

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
December 9th, 2025
5:30 pm**

**Council Chambers
500 Railway Avenue
RM of St. Andrews**

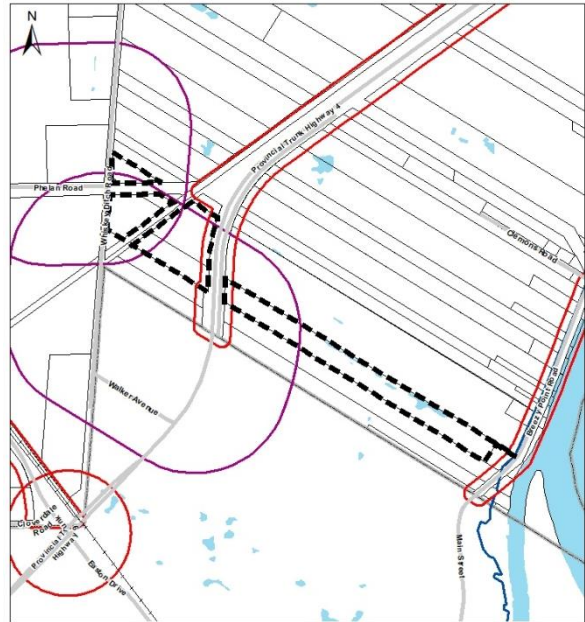
Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 116, 2025

Applicant: Niebel

Property Location: 1023 Breezy Point Rd. W
Whiskey Ditch Rd.
Parcels A+B, Plan 64503
Parcels C to G, Plan 72982
River Lots 18+19, Plan
17780
Roll #323800, 324100,
324350
R.M. of St. Andrews



Application Purpose:

The applicant proposes to reduce the minimum lot size for the proposed lots and one residual lot, as part of conditions within conditionally approved subdivision S25-3099.

Variance Request “A40” Agricultural Limited	Zoning By-law Requirement	Proposed by Applicant
Site Area	40 ac (min)	4.627 ac (Proposed Lot 1) 10.85 ac (Proposed Lot 2) 23 ac (Proposed Lot 3) < 40 ac (Residual Lot under CT/3235094)

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	November 20 th , 2025
Application File	VO 116, 2025
Applicant	Niebel

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	1032 Breezy Point Rd. W + Whiskey Ditch Rd. 324350, 324100, 323800 Parcels A+B, Plan 64503 Parcels C to G, Plan 72982 River Lots 18+19, Plan 17780
Zoning	"A40" – Agriculture Limited zone RM of St Andrews Zoning By-law No. 4066
Secondary Plan Designation	n/a
Development Plan Designation	"RA" Resource and Agriculture designation "GD" General Development designation RRPD Development Plan By-law No. 272/19
Property Size	Roll #324100: 115.88 acres in area Roll #324350: 9.55 acres in area Roll #323800: 48.4 acres in area >300 feet in width for all lots <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request "A40" Agricultural Limited	Zoning By-law Requirement	Proposed by Applicant
Site Area	40 ac (min)	4.627 ac (Proposed Lot 1) 10.85 ac (Proposed Lot 2) 23 ac (Proposed Lot 3) < 40 ac (Residual Lot under CT/3235094)

Application Purpose

The applicant proposes to reduce the site area of all proposed lots and one residual lot in the "A40" Agricultural Limited zone, as part of conditions within conditionally approved subdivision S25-3099.

S25-3099 proposes a reorganization of three existing lots to create three new lots and three residual lots. The separation of lots would occur by a road, a power line, and a drainage ditch.

This application was circulated to the municipality, Manitoba Highways Branch, Environmental Compliance and Enforcement, and MIT Water Review. The municipality and Environmental Compliance and Enforcement have no concerns with the Variance, while the other government agencies have not provided a response at the time of this report.

OPTIONS FOR COUNCILS CONSIDERATION

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

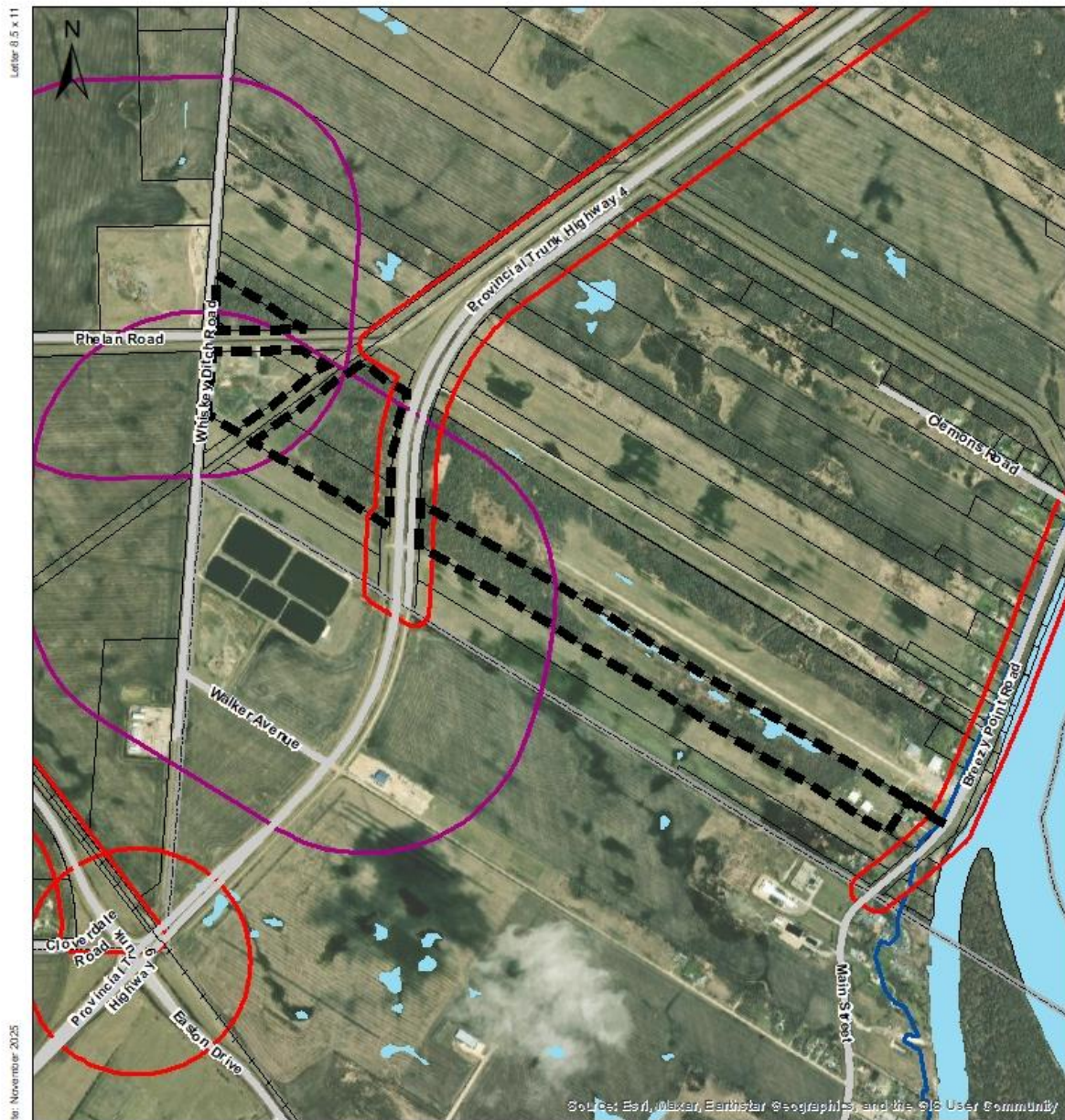
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 116, 2025

Whiskey Ditch Road, RM of St. Andrews

Designation: "RA" Resource and Agriculture

Zoning: "A40" Agricultural Limited

- Subject Property
- St. Andrews Boundaries
- Parcel Outline
- Waste Hazard Lands
- Designated Flood Area
- Highway Control Zones
- Rail
- Roads
- Water Bodies

Please refer to applicant's Subdivision Application Map. Not To Scale. For Discussion Purposes Only.

RED RIVER
PLANNING DISTRICT

ADDITIONAL INFORMATION

