

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
August 11th, 2026
5:30 PM

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

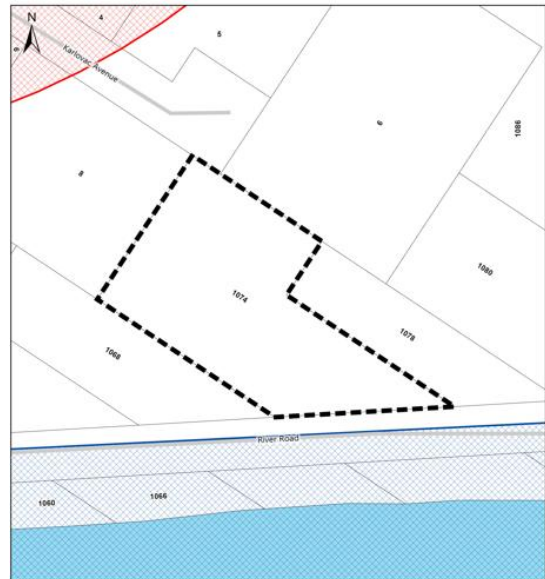
Application File: CU 20, 2026

Applicant: (Elizabeth) Anne Stewart

Property Location: 1074 River Rd, St. Andrews
Roll # 305060
Legal:2-26456

Application Purpose:

The applicant is seeking conditional use approval for an “Any other residential use” for attached secondary suite on the property zoned “RR” Rural Residential Zone.



Variance Request in “RR” Rural Residential Zone	Zoning By-law Requirement	Proposed by Applicant
Any other residential use	Any other residential use not listed in the residential use table	An addition to existing dwelling (Attached secondary 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	July 21, 2026
Application File	CU 20, 2026
Applicant	(Elizabeth) Anne Stewart

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	1074 River Rd, St. Andrews Roll # 305060 Legal:2-26456
Zoning	"RR" Rural Residential <i>RM of St. Andrews Zoning By-law No. 4066</i>
Development Plan Designation	Existing Residential <i>Lockport Secondary Plan</i>
Secondary Plan Designation	General Development <i>RRPD Development Plan By-law No. 272/19</i>
Property Size	Site Area: 1.63 acre Site Width: 240 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in "RR" Rural Residential Zone	Zoning By-law Requirement	Proposed by Applicant
Any other residential use	Any other residential use not listed in the residential use table	An addition to existing dwelling (Attached secondary suite)

Application Purpose

The applicant is seeking conditional use approval for a residential use not listed in the residential use table for attached secondary suite, in order to allow for a ±819 sq.ft addition (see floor plan attached) to the existing dwelling on the property.

The applicant intends the proposed construction (addition) with the intention of "aging in the place plan" to reunite the whole family (her daughter and her husband and children) to live in the existing unit and for her to retire in addition.

This application was circulated to the municipality, and their comments are: “Council may wish to seek clarification on storage within existing garden shed and whether restrictions due to building separation are appropriate.”

OPTIONS FOR COUNCILS CONSIDERATION

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

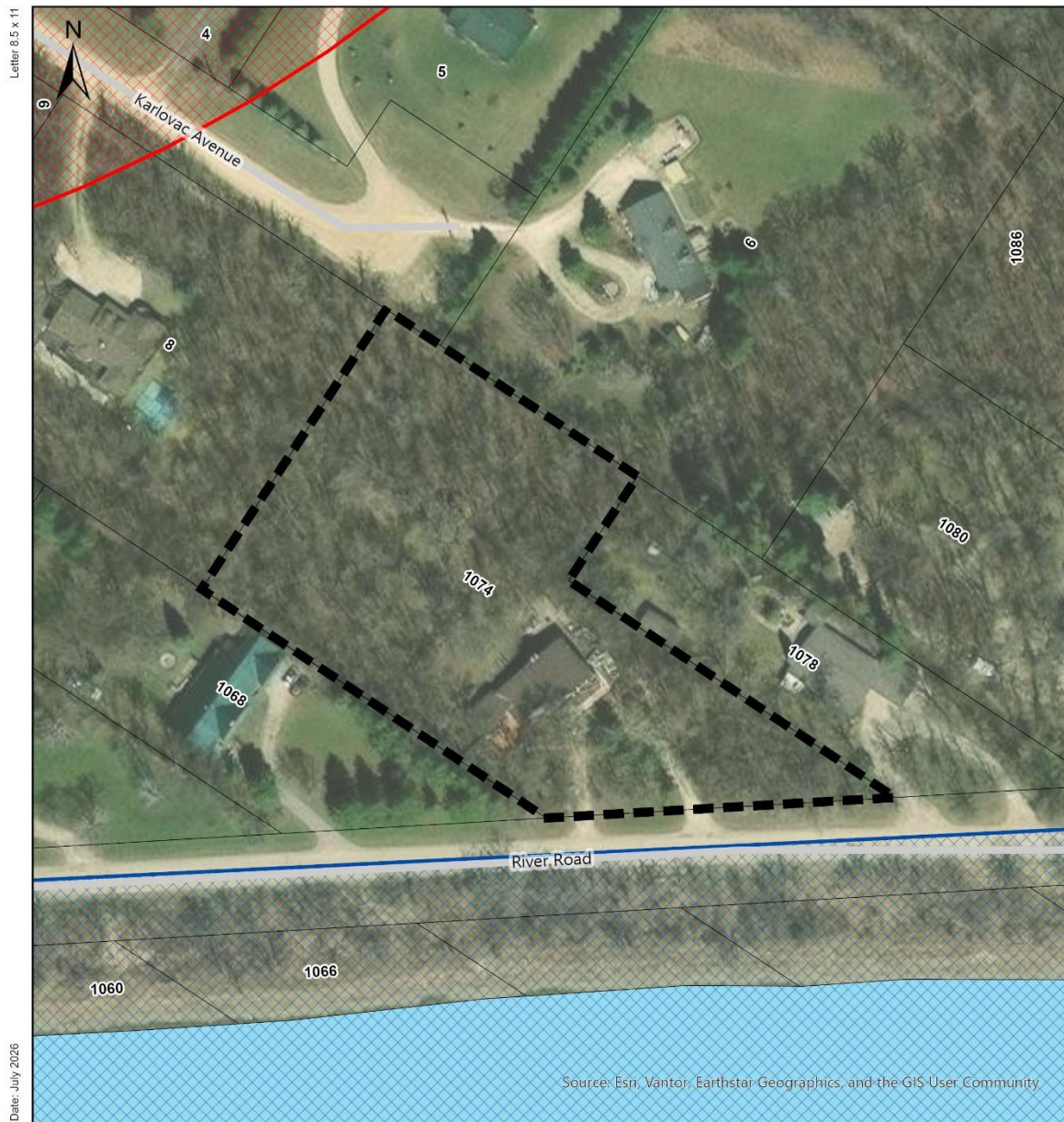
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 (for the addition and for the existing garden shed) from the Red River Planning District and the municipality, if required.
3. The new addition to the main dwelling will adhere to all Secondary Suite Building Code requirements.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 20, 2026
1074 River Road, RM of St. Andrews

Designation: "RR" Rural Residential
Zoning: "RR" Rural Residential

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

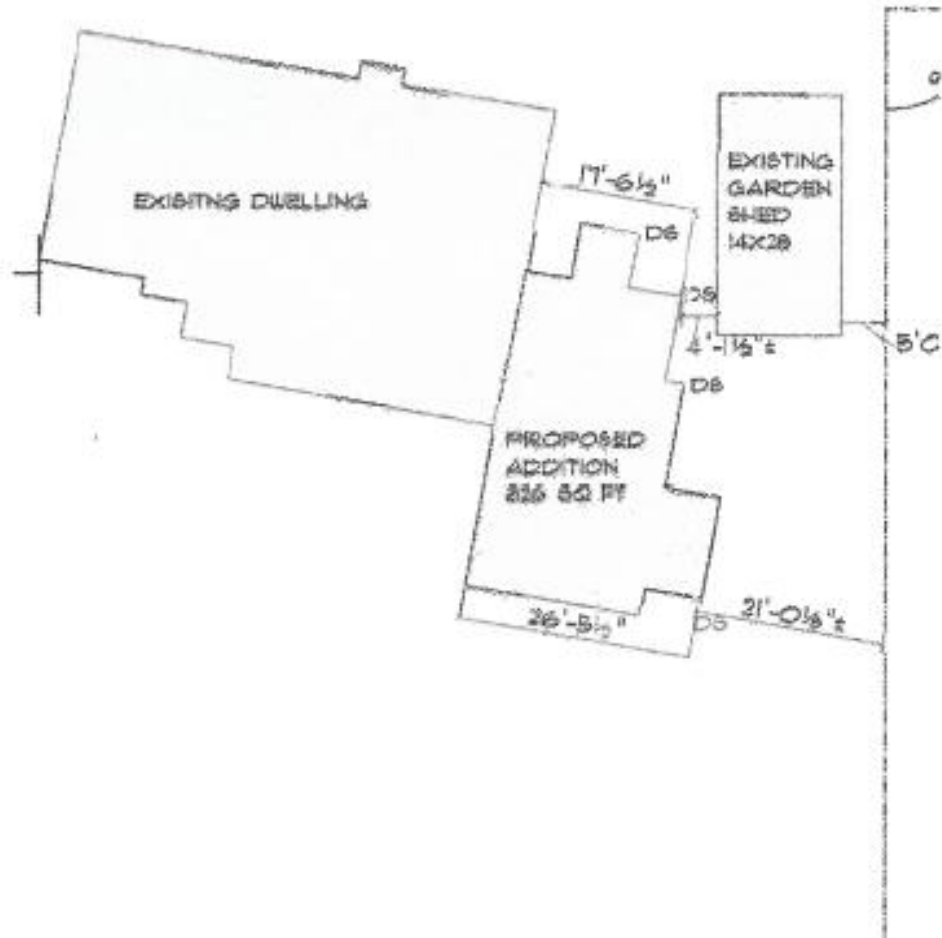
 Parcel Outline

 Roads

 Water Bodies

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION - LETTER OF INTENT

Letter of Intent July 9/26
from Elizabeth Ann Stewart 1094 River Rd N.

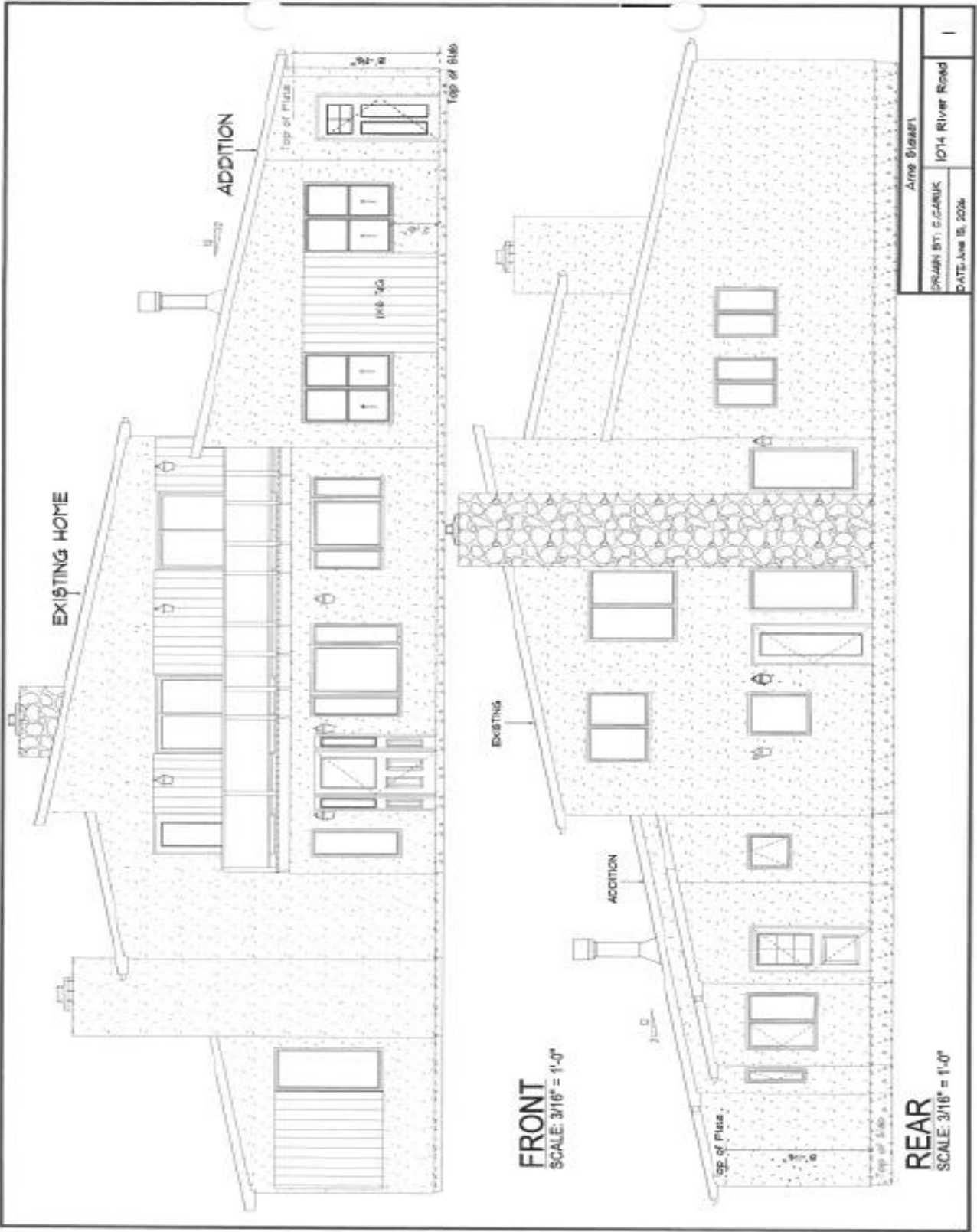
I am intending to add a addition to
my existing single family home. This is
to facilitate my "aging in place plan".
My daughter her husband and two children
will move back home (to my home) to
facilitate this plan.

The addition will have a wall & foundation
& existing driveway with the main house.
One family - one house.

The existing detached garage (garden shed) has
been original to the house (1976?)

Ann Stewart

ADDITIONAL INFORMATION – FLOOR PLANS



ALL WORK SHALL BE IN ACCORDANCE WITH THE NBC OF CDA. DIMENSIONS ARE TO PLACING MEMBERS UNLESS OTHERWISE NOTED. LATELS IN BEARING WALLS TO BE 3 PLY 2X10 OR AS NOTED. 4" SPACING ALUMBER OR BETTER USED THROUGHOUT. SMOKE ALARMS SHALL BE HARD WIRE INTERCONNECTED, INCLD. SNAKE AS PER NBC. COMMON WALL TO BE 45 MIN. FIRE RATED GARAGE CEILING TO BE MIN. 60 MIN. FIRE-RATING.



SCALE: 3/16" = 1'-0"

1074 10/10/2010 9:10 AM

1074 10/10/2010 9:10 AM

DATE: June 8, 2026

57