

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

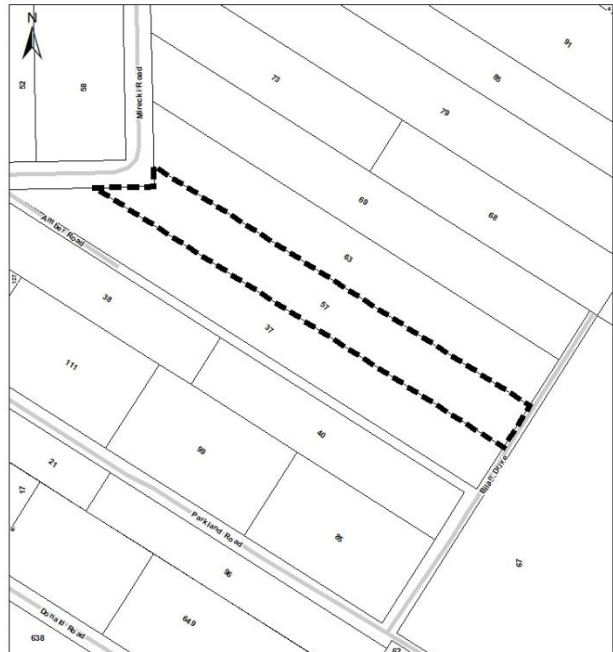
Application File: VO 102, 2025

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

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 Designation	"AR" Agriculture Restricted 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 (+/-) <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 "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.

-  Subject Property
-  Parcel Outline
-  Roads



ADDITIONAL INFORMATION – SUBDIVISION APPLICATION MAP

