

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
February 24, 2026
6:00 P.M.

Council Chambers
1043 Kittson Road
East Selkirk, MB

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

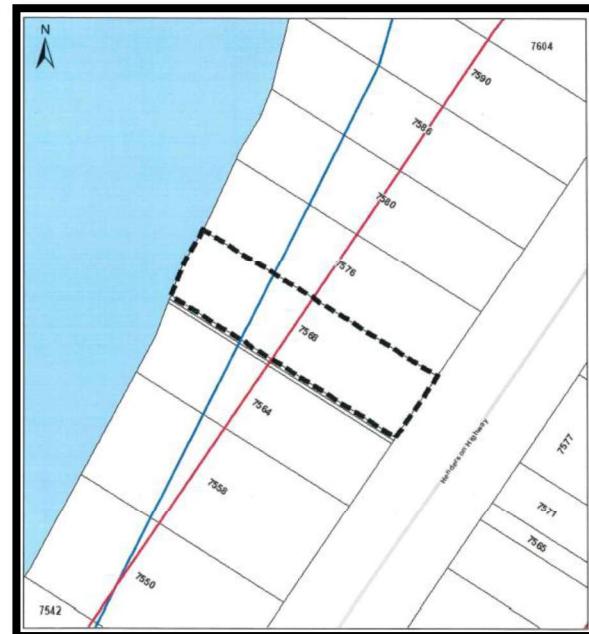
Application File: VO 12-2026

Applicant: Troy Fiwchuk

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

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.



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 northernly property line Front yard 25' Side yard projection 10' Front yard projection 27'

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