

# NOTICE OF PUBLIC HEARING

## CONDITIONAL USE APPLICATION

R.M. of St. Andrews

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 204-738-2264.

**Tuesday**  
**May 13<sup>th</sup>, 2025**  
**5:30pm**

**Council Chambers**  
**500 Railway Ave.**  
**R.M. of St. Andrews**

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

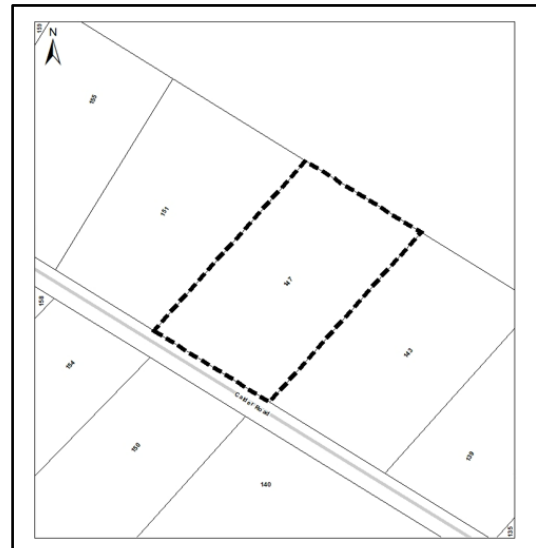
### APPLICATION INFORMATION

**Application File:** CU 10, 2025

**Applicant:** Cory and Shannon  
Pelletier

**Property Location:** 147 Calder Rd.  
R.M. of St. Andrews  
Roll #316550  
Legal: RL11/13-CL-3405

**Application Purpose:**  
The applicant proposes establishing an RTM (Ready to Move Home) as a Garden Suite on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted zone Garden Suite (Sec.5.3 Table 10)	Garden Suite	RTM (Ready to Move Home) as a Garden Suite

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)



2978 Birds Hill Rd  
 East St. Paul, Manitoba R2E 1J5  
 Toll Free: 1-800-876-5831  
 Phone: 204-669-8880  
 Fax: 204-669-8882

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	April 25, 2025
<b>Application File</b>	<b>CU 10, 2025</b>
<b>Applicant</b>	Cory and Shannon Pelletier

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b> - Street Address - Roll # - Legal	147 Calder Rd. R.M. of St. Andrews Roll #316550 Legal: RL11/13-CL-3405
<b>Zoning</b>	"AR" Agricultural Restricted zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	None
<b>Property Size</b>	5.07 acres in site area 360 ft in site width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted zone Garden Suite (Sec.5.3 Table 10)	Garden Suite	RTM (Ready to Move Home) as a Garden Suite

#### Application Purpose

The applicant proposes to establish an RTM (Ready to Move Home) as a Garden Suite on the subject property. No concerns from RM or agencies received.

## **OPTIONS FOR COUNCILS CONSIDERATION**

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (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 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. Conditional Use approval is limited to what is proposed within this application;
2. The proposed garden suite is limited to personal use only and shall not be used for rental business in any condition;
3. Applicant / Owner to advise the Municipality and RRPD when use of the Garden Suite is no longer required, and shall be removed from the property, within a period of 6 months;
4. Applicant / Owner to comply with all other conditions of Section 3.13 'Garden Suite' of the St. Andrews Zoning By-Law #4066;
5. Vehicle parking must remain on the subject property. No parking shall be permitted on Calder Road and; 6. Use of the property must adhere to the Municipality's Noise By-Law.

# RRPD LOCATION MAP





## SUPPORTIVE MAPPING

Conditional Use Application CU 10, 2025  
147 Calder Rd, RM of St. Andrews

Designation: "AR" Agriculture Restricted  
Zoning: "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.

 Subject Property

 Parcel Outline

 Roads



**ADDITIONAL INFORMATION**  
(from applicant, municipality, government departments, etc.)

Letter of Intent

Date: March 24, 2025

Property Information: Roll No. 0316550.000

147 Calder Road, St. Andrews, Manitoba, R1A 4B6

Current Owners: Godon and Allison Block

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To whom it may concern:

Hello, we are writing to request a conditional use permit for a new Ready to Move structure on the property located at 147 Calder Road. The current owners, Mr. Gordon and Mrs. Allison Block, are in their later retirement years and would like the opportunity to downsize their current residence on the same property on which they have lived for the past 45 years. The home was built by Mr. Godon Block where they raised 4 children.

The intent of the new Ready to Move Home would be to afford them the opportunity to reside on the same property in which they have been living for 40 years. Mr. Cory and Mrs. Shannon Pelletier, (Shannon being one of the children in which Gordon and Allison raised) would purchase the property at 147 Calder Road, and it would become their principal residence. Cory and Shannon Pelletier would be able to help take care of Shannon's aging parents and be able to continue to maintain the current residence at 147 Calder Road. The RTM would be placed temporarily with all supporting documentation, permits, foundations, etc. and then removed from the property in the long term.

It is our understanding that the new Ready to Move Structure would not be allowed to be more than 1200 square feet in size and would need to be connected to the existing driveway on the property. All services to the new Ready to Move home would be independent of the existing principal dwelling apart from the fresh water. The current well on the property would be tied to the new structure.

Cory and Shannon Pelletier have contacted Star, Ready to Move homes, and would be placing a deposit on the new structure with the anticipated build and placement date in the summer of 2026. This would afford the opportunity for the new septic tank, temporary foundations and electrical work to begin beforehand.

We request the ability to allow Gordon and Allison Block to live on the same property in their new Ready to Move home with the aid of Cory and Shannon Pelletier, to help tend to their aging needs as well as maintain and live in the principal residence as a family.

If you have any questions, please let us know and we thank you for your consideration,

Sincerely,

Gordon Block

Shannon Pelletier



Allison Block

Cory Pelletier

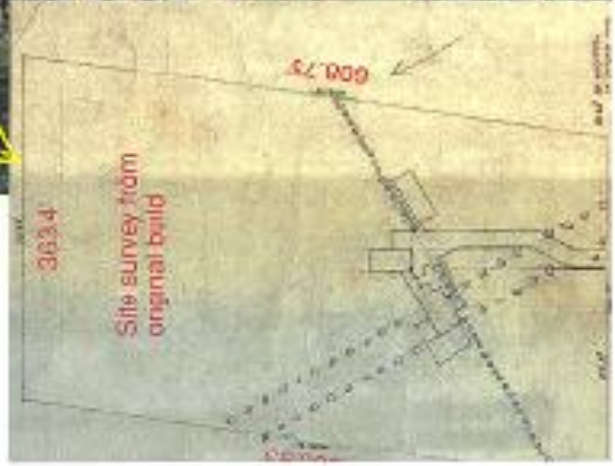




Property Information:

Lot Roll Number 0316552.000  
147 Calder Road  
RM of St. Andrews, Manitoba, R1A 4B6

Site Plan of Proposed new 1,200 square Foot RTM residence on existing property.





# Rural Municipality of ST. ANDREWS

Box 130, 500 Railway Avenue  
Clandeboye, Manitoba R0C 0P0  
Phone: 204-738-2264 Ext 137  
1-866-738-2264 (toll free)  
Fax: 204-738-2500  
E-mail: [braeden@rmofstandrews.com](mailto:braeden@rmofstandrews.com)  
Website: [www.rmofstandrews.com](http://www.rmofstandrews.com)

**COMMUNITIES WORKING TOGETHER**

April 25, 2025

Red River Planning District  
2978 Bird Hill Rd.  
East St. Paul, MB  
R2E 1J5  
Attn: Santan Singh, Community Planner

**Re: Conditional Use No. CU 10, 2025 – 147 Calder Road**

The RM of St. Andrews has reviewed the above noted Conditional Use application and has the following comments and conditions.

**Municipal Safety / South Fire Hall:** No concerns

**Public Works:** No concerns

**Conditions:**

1. Conditional Use approval is limited to what is proposed within this application;
2. The proposed garden suite is limited to personal use only and shall not be used for rental business in any condition;
3. Applicant / Owner to advise the Municipality and RRPD when use of the Garden Suite is no longer required, and shall be removed from the property, within a period of 6 months;
4. Applicant / Owner to comply with all other conditions of Section 3.13 'Garden Suite' of the St. Andrews Zoning By-Law #4066;
5. Vehicle parking must remain on the subject property. No parking shall be permitted on Calder Road and;
6. Use of the property must adhere to the Municipality's Noise By-Law.

*B. Bennett*

Braeden Bennett  
Planning & Economic Development Officer