

NOTICE OF PUBLIC HEARING

VARIANCE 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

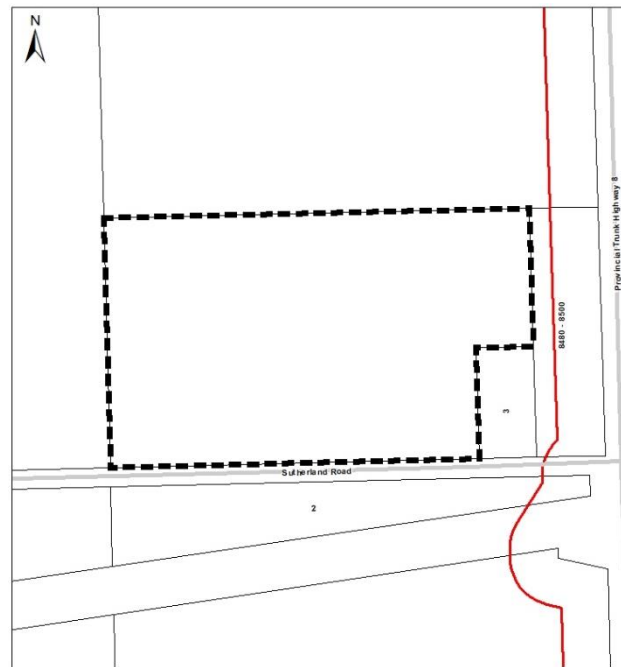
Application File: VO 100, 2025

Applicant: Timothy Walter
Sutherland

Property Location: Sutherland Road, St.
Andrews
Roll # 435600
Legal: *SE12-15-3E

Application Purpose:

The applicant proposes to reduce the minimum site area for both the proposed and residual lots as part of the conditions for subdivision application S25-3107 in the “A80” Agricultural General zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for “A80” Zone (Table 11, Section 5.4)	80 acres (min.)	Proposed Lot: 5 acres Residual Lot: 58.89 acres

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

VARIANCE APPLICATION REPORT

Date	September 16, 2025
Application File	VO 100, 2025
Applicant	Timothy Walter Sutherland

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	Sutherland Road, St. Andrews 435600 *SE12-15-3E
Zoning	"A80" Agricultural General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	63.89 acres in area (+/-) 1,931 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for "A80" Zone (Table 11, Section 5.4)	80 acres (min.)	Proposed Lot: 5 acres Residual Lot: 58.89 acres

Application Purpose

The applicant proposes to reduce the minimum site area for both the proposed and residual lots as part of the conditions for subdivision application S25-3107 in the "A80" Agricultural General zone. They are proposing to vary the Proposed Lot from 80 acres to 5 acres and the Residual Lot from 80 acres to 58.89 acres.

The municipality has no concerns with this application as it is a condition of subdivision application S25-3107.

At the time this report was written, no comments from Manitoba Agriculture were received.

OPTIONS FOR COUNCIL'S CONSIDERATION

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.

RECOMMENDED CONDITIONS OF APPROVAL

Should Council approve the requested zoning variances, the following conditions are recommended:

1. This variance is limited to what has been presented in this application. Any further changes, replacement or additions would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 100, 2025
Sutherland Road, RM of St. Andrews

Designation: "RA" Resource and Agriculture
Zoning: "A80" Agricultural General

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

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



SUBDIVISION APPLICATION MAP
BEING PART OF
S.E. 1/4 SECTION 12-15-3 E.P.M.
SUTHERLAND ROAD
RURAL MUNICIPALITY OF ST. ANDREWS

CERTIFICATE OF TITLE NO. : 2863884/1
REGISTERED OWNER : TIMOTHY WALTER SUTHERLAND
LEGAL DESCRIPTION : S 1/2 OF SE 1/4 12-15-3 EPM
EXC FIRSTLY: ELY 400 FEET AND SECONDLY: PLAN 44322 W. TO
ENCUMBRANCES : NONE

All distances are in metres and may be converted to feet by multiplying by 3.28084. Areas are in hectares and may be converted to acres by multiplying by 2.47105.

*This survey was made on April 16 and 25, 2025.
Survey monuments found are described and shown thus
Utility poles are shown thus
Proposed lot limits are shown thus
Title limits are shown thus*

Dated this 30th day of April, 2025
This survey and map was supervised by Norman Nachtigall, M.L.S.

