

# 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<sup>th</sup>, 2026**  
**6:00 P.M.**

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

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

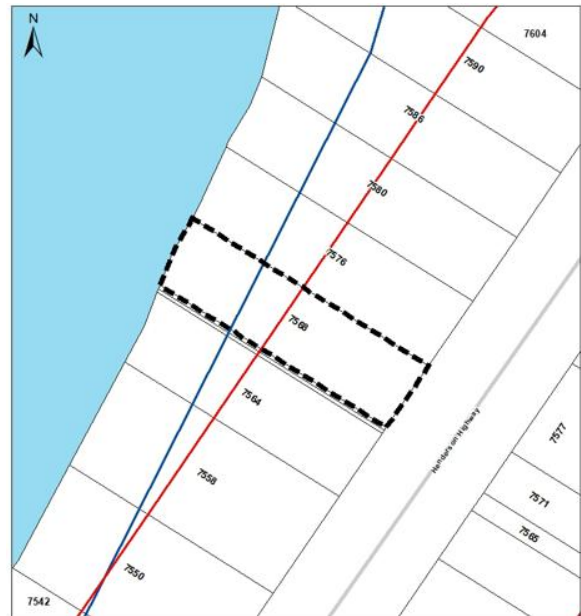
### APPLICATION INFORMATION

**Application File:** VO 46, 2026

**Applicant:** William and Dianne  
Fiwchuk

**Property Location:** 7568 Henderson  
Highway  
R.M. of St. Clements  
Roll # 204400  
Legal: RL137-AD-3391

**Application Purpose:**  
The applicant proposes to increase the site coverage, in order to allow for a single-family dwelling to be constructed on the subject property.



Variance Request in "RR" Rural Residential	Zoning By-law Requirement	Proposed by Applicant
Site Coverage Section:6.3 Table 14	Site coverage 10% (Max)	Site coverage 13.45%(max)

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 24, 2026
<b>Application File</b>	<b>VO 46, 2026</b>
<b>Applicant</b>	Troy Fiwchuk

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	7568 Henderson Highway, R.M. of St. Clements
- Roll #	204400
- Legal	RL137-AD-3391
<b>Zoning</b>	“RR” Rural Residential zone RM of St. Clements Zoning By-law No. 5-2002
<b>Development Plan Designation</b>	“RR” Rural Residential designation RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	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 in RR” Rural Residential	Zoning By-law Requirement	Proposed by Applicant
Site Coverage Section:6.3 Table 14	Site coverage 10% (Max)	Site coverage 13.45%(max)

#### Application Purpose

The applicant proposes to increase the site coverage, in order, in order to allow for a single-family dwelling 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:

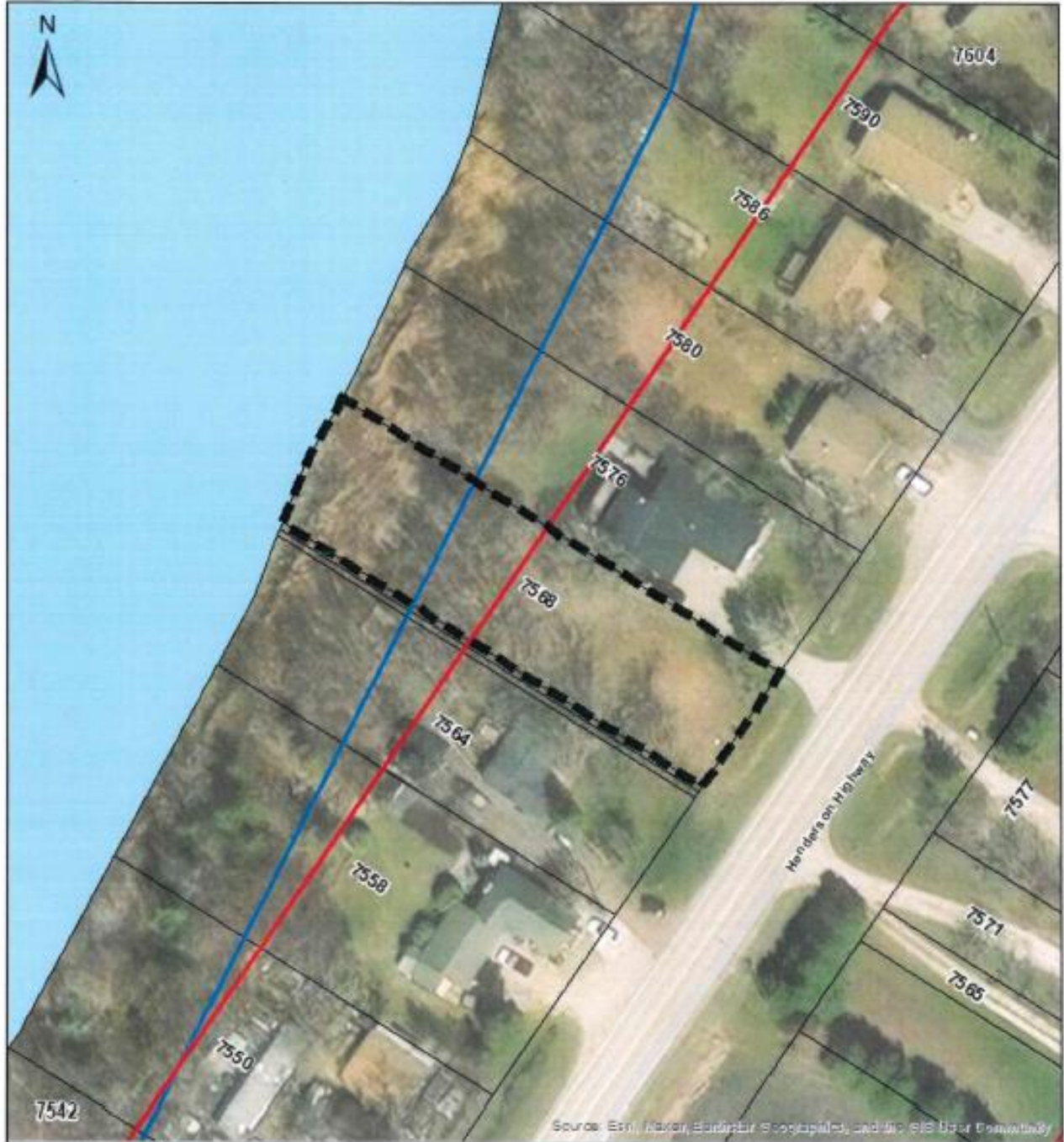
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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.

**RRPD LOCATION MAP**



**SUPPORTIVE MAPPING**

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

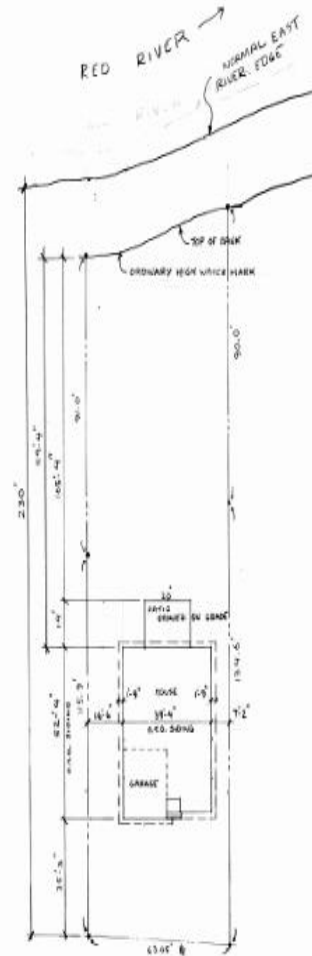
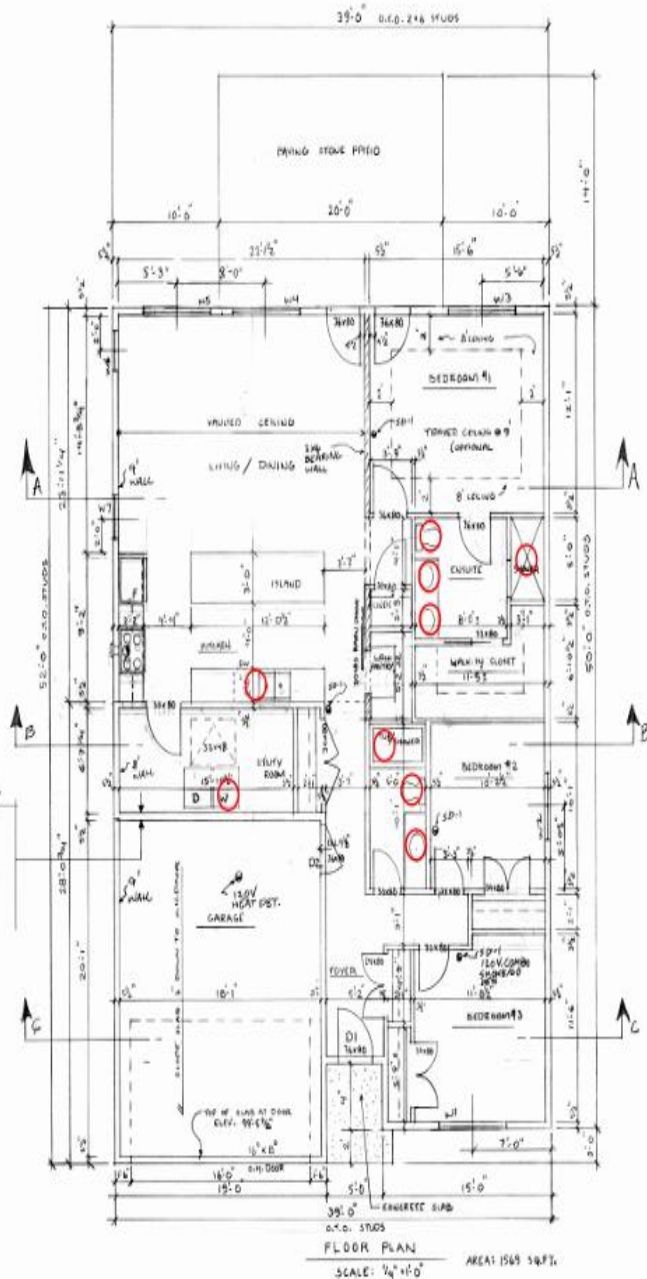
Designation: "RR" Rural Residential  
 Zoning: "RR" Rural Residential

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



# SITE AND FLOOR PLANS



**GENERAL NOTES**

**CONCRETE**  
FLOOR: 4" MIN. THK. SLAB ON GRADE WITH REINFORCING BARS AT 18" ON CENTER.  
WALLS: 8" MIN. THK. CMU WITH REINFORCING BARS AT 18" ON CENTER.  
FOUNDATION: 12" MIN. THK. CMU WITH REINFORCING BARS AT 18" ON CENTER.  
FOOTING: 12" MIN. THK. CMU WITH REINFORCING BARS AT 18" ON CENTER.

**REINFORCING STEEL**  
ALL REINFORCING STEEL SHALL BE AS PER THE REINFORCING STEEL SCHEDULE.  
ALL REINFORCING STEEL SHALL BE 1/2" DIA. UNLESS OTHERWISE SPECIFIED.  
ALL REINFORCING STEEL SHALL BE 18" ON CENTER UNLESS OTHERWISE SPECIFIED.  
ALL REINFORCING STEEL SHALL BE 18" ON CENTER UNLESS OTHERWISE SPECIFIED.

**INSULATION**  
FLOOR: 2" POLYSTYRENE INSULATION.  
WALLS: 1" POLYSTYRENE INSULATION.  
ROOF: 2" POLYSTYRENE INSULATION.

**FINISHES**  
FLOOR: 3/4" THK. POLISHED CONCRETE.  
WALLS: 1/2" THK. GYPSUM BOARD.  
CEILING: 5/8" THK. GYPSUM BOARD.

**ENGINEERS**  
**GEOMETRISTS**  
MANITOBA  
Certificate of Authorization  
Laurel Ridge Consulting Inc.  
No. 4461



**DESIGN AND DRAFTING SERVICES**  
BILSKY ENTERPRISES LTD.  
224-421-9333  
224-789-2130  
224-421-9333

**PROJECT TITLE**  
FIN CHUK RESIDENCE  
7468 HENDERSON HWY.  
S.W. of ST. CLEMENTS, MB.

**CLIENT**  
FIN CHUK

**CONTACT**  
FIN CHUK 431-176-1824

**SHEET TITLE** SITE PLAN  
**FLOOR PLAN**  
DRAWN BY: TJE  
DATE: APRIL 9, 2016 SHEET NO: 1 OF 3

REFER TO GEOTECHNICAL REPORT BY SUEYRE URSINO 1-431-371-8167 DATED MARCH 31, 2016