

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-2026-125
Applicant: Dalis Moore
Property Location: 114 CRAIG AVE
Roll # : 313700.0
Legal: 13-8192

Application Purpose:

The application proposed to reduce the front and side setback to the main dwelling in order to rebuild the house after fire in RR zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front and side setback to the main dwelling (sec. 6.3 Table 14).	1. Front setback to the main dwelling - 50 ft 2. Side setback to the main dwelling - 15 ft	1. Front setback to the main dwelling - 31 ft 2. Side setback to the main dwelling - 10 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	2026-10-16
Application File	VO-2026-125
Applicant	Dalis Moore

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	114 CRAIG AVE, Rural Municipality of St. Andrews 313700.0 13-8192
Zoning	RR R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	GD - General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Existing Residential
Property Size	0.49 ac 95 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
To reduce front and side setbacks to the main dwelling	1. Front setback to the main dwelling - 50 ft 2. Side setback to the main dwelling - 15 ft	1. Front setback to the main dwelling - 31 ft 2. Side setback to the main dwelling - 10 ft

Application Purpose

The application proposed to reduce the front and side setback to the main dwelling in order to rebuild the house after fire in RR zone.

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 VO125, 2026
114 Creig Ave, RM of St. Andrews

Designation: "RR"

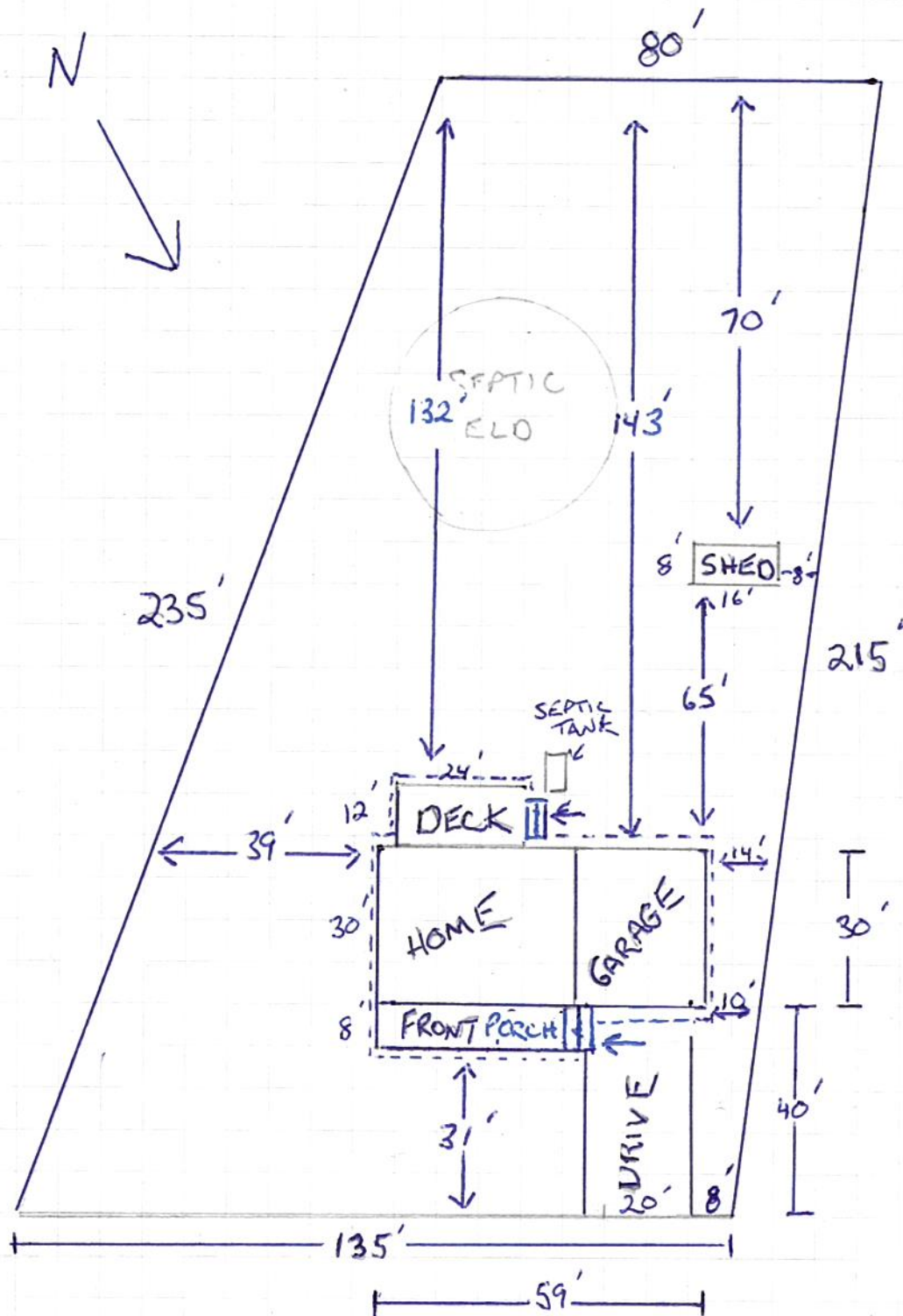
Zoning: "GD"

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

 Parcel Outline

 Roads





October 14, 2026 at 4:43 PM

Letter of intent

Old home was lost in 2025 to a fire thus we are trying to rebuild our home. New home is only 2 feet deeper than the home that used to be there. Other than that all dimensions are as they were prior to the fire. And now zoning has changed and our house is no longer in accordance with the new requirements thus we need a variance

Per RRPD-

RR zoned properties in St. Andrews require principle dwellings to have a 15ft side yard and 50ft front yard. Submitted site plan indicates a 10ft side yard and 31ft front yard. Please adjust the plans accordingly or apply for a variance to adjust the required side and front yards

