

R.M. of St. Andrews
ZONING BY-LAW 4066
VARIATION ORDER FILE NO. 1, 2019

PUBLIC HEARING

We are
Listening.

Public Hearing

Tuesday,
February 12, 2019

5:00 PM

Council Chambers
500 Railway Ave.
Clandeboye, MB

Phone:

(204) 482-3717

1-800-876-5831

Fax:

(204) 482-3799

E-Mail:

info@rrpd.ca

Website:

redriverplanning.com



As per *The Planning Act*, any person can make representation on the matter at the meeting.

What is VO 1, 2019 about?

This variance application is to allow a minimum site area of ~ 9.05 acres for Proposed Lot 3 on the subject property. This variance is a condition of the conditionally approved Subdivision Application S18-2781.



83 Laurel St.

**(Pt. of FRAC. S.W. ¼ SECTION 26, TOWNSHIP 17,
RANGE 4 E.P.M.)**

For more information please contact the Red River
Planning District.

Red River Planning District
806-A Manitoba Ave., Selkirk

Mon-Fri*
8:30am-4:15pm

*excludes all statutory holidays

***Note:** Property owners are responsible for notifying "Tenants"

Date: January 9, 2019
File: VO 1, 2019
To: Council, RM of St. Andrews
Prepared by: Ingrid Zarichney, Community Planning Assistant
From: Pawan Gill, Community Planner, Red River Planning District
Location: Part of SW ¼ SECTION 26-17-4E
 83 Laurel St. (Roll No. 641500)

Zoning: “A80” Agricultural General Zone & “SR” Seasonal Residential Zone, R.M. of St. Andrews Zoning By-Law 4066

	Variance Request	<u>Required</u>	<u>Proposed</u>
1.	Site area	80 acres (min.) (within “A80” Agricultural General portion of Subject Property)	~9.05 acres (min.) (Proposed Lot 3)

Purpose:

The applicant is requesting Council’s approval to allow a site area variance of Proposed Lot 3 within the conditionally approved subdivision application S18-2781. This variance application is a condition of the subdivision application.

Background:

The site area requirements for the proposed lot in the Agricultural General Zone within subdivision application S18-2781 must comply with the Agricultural Bulk Table 11 (Section 5.4) of the R.M. of St. Andrews Zoning By-Law. Variance order approval from Council is required as part of the conditions for subdivision application S18-2781.

Analysis:

The Red River Planning District Board conditionally approved subdivision S18-2781 and a letter was sent out by the Red River Planning District office on August 20, 2018. By approving this variance application, this will allow the applicant to complete the variance condition (Condition #6) for subdivision application S18-2781.

Options:

Under section 97(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (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 the minimum modification of a zoning by-law required to relieve the injurious affect of the zoning by-law on the applicant's property, and
 - (iv) is generally consistent with the applicable provisions of the development plan by-law, the zoning by-law and any secondary plan by-law.

Under section 98(1) of *the Planning Act*, in making a variance order under clause 97(1)(b) above, Council may:

- (a) impose any conditions on the applicant or the owner of the affected property that it considers necessary to meet the requirements of clause 97(1)(b); and
- (b) require the owner of the affected property to enter into a development agreement under section 150.

Recommendations:

Our office recommends **approval** of this variance application. If Council wishes to approve this application, the following condition should be attached:

1. This variance order is for the approval of a site area minimum of ~9.05 acres for Proposed Lot 3 indicated within subdivision application S18-2781. Any changes will require new variance approval.

LOCATION MAP

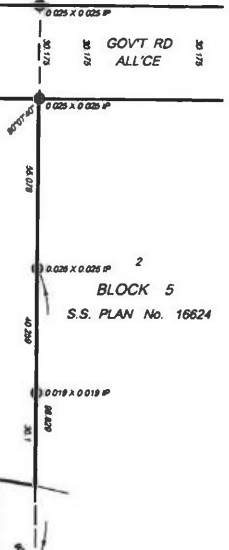
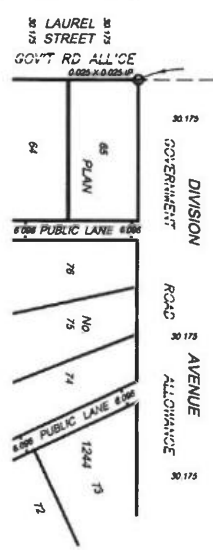
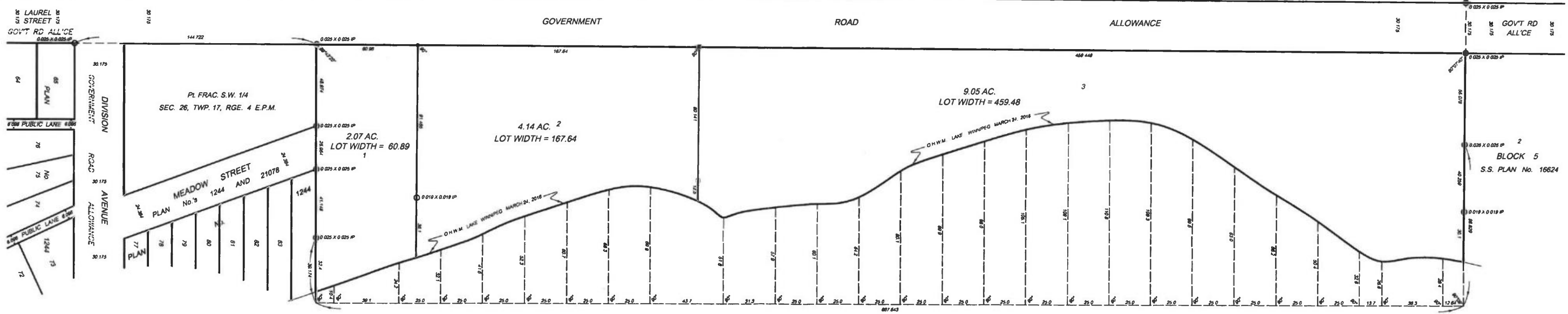
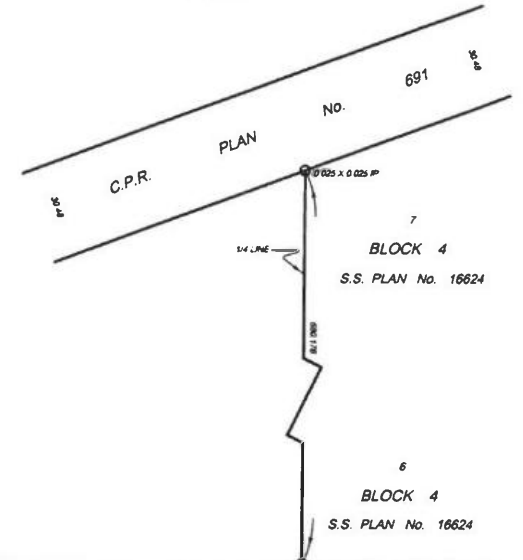
Illustrating Subject Property.

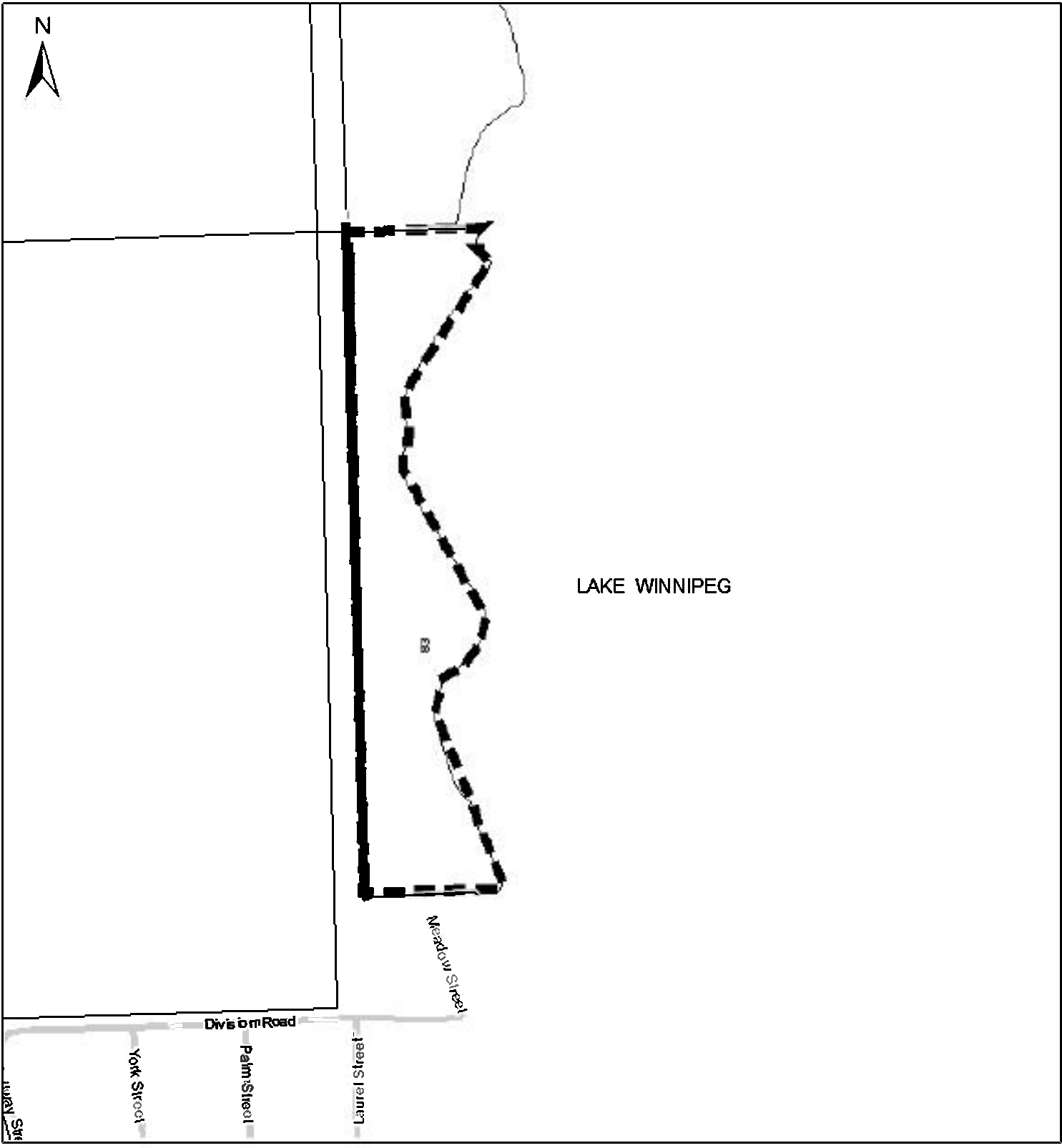




P1 S.E. 1/4
SEC. 27, TWP. 17, RGE. 4 E.P.M.

PLAN 2
No. 14472
1









SUPPORTIVE MAPPING

Variance Order VO 1, 2019
83 Laurel St., RM of St. Andrews

Designation: "RA" & "RST"
Zoning: "SR" & "A80"

-  Subject Property
-  Parcel Outline
-  Roads
-  Water Bodies

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







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