

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION Rural Municipality 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
July 14, 2026
5:30 PM**

**Council Chambers
500 Railway Avenue,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 19, 2026

Applicant: Chris Szukiewicz

Property Location: 8 Skazyk Road, RM of St
Andrews
Roll #: 241400
Legal: Lot 2 Plan 47056 WLTO

Application Purpose:
The applicant is seeking conditional use approval
for a garden suite on the property zoned "AR"
Agricultural Restricted.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Garden Suite	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

CONDITIONAL USE APPLICATION REPORT

Date	June 16, 2026
Application File	CU 19, 2026
Applicant	Chris Szukiewicz

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	8 Skazyk Road 241400 Lot 2, Plan 47056
Zoning	"AR" Agricultural Restricted zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	± 4 acres in area ± 200 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted	Garden Suite	Garden Suite

Application Purpose

The applicant is seeking conditional use approval for a garden suite, in order to allow for a 54 ft by 30 ft RTM on the property (see appendix), which would be used as the proposed Garden Suite.

The applicant purchased this property with the intention of supporting their parents as they age, assisting with daily needs while ensuring they can live independently, committing to family, responsibility, and respectful aging.

This application was circulated to the municipality, and their conditions are outlined in the Recommendation Conditions of Approval below.

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. This conditional use is limited to what has been presented in this application. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new approval.
2. Applicant/Owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. The proposed garden suite is limited to personal use only and shall not be operated as a rental business;
4. Vehicle parking must remain on the subject property. No parking shall be permitted on Skazyk Road;
5. Applicant / Owner to comply with all other conditions of Section 3.13 'Garden Suite' of the St. Andrews Zoning By-Law No. 4066.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 19, 2026
8 Skazyk Road, RM of St. Andrews

Designation: "AR" Agricultural 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. Map content is not to scale.

-  Subject Property
-  Hazard Lands - Airport
-  Parcel Outline
-  Roads



ADDITIONAL INFORMATION – LETTER OF INTENT

Letter of Intent:

To whom it may concern,

We are the Szukiewicz Family from 8 Skazyk Road in St. Andrews MB. We have a 4-acre plot of land with one dwelling on it. (our home we live in). On this property we also have a small single car garage that had been existing and a small garden shed. We currently are expressing multiple options to try and find our forever family home as we have welcomed a new member to our family, and our home is becoming too small for us. With the current housing market and losing on multiple homes we've attempted to purchase, financially we find potentially using what we have as our most logical answer.

We are very attracted to the thought of purchasing a custom-built RTM from MarksRTM in Ste. Anne and placing this on the property listed above.

We have hope to keep the house that is currently on property to help accommodate our parents who are becoming more elderly. And very likely my brother who has a lifelong disability and receives care from my parents. The idea we really like is to be able to use this home as an assisted living space for our immediate family and remain at a walking distance from them. WE WILL USE SAME APPROACH AND DRIVEWAY.

We hope this letter sheds some light on what we want to accomplish.

Kind Regards,

Szukiewicz Family

JUNE 9TH 2026

Appendix

54'-0"

