

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**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 103, 2025

Applicant: Kroeker

Property Location: 63 Mirecki Road
OT 87B-AD
Roll #242195

Application Purpose:

The applicant proposes to reduce the site area for proposed lot 4 from 4 acres (min) to **3.77 acres**, as part of conditions within conditionally approved subdivision S25-3105.



Variance Request in “AR” – Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site area requirements Sec.5.4 (Table 11)	4 ac (min)	3.77 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 18 th , 2025
Application File	VO 103, 2025
Applicant	Kroeker

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	63 Mirecki Road
- Roll #	242195
- Legal	OT 87B-AD
Zoning	"AR" – Agriculture Restricted zone RM of St Andrews Zoning By-law No. 4066
Secondary Plan Designation	n/a
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	7.73 acres in area 238.5 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in "AR" – Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site area requirements Sec.5.4 (Table 11)	4 ac (min)	3.77 acres

Application Purpose

The applicant proposes to reduce the site area of proposed lot 4 from a minimum of 4 acres to 3.77 acres. The Variance is part of the conditions within conditionally approved subdivision S25-3105. There is a separate Variance, VO 102, 2025, which address proposed lot 5 of this proposed subdivision.

This application was circulated to the municipality, and they have no concerns with this Variance.

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.

RRPD LOCATION MAP






SUPPORTIVE MAPPING

Variance Order VO 103, 2025
63 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

