

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.

Tuesday
2026-11-10
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-2026-118

Applicant: Kris Fallis

Property Location: 495 HENRY RD
Roll #: 551100.0
Legal: A-14974

Application Purpose:

The application purpose is to increase the number of accessory structures, to decrease the front setback from the accessory structure and the side setback from the main dwelling to the property line. And to decrease the separation distance between the accessory structures in SR zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Number of accessory structures(sec. 6.3, Table 14) 2. Front setback from the accessory structure (sec. 6.3, Table 14) 3. Side setback from the main dwelling to the property line(sec. 6.3, Table 14) 4. Separation distance between the accessory structures(sec. 3.2.3)	1. Number of accessory structures - 2 2. Front setback from the accessory structure - 75 ft 3. Side setback from the main dwelling to the property line - 10ft 4. Separation distance between the accessory structures - 3 ft	1. Number of accessory structures - 3 2. Front setback from the accessory structure - 30 ft 3. Side setback from the main dwelling to the property line - 1ft 4. Separation distance between the accessory structures - 33"

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	2026-10-19
Application File	VO-2026-118
Applicant	Kris Fallis

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	495 HENRY RD, Rural Municipality of St. Andrews 551100.0 A-14974
Zoning	SR R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	AR - Agriculture Restricted RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA
Property Size	1 ac 182 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Number of accessory structures(sec. 6.3, Table 14) 2. Front setback from the accessory structure (sec. 6.3, Table 14) 3. Side setback from the main dwelling to the property line(sec. 6.3, Table 14) 4. Separation distance between the accessory structures(sec. 3.2.3)	1. Number of accessory structures - 2 2. Front setback from the accessory structure - 75 ft 3. Side setback from the main dwelling to the property line - 10ft 4. Separation distance between the accessory structures - 3 ft	1. Number of accessory structures - 3 2. Front setback from the accessory structure - 30 ft 3. Side setback from the main dwelling to the property line - 1ft 4. Separation distance between the accessory structures - 33"

Application Purpose

The application purpose is to increase the number of accessory structures, to decrease the front setback from the accessory structure and the side setback from the main dwelling to the property line. And to decrease the separation distance between the accessory structures in order to move the main dwelling from the septic field as per RM requirements and construct a new garage.

OPTIONS FOR COUNCIL'S CONSIDERATION

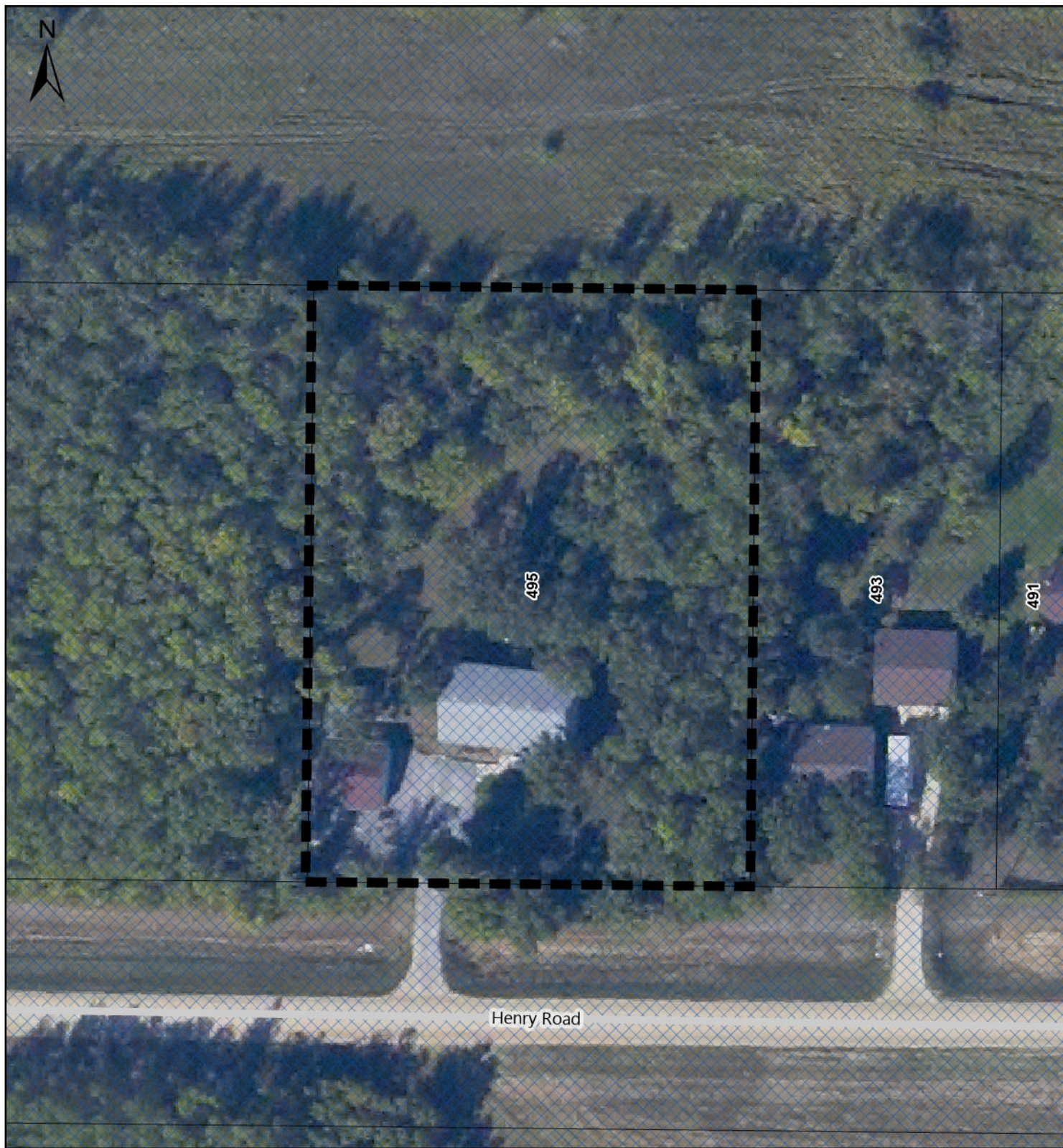
Under section 97(1) of *The Planning Act*, on completion of the public hearing, Council may:

- (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.



SUPPORTIVE MAPPING

Variance Order VO 118, 2026
Enter Address, RM of St. Andrews

Designation: "AR" - Agriculture Restricted
Zoning: "SR" - Seasonal Residential

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



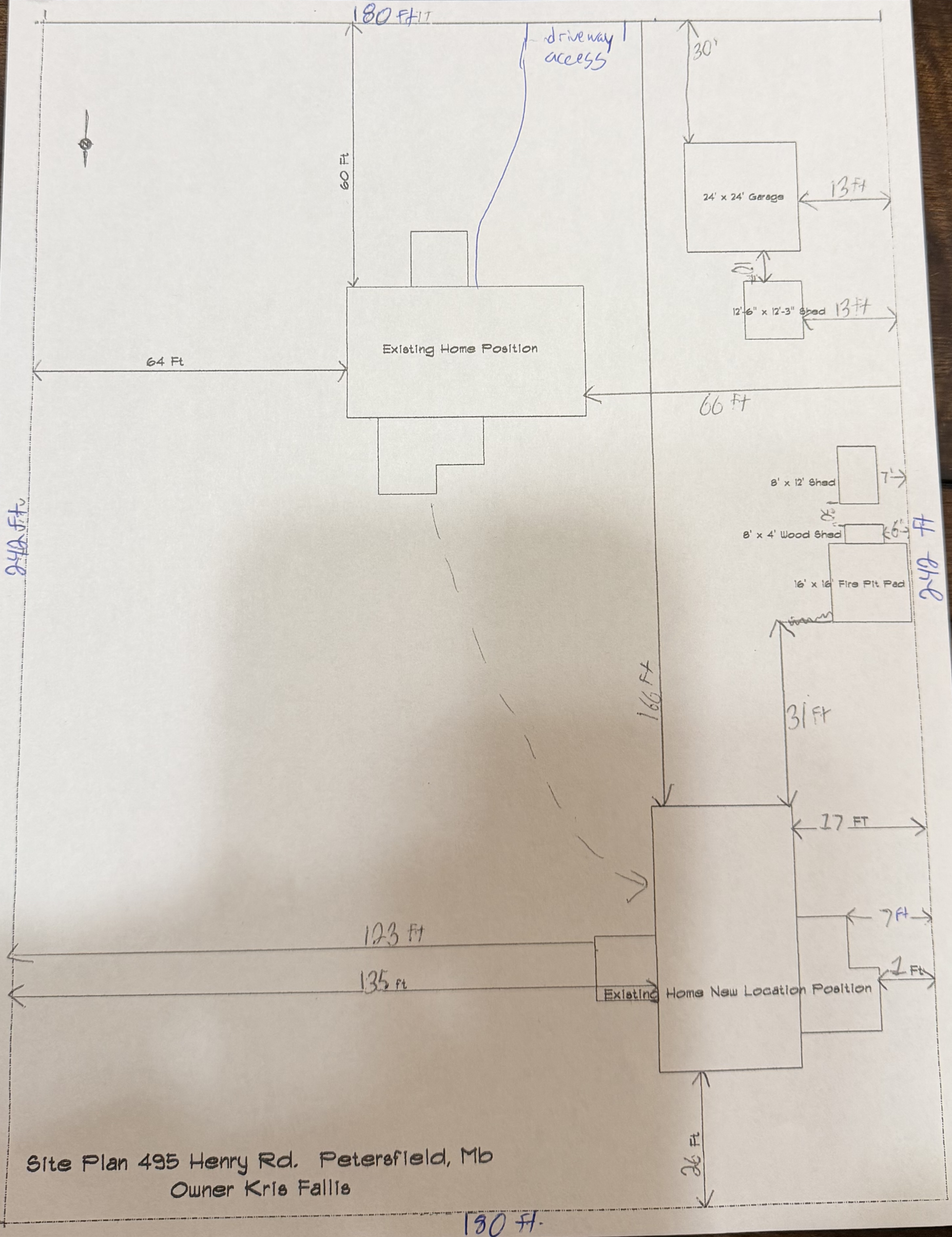
Parcel Outline



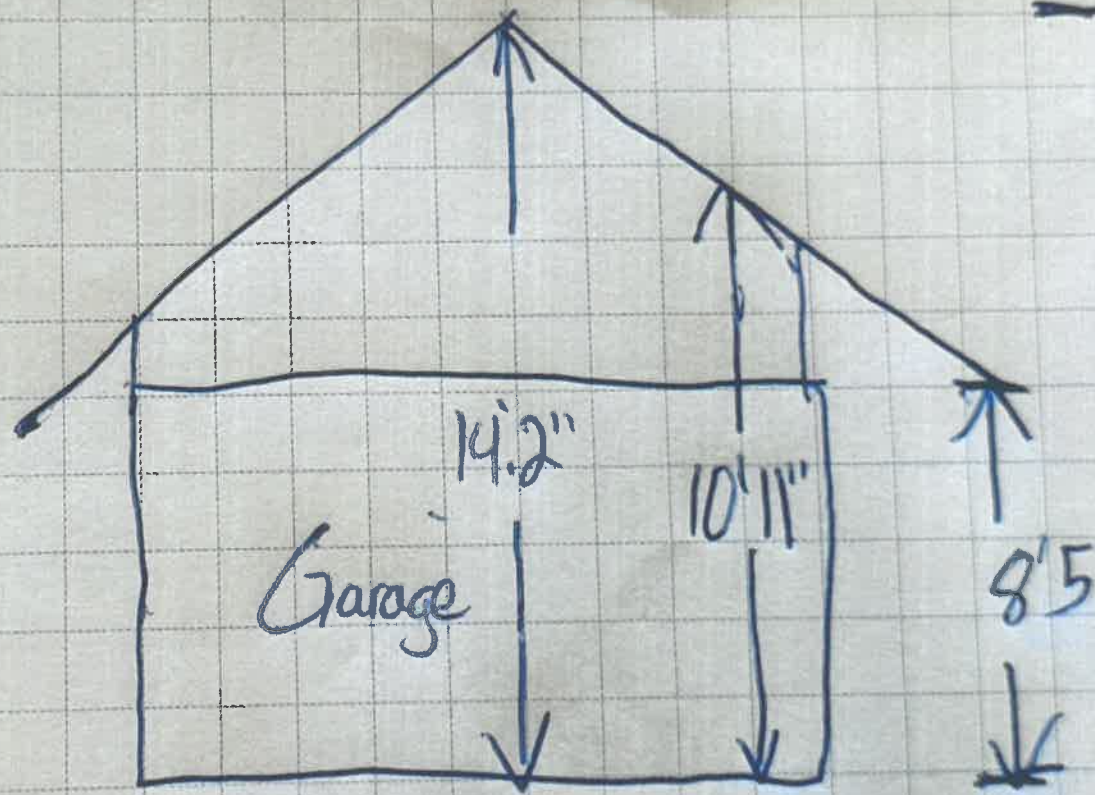
Designated Flood Area



RED RIVER
PLANNING DISTRICT



Front Elevation for garage



Sept. 22/26

Good Day,

My name is Kris Fallis, I am a single dad with three girls. I am trying to relocate my house on the same property with a basement.

Under application review, there was noted to have accessory buildings over the maximum amount without a variance. I am looking to apply for a variance to comply with zoning bylaw of Am St. Andrews municipality.

Sincerely,

Kris Fallis

