

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 Ave,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

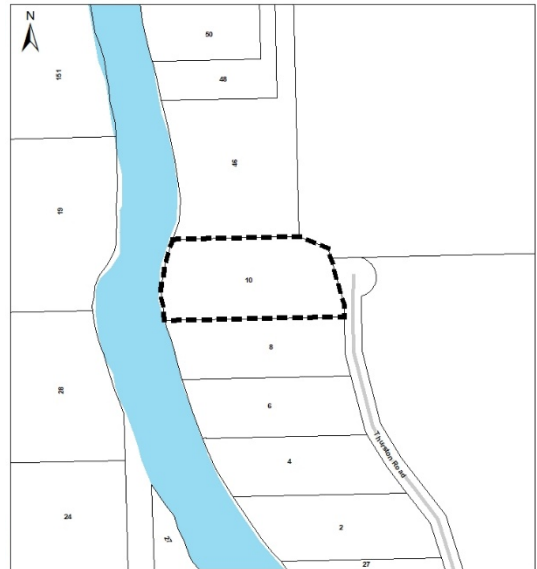
Application File: VO 101, 2025

Applicant: Forfar

Property Location: 10 Thurston Road
Roll #437920
Parcel C and D, Plan 74162
R.M. of St. Andrews

Application Purpose:

The applicant proposes to increase the height for an accessory structure, and increase the individual and combined unit area for an accessory structure in the “SR” Seasonal Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Height – accessory structure	15 ft (max)	23 ft
Accessory unit area	1,200 sq ft (max)	1,792 sq ft
Combined floor area	1,200 sq ft (max)	1,984 sq ft

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 17, 2025
Application File	VO 101, 2025
Applicant	Forfar

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	10 Thurston Road
- Roll #	437920
- Legal	Parcel C and D, Plan 74162
Zoning	"SR" Seasonal Residential RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"R" Resort RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	4.56 acres in area 227.7 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Height – accessory structure	15 ft (max)	23 ft
Accessory unit area	1,200 sq ft (max)	1,792 sq ft
Combined floor area	1,200 sq ft (max)	1,984 sq ft

Application Purpose

The applicant proposes to increase the height of an accessory structure, increase the accessory unit area, and increase the combined floor area for accessory structures on this property.

The Variance proposals would match the architectural design of the house and garage. It would also allow for the construction of a 28x32 detached garage with a loft, and it would ensure the width of the detached garage is equivalent to the length of the attached garage.

As per the zoning by-law, carports are not included in unit area calculations. The applicant has also indicated that they'll remove the temporary car shelters currently on the property at the time of completion of the proposed garage.

The application was circulated to the R.M. of St. Andrews and MIT Water Review; they have no concerns for this application.

OPTIONS FOR COUNCILS' CONSIDERATION

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

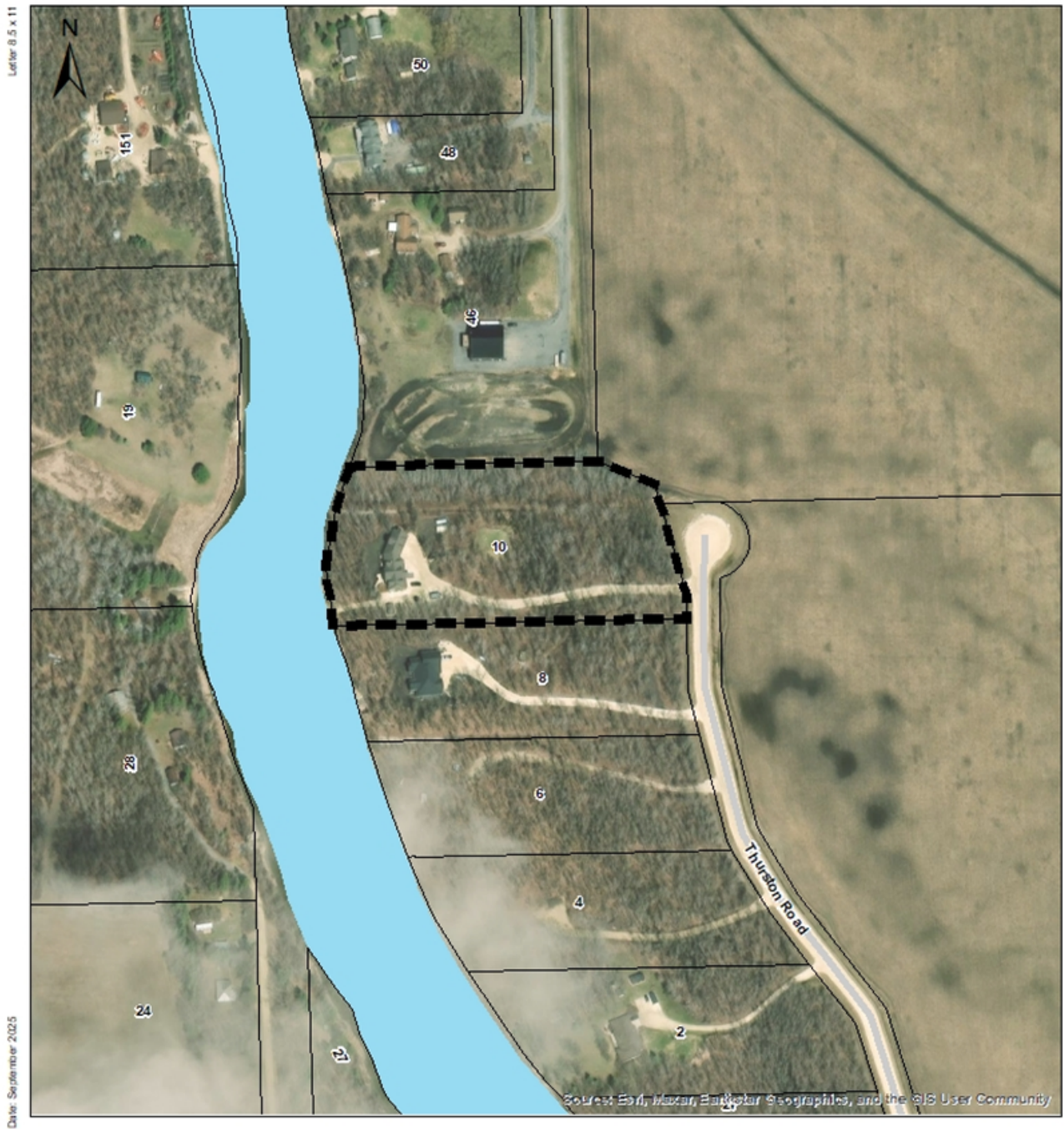
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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, the Province and the municipality, if required.
3. Applicant / owner to remove the two temporary car shelters at the time of completion of the proposed garage.

RRPD LOCATION MAP







SUPPORTIVE MAPPING

Variance Order VO 101, 2025
10 Thurston Road, RM of St. Andrews

Designation: "R" Resort Designation
Zoning: "SR" Seasonal Residential Zone

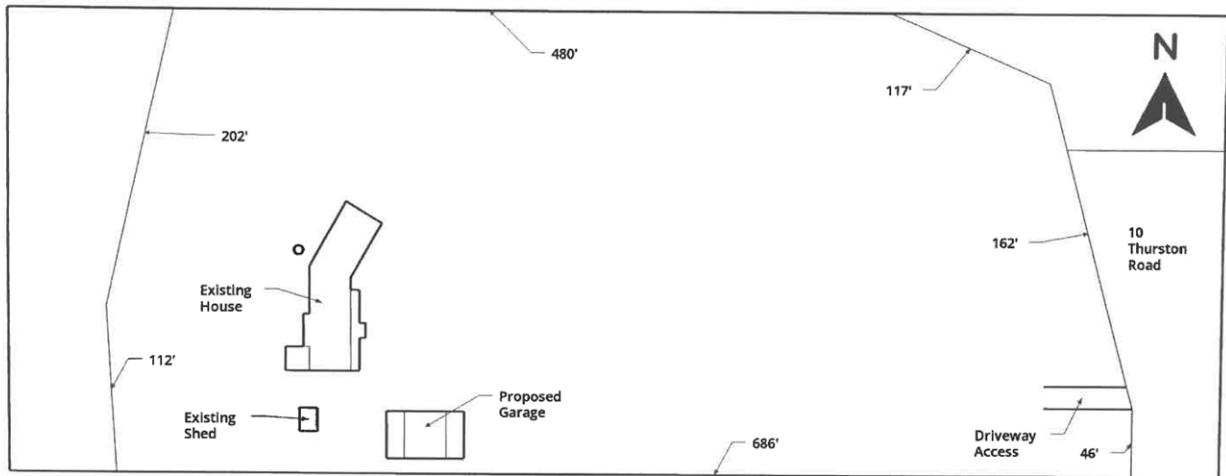
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality.

-  Subject Property
-  Parcel Outline
-  Roads
-  Water Bodies

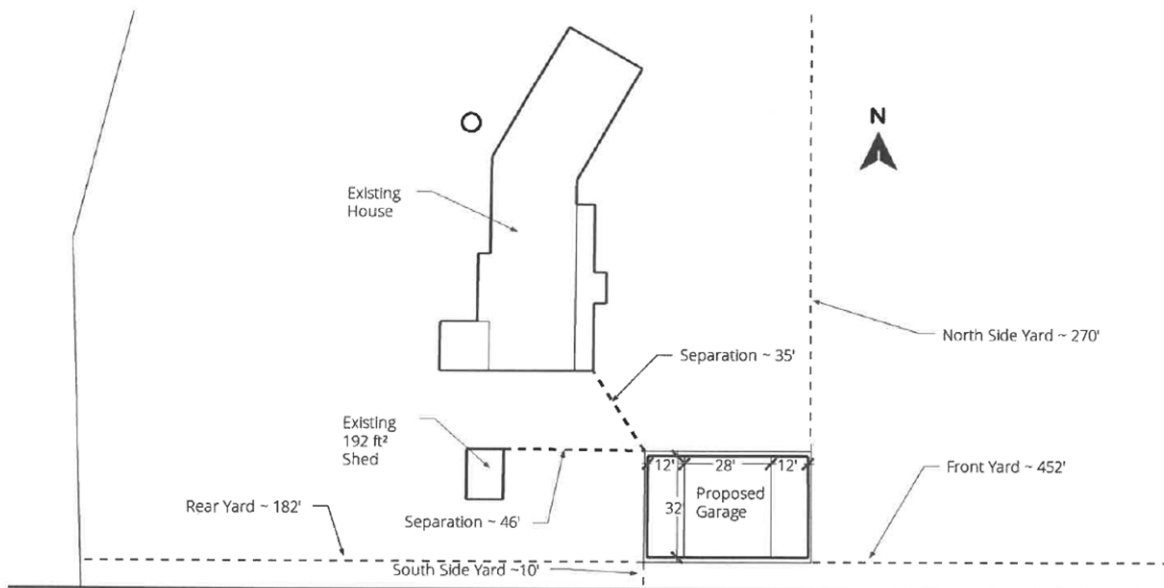


ADDITIONAL INFORMATION – SITE PLAN

Site Plan - Overview:



Site Plan - Detailed:



ADDITIONAL INFORMATION – APPLICANTS PHOTOS



ADDITIONAL INFORMATION – LETTER OF INTENT

Date: September 6, 2025

Letter of Intent

We are requesting variances from the zoning by-law's (BL4090) accessory structure height, and individual and combined unit area.

We propose the construction of a 28' x 32' detached garage with a loft and a 12/12 roof pitch to match the architectural design of our house and attached garage. The overall height of the proposed structure will exceed 15 feet but will not exceed the height of the house. The detached garage will also be the same width (28 feet) as our attached garage, ensuring architectural consistency.

We have an existing 12' x 16' shed on our property along with two car shelters. The two car shelters consist of an assortment of tarps to partially cover the car shelter frames. The car shelters are temporary and will be removed following the completion of the proposed garage.

1. Accessory Structure Height:

- Overall Height 29' ¾"
- Wall Height 13'
- Calculated Height requested for variance is 23' 1 1/2"

2. Individual Unit Area:

- Detached Garage Main Floor 896 Sq. Ft.
- Detached Garage Loft 896 Sq. Ft.
- Total 1792 Sq. Ft.

3. Combined Unit Area:

- Existing Shed 192 Sq. Ft.
- Proposed Detached Garage 1792 Sq. Ft.
- Total 1984 Sq. Ft.

The intended use of this garage is for practical storage and property maintenance:

- Housing our truck with plow, lawn, and garden equipment.
- Storing recreational vehicles, including a pontoon, boat, and seadoos.
- Providing a loft space for seasonal storage and efficient organization of household and outdoor items. This makes effective use of attic space that would otherwise go unused.

This additional height and size of the proposed structure is necessary to safely accommodate recreational vehicles and to maintain a roof pitch that complements the existing structures on our property. The proposed structure will not exceed the height of the home, will not obstruct the views, light, or privacy of neighbouring properties, and will be consistent with the style of accessory structures found on nearby properties.

Thank you,