

NOTICE OF PUBLIC HEARING

CONDITIONAL USE APPLICATION

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 8th, 2025
5:30 PM

Council Chambers
RM of St. Andrews
500 Railway Avenue

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: CU 20/25

Applicant: Spyder Construction Inc.

Property Location: 99 Mirecki Road,
St. Andrews
Roll #244150
Legal 2-238933

Application Purpose:

The applicant is seeking conditional use approval to legalize an existing contractor's establishment business on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR" Agricultural Restricted zone	Contractor's establishment (Section 5, Table 10)	Indoor storage space for trucks and tools needed to conduct a construction business

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 9, 2025
Application File	CU 20/25
Applicant	Spyder Construction Inc.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	99 Mirecki Road, St. Andrews
- Roll #	244150
- Legal	Lot 2, Plan 38933
Zoning	"AR" Agricultural Restricted zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	23.06 acres in area (+/-) 333 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 zone	Contractor's establishment (Section 5, Table 10)	Storage space within three existing accessory buildings for trucks, trailers, a skid steer loader, and tools needed to operate a family-owned construction operation

Application Purpose

The applicant is seeking conditional use approval to legalize an existing contractor's establishment business on the subject property. The business activity conducted on the subject property entails storage space for four trucks, five trailers, and a skid steer loader. The equipment is stored inside three existing accessory structures: the main garage, the small garage, and a fabric Quonset. Hours of operation are 8am to 4:30pm, Monday to Friday. Minimal business activity is conducted on the subject property, as all of their work is completed on customer sites.

This conditional use application was applied for because of a notice of violation sent by the by-law enforcement officer regarding a contractor's establishment being conducted on the subject property. The by-law enforcement officer is unsure how long this business has been in operation for.

This application has been circulated to the R.M. of St. Andrews; their conditions are listed within the recommended conditions of approval below. The following comments were received as well:

Municipal Safety/Fire Department: The proposed storage area, consisting of the existing garage and proposed trailer parking, should be enclosed with privacy fencing to screen equipment, vehicles, and associated operations from public view. Additionally, we note that there is no available water source in the vicinity.

Public Works: A maximum fill elevation of 232.04 m has been established for the property and has been staked on site. This elevation was submitted to the Red River Planning District for reference in their Land Development Permit. A lot Grade Permit will be required prior to the construction of the proposed dwelling as shown on the site plan.

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 would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required;
3. Hours of operation shall be limited to 8:00AM to 4:30AM, Monday to Friday;
4. Exterior storage of vehicles, equipment and materials associated with the Contractor's Establishment must be fully enclosed with privacy fencing;

5. All vehicle parking associated with the operation including, but not limited to, storage, staff parking, equipment, trucks, and trailers—must be contained onsite and must comply with the RM of St. Andrew's Zoning By-law No. 4066. This condition does not restrict personal vehicles for residential purposes. No parking shall be permitted on Mirecki Road;
6. Applicant/Owner shall be responsible for the cleanup of any debris along roadways resulting from building construction, site development, or business operations to the satisfaction of the RM of St. Andrews;
7. Applicant/Owner shall maintain the site and adjacent areas in a clean and orderly manner such that it does not become unsightly;
8. Applicant/Owner shall obtain and maintain a valid annual business license from the RM of St. Andrews;
9. Applicant/Owner shall obtain a Lot Grade Permit from the Municipality, prior to the construction of the proposed dwelling.

RRPD LOCATION MAP





SUPPORTIVE MAPPING

Conditional Use Application CU 20, 2025
99 Mirecki 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.

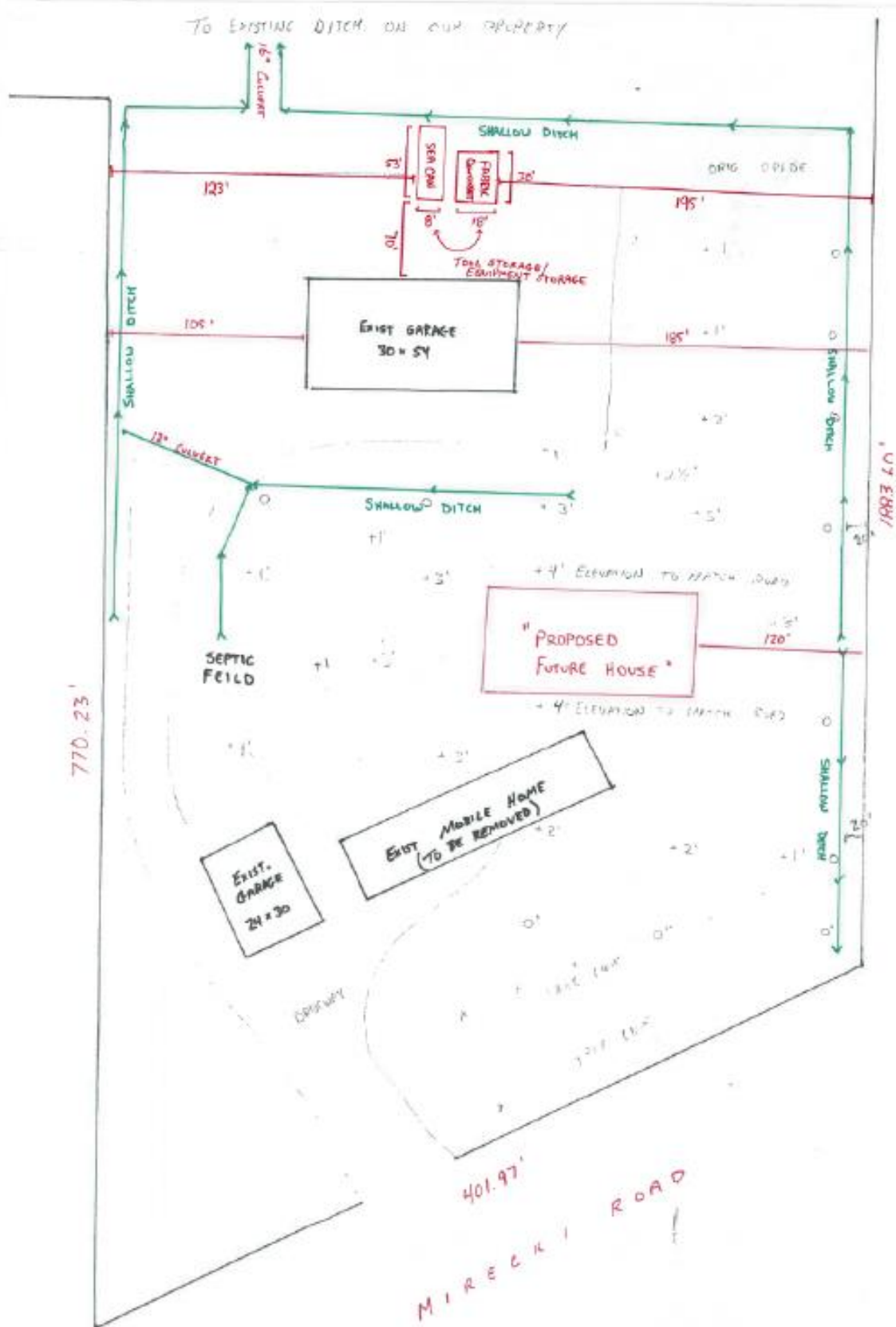
 Subject Property

 Parcel Outline

 Roads



ADDITIONAL INFORMATION



ADDITIONAL INFORMATION

ATTN: Red River District Planning Council

Stephen & Wendy Boryskavich

Re: Letter of Intent

May 22, 2025

To Whom it May Concern,

We are currently looking to apply for a business license to operate our small family owned construction operation out of our 23 acre property at 99 Mirecki Road, St Andrews MB R1A3J1. As the property currently sits, it has all necessary buildings to conveniently and safely store all trucks and tools as outlined below. The buildings on site that will be used for storage will include: The main garage (30x54), Smaller garage (24x36) and Quonset (20x30). Our operational hours are Monday to Friday, 8am - 4:30 Pm. As all of our work is completed on customer sites, minimal activity will be carried out throughout the day. Any traffic will utilize Mirecki Road to the north, and Lockport Road to the west to PTH 8 to minimize any impact to surrounding homes.

The vehicles to be considered are 4 light duty trucks and 5 light duty utility trailers. As well as a skid steer loader. Due to the size of garage space present, we can maintain all of these assets inside the buildings and out of sight. We are also renting out a small yard to store any additional material off site. The main garage will be used to store the majority of these at night and when not in use. The small garage will be used for storage for the skid steer. All vehicles are to be stored out of sight from the road.

It is important for us to maintain a clean, safe and aesthetic environment within our property and community overall. My son and his young family are currently living in the existing mobile home on site, with hopes of building a home for his family in the future.

We look forward to discussing further and happy to answer any questions or Concerns.

Thank you for your consideration.



Stephen & Wendy Boryskavich