

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 119, 2025

Applicant: Vicki Kendel

Property Location: 504 Corinne Avenue &
501 Tallie Avenue,
St. Andrews
Roll # 537500 & 537100
Legal: Lots 1 to 5 &
12/13, Block 20, Plan
1342

Application Purpose:

The applicant proposes multiple variances in order to allow for a Kodiak Shelter Garage (accessory structure) to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory Structure Height	15 feet (max.)	16.5 feet
Number of Accessory Structures per Certificate of Title	2 (max.)	3
Combined Floor Area for Accessory Buildings	1,200 square feet (max.)	1,812 square 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	November 20, 2025
Application File	VO 119, 2025
Applicant	Vicki Kendel

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	504 Corinne Avenue and 501 Tallie Avenue, St. Andrews
- Roll #	537500 and 537100
- Legal	Lots 1 to 5 and 12/13, Block 20, Plan 1342
Zoning	"RA" Suburban Residential zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	0.33 and 0.84 acres in area (+/-) 105 and 140 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory Structure Height (Section 6.3, Table 14)	15 feet (max.)	16.5 feet
Number of Accessory Structures per Certificate of Title (Section 6.3)	2 (max.)	3
Combined Floor Area for Accessory Buildings (Section 6.3, Table 14)	1,200 square feet (max.)	1,812 square feet

Application Purpose

The applicant proposes to increase the maximum height for an accessory structure (from 15 feet to 16.5 feet), the maximum number of accessory structures per certificate of title (from 2 to 3), and the maximum combined floor area for accessory buildings (from 1,200 square feet to 1,812 square feet) in order to allow for a Kodiak Shelter Garage (accessory structure) to be constructed on the subject property.

504 Corinne Avenue and 501 Tallie Avenue are two lots under the same title and therefore must be considered as one site when looking at zoning requirements. Therefore, accessory structures from 501 Tallie Avenue are included in this variance for the proposed Kodiak Shelter Garage (accessory structure) at 504 Corinne Avenue.

This application was circulated to the R.M. of St. Andrews and MIT Water Review. The R.M. has no concerns, and MIT Water Review noted that this property is within the Lower Red River Designated Flood Area and therefore the applicant must apply for a permit. MIT Water Review also noted that the applicant has already applied for the permit.

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 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.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 119, 2025

504 Corinne Avenue and 501 Tallie Avenue, RM of St. Andrews

Designation: "SC" Settlement Centre

Zoning: "RA" Suburban Residential

 Subject Property

 Parcel Outline

 Roads

 Designated Flood Area

 **RED RIVER**
PLANNING DISTRICT

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

501 Tallie Ave, Petersfield
FRONT

$\rightarrow N$



Zoning Variance – Letter of Intent

18 Nov 2025

Vicki Kendel

To:

Red River Planning District
2978 Birds Hill Rd
East St. Paul, MB R2E 1J5

Dear Zoning Board,

I am writing to formally request a zoning variance for my property located at 501 Tallie Ave/ 504 Corinne Ave, Petersfield, MB, which are on the same title. The purpose of this request is to obtain three variances for height, a third accessory structure and unit area size between all three structures.

Currently, my property is zoned for Suburban Residential (RA)], which restricts accessory structures height greater than 15 feet and the proposed structure is a minimum deviation from requirements being 15.6 feet. There is a maximum of two accessory structures per certificate of title, however, this is on a separate property conjoined with my primary property. Lastly, the maximum combined floor area for all accessory structures on site is 1200sq ft. However, the percentage of floor space in the three accessory structures are within the percentage of lot size when combining the two lots.

The proposed modification will benefit us (the owner) by being able to store and secure our pontoon boat and other yard items and will not alter the essential character of the neighbourhood, as the property is fully enclosed by trees and will not be seen by neighbours. The structure will not cause a nuisance to adjacent properties. I have attached supporting documents including site plans, status of title and application. For these reasons, I believe that all three variances are warranted in this case.

I appreciate your consideration of this request and hope to discuss this matter further. Please feel free to contact me at [REDACTED] should you need any additional information.

Thank you for your time and attention to this matter.

Sincerely,

Vicki Kendel

ADDITIONAL INFORMATION – BUILDING PLAN

