

# 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  
December 9, 2025  
6:00 P.M.**

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

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

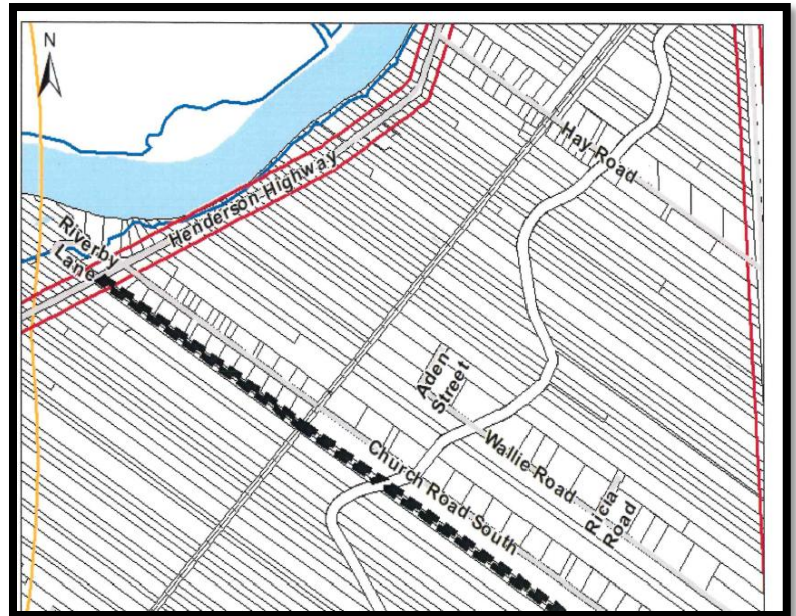
**Application File:** VO 122-2025

**Applicant:** Mike Bodman

**Property Location:** 5951 Henderson Highway  
R.M. of St. Clements  
Roll # 7100  
Legal: RL215-AD Plan  
3393

**Application Purpose:**

The applicant proposes to reduce the side yard, in order to allow for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"RR" / "AR" Rural Residential and Agricultural Restricted Part 6 Section 6.3 Table 14	10' (minimum) From the side yard	4' from the northerly property line

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>	November 20, 2025
<b>Application File</b>	<b>VO 122-2025</b>
<b>Applicant</b>	Mike Bodman

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	5951 Henderson Highway, R.M. of St. Clements
- Roll #	7100
- Legal	RL 215-AD 3933
<b>Zoning</b>	"RR" Rural Residential zone and "AR" Agricultural Restricted RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	"GD" General Development and "AR" Agricultural Restricted RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	638,492 square feet / 14.72 acres in area (+/-) 78.32 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" / "AR" Rural Residential and Agricultural Restricted Part 6 Section 6.3 Table 14	10' (minimum) From the side yard	4' from the northerly property line

#### Application Purpose

The applicant proposes to reduce the side yard setback, in order to allow for a garage to be constructed on the subject property.

## **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.

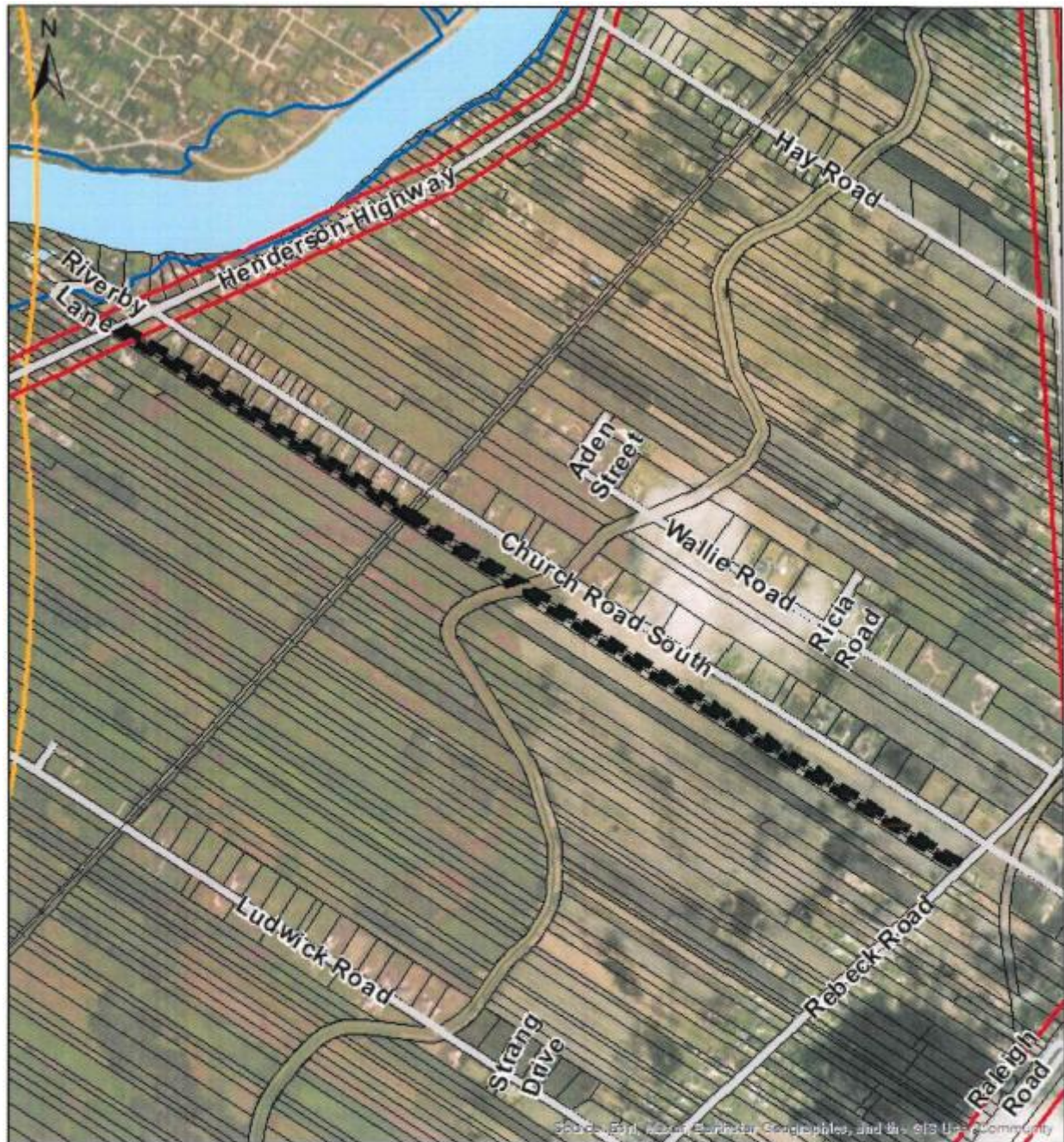
## **RECOMMENDED CONDITIONS OF APPROVAL**

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 to use the garage for personal storage only.
5. Applicant / Owner not to use the garage for habitable space.
6. Applicant / Owner to apply for a permit for the structure to Manitoba Transportation and Infrastructure as the garage is within the highway control zone.



## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Variance Order VO 122, 2025  
5951 Henderson Hwy, RM of St. Clements

Designation: "GD" General Development, "AR" Agricultural Restricted  
Zoning: "RR: Rural Residential, "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.

—+— Rail

■ Subject Property

■ Designated Flood Area

■ Hazard Lands

■ Parcel Outline

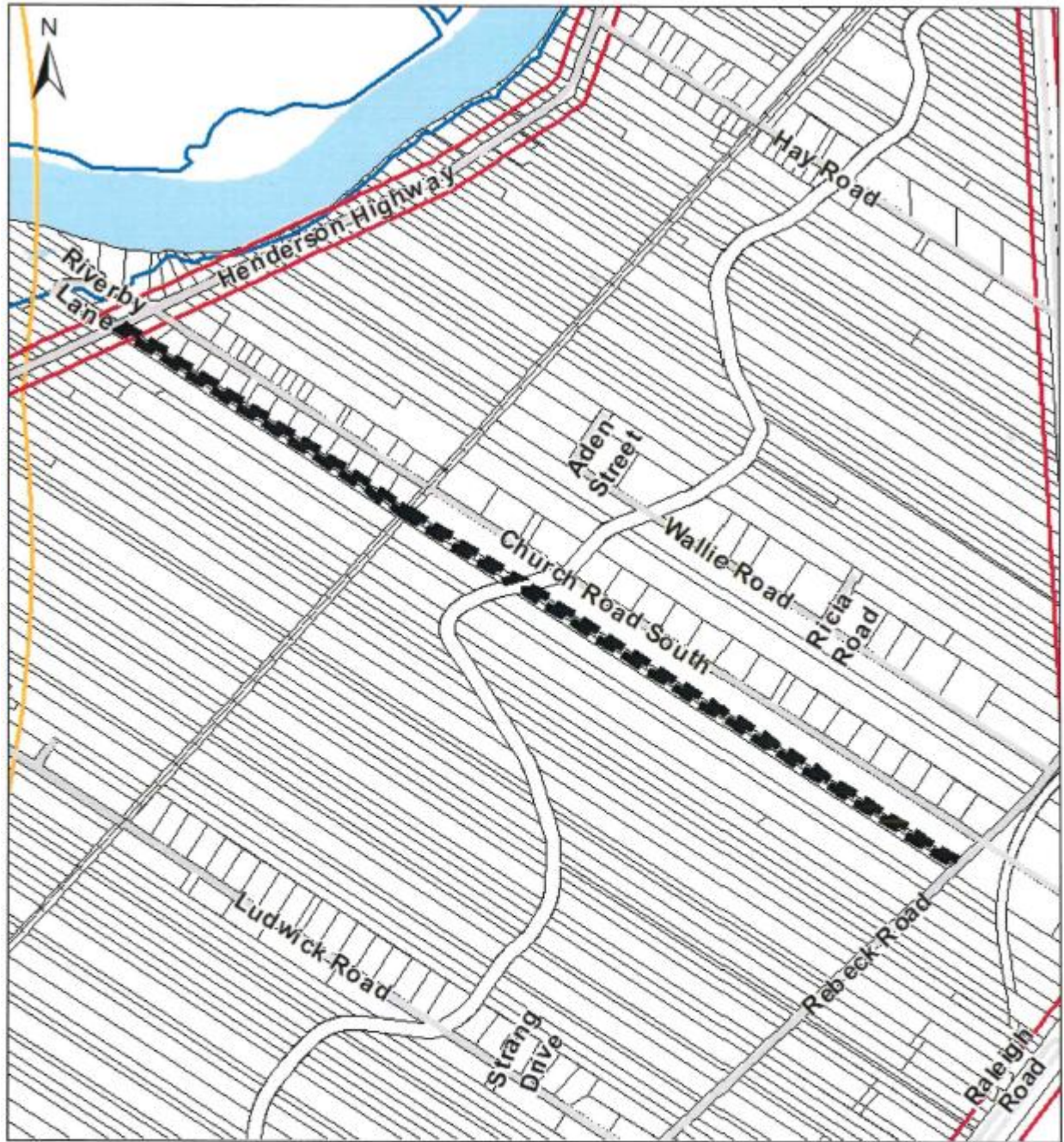
■ Water Bodies

■ Roads

■ Highway Control Zones







## SUPPORTIVE MAPPING

Variance Order VO 122, 2025

5951 Henderson Hwy, RM of St. Clements

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Zoning: "RR: Rural Residential, "AR" Agricultural Restricted

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■ Water Bodies

■ Roads

■ Highway Control Zones

**RED RIVER**  
PLANNING DISTRICT

## LETTER OF INTENT

### Letter of Intent

To whom it may concern,

On our property located at 5951 Henderson hwy, I am planning on building a single detached garage onto an already existing concrete pad that was poured prior to our purchase of the property. The pad is located roughly 60 feet behind our home and sits 4 feet from the edge of our property line.

Our Neighbor who's property is directly beside the proposed garage is totally for us to build the garage. Having the garage will benefit for more reasons than just having a place to park our vehicles, but will also give storage area space for things like our bicycles, kids toys and seasonal recreational equipment that will greatly help clean up our yard.

Thank you.

Mike Bodman

SITE PLAN

