

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
2026-10-13
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-2026-120
Applicant: Michael Klassen
Property Location: 1637 BOYD RD
Roll # : 522600.0
Legal: *SW23-15-4E

Application Purpose:

To increase the building/floor area of the proposed building from 1200 sq.ft. to 3006.25 sq. ft.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum unit (building) area for the accessory structure 1200 sq. ft (sec. 6.3, Table 14)	1200 sq. ft	3006.25 sq. ft. for the proposed accessory structure

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	2026-09-29
Application File	VO-2026-120
Applicant	Michael Klassen

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	1637 BOYD RD, Rural Municipality of St. Andrews 522600.0 *SW23-15-4E
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	12.22 ac 413 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
To increase the building/floor area of the proposed accessory building from 1200 sq.ft. to 3006.25 sq. ft. in SR zone	Minimum unit (building) area for the accessory structure 1200 sq. ft (sec. 6.3, Table 14)	3006.25 sq.ft

Application Purpose

The applicant is seeking approval to increase the building/floor area of the proposed accessory building from 1200 sq.ft. to 3006.25 sq. ft.

VO 107, 2024 allowed 3000 sq. ft. to be build on the property already, but no building/floor plans were provided back in the 2024.

As for now, the building plans stating 3006.25 sq.ft and no option to vary building area in the ZBL of St. Andrews under Minor Variance.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

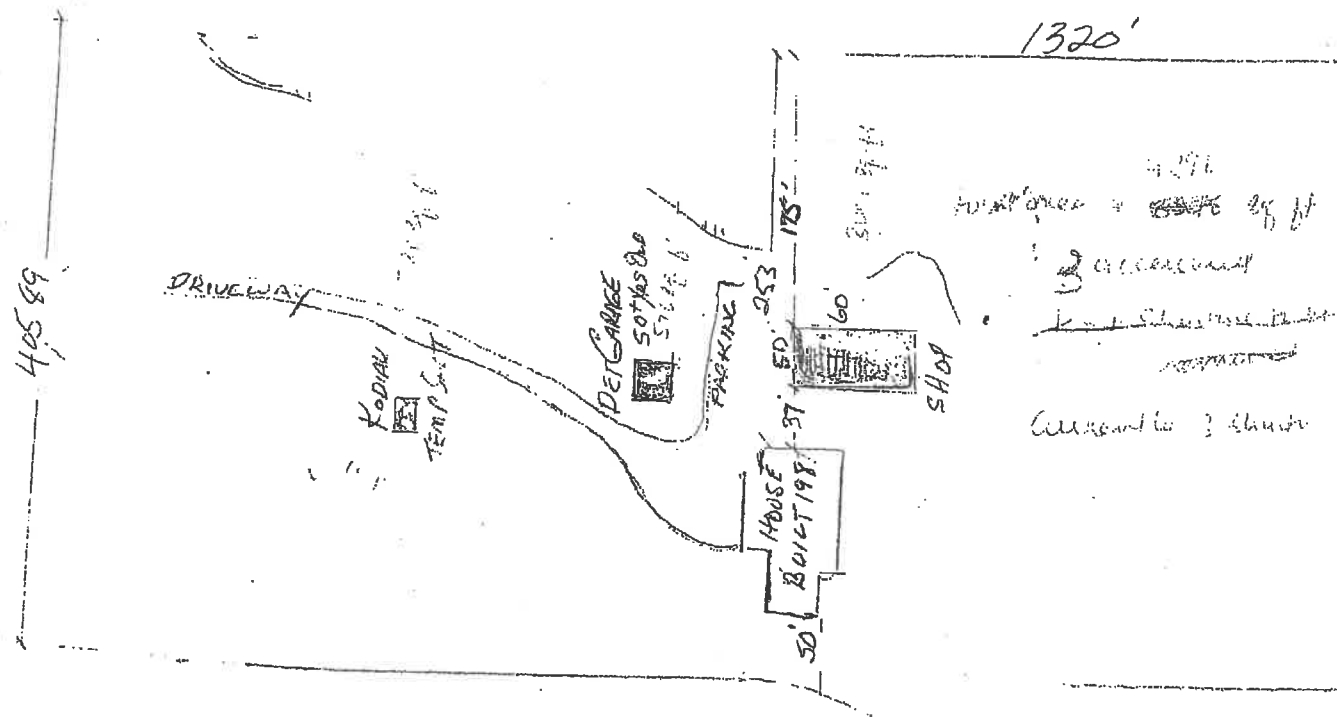
- (a) reject the requested variance; or
- (b) vary the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance:
 - (i) will be compatible with the general nature of the surrounding area;
 - (ii) will not be detrimental 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.
3. The applicant/owner shall obtain all required approvals and permits from Manitoba Transportation and Infrastructure (MTI) Water Management and provide a geotechnical report, where required.

SITE PLAN 1637 BOYD RD PETERSFIELD





1637 Boyd Rd - Site Plan

D. ext. 085-0625

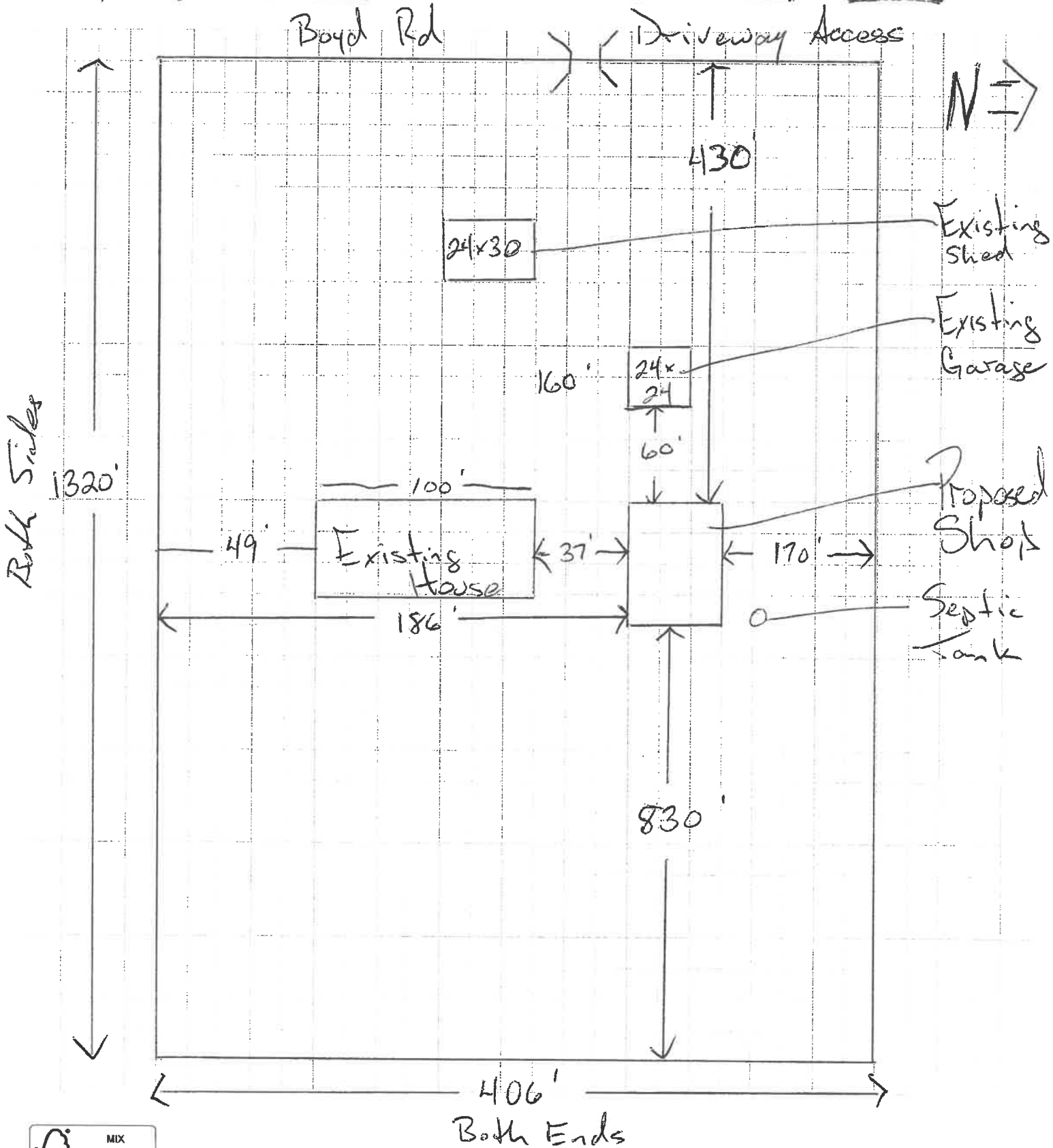
F. ext. 792-8548

www.dave.ca

1650 Fitch Street

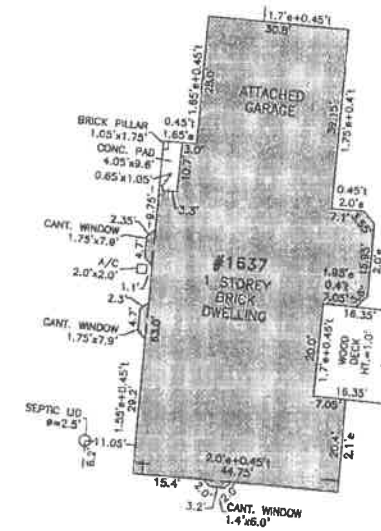
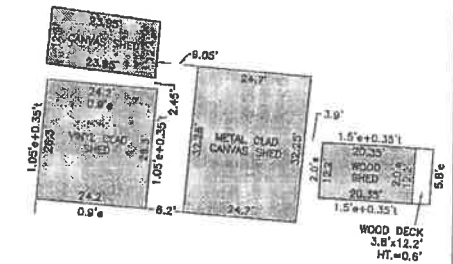
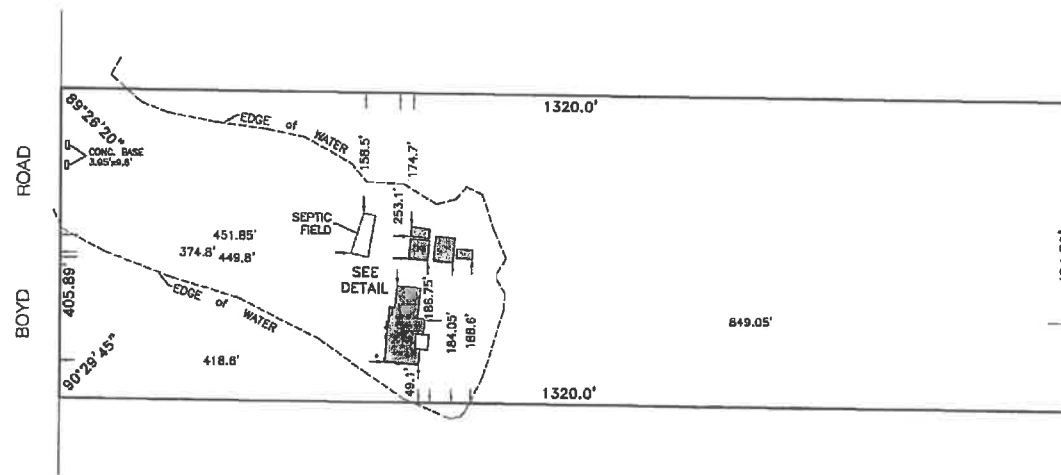
Winnipeg, MB R2E 3M8

www.DOR.ca



Sketch of Surveyor's Building Location Certificate
1637 Boyd Road, R.M. of St. Andrews, Manitoba

SKETCH - all distances are in feet and decimals of a foot.



DETAIL
NOT TO SCALE

Signed & Scaled

Dated this
13th day of May, 2022

Page 2 of 2

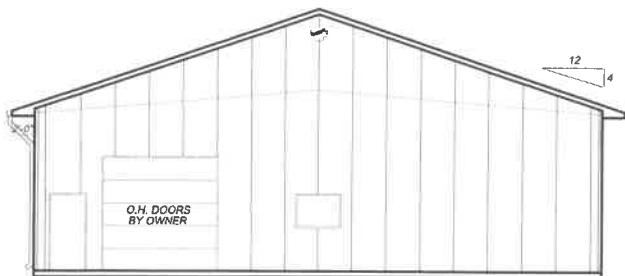
**BARNES 1906
& DUNCAN**
SURVEYING, ENGINEERING & GEOMATICS

SURVEYING, ENGINEERING & GEOMATICS
6 Donald Street
Winnipeg, Manitoba
R3L 0K6
180-A, 5th Street
Morden, Manitoba
R6M 1C9

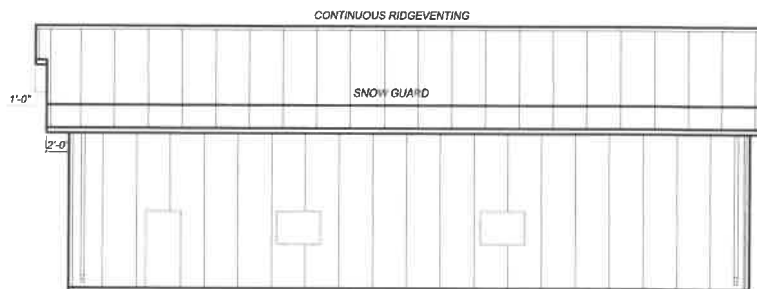
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Acad dwg: 22-0364-1-BLC
Field Book: B&D 1485-91/93
Drafter: AN

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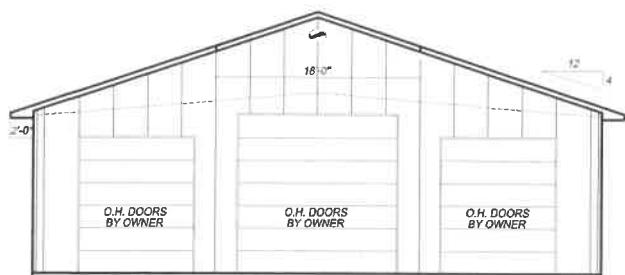
EAST ELEVATION



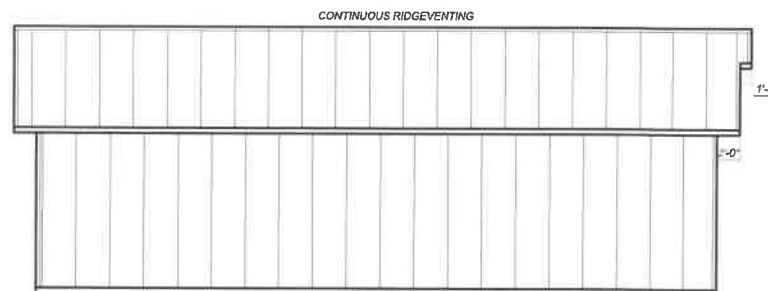
SOUTH ELEVATION

COLOUR SCHEDULE

ROOF	MATT JET BLACK
TRIM	MATT JET BLACK
WALLS	MATT GRAPHITE GREY
SOFFIT	BLACK
MANDOORS	WHITE
O/H DOORS	BY OWNER
WINDOWS	BLACK
EAVESTROUGH	BLACK



WEST ELEVATION



NORTH ELEVATION



**ALL-FAB BUILDING
COMPONENTS**

1755 Duguid Road, Winnipeg, Manitoba
Phone: 204.687.2860 www.all-fab.com

DRAFTSPERSON
Kim K. Fablow
EMAIL
kfablow@all-fab.com

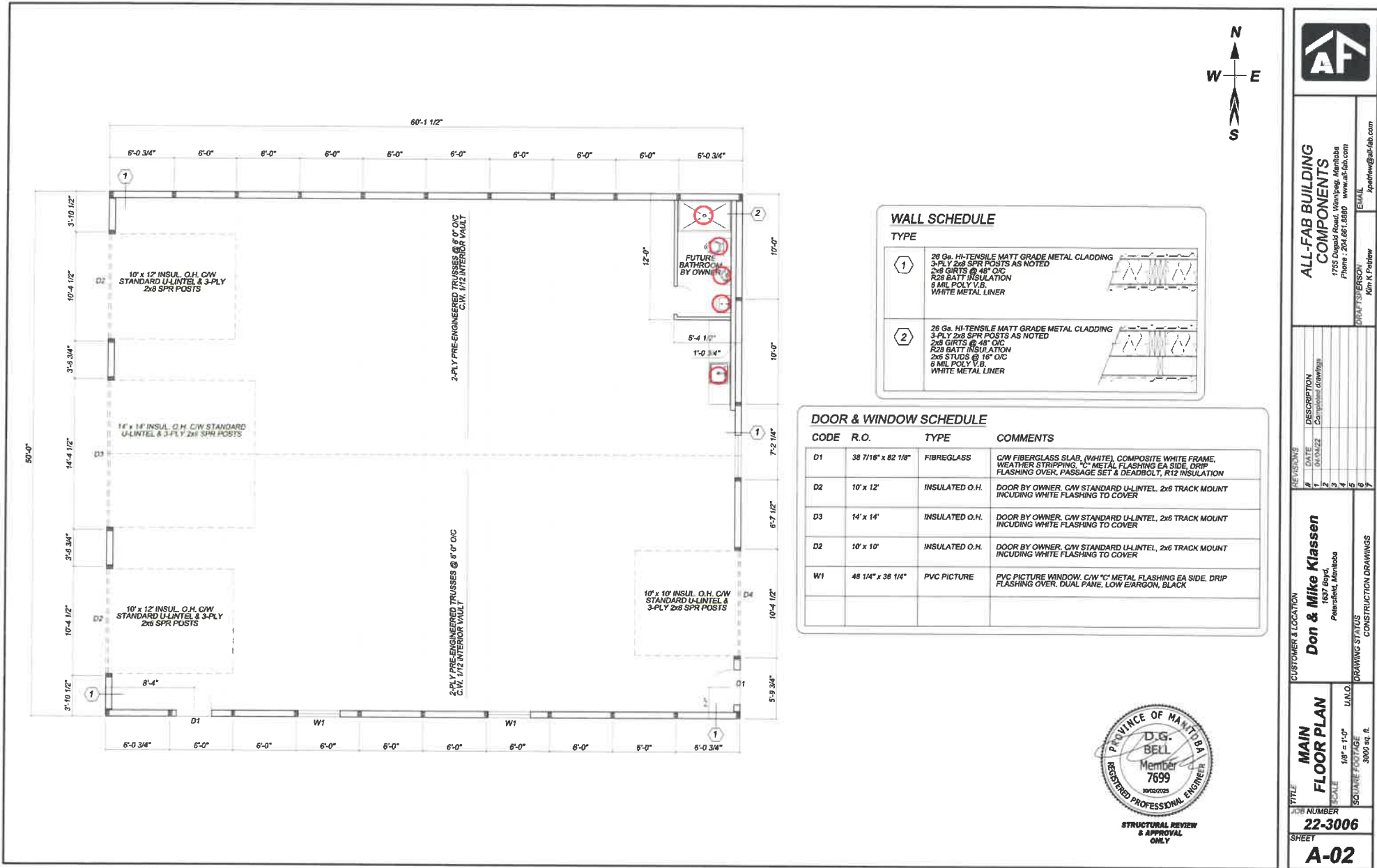
#	DATE	DESCRIPTION
1	04/04/23	Completed drawings
2		
3		
4		
5		
6		
7		

CUSTOMER & LOCATION
Don & Mike Klassen
1837 Boyd,
Peterhead, Manitoba

TITLE
ELEVATIONS
SCALE
3/32" = 1'-0"
SQUARE FOOTAGE
3000 sq. ft.

JOB NUMBER
22-3006

SHEET
A-01



.....
DATE: September 29, 2026

TO: Valentine Esman
Red River Planning District
2978 Birds Hill Rd
East St. Paul MB R2E 1J5

FROM: Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting and Water
Management Branch
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-5914
FAX NO: (204) 948-4764
E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Proposed Subdivision
1637 Boyd Road
R.M of St. Andrews
VO 120-2026

The applicant is proposing to increase the unit area of the proposed accessory structure from 1200 sq.ft to 3006.25 sq.ft on their title.

The lands are within the Lower Red River Designated Flood Area and are therefore subject to [Section 17 of the Water Resources Administration Act](#) and the [Designated Flood Area Regulation](#). All permanent structures within Designated Flood Areas must meet certain requirements for minimum elevations of flood protection measures.

Available topographic information, obtained by LiDAR, indicates natural ground elevations at the site, range from approximately 217.78 metres (714.5 feet) to 220.22 metres (722.5 feet) CGVD28.

The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 221.13 metres (725.5 feet) CGVD28.

Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this site should only occur on lands above or raised to the flood protection level of 221.13 metres (725.5 feet) CGVD28.

The flood risk and the Designated Flood Area should be made known to any potential purchaser.

ORIGINAL SIGNED BY
Matthew Sebesteny