

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
April 14th, 2026
5:30 pm

Council Chambers
500 Railway Avenue
RM of St. Andrews

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

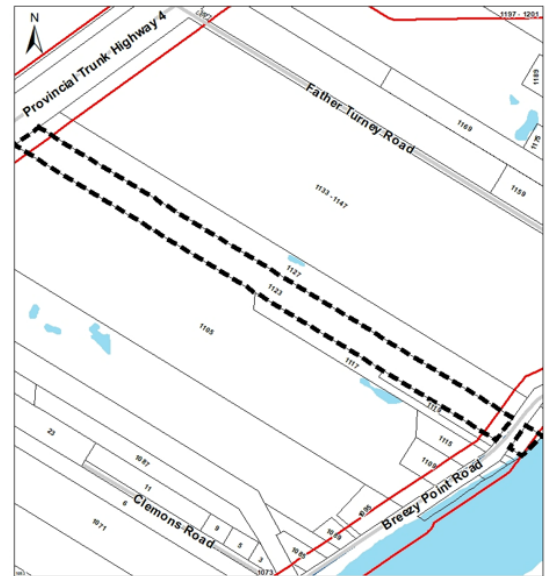
Application File: VO 13, 2026

Applicant: Darrell Harms

Property Location: 1123 Breezy Point, RM
of St. Andrews
Roll #: 327900
Legal: CT 3228780/1,
RL39-PE-17780

Application Purpose:

The applicant is proposing to reduce the lot size of the Proposed and Residual Lot on the "A40" Agriculture Limited zone as a part of the condition of related subdivision S26-3132.



Variance Request in "A40" Agriculture Limited zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
Site area requirements (Table 11, sec. 5.4)	40 ac (min), 300 ft(min)	Proposed Lot: 1.67 ac (1.437 west +0.236 east), 90 ft Residual Lot: < 40 ac (east part and west), 148 ft*

*No exact measurements were provided for the residual lot.

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	March 26, 2026
Application File	VO 13, 2026
Applicant	Darrell Harms

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1123 Breezy Point, RM of St. Andrews
- Roll #	Roll #: 327900
- Legal	Legal: CT 3228780/1, RL39-PE-17780
Zoning	"A40" Agricultural Limited zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"RA" Resource and Agriculture designation and "GD" General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	27.1 acres in area 242.8 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in "A40" Agriculture Limited zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
Site area requirements (Table 11, sec. 5.4)	40 ac (min), 300 ft(min)	Proposed Lot: 1.67 ac (1.437 west +0.236 east), 90 ft Residual Lot: < 40 ac (east part and west), 148 ft*

Application Purpose

The applicant proposes to reduce the minimum site area of the Proposed Lot and Residual as part of the conditions for subdivision application S26-3132 in the "A40" Agricultural Limited zone.

The municipality has no concerns with this application as it is a condition of subdivision application S26-3132, MTI Highway has no concerns either.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

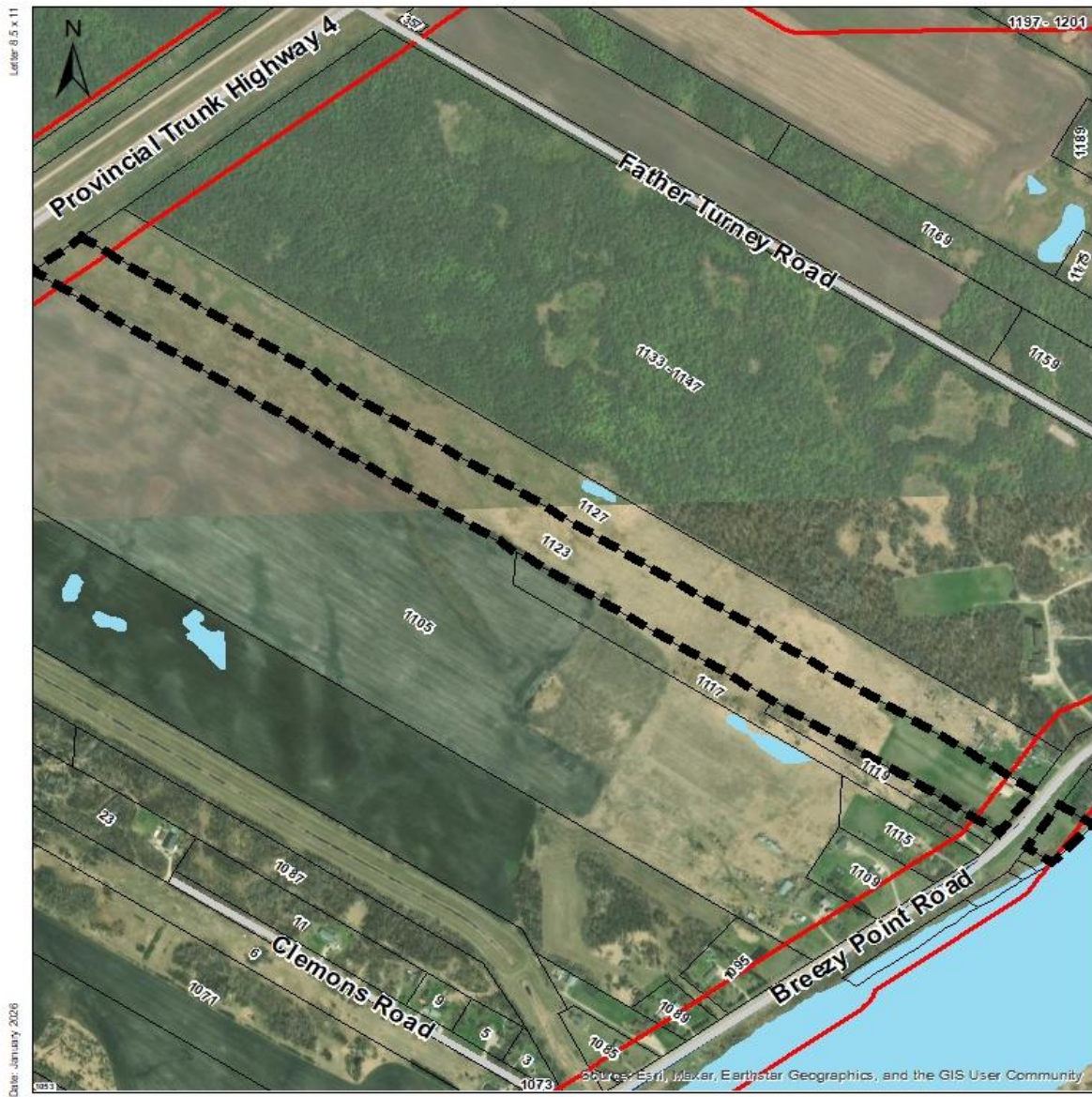
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 13, 2026
1123 Breezy Point Road, RM of St. Andrews

Designation: "RA" Resource and Agriculture, "GD" General Development

Zoning: "A40" Agricultural Limited

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.

 Subject Property

 Parcel Outline



 Highway Control Zones



— Roads



Water Bodies
Development



RED RIVER
PLANNING DISTRICT

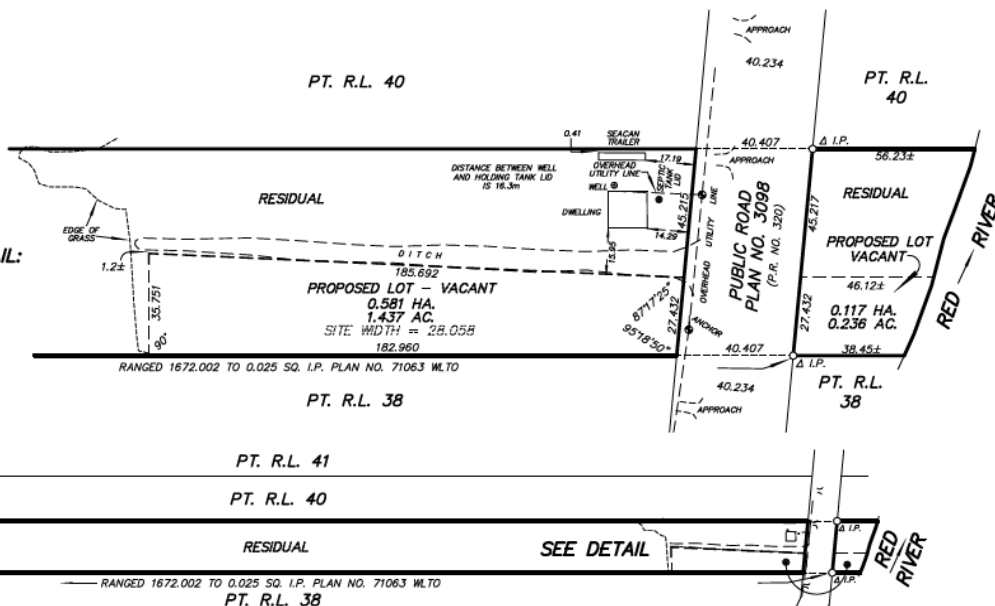
ADDITIONAL INFORMATION – SAM

File No. 25-500

SUBDIVISION APPLICATION MAP
BEING PART OF
RIVER LOT 39, PARISH OF ST. PETER
1123 BREEZY POINT ROAD
RURAL MUNICIPALITY OF ST. ANDREWS



DETAIL:

**METRIC**

All distances are in metres and may be converted to feet by multiplying by 3.28084. Areas are in hectares and may be converted to acres by multiplying by 2.47105.

This survey was made on December 5, 2025 and January 8, 2026.

Survey monuments found are described and shown thus

Utility poles are shown thus _____ ②

Proposed lot limits are shown thus: — — — — —
Title limits are shown thus: _____

Dated this 14th day of January, 2026

This survey and map was supervised by Norman Nachtigall, M.L.S.



NOTE : FOR PLANNING
APPLICATION PURPOSES ONLY.
THIS IS NOT A FINAL SURVEY.

CERTIFICATE OF TITLE NO. : 3228780/1 (DATE OF SEARCH - DECEMBER 19, 2025)

REGISTERED OWNER : DARRELL BRADLEY HARMS

LEGAL DESCRIPTION : RL 39 PARISH OF ST PETER EXC FIRSTLY: PLAN 71063 WLTO SECONDLY: MAIN HIGHWAY PLAN 3098 WLTO
THIRDLY: TRANSMISSION RIGHT-OF-WAY PLAN 5101 WLTO AND FOURTHLY: ROAD PLAN 19986 WLTO SUBJECT TO THE RESERVATIONS
AND PROVISIONS CONTAINED IN THE CROWN LANDS ACT.

ENCUMBRANCES : CAVEAT NOS. 1178626/1, 1934567/1, MORTGAGE NO. 5424114/1 AND EASEMENT NO. 5504877/1

ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
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SELKIRK, MANITOBA R1A 0X1