

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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.

Thursday
2026-10-13
5:30 p.m.

Council Chambers
500 Railway Avenue, Clandeboye, MB
Rural Municipality of St. Andrews

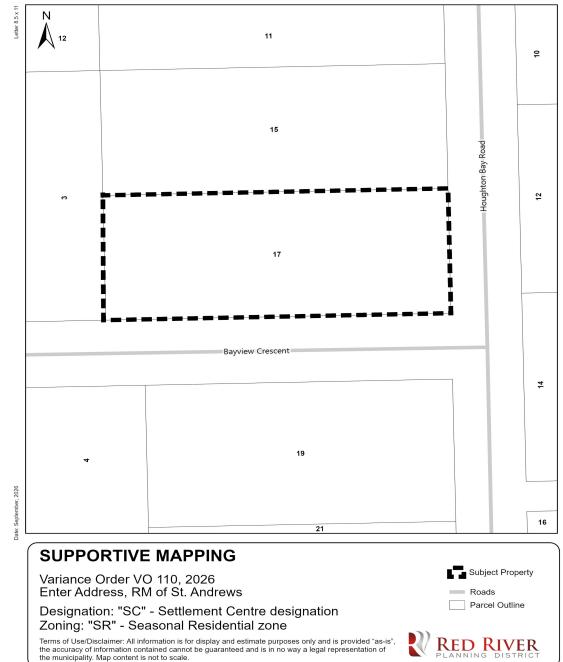
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO-2026-110
Applicant: Taylor Seed
Property Location: 17 HOUGHTON BAY RD
Roll # : 518923.0
Legal: 19-2-22522

Application Purpose:

To reduce the side yard setback from 10 ft (min) allowed to 5.46 ft (min) in order to add attached garage to the main dwelling.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum side yard setback requirement 10 ft (sec. 6.3, Table 14)	Side yard setback 10 ft	Side yard setback 5.46 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	2026-09-18
Application File	VO-2026-110
Applicant	Taylor Seed

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	17 HOUGHTON BAY RD, Rural Municipality of St. Andrews 518923.0 19-2-22522
Zoning	SR - Seasonal Residential Zone R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	SC - Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	1 ac 125 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard setback 5.46 ft	Minimum side yard setback requirement 10 ft (sec. 6.3, Table 14)	Side yard setback 5.46 ft

Application Purpose

To reduce the side yard setback from 10 ft (min) allowed to 5.46 ft (min) in order to add attached garage to the main dwelling.

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) vary 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 effect 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 that are not in substantial conformance with the application would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

Letter of Intent: Variance

This is a Letter of Intent for permit for Variance, we are wanting to build a multi-door attached garage for our family. Due to on going weather conditions, especially in the winter, our family on multiple occasions have fallen in the driveway due to snow and ice conditions, including our (2) small children. The intent is to park our vehicles, for safety our of children as well as protection of our items as growing theft concerns in rural areas is rising.

Taylor + Brayden Seed

ATTACHED GARAGE & DECK

SHOP: 2,400 FT²

DECK: 330 FT²

DRAWING KEY

00 --- GRID LINES

DETAIL NUMBER
SIM
1
A101
SHEET NUMBER
SECTIONS

DETAIL NUMBER
SIM
1
A101
SHEET NUMBER
DETAILS IN PLAN/SECTION

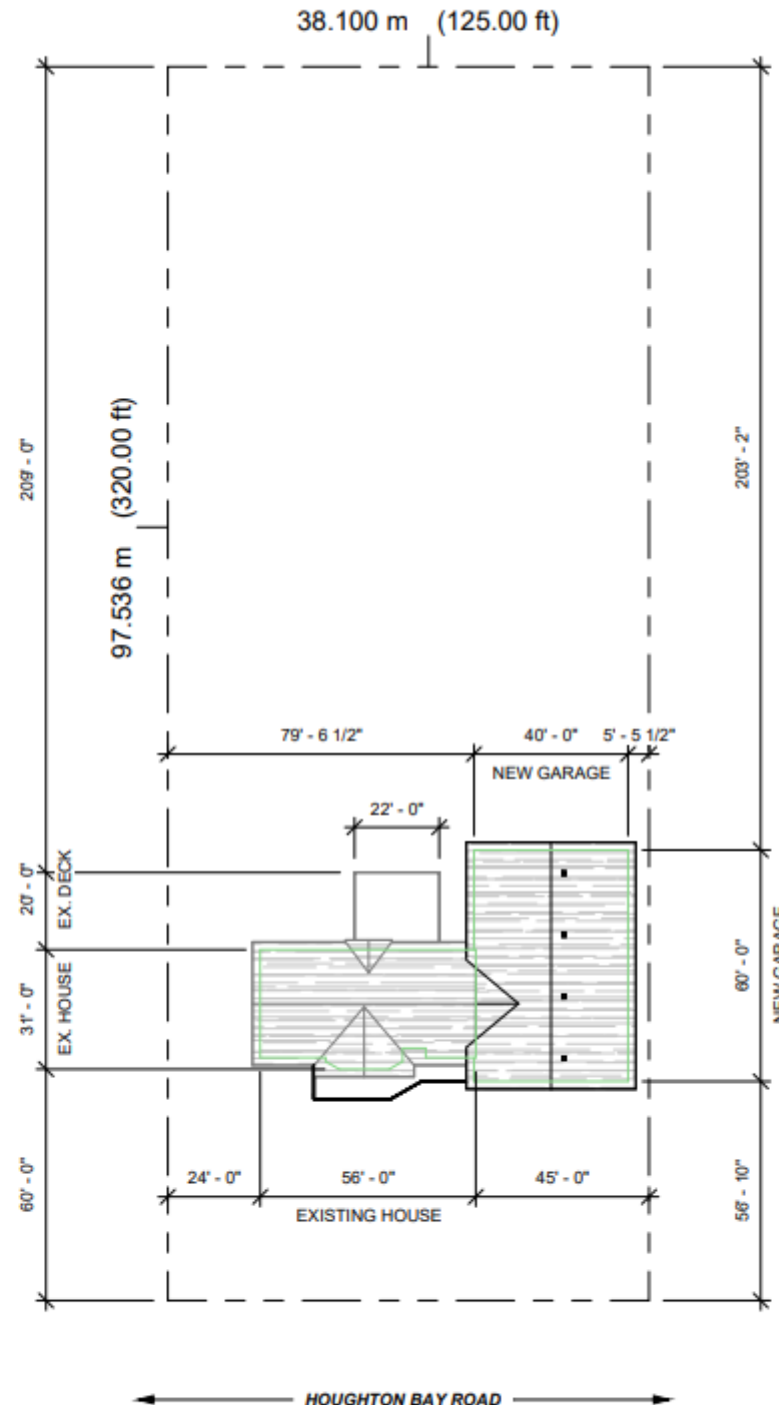
1 Ref
1 Ref
1 Ref
1 Ref
1 Ref
A101
INTERIOR ELEVATION
SHEET NUMBER

Classroom "A"
101
ROOM NAME & NUMBER

1t
DOOR NO. ON PLAN

1i
WALL TYPE

1t
WINDOW TYPE



1 SITE PLAN
Scale: 1" = 40'-0"

R01 (ROOF SYSTEM)
- ASPHALT SHINGLES.
- SHINGLE STARTER STRIP.
- EAVE PROTECTION. (EXTEND 24" BEYOND INSIDE FACE OF WALL).
- APPROVED ROOF UNDERLAY.
- 7/16" OSB SHEATHING C/W H-CLIPS.
- PRE-MANUFACTURED ENGINEERED ROOF TRUSSES @ 24" O/C.
- (R-40) MIN. INSULATION.
- 6MIL CGSB POLY VAPOR BARRIER.
- 1/2" CEILING DRYWALL.

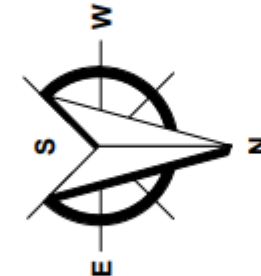
W01 (EXTERIOR WALL)
- EXTERIOR FINISH. (AS PER ELEVATIONS).
- APPROVED BUILDING WRAP.
- 7/16" OSB SHEATHING.
- 2x6 STUDS @ 16" O/C.
- (R-20) BATT INSULATION.
- 6MIL CGSB POLY VAPOR BARRIER.
- 1/2" PAINTED DRYWALL.

W02 (DEMISING WALL)
- EXISTING WALL ASSEMBLY.
- REMOVE EXTERIOR FINISH *
- REPLACE W/ 5/8" TYPE 'X' GYPSUM BOARD. (GARAGE SIDE)

SL1 (GARAGE SLAB)
- 5" CONCRETE SLAB.
R/W 10M @ 16" O/C E.W.
- IN-FLOOR HEATING TUBES.
- 10MIL POLY VAPOR BARRIER.
- 2" RIGID INSULATION.
- 12" MIN. COMPACTED GRANULAR.

GB1 (GRADE BEAM)
- 8" x 24" CONCRETE GRADE BEAM.
R/W 10M STIRRUPS @ 16" O/C & 2 - 20M CONTINUOUS T&B.
- 6" VOID FORM.

P1 (C-I-P PILE)
- 16"Ø x 25'-0" CONCRETE PILE.
R/W 1 - 20M VERT. EXTEND 18" INTO GRADE BEAM W/ HOOK.



DRAWING LIST

SHEET #	SHEET NAME
D000	COVER PAGE
D200	EXISTING ROOF PLAN
D201	ROOF PLAN
D300	EXISTING FLOOR PLAN
D301	FLOOR PLAN
D500	EXTERIOR ELEVATIONS
D501	EXTERIOR ELEVATIONS
D600	BUILDING SECTIONS
D601	BUILDING SECTIONS
D700	WALL SECTIONS
D800	DECK PLAN
S000	GENERAL NOTES
S100	FOUNDATION PLAN



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Project Title:

ATTACHED GARAGE & DECK
17 HOUGHTON BAY ROAD
WINNIPEG, MANITOBA

Drawing Title:

COVER PAGE

Project No. 26-20 Drawn By: DJ

Scale: As indicated Date: 2026.05.13

Revisions

Description	Date	Mark
ELEVATION REV'S	2026.08.13	R1
OH DOOR SIZES	2026.08.19	R2

Sheet No.
D000



R2

LDF Solutions
Engineering Services



SUPPORTIVE MAPPING

Variance Order VO 110, 2026
Enter Address, RM of St. Andrews

Designation: "SC" - Settlement Centre 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. Map content is not to scale.

 Subject Property

 Roads

 Parcel Outline