

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
June 23, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

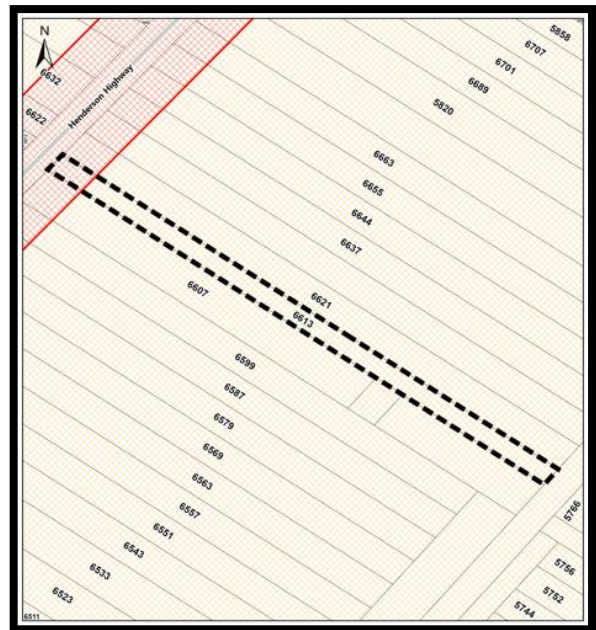
Application File: VO 62-2026

Applicant: Jeffrey Wiebe

Property Location: 6613 Henderson Highway
Highway
R.M. of St. Clements
Roll # 221200
Legal: RL184-AD-2470

Application Purpose:

The applicant proposes to construct an accessory building, increasing the number of accessory buildings, in order to allow for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
3.2. Accessory Uses, Building and Structures 3.2.4. Number of accessory buildings	Two (2) Maximum	Three (3)

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	June 1, 2026
Application File	VO 62-2026
Applicant	Jeffrey Wiebe

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	6613 Henderson Highway, R.M. of St. Clements
- Roll #	221200
- Legal	RL 184-AD-2470
Zoning	“RR” Rural Residential zone “AR” Agricultural Restricted RM of St. Clements Zoning By-law No. 5-2002
Development Plan Designation	“GD” General Development designation “AR” Agricultural Restricted RRPD Development Plan By-law No. 272/19
Property Size	124,117 square feet / 2.58 acres in area (+/-) 67.5 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
3.2. Accessory Uses, Building and Structures 3.2.4. Number of accessory buildings	Two (2) Maximum	Three (3)

Application Purpose

The applicant proposes to construct an accessory building, increasing the number of accessory buildings, in order to allow for a garage to be constructed on the subject property.

For information, there are currently four (4) accessory buildings on the subject property, one (1) is a garage, two other accessory buildings for storage and one (1) child’s playhouse, which is not considered an accessory structure. This information was from the aerial photography and confirmed by the applicant.

The owner will be removing the existing garage and placing the new garage in its place.

OPTIONS FOR COUNCILS CONSIDERATION

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

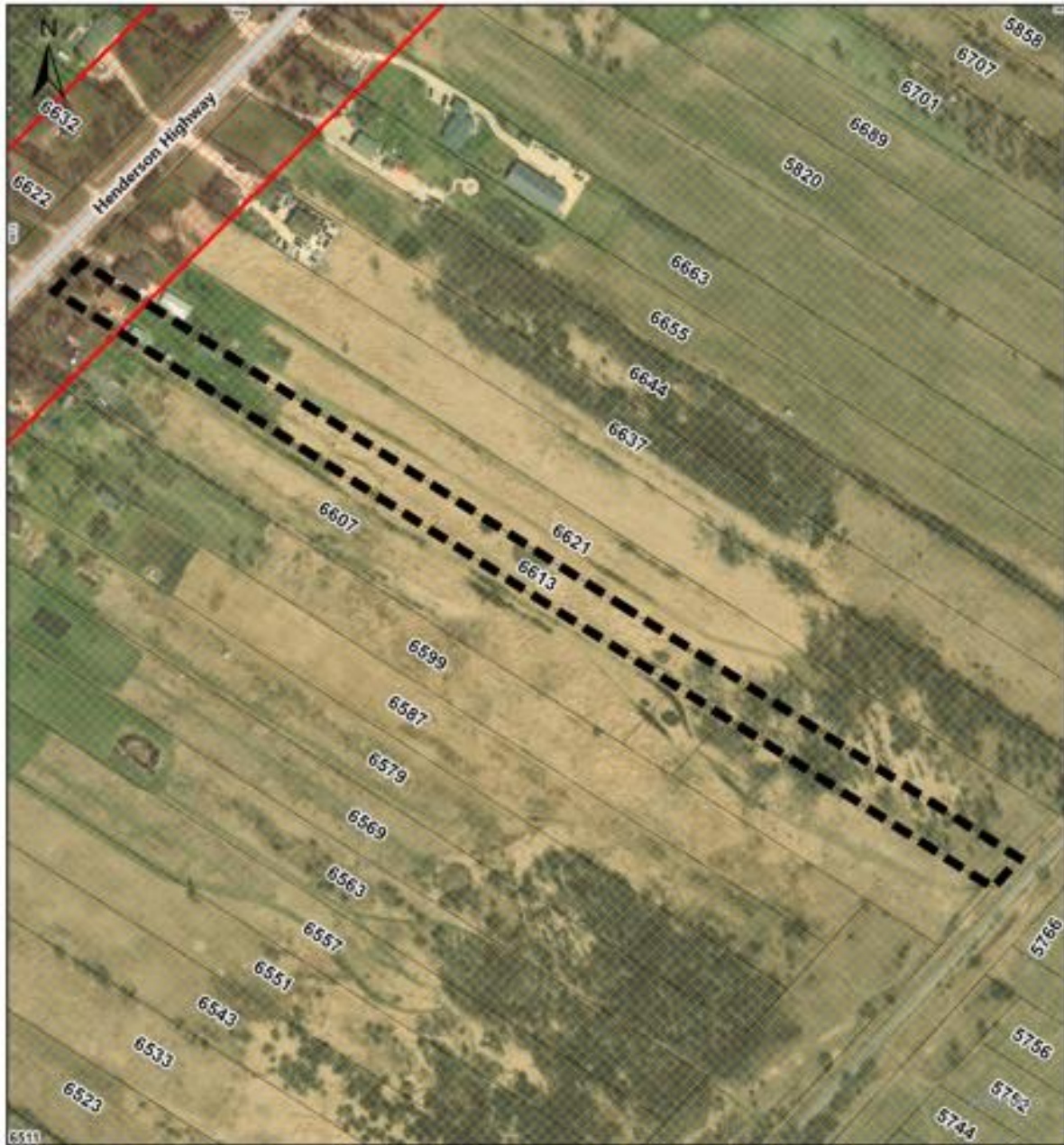
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 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 enter into an option to purchase agreement to address a new road.
6. Applicant / Owner to connect to the wastewater system in accordance with By-law 8-2023, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 62, 2026
 6613 Henderson Highway, RM of St. Clements

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

-  Subject Property
-  Highway Control Zones
-  Parcel Outline
-  Roads
-  Hazard Lands - Airport

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.



LETTER OF INTENT

I would like to Replace my Existing garage is it is ~~in~~ poor condition, I wish to Replace with a new larger garage.

I would like to Keep All Existing building on Property. Except the garage Replacement (Being Replaced)

SITE PLAN

