

# 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**  
**May 12<sup>th</sup>, 2026**  
**5:30 pm**

**Council Chambers**  
**500 Railway Avenue**  
**RM of St. Andrews**

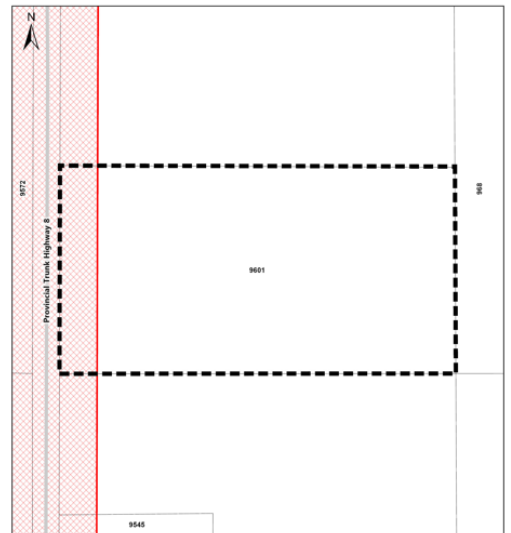
*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

Application File: VO 23, 2026

Applicant: Elanna Burchuk

Property Location: 9601 PTH 8, RM of St. Andrews  
 Roll #: 569000  
 Legal: CT 1480106/1,



**Application Purpose:**

The applicant is proposing to reduce the lot size of the Proposed and Residual Lot on the “A80” Agriculture General zone as a part of the condition of related subdivision S26-3139.

Variance Request in “A80” Agriculture General zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
Site area requirements (Table 11, sec. 5.4)	80 ac (min), 300 ft(min)	<b>Proposed Lot:</b> 18 ac, 484 ft <b>Residual Lot:</b> < 80 ac, >300 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](mailto:info@rrpd.ca)



## VARIANCE APPLICATION REPORT

<b>Date</b>	April 22 <sup>nd</sup> , 2026
<b>Application File</b>	<b>VO 23, 2026</b>
<b>Applicant</b>	Elanna Burchuk

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	9601 PTH 8, RM of St. Andrews
- Roll #	Roll #: 569000
- Legal	Legal: CT 1480106/1, PT. NW 31-16-4E
<b>Zoning</b>	"A80" Agriculture General zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"RA" Resource and Agriculture designation and "GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	79.69 acres in area 2767 feet in width  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request in "A80" Agriculture General zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
Site area requirements (Table 11, sec. 5.4)	80 ac (min), 300 ft(min)	<b>Proposed Lot:</b> 18 ac, 484 ft <b>Residual Lot:</b> < 80 ac, >300 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 S26-3139 in the A80" Agriculture General zone.

The municipality has no concerns with this application as it is a condition of subdivision application S26-3139, MTI Highway has no concerns for the variance but has concerns for the related subdivision that addressed in a condition of subdivision application.

## **OPTIONS FOR COUNCIL'S CONSIDERATION**

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

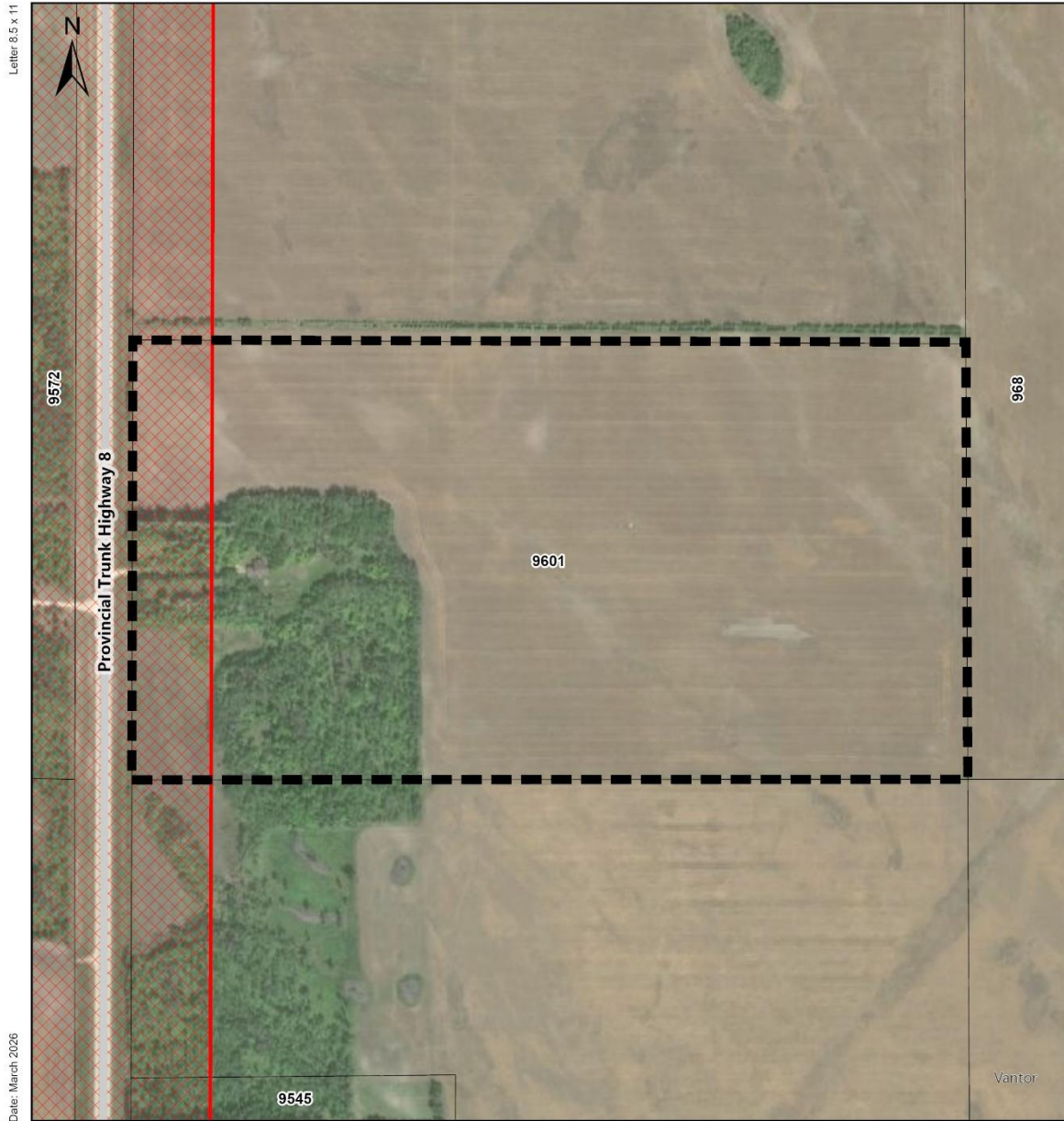
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 23, 2026  
9601 PTH 8, RM of St. Andrews

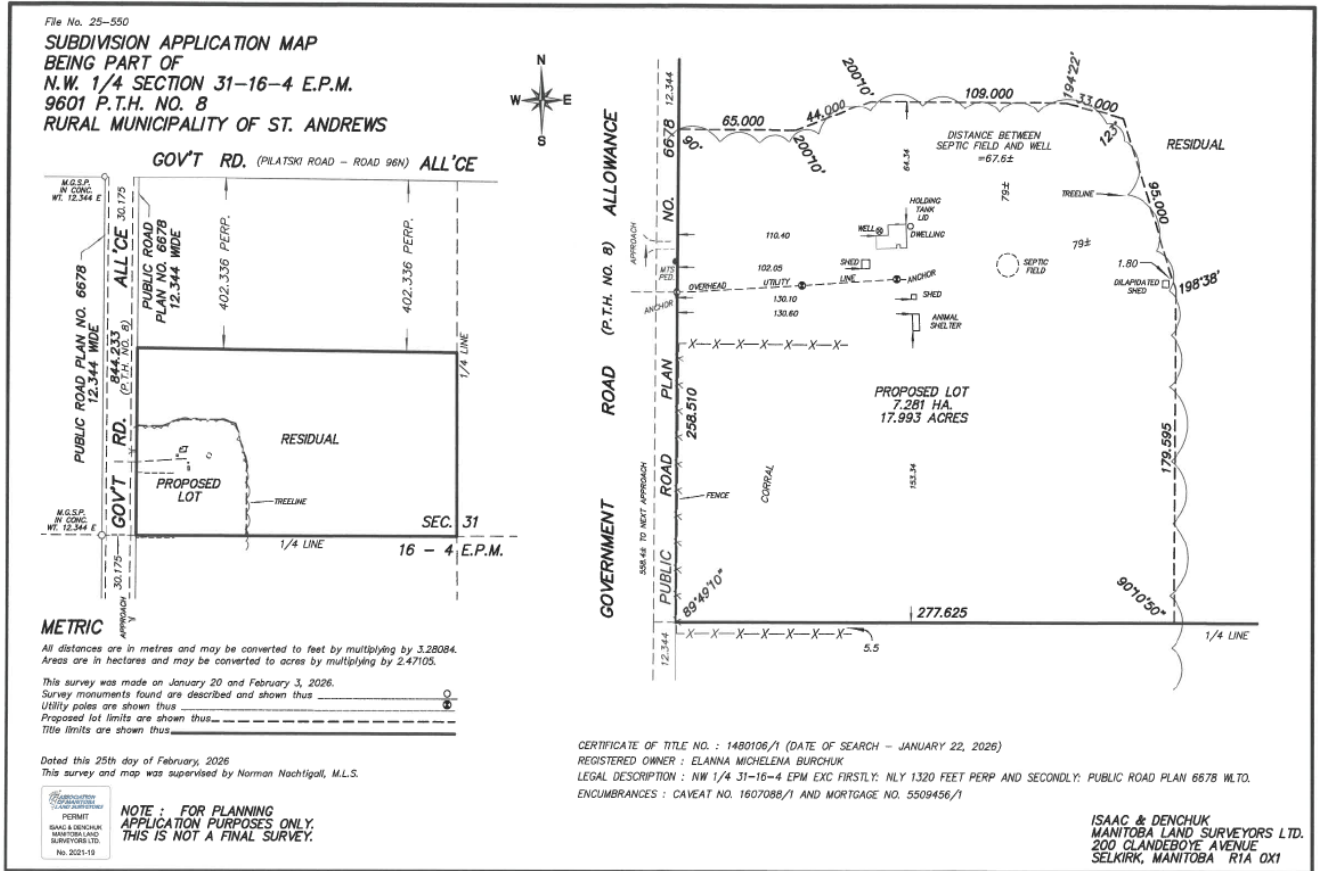
Designation: "RA" Resource and Agriculture  
Zoning: "A80" Agricultural General

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
-  Highway Control Zones
-  Roads



**ADDITIONAL INFORMATION – SAM**



**6 REASON FOR APPLICATION AND OTHER COMMENTS**

Indicate the reason(s) for making this application and provide any other information or comments you believe relevant. Attach extra sheets if more space is required.

I'm retiring from farming and will not be using my land for any further agricultural purposes. I would like to retain my homestead and forested area of 17.993 acres to continue living on. My intention is to sell the cultivated farm land to a local farmer.