order to construct an accessory structure, the subject property.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" Rural Residential Zone 6.3. Bulk regulations Table 14 Residential Bulk Table	Combined unit area 1,280 sq. ft. maximum Maximum Height 18'	Combined unit area 1,800 sq. ft. Height 19' 2"

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>	April 29,2026
<b>Application File</b>	<b>VO 49/2026</b>
<b>Applicant</b>	Jacob Sime

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	6802 Henderson Highway, Rural Municipality of St. Clements
- Roll #	215550
- Legal	RL171-AD-2470
<b>Zoning</b>	“RA” Suburban Residential Zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	“GD” General Development RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	74,208 square feet / 1.70 acres in area (+/-) 115 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
“RA” Suburban Residential Zone 6.3. Bulk regulations Table 14 Residential Bulk	Combined unit area 1,280 sq. ft. maximum  Maximum Height 18’	Combined unit area 1,800 sq. ft.  Height 19’ 2”

#### Application Purpose

The applicant proposes to increase the combined unit area for an accessory structure to 1,800 sq. ft. And to increase the height to 19.2’ for an accessory structure, in order to construct an accessory building 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:

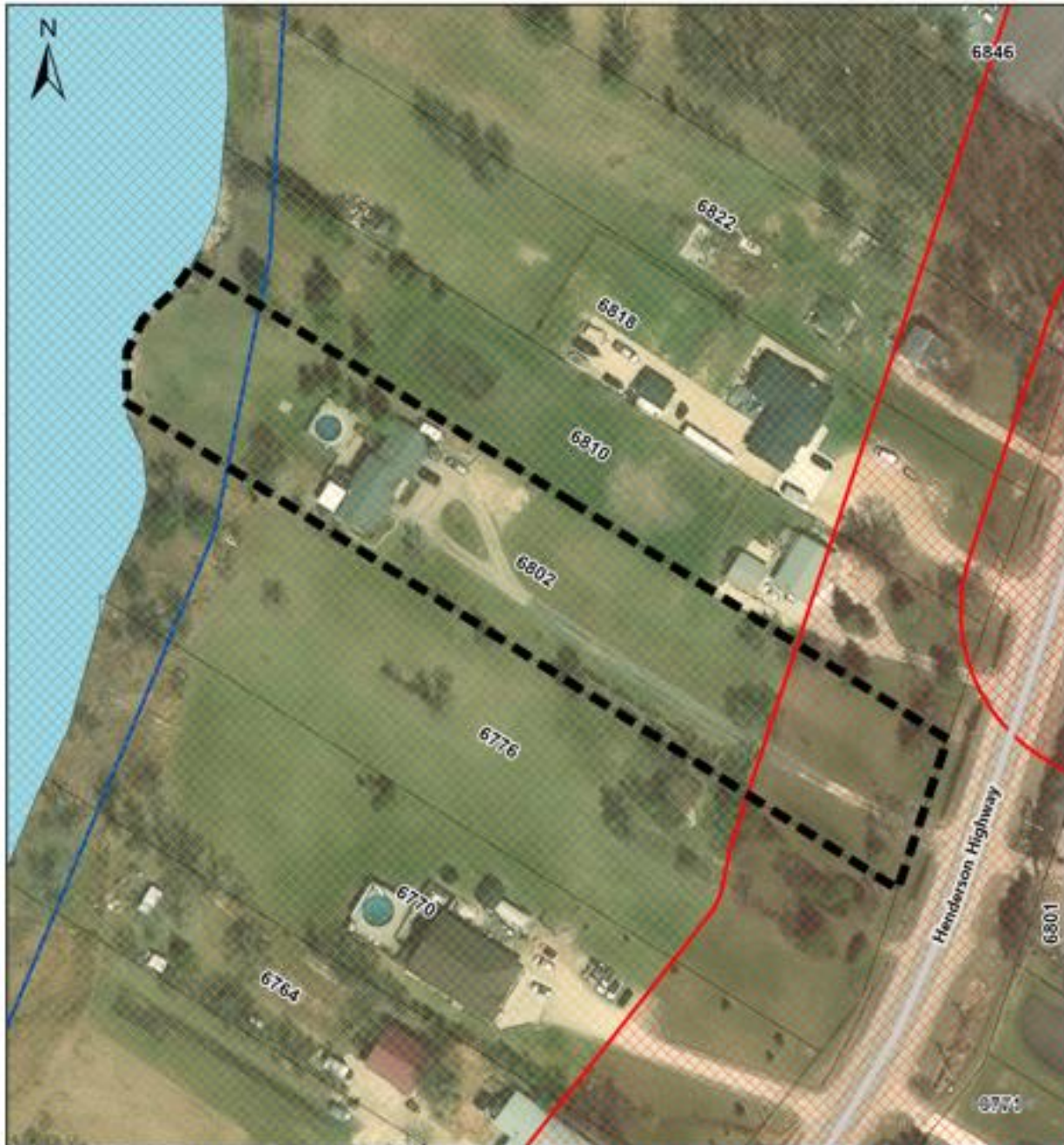
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 Rural Municipality of St. Clements.
4. Applicant / owner will not be able to use the accessory structure as habitable space and it is to be used for personal storage only.
5. Applicant / owner to meet any requirements from Manitoba Transportation or Infrastructure.

RRPD LOCATION MAP



**SUPPORTIVE MAPPING**

Variance Order VO 49, 2026  
 6802 Henderson Highway, RM of St. Clements

Designation: "GD" General Development  
 Zoning: "RA" Suburban Residential

-  Subject Property
-  Highway Control Zones
-  Water Bodies
-  Designated Flood Area
-  Hazard Lands - Airport
-  Parcel Outline
-  Roads

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.



**ADDITIONAL INFORMATION**



**Letter of Intent**

Douglas Sime/Jo-Ann Adam  
6802 Henderson Hwy  
Gonor, MB R1C 0E1

April 22, 2026

To Whom it May Concern:

We have moved to the area for retirement and would like to construct a garage for our new home. Our intent is to safely store motor -home, boat, snowmobiles, seadoo, Atv and collector cars.

This space will also include a mancave area with pool table and TV. From time to time, I intend to do maintenance work on my own toys and cars.

Regards,

A faint, illegible signature mark or stamp located below the "Regards," text.

