

# 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**  
**March 10<sup>th</sup>, 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 4, 2026

**Applicant:** Anderson

**Property Location:** Lot 1, Plan 69245  
17 Mirecki Road  
Roll #241450

**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](mailto:info@rrpd.ca)

## CONDITIONAL USE APPLICATION REPORT

<b>Date</b>	February 20, 2026
<b>Application File</b>	<b>CU 4, 2026</b>
<b>Applicant</b>	Anderson

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	17 Mirecki Road
- Roll #	241450
- Legal	Lot 1, Plan 69245
<b>Zoning</b>	"AR" Agricultural Restricted zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	n/a
<b>Property Size</b>	4.5 acres in area (+/-) 240 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 14 ft by 50 ft trailer on the property, 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:

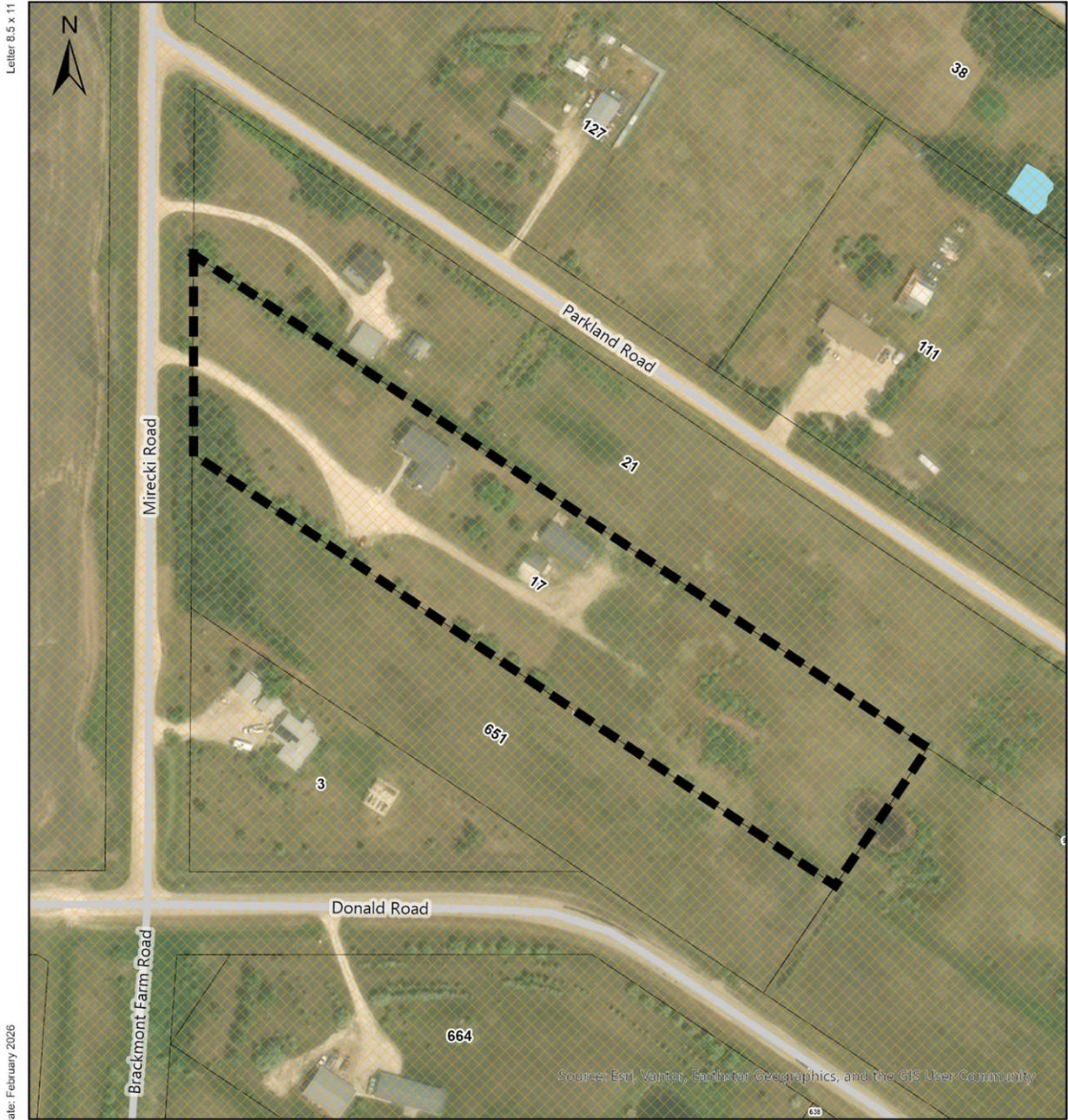
- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be detrimental to the health or general welfare of people living or working in the surrounding 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 used for rental purposes or operated as a rental business.
4. Vehicle parking must remain on the subject property. No parking shall be permitted on Mirecki 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



Letter 8.5 x 11

Date: February 2026

## SUPPORTIVE MAPPING

Conditional Use Application CU 4, 2026  
17 Mirecki 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 – SITE PLAN**



## ADDITIONAL INFORMATION – LETTER OF INTENT

To Whom It May Concern,

We are writing this letter regarding our intention to place a garden suite on our property in Lockport, Manitoba.

This property on Mirecki Road was purchased with the specific purpose of supporting our parents as they age. Our goal is to keep them close, allowing us to assist with daily needs while ensuring they are able to live independently, gracefully, and with dignity for as long as possible.

A garden suite would provide a safe, comfortable living space for our parents who are nearing 76 years old, all while allowing our family to remain connected and actively involved in their care and well-being. We have 5 acres of property and we want to share this beautiful community with them during their golden years. We want to be there for them, as they took care of us, now it's our turn to take care of them.

This arrangement reflects our commitment to family; responsibility, and respectful aging.

Thank you for your time and consideration.

Sincerely,

James and Samantha Anderson

Trailer size - approx. 14 ft x 50 ft.