

# 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

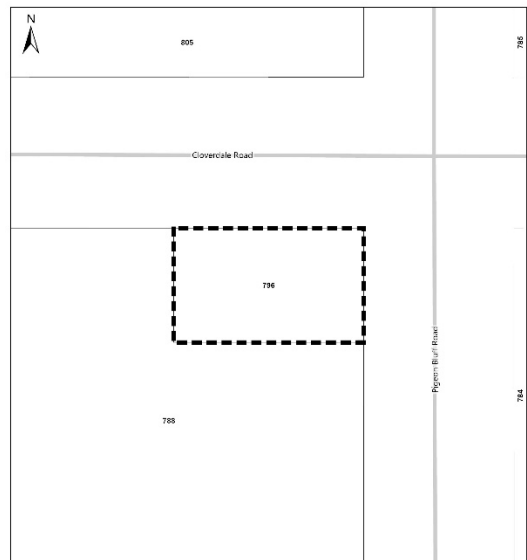
**Application File:** VO 20, 2026

**Applicant:** Koroscil

**Property Location:** 796 Pigeon Bluff Road  
Lot 3, Plan 52428  
Roll #345400

**Application Purpose:**

The applicant proposes to reduce the front yard setback from a minimum of 50 ft to **25 ft**, and reduce the corner side yard setback from a minimum of 25 ft to **3 ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard accessory setback	50 ft (min)	25 ft
Corner side yard accessory setback	25 ft (min)	3 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](mailto:info@rrpd.ca)



## VARIANCE APPLICATION REPORT

<b>Date</b>	March 25, 2026
<b>Application File</b>	<b>VO 20, 2026</b>
<b>Applicant</b>	Koroscil

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	796 Pigeon Bluff Road
- Roll #	345400
- Legal	Lot 3, Plan 52428
<b>Zoning</b>	"A80" Agricultural General Zone RM of St. Andrews Zoning By-law No. 4066
<b>Secondary Plan Designation</b>	N/A
<b>Development Plan Designation</b>	"RA" Resource and Agriculture RRPD Development Plan By-law No. 272/19
<b>Property Size</b>	0.22 acres in area 75 feet in width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard accessory setback	50 ft (min)	25 ft
Corner side yard accessory setback	25 ft (min)	3 ft

#### Application Purpose

The applicant proposes yard setbacks to permit a 240 sq ft shed on the property, zoned "A80" Agricultural General.

Given the zoning, required setbacks, and size of this property, the current bylaws make any proposed development very challenging, therefore the requested Variances would allow the property owners to have a shed for personal storage purposes.

The application was circulated to R.M. of St. Andrews, and no comments were received at the writing of this report.

## **OPTIONS FOR COUNCILS' CONSIDERATION**

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

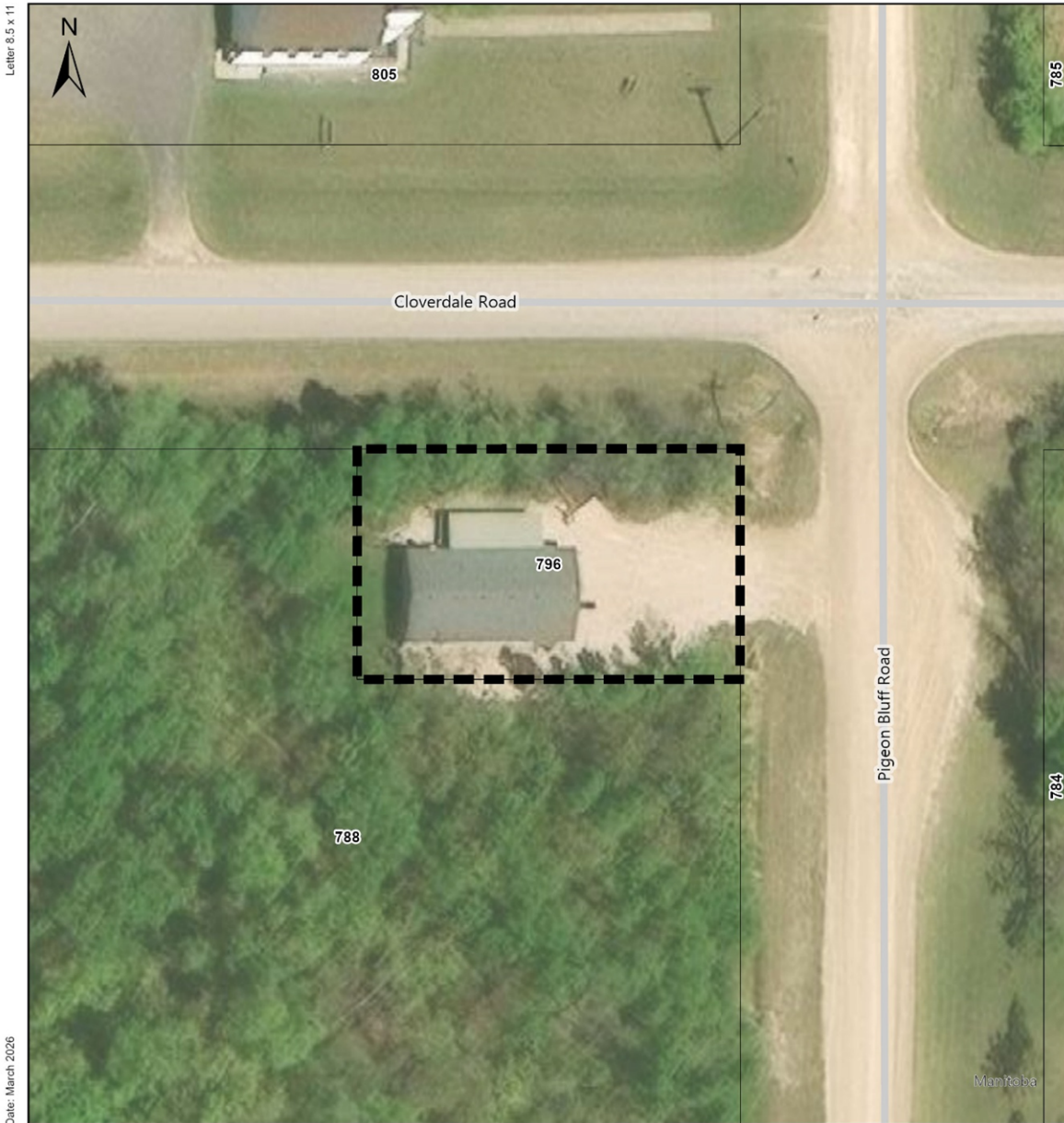
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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



## SUPPORTIVE MAPPING

Variance Order VO 20, 2026  
796 Pigeon Bluff Road, RM of St. Andrews  
Designation: "RA" Resource and Agriculture  
Zoning: "A80" Agricultural General

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

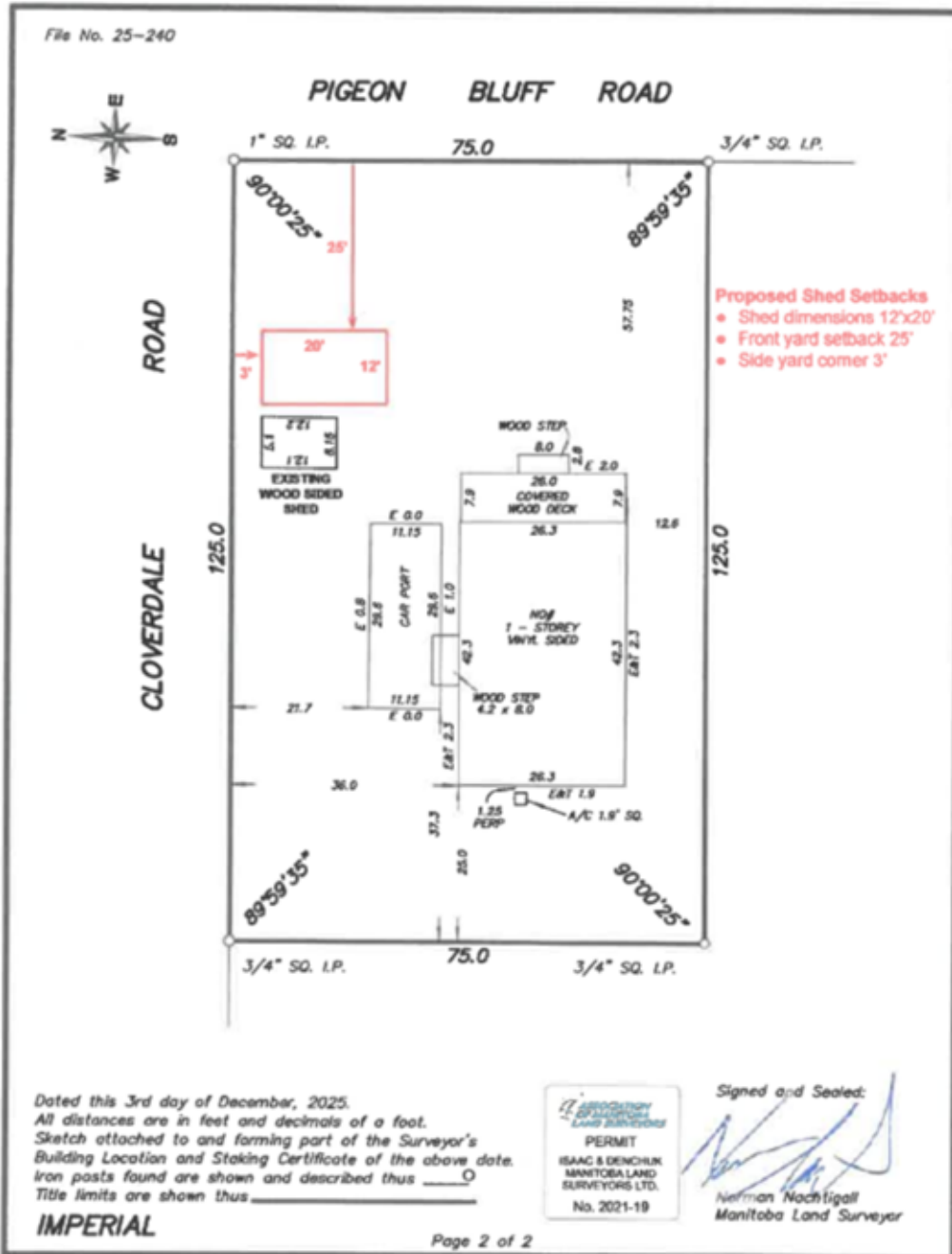
 Parcel Outline

 Roads



ADDITIONAL INFORMATION – SITE PLAN

**SITE PLAN**  
**796 Pigeon Bluff Road**  
**St Andrews, MB**  
**R1A 4J8**



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## ADDITIONAL INFORMATION – LETTER OF INTENT

Dear Members of the Committee,

I am writing to formally express my intent to apply for a variance to move a 12-foot by 20-foot (240 sq. ft.) accessory shed on my property at the above-noted address. The requested variance is to allow the structure to be located closer to the property line than the minimum setback required under the current zoning by-law.

In consultation with a professional planner, we learned that a 25-foot front yard (to Pigeon Bluff) and a 3-foot side yard (to Cloverdale Road) may be a reasonable site plan for the property given the significant width of the Cloverdale right-of-way. The proposed shed will be used for personal storage purposes only and will not be used for habitation, commercial activity, or any other secondary use. Please refer to the attached Site Plan which highlights in red the proposed new setbacks of the shed placement (Front Yard Setback 25-foot, Side Yard Corner 3-foot). Additionally, a current copy of the title and a Variance Order Application are also attached.

- We are a young couple, both working in adjacent rural municipalities. We are not city commuters. I work in agriculture and my partner, James, works in the trades. The agricultural location and nature of the area suits our local lifestyle well but we require a workshop and equipment storage to fully enjoy our lives in our home in this community.
- We seem to be a non-conforming lot in the A80 zoning. As much as we were keen to enjoy our property to comply with A80 zoning, the 50-foot front yard and corner side yard of 25-feet make our modest property practically unusable.
- The proposed shed would not at all affect neighbouring properties.
- When we were first planning the shed, the property enjoyed a mature landscape buffer along the north property line. Last fall, Manitoba Hydro came to trim parts of the trees and shrubs that were potentially affecting the hydro line, but inadvertently with some miscommunication ended up razing our entire landscape buffer to the ground. When the landscape buffer is re-established over the next season, it will mitigate any visual concern about the new shed.

Thank you for your time and consideration of this request. I would be pleased to provide any additional information required.

Sincerely,

Leanne Koroscil