

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 14, 2026
5:30 PM**

**Council Chambers,
500 Railway Ave,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

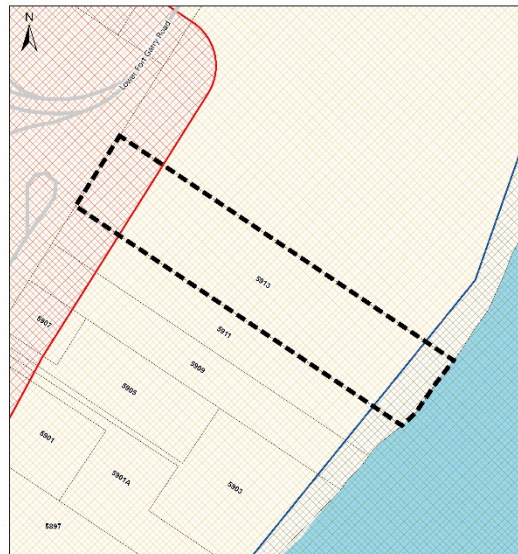
Application File: VO 19, 2026

Applicant: Johnston

Property Location: 5913 PTH 9
RL 230, Plan 2565
Roll #237200

Application Purpose:

The applicant proposes to increase the maximum size for a single detached accessory structure from 1,200 sq ft to **2,246 sq ft**, maximum combined size from 1,200 sq ft to **2,474 sq ft**, maximum number of accessory structures from 2 to **3**, and maximum mean height for an accessory structure from 15 ft to **23 ft**.



VARIANCE APPLICATION REPORT

Date	March 25, 2026
Application File	VO 19, 2026
Applicant	Johnston

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	5913 PTH 9
- Roll #	237200
- Legal	RL 230, Plan 2565
Zoning	"RR" Rural Residential Zone RM of St. Andrews Zoning By-law No. 4066
Secondary Plan Designation	N/A
Development Plan Designation	"GD" General Development RRPD Development Plan By-law No. 272/19
Property Size	4.43 acres in area ±198 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 unit area	1,200 sq ft (max)	2,246 sq ft
Combined floor area	1,200 sq ft (max)	2,474 sq ft
Number of accessory structures	2 (max)	3
Height for accessory structure	15 ft (max)	23 ft

Application Purpose

The applicant proposes four (4) Variances to build a new garage addition on the property.

The proposed garage addition would be to store recreational vehicles and other vehicles for the winter months, storage of required yard machinery, camping equipment, various tools, and provide space for hobby activities. The proposed addition would be at 1,500 sq ft, therefore the unit area for the expanded garage would be at 2,246 sq ft, and the combined square footage with the shed and sea can would be at 2,474 sq ft.

Since there are three detached accessory structures on the property, the applicant is applying for a Variance to bring that into compliance.

The application was circulated to the R.M. of St. Andrews and MIT Water Review, and they have no comments or concerns.

OPTIONS FOR COUNCILS' 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



Date: February 2026

SUPPORTIVE MAPPING

Variance Order VO 19, 2026
5913 PTH 9, RM of St. Andrews

Designation: "GD" General Development
Zoning: "RR" Rural 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.

— Roads

Water Bodies



Subject Property



Designated Flood Area



Hazard Lands - Airport



Parcel Outline

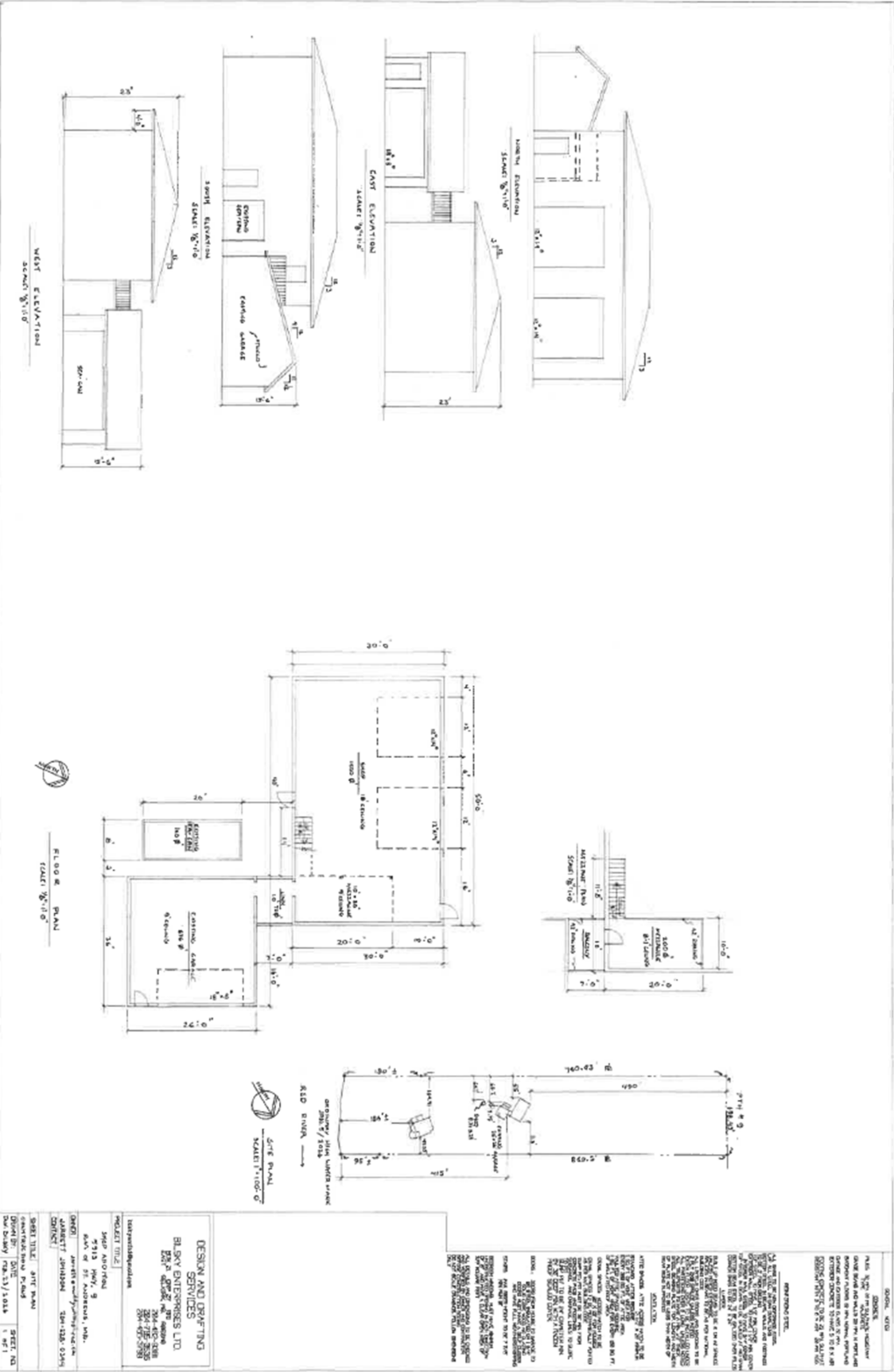


Highway Control Zones



RED RIVER
PLANNING DISTRICT

ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

RE: Letter of Intent for New Garage Build Variance Application– 5913 Highway 9 Lockport

Please accept this letter of intent to further describe the scope and intent for the purposed new garage build located on our property.

The garage addition I am looking to build would tie into the existing garage structure, adding 1500 square footage. The dimensions of the new garage are 30 by 50 as shown in provided drawings enclosed. The location for the construction is on a natural clearing area of the property which does not require any large trees or forest to be taken down through the construction of the build. The new build is within the marked out property stakes of our property, as shown on the site plan and will not be visible from the front road, or the neighboring property.

This additional garage space will primarily be used as a shelter for vehicles and recreational vehicles to be parked within the winter months, storage of required yard maintenance machinery, camping equipment and various tools. It will allow for annual vehicle/equipment maintenance to be carried out in a sheltered and safe environment on an as needed basis and grants us excess parking space as our family grows over time.

Additionally, there will be dedicated space for hobby artwork mediums to be practiced (i.e. stained glass, airbrushing, painting etc.) and other hobby projects. Having this added usable space is why the building plans include a mezzanine to allow for a separate space specific for such activities away from the vehicles and storage of the main garage space. Having the additional space for such storage and activities outside of the house alleviates a space issue we have within our family home.

We have considered the environmental impact of the addition and believe through the planning stages we have selected a spot which has minimal impact on the large established trees and bushes in the area, and will continue to ensure that the least impact as possible is done throughout the construction process. Additionally we believe this type of building will have little to no negative impact on the community and homes surrounding us. The construction works will be completed by hired professional contractors in stages until completed and should not require an overabundance of heavy equipment or cause significant added traffic on the roadway to our home.

We appreciate you taking the time to review and consider our garage addition. Please don't hesitate to contact us should you have any questions or concerns about this project.