

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

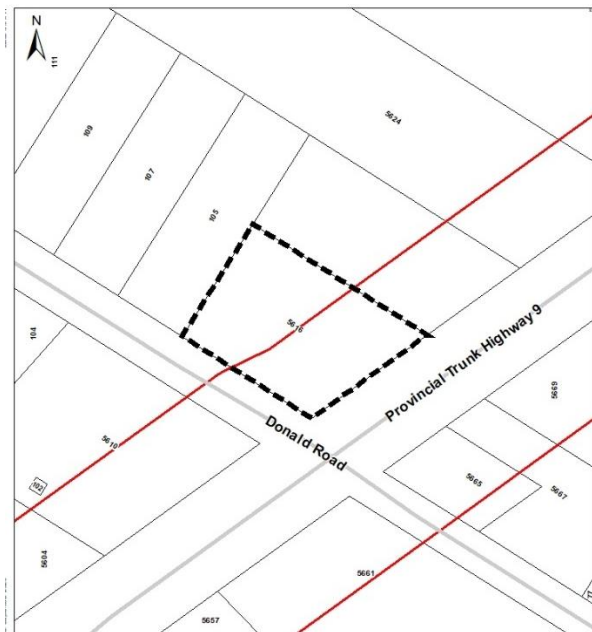
Application File: CU 45, 2025

Applicant: Dmitry Demchenko

Property Location: 5616 PTH 9,
St. Andrews
Roll # 208720
Legal: Lot 2, Plan 13112

Application Purpose:

The applicant is seeking conditional use approval to continue to operate a Home Industry (Car Sales) on the subject property. The applicant previously received Conditional Use approval (CU 28, 2023); this approval is set to expire on October 10, 2025. Therefore, the applicant has reapplied for the same use.



Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Home Industry	Car Sales

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 17, 2025
Application File	CU 45, 2025
Applicant	Dmitry Demchenko

SUBJECT PROPERTY INFORMATION

Property Location <ul style="list-style-type: none">- Street Address- Roll #- Legal	5616 PTH 9, St. Andrews 208720 Lot 2, Plan 13112
Zoning	"RR" Rural Residential zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	South St. Andrews Area Secondary Plan Residential designation
Property Size	1.29 acres in area (+/-) 215 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Home Industry	Car Sales

Application Purpose

The applicant is seeking conditional use approval to continue to operate a Home Industry (Car Sales) on the subject property. The applicant previously received Conditional Use approval (CU 28, 2023); this approval is set to expire on October 10, 2025. Therefore, the applicant has reapplied for the same use.

The applicant is seeking to purchase and sell a limited number of vehicles for his personal use and to help friends and family with their vehicle needs. There will be a maximum of two vehicles on site for this use. The applicant is the only employee of the home industry, and the hours of operation will remain Monday to Sunday, 10am to 7pm.

This application was circulated to the Highways and at the time this report was written, no comments were received.

The municipality has added conditions of approval and has the following comment:

Planning & Economic Development: Administration notes that no complaints were received during the previous approval period of 2 years and does not see a strong need for an expiry date as part of the conditions of approval.

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.

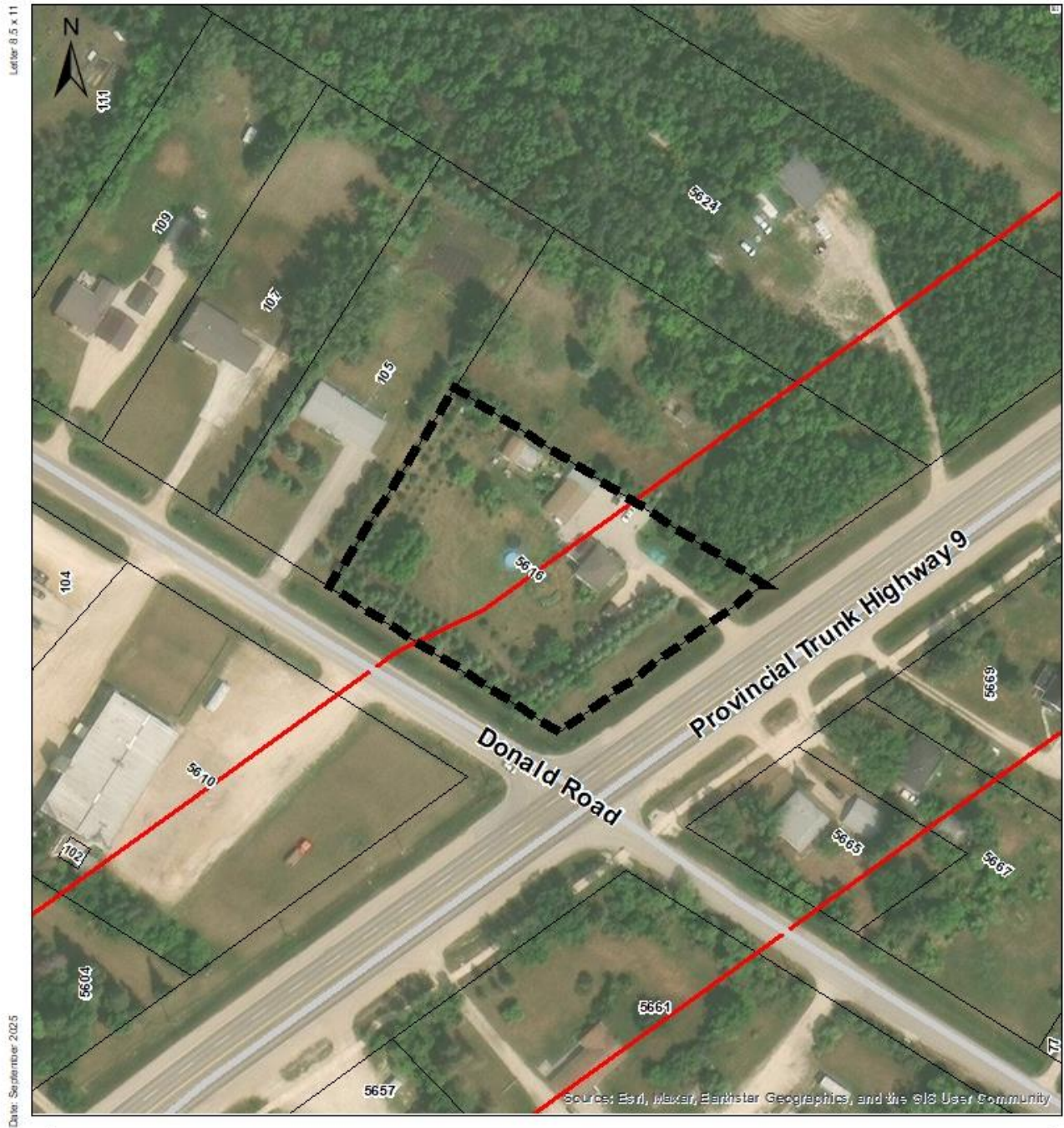
RECOMMENDED CONDITIONS OF APPROVAL

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 10:00AM to 7:00PM;
4. Exterior storage of vehicles, equipment and materials associated with the Home Industry must be fully enclosed with privacy fencing;
5. All signage shall be in accordance as per RM Zoning By-Law #4066;
6. Vehicle parking associated with the Home Industry must be contained onsite as per approved site plan that must adhere to the requirements of the RM Zoning By-Law #4066. Parking along PTH #9 shall not be permitted;
7. Number of vehicles on site associated with the Home Industry shall be limited to a maximum of 2;

8. Only 1 vehicle shall be permitted to be on public display along the front or corner side yard property lines;
9. Any fuel storage must be inspected and approved by the St. Andrews Fire Dept. and in compliance with all regulations;
10. Application/owner to obtain an annual business license from the RM.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 45, 2025
5616 PTH 9, RM of St. Andrews

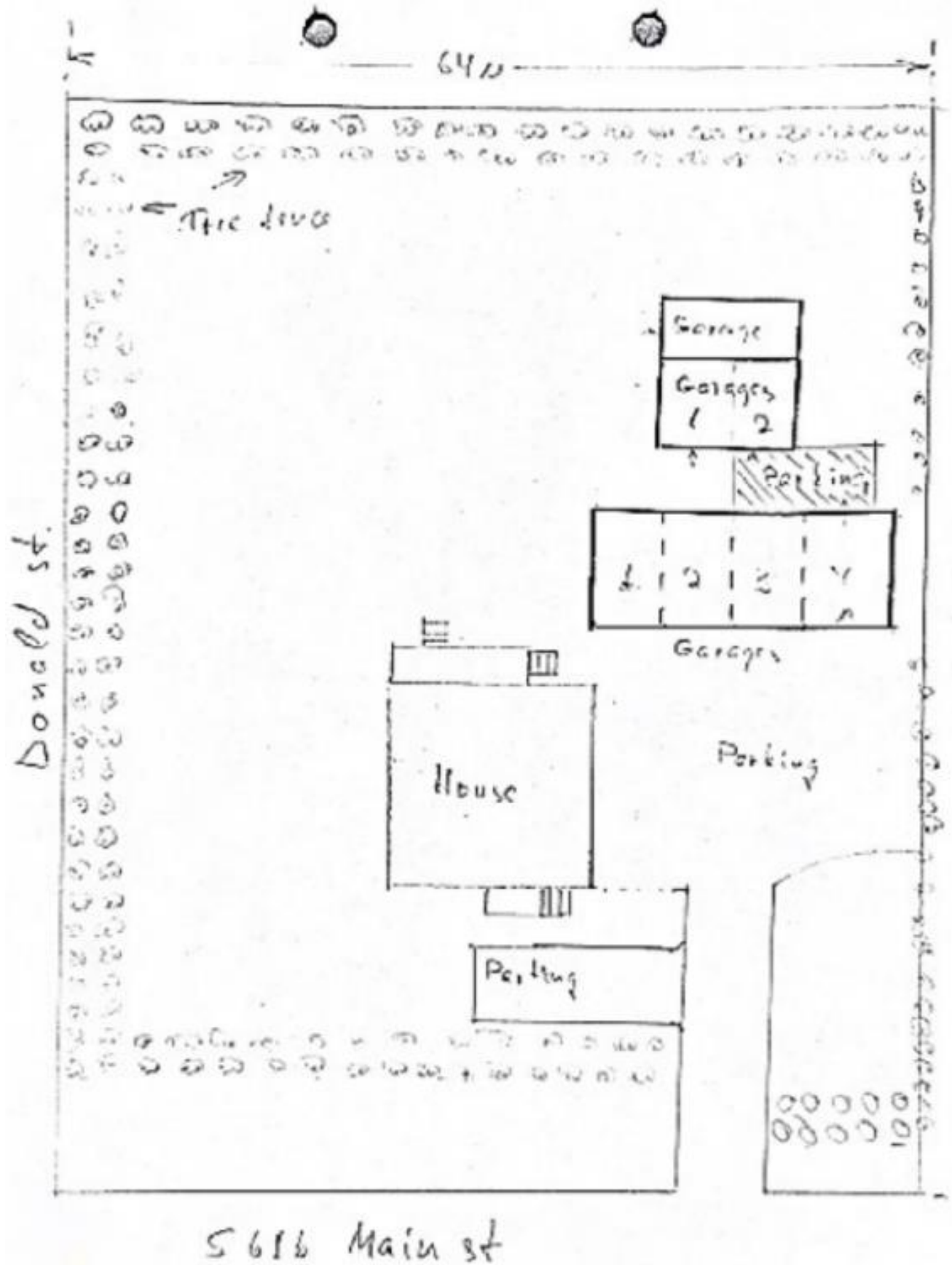
Designation: "GD" General Development
Zoning: "RR" Rural Residential

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

-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Dmitry Demchenko

5616 HWY 9, Lockport, MB R1A 2S7

September 2, 2025

Dear Neighbors,

I am writing to inform you about my renewal application for a conditional use permit extension for my property, and I want to ensure that you are informed and comfortable with this process.

I want to emphasize that this request is solely for an extension of the existing permit. No new or expanded activities are being proposed, and the use will remain exactly as it has been under the current permit, carefully managed to avoid any impact on our neighborhood.

I deeply value our community and its peaceful atmosphere. I have no intention of disturbing the tranquility of our neighborhood. I fully understand the importance of maintaining the character of our area and want to assure you that my activities will continue to be in harmony with our residential surroundings.

I am fully aware of and committed to complying with all local regulations and zoning laws tied to the conditional use permit. I will ensure that I obtain all necessary approvals and adhere to any conditions or restrictions in place.

Thank you for taking the time to read this letter. I look forward to our continued positive neighborly relationship

Thank you

Dmitry

ADDITIONAL INFORMATION – RESOLUTION FOR CU 28, 2023



RURAL MUNICIPALITY OF ST. ANDREWS

500 Railway Avenue, Box 130
Clandeboye, Manitoba, R0C 0P0
Tel: 1-204-738-2264
<https://www.rmofstandrews.com/>

COMMUNITIES WORKING TOGETHER

October 10, 2023

CERTIFIED RESOLUTION

Resolution # 2023-314

Agenda Item # 4.6 Regular Meeting of Council

Moved By : Councillor Tracy Slyker

Seconded By : Councillor Laurie Hunt

WHEREAS the Applicant/Owner of Tax Roll No. 208720 has made application for Conditional Use No. 28-2023 for the premises described as Lot 2, Plan 13112, 5616 Highway #9,

Property Zoning: "RR" Rural Residential
R.M. of St. Andrews Zoning By-Law No. 4066

Property Zone	Conditional Use Request	Proposed by Applicant
"RR" Rural Residential Zone	Home Industry (Car Sales)	Home Industry (Car Sales)

Purpose: To allow a Home Industry Use (car sales) on the subject property in the "RR" Rural Residential Zone. Attached are a site plan and a letter of intent provided by the owner.

NOW THEREFORE BE IT RESOLVED that Conditional Use No. 28-2023 be hereby approved by Council with the following conditions:

1. This approval is limited to what is presented in this application. Any changes in use may require a new Conditional Use approval;
2. Applicant/Owner obtains all required permits from the Red River Planning District;
3. Applicant/Owner complies with all requirements within Section listing Home Industries as outlined in the R.M. of St. Andrews Zoning By-Law;
4. The hours of operation shall be Monday to Sunday between 10 AM to 7 PM;
5. No exterior storage of materials or equipment shall be permitted;
6. All signage shall be in accordance as per R.M. Zoning By-Law #4066;
7. Vehicle parking associated with the operation must be contained onsite as per approved site plan that must adhere to the requirements of the R.M. Zoning By-Law #4066. Parking along PTH 9 shall not be permitted;
8. Number of vehicles on site shall be limited to a maximum of 2;
9. Only 1 vehicle shall be permitted to be on public display along the front or corner side yard property lines;
10. Any fuel storage must be inspected and approved by the St. Andrews Fire Dept. and in compliance with all regulations;
11. Applicant/Owner to obtain an annual business license from the RM;
12. The conditional approval is valid for a period of 2 years, subject to extension;
13. Applicant/Owner obtains approval from the provincial department of Manitoba Transportation and Infrastructure. Please contact Jeff DiNella (204) 430-7176 or by email at RoadsideDevelopment@gov.mb.ca.

ADDITIONAL INFORMATION – LETTER OF INTENT FOR CU 28, 2023


Dmitry Demchenko

5616 HWY 9, Lockport , MB R1A 2S7

September 10, 2023

Dear Neighbors,

I hope this letter finds you well and in good spirits. I am writing to inform you about my

intention to apply for dealer plates  for my personal use, and I want to ensure that you are informed and comfortable with this decision.

I would like to clarify that my intention in obtaining dealer plates is not to run a commercial car dealership from my property. Instead, I plan to use dealer plates for personal purposes, such as purchasing and selling a limited number of vehicles for my personal use and occasionally helping friends and family members with their vehicle needs.

I deeply value our residential community and its peaceful atmosphere. I have no intention of disrupting the tranquility of our neighborhood. I understand the importance of maintaining the character of our community and assure you that my activities will be in harmony with our residential area.

I want to be a considerate neighbor, and I am open to addressing any concerns you may have about this. Your input is important to me, and I am committed to transparency and open communication.

I am fully aware of and committed to complying with all local regulations and zoning laws related to dealer plates and vehicle sales. I will ensure that I obtain all necessary permits and approvals and will adhere to any restrictions in place.

I value our community, and I am open to dialogue and feedback from our neighbors. I want to maintain a positive and cooperative relationship with all of you. Please know that your opinions and concerns are important to me.

I will be ensuring that my activities do not negatively impact our community.

Thank you for taking the time to read this letter. I genuinely hope that we can work together to ensure that my use of dealer plates does not disrupt our wonderful neighborhood.

I look forward to our continued positive neighborly relations.

Warm regards,

Dmitry