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 102, 2025

Applicant: Jonathan and Kim

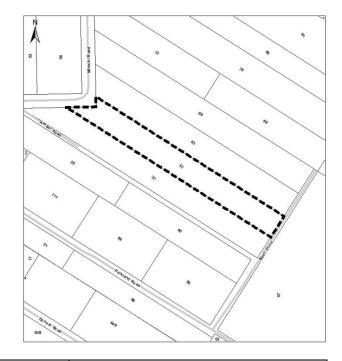
Waldner

Property Location: 57 Mirecki Road,

St. Andrews Roll # 242190 Legal: *OT86B-AD

Application Purpose:

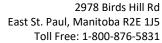
The applicant proposes to reduce the minimum site area for proposed lot 5 from 4 acres to 2.97 acres and the minimum site width for proposed lot 6 from 198 feet to 182.4 feet as part of the conditions for subdivision application S25-3105 in the "AR" Agricultural Restricted zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for "AR" Zone	4 acres (min.)	Proposed Lot 5: 2.97 acres
Minimum Site Width for "AR" Zone	198 feet (min.)	Proposed Lot 6: 182.4 feet

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





Toll Free: 1-800-876-5831 Phone: 204-669-8880 Fax: 204-669-8882



VARIANCE APPLICATION REPORT

Date	September 18, 2025
Application File	VO 102, 2025
Applicant	Jonathan and Kim Waldner

SUBJECT PROPERTY INFORMATION

Property Location		
- Street Address	57 Mirecki Road, St. Andrews	
- Roll #	242190	
- Legal	*OT86B-AD	
Zoning	"AR" Agricultural Restricted zone	
	RM of St. Andrews Zoning By-law No. 4066	
Development Plan	"AR" Agriculture Restricted designation	
Designation	RRPD Development Plan By-law No. 272/19	
Secondary Plan Designation N/A		
Property Size	6.97 acres in area (+/-)	
	182 feet in width (+/-)	
	NOTE: Information is based on GIS data	

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum Site Area for "AR" Zone (Table 11, Section 5.4)	4 acres (min.)	Proposed Lot 5: 2.97 acres
Minimum Site Width for "AR" Zone (Table 11, Section 5.4)	198 feet (min.)	Proposed Lot 6: 182.4 feet

Application Purpose

The applicant proposes to reduce the minimum site area for proposed lot 5 from 4 acres to 2.97 acres and the minimum site width for proposed lot 6 from 198 feet to 182.4 feet as part of the conditions for subdivision application S25-3105 in the "AR" Agricultural Restricted zone.

The municipality has no concerns with this application as it is a condition of subdivision application S25-3105.

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 102, 2025 57 Mirecki Road, RM of St. Andrews

Designation: "AR" Agriculture 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.





ADDITIONAL INFORMATION - SUBDIVISION APPLICATION MAP Dated this 25th day of April, 2025 This survey and map was supervised by Mahael Kozawayi M.L.S. This surrey was make on April 8, 2005. Survey mouments hand are described and shows USMy poles are shown than Prophled for Analts ore shown Not limits are shown than. All distances are in metres and may be converted to feet by multiplying by 3.38084. Areas are in hectares and may be converted to acres by multiplying by 2.47705. METRIC OTM LOTS 86B, 87B & 88B, PARISH OF ST. ANDREWS 57, 63 & 69 MIRECKI ROAD RURAL MUNICIPALITY OF ST. ANDREWS SUBDIVISION APPLICATION MAP BEING PART OF File Non 25-081 25-099 & 25-108 Belleville. No. 2001 10 18.226 10.058 (akos possin) NOTE: FOR PLANNING APPLICATION PURPOSES ONLY. THIS IS NOT A FINAL SURVEY. 37114 PLAN Burg **COVERNMENT** 330,629 Distriction of 287.862 247,750 ALC: Sep. PROPOSED LOT 5 100 60.70 THE PUBLISH NAMED CERTIFICATE OF TITLE NO. : 2913653/1 RECUSTURED OWNERS: LONATINAN WALDHER AND KIMBERLEY WALDHER LEGAL DESCRIPTION: THE N 1/2 OF OTN LOT 86°8" PARISH OF ST ANDREWS ENGLMBRANCES: MORTGAGE NO. 4876682/1 LEGAL DESCRIPTION: LOT 889 ACCORDING TO THE DOWNGN GOVERNMENT SURVEY OF THE PARISH OF ST ANDREWS IN MANIFORM REDISTERED OWNER : GLLES ROLAND BACE CERTIFICATE OF TITLE NO. : 1325089/1 ENCLINERANCES : NONE TECHT DESCRIPTION : DITH TOT BY LAY BY NOW HELD ST WOMENS RECISIONED OWNER : PETER KROCKER CERTIFICATE OF TITLE NO. : 3225649/1 ENCLIMBRANCES : MORTGACE NOS 1723982/1, 1748738/1 WORLD STAND WITH NO. 20.00 PROPOSED LOT 1,995 HA. PROPOSED LOT . PT. O.T.M. LOT 89 The POTA NATE PT. O.T.M. LOT BEB AMBER ROAD) 60.522 64.565 ALLOWANCE PROPOSED LOT ! 1.620 HAL VACANT PROPOSED LOT : 1.526 HA. VACANT PROPOSED LOT . 291.481 291,481 VACANT 251,769 251,769 251.769 49831 ISAAC & DENOHIK MANITOBA LAND SURVEYORS LTD. 200 CLANDEBOYE AVENUE SELKIRK, MANITOBA RIA OXI PUBLIC T 10,058

(BILAN DRIVE)

ROAD

ALLOWANCE

GOVERNMENT