

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
October 14th, 2025
5:30 PM

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

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

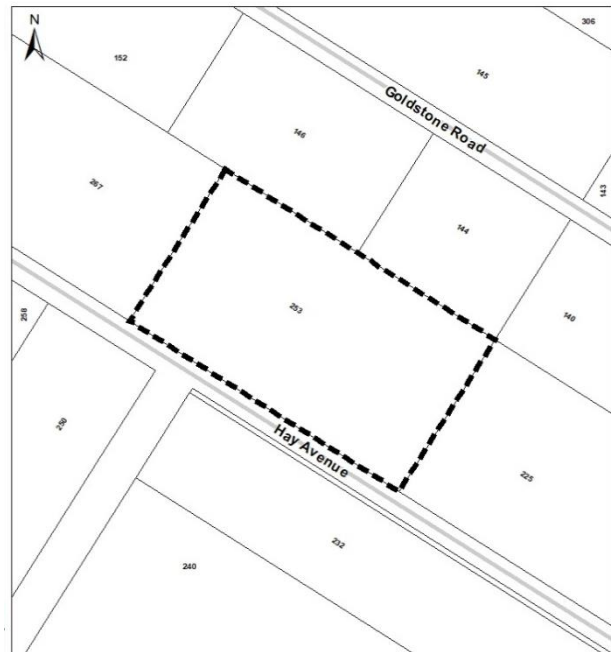
Application File: CU 44, 2025

Applicant: Carlos Correia

Property Location: 253 Hay Avenue, St.
Andrews
Roll # 53450
Legal: Lot 7, Plan 2022

Application Purpose:

The applicant is seeking conditional use approval to continue to repair, maintain, and park personal farm equipment, trucks, and antique vehicles, classified as any other Agricultural use not listed in this table, on the subject property.



Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted zone	Any other Agricultural use not listed in this table	Repair, maintenance, and parking of personal farm equipment, trucks, and antique vehicles

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	September 16, 2025
Application File	CU 44, 2025
Applicant	Carlos Correia

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	253 Hay Avenue, St. Andrews
- Roll #	53450
- Legal	Lot 7, Plan 2022
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	4.96 acres in area (+/-) 620 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	Any other Agricultural use not listed in this table	Repair, maintenance, and parking of personal farm equipment, trucks, and antique vehicles

Application Purpose

This application was brought forward by by-law enforcement.

The applicant is seeking conditional use approval to continue to repair, maintain, and park personal farm equipment, trucks, and antique vehicles—classified as any other Agricultural use not listed in this table—on the subject property.

The work on the vehicles and equipment is done solely by the two owners. The applicant states that the work they do in the shop and the yard is conducted from 10AM to 7PM on weekdays and occasionally on Saturday afternoons. The owners have approximately one to five vehicles and pieces of equipment

that they are working on at a time. In the future, they plan to build a home on the property to serve as a residence for one of the owners to live in full time. They may have a hobby farm on the property in the future as well.

The municipality has the following comment about this application:

Municipal Safety/Fire Department: All exterior storage must be enclosed within the existing shop and compound and/or additional privacy fencing to screen equipment and associated operations from public view.

OPTIONS FOR COUNCIL'S 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 conditional use, 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 10:00AM to 7:00PM;
4. Exterior storage of vehicles, equipment and materials associated with the operation must be fully enclosed with privacy fencing;
5. All vehicle parking associated with the operation including, but not limited to, storage, equipment, trucks, and trailers—must be contained onsite and must comply with the RM of St. Andrews Zoning By-law No. 4066. This condition does not restrict personal vehicles for residential purposes. No parking shall be permitted on Hay Avenue;
6. Applicant/Owner shall be responsible for the cleanup of any debris along roadways resulting from 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 a Lot Grade Permit from the Municipality, prior to the construction of a dwelling.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

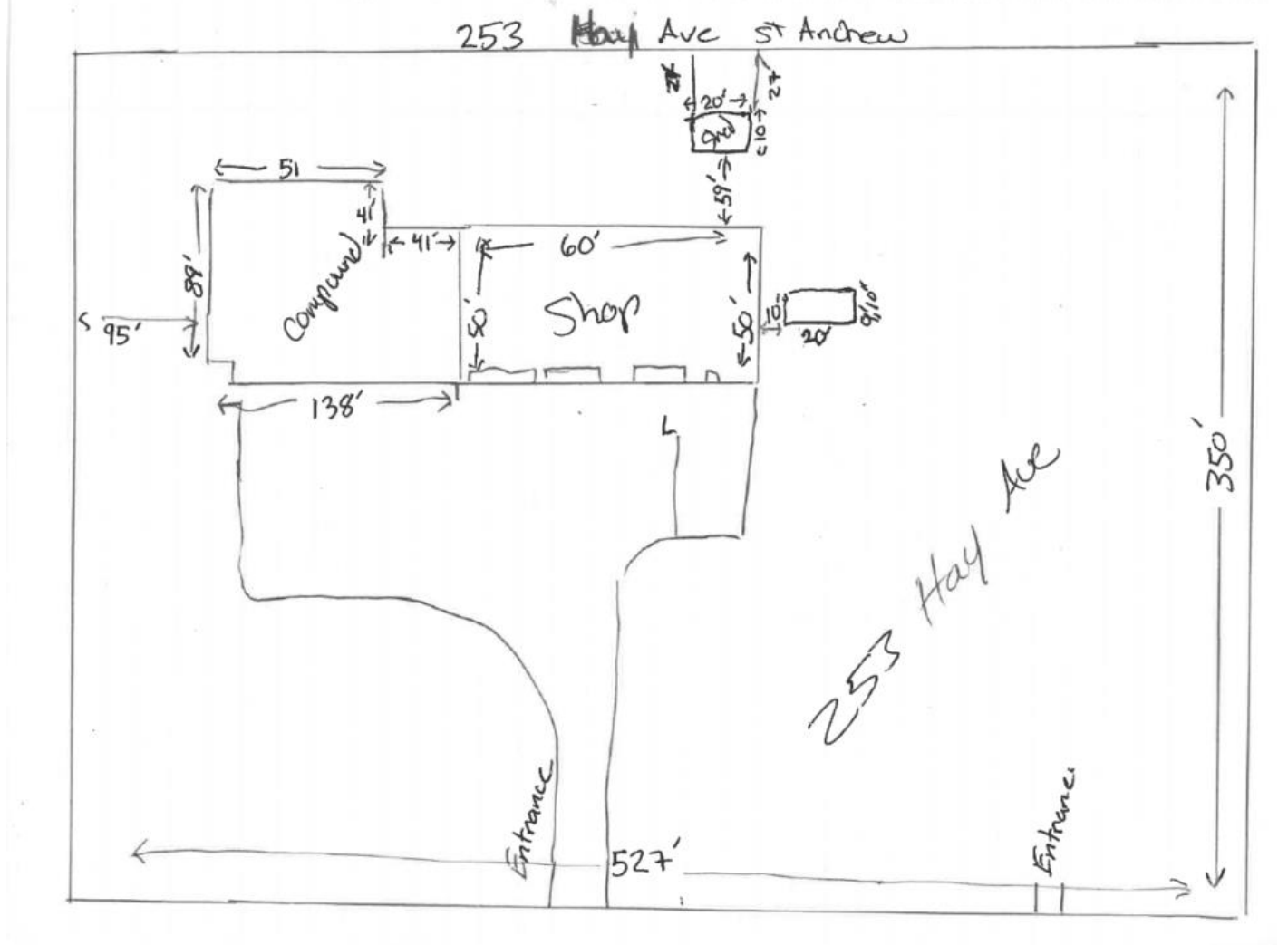
Conditional Use Application CU 44, 2025
253 Hay Ave, RM of St. Andrews

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

-  Subject Property
-  Parcel Outline
-  Roads



Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.



ADDITIONAL INFORMATION – LETTER OF INTENT

Letter of Intent

Carlos A Correia
1133 Mollard Road
West St Paul, MB
R2P 2T6

August 12, 2025

Red River Planning District
2978 Birds Hill Rd
East St Paul, MB
R2E 1J5

Dear Sir or Madam

My name is Carlos A Correia. On November 1, 2021 my friend Rui Silva and I purchased the Property at 257 Hay Ave. St Andrews, MB R1A 3M7.

We purchased this Property as a Hobby Shop because it had an existing garage which was large enough to allow us to perform repairs to our small farming Equipment, Maintenance and small repairs to our Trucks and since we both own antique vehicles, small repairs to them as required. Additionally, since the Property was big enough, it allowed us to park these vehicles, away from public view until they could be worked on.

During the past several years, any work that we did in the yard or in the Garage was done between the hours of 10:00AM to 7:00PM on weekdays and the occasional Saturday afternoon, so as not to disturb any neighbours.

Our future plan is to build a home on this property and for one of us to live full time and perhaps do a little Hobby Farming.

Sincerely,

Carlos A Correia