

VARIANCE APPLICATION REPORT

Date	January 29, 2026
Application File	VO 12-2026
Applicant	Troy Fiwchuk

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	7568 Henderson Highway, R.M. of St. Clements
- Roll #	204400
- Legal	RL137-AD-3391
Zoning	"RR" Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	"RR" Rural Residential designation RRPD Development Plan By-law No. 272/19
Property Size	14,628 square feet / .33 acres in area (+/-) 63 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 Section 6.3 Bulk Regulation Table 14 Section 3.26.2.1. Projections	Side Yard 15' minimum Front yard 50' minimum Eave projection for principle 3' maximum Eave projection for principle 3' maximum	Side yard 7' from the northerly property line Front yard 25' Side yard projection 10' Front yard projection 27'

Application Purpose

The applicant proposes to reduce the side yard setback and front yard setback along with eave projections, in order to allow for a single-family dwelling to be constructed on the subject property. Although the eave projections are not shown on the drawing this was verbalized by the applicant.

The property sits within the highway control zone and the designated flood prone area. Permissions to place the structure will be required from Manitoba Transportation and Infrastructure and contact needs to be made with Manitoba Transportation and Infrastructure Hydrological Forecasting and Water Management to recommend the flood protection level.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

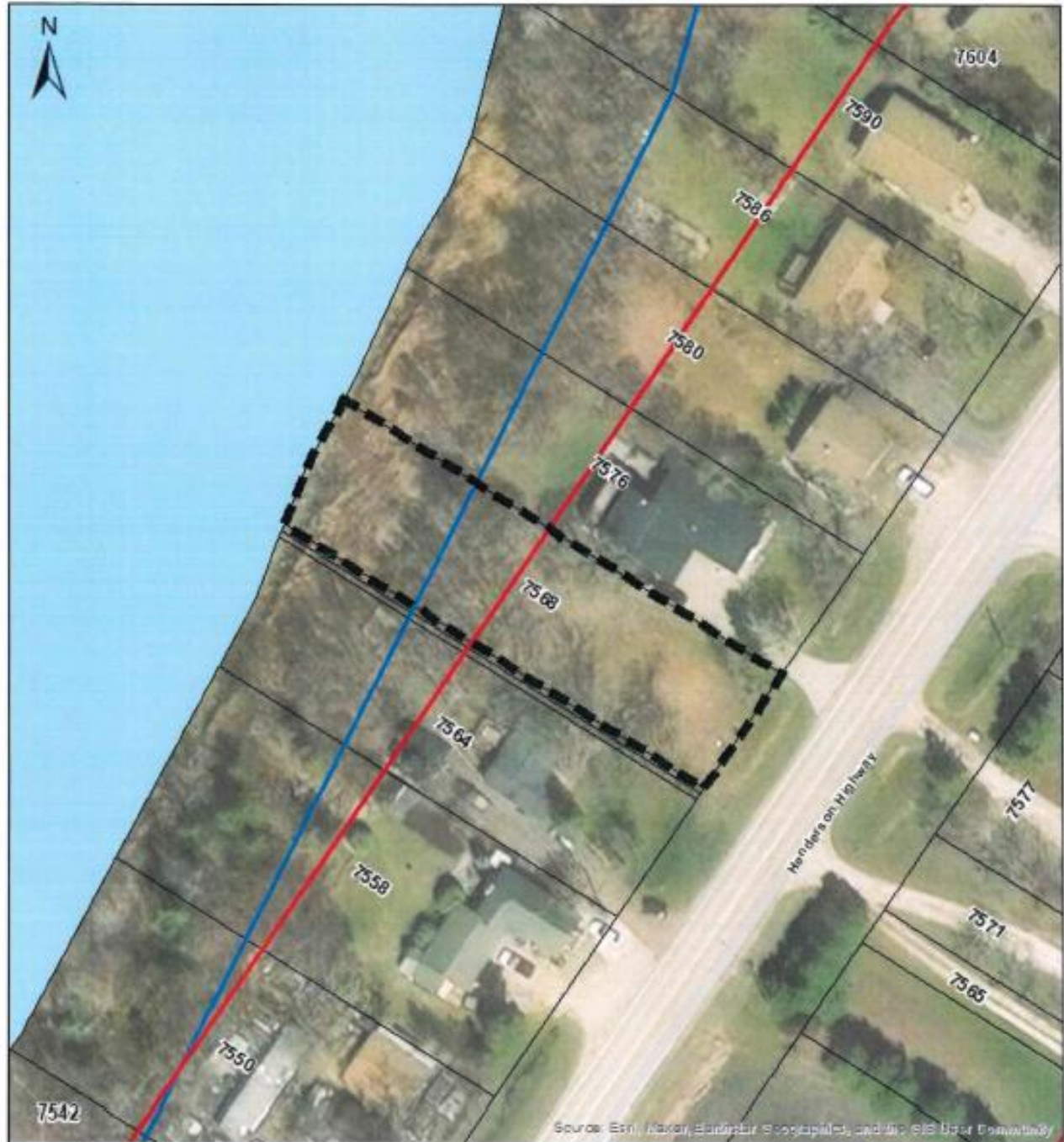
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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.
3. Applicant / Owner to pay any outstanding taxes, fees or fines, to the R.M. of St. Clements.
4. Applicant / Owner prepare a drainage plan showing a swale along the north property line. Drainage plan to be submitted to the municipality for review and acceptance as per the current Servicing Standards.
5. Applicant / Owner obtain a lot grade permit from the municipality for the proposed dwelling.
6. Applicant / Owner to receive a permit from Manitoba Transportation and Infrastructure to construct a single-family dwelling within the highway control zone.
7. Applicant / Owner to obtain from the Hydrologic Forecasting and Water Management Department of Manitoba Transportation and Infrastructure, the flood protection level for the property/area.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 12, 2026
7568 Henderson Highway, RM of St. Clements

Designation: "RR" Rural Residential
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.

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



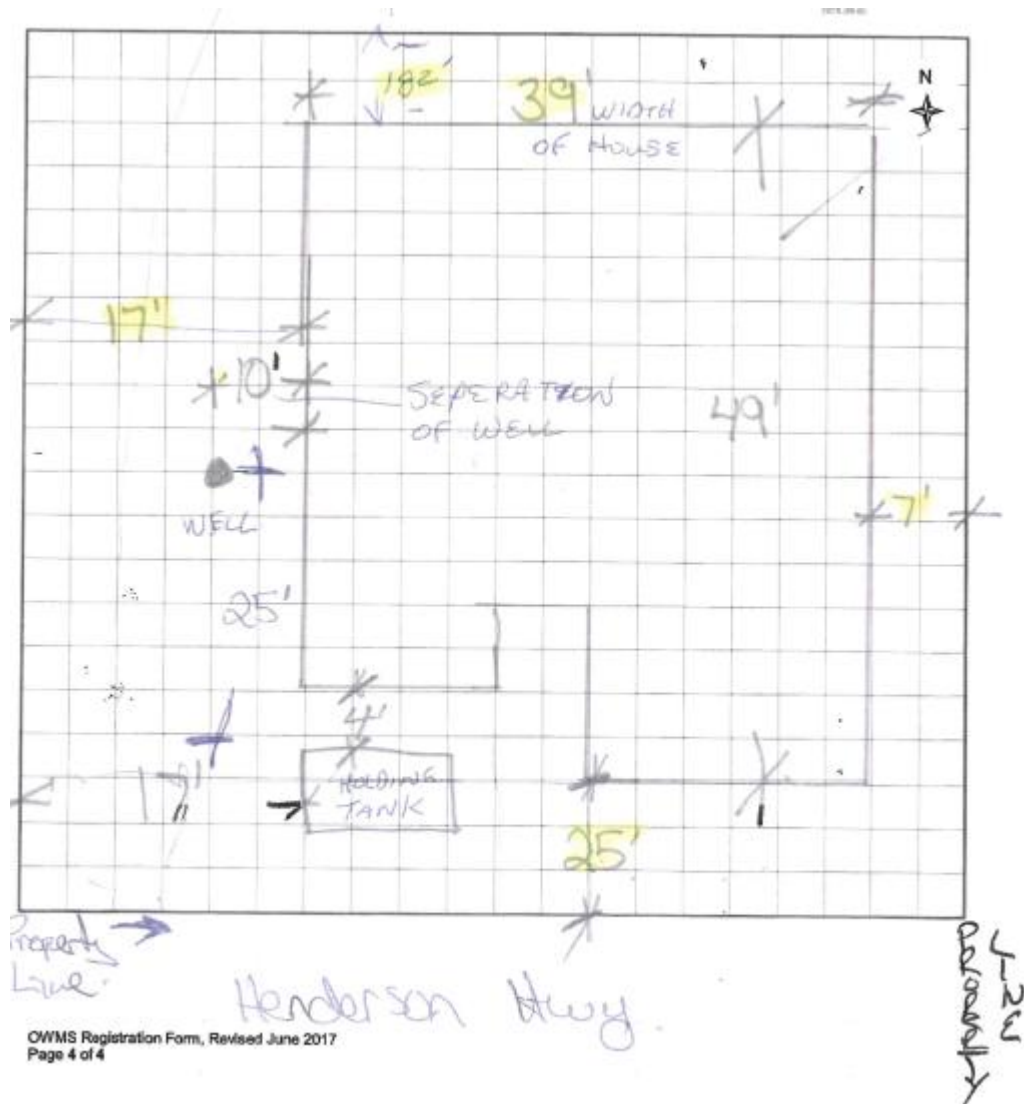
LETTER OF INTENT AND SITE PLAN

January 22, 2026

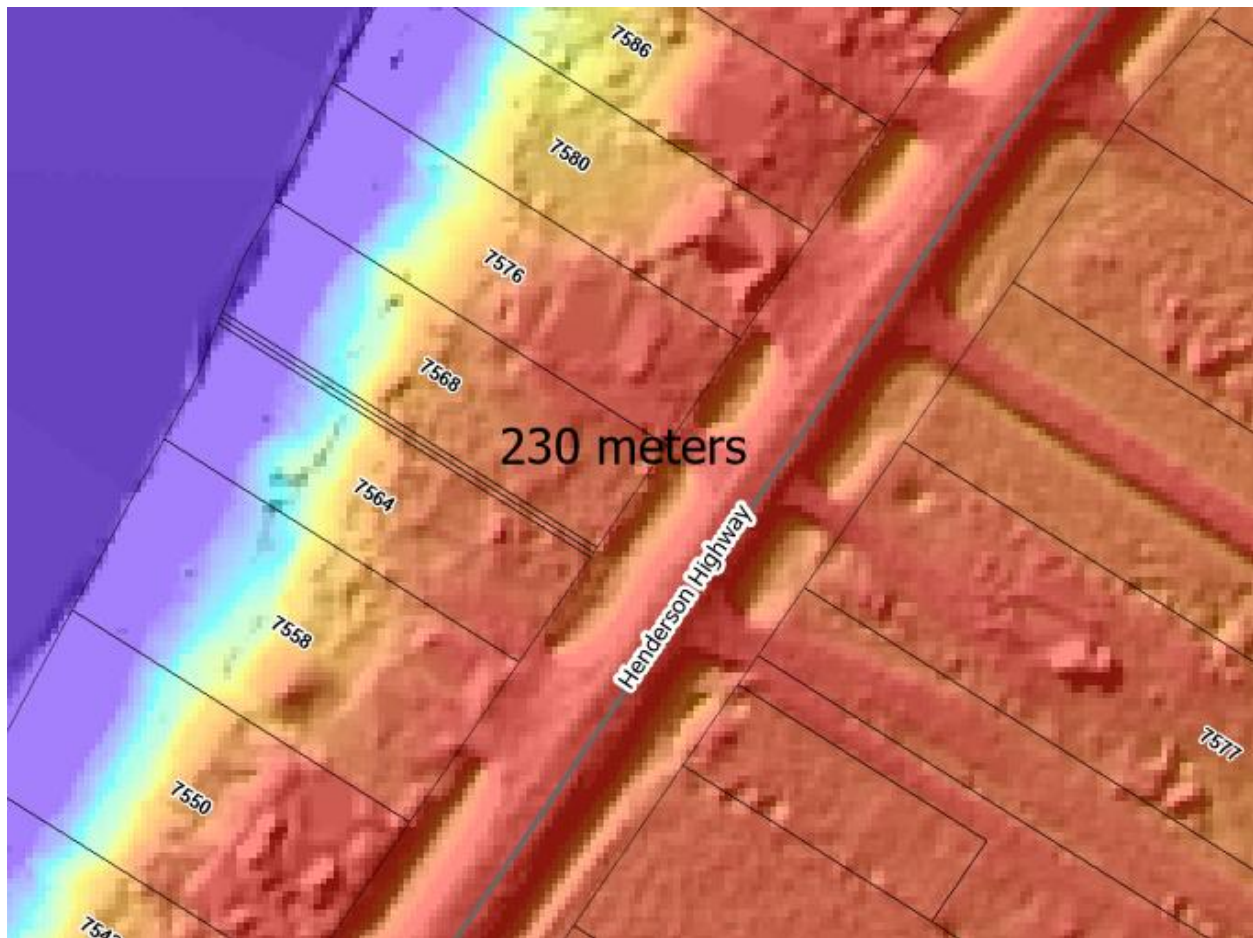
I Mr. Fiwchuk, would like to build a family home and require variances for frontage to be 25' and a side yard variance of 7' on the north side as the lot is very narrow.

Thanks

William Fiwchuk



LIDAR PHOTOGRAPHY



230 meters elevation at the location of the house