

R.M. of St. Andrews
ZONING BY-LAW 4066
VARIATION ORDER FILE NO. 24, 2024
PUBLIC HEARING

We are
Listening.

**Public
Hearing**
Monday,
April 8th, 2024
5:30 PM
Council Chambers
500 Railway Ave.
Clandeboye, MB

Phone:

(204) 669-8880

1-800-876-5831

Fax:

(204) 669-8882

E-Mail:

info@rrpd.ca

Website:

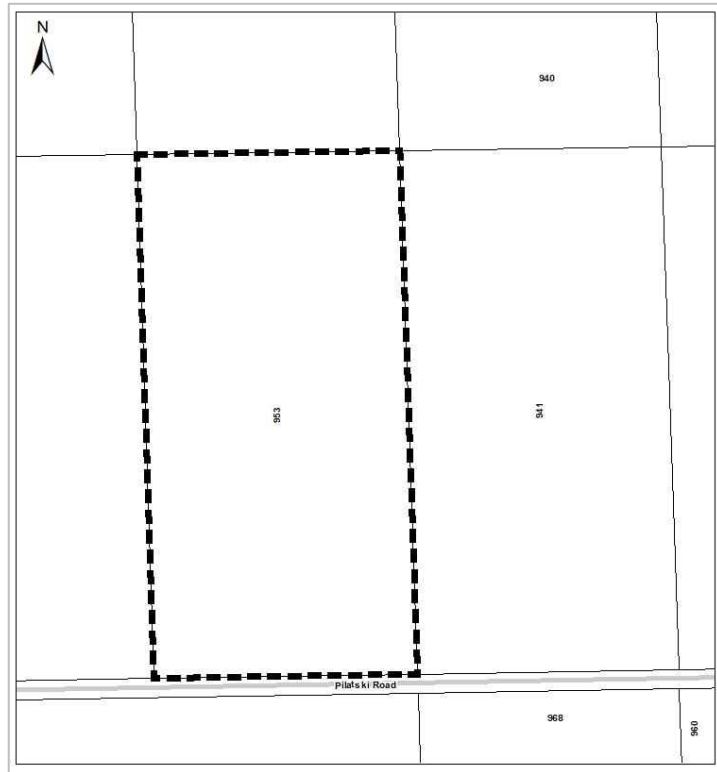
redriverplanning.com



As per *The Planning Act*, any person can make representation on the matter at the meeting.

What is VO 24, 2024 about?

This variance application is to reduce the minimum site area requirements in the "A80" Agricultural General zone. The requested Variance is part of the conditions within conditionally approved Subdivision Application S23-3016.



953 Pilatski Road (Roll No. 623000)

Planning meetings may be viewed live through the [RM of St. Andrews Youtube Channel](#). In-person and online attendance for the Public Hearing is available. Registration is required only, if you wish to attend online. Please contact the municipal office at 204-738-2264 ext. 137 or Braeden@rmofstandrews.com by 2pm the day of the meeting to register for attendance, speaking to council, providing written comments, whether "for" or "against" or for information regarding the application.

For more information please contact the Red River Planning District.

Red River Planning District
2978 Birds Hill Rd., East St. Paul, MB

Mon-Fri*

8:30am-4:15pm

*excludes all statutory holidays

*Note: Property owners are responsible for notifying "Tenants"

Date: March 21, 2024
File: VO 24, 2024
To: Council, R.M. of St. Andrews
From: Santan Singh, MCP, Community Planner, Red River Planning District
Location: The E ½ of the SW ¼ of section 6-17-4 EPM subject to special reservations contained in the grant from the Crown.
953 Pilatski Road (Roll No. 623000)

Property Zoning:

"A80" Agricultural General Zone,
R.M. of St. Andrews Zoning By-Law 4066

Variance Request Site Area	Zoning By-Law Requirement	Proposed by Applicant
proposed lot 1	80 ac (min)	10 acres
Residual lot		70 acres

Purpose:

To vary the site area requirements for proposed lot 1 from 80 ac (min) to **10 acres (min)** and for residual lot from 80 acres to 70 acres. This Variance is part of the conditions within conditionally approved Subdivision application S23-3016. A subdivision application map and a letter of intent has been submitted by the applicant/owner, which is attached to this report.

Background:

The subject property is comprised of 80 acres in total. The applicant is proposing one (1) lot of 10 acres, leaving a residual lot of 70 acres. The applicant wishes to subdivide the existing house from the cultivable portions of the land.

The subject property is surrounded by properties zoned "A80" Agricultural General.

Analysis:

The applicant, as per the submitted letter of intent, wants to sever the existing yard site from the current title. The residual land is cultivated farmland. Since the proposed lot is under 80 acres in size, a Variance is required to bring the lot into compliance.

St. Andrews Council on October 10, 2023, and the RRPD Board conditionally approved subdivision application S23-3016 on December 13, 2023. Approving this Variance will allow the applicant/owner to fulfill condition #2 of their conditional approval letter, and move one-step closer to completing all conditions and requirements for the application.

The subject property is zoned “A80” *Agricultural General* in the Zoning By-Law and “RA” *Resource and Agriculture* in the Development Plan.

The following information is for Council’s consideration:

- The site area requirements as proposed within the subdivision for proposed lot 1 did not comply with the St. Andrews Zoning By-Law 4066, “A80” *Agricultural General* zone.
- The subdivision associated with this Variance has been conditionally approved by St. Andrews Council and the RRPD Board.
- This application was circulated to the R.M. of St. Andrews for comments.

Options:

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.

Under section 98(1) of *the Planning Act*, in making a variance order under clause 97(1)(b) above, Council may:

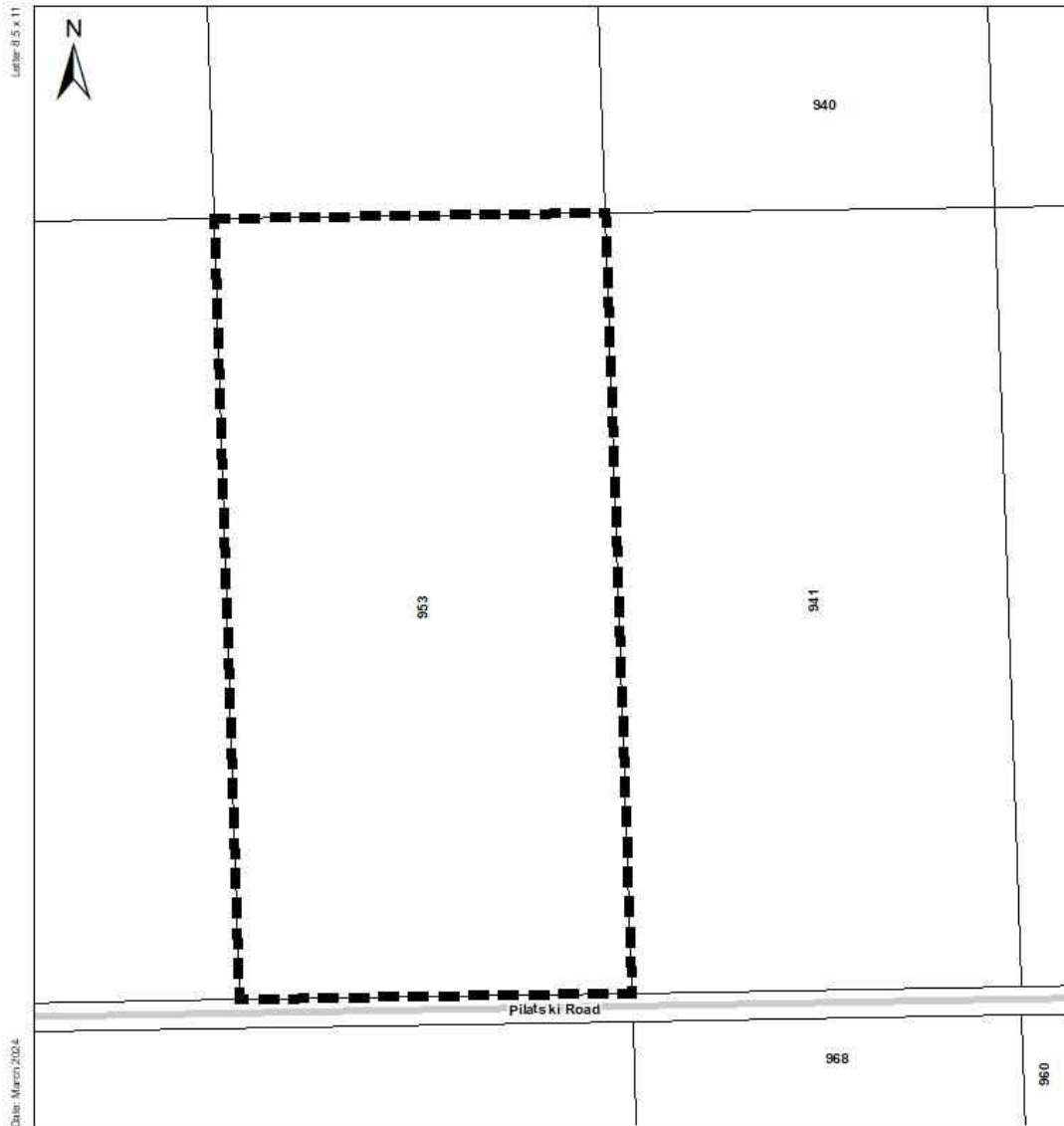
- (a) impose any conditions on the applicant or the owner of the affected property that it considers necessary to meet the requirements of clause 97(1)(b); and
- (b) require the owner of the affected property to enter into a development agreement under section 150.

Recommendation:

Should Council approve the requested zoning variance, we recommend the following conditions:

1. That the variances be limited to what is being proposed in this application. Any further changes will require a new variance approval.

LOCATION MAP
Illustrating Subject Property





SUPPORTIVE MAPPING

Variance Order VO 24, 2024
 953 Pilatski Road, RM of St. Andrews

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

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

 Subject Property

 Parcel Outline

 Roads







SUPPORTIVE MAPPING

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APPLICANT PROVIDED INFORMATION
(Letter of intent, Site Plan, Other information)

**SUBDIVISION APPLICATION MAP
BEING PART OF
S.W. 1/4 SECTION 6-17-4 E.P.M.
953 PILATSKI ROAD
RURAL MUNICIPALITY OF ST. ANDREWS**



CERTIFICATE OF TITLE NO. : 2602288/1

REGISTERED OWNER : MARINA CHRISTINE HOLLOWAY

LEGAL DESCRIPTION : THE E 1/2 OF THE SW 1/4 OF
SECTION 6-17-4 EPM SUBJECT TO THE SPECIAL RESERVATIONS
CONTAINED IN THE GRANT FROM THE CROWN.

ENCUMBRANCES : NONE

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 July 25, 2023.

Survey monuments found are described and shown thus _____ O

Utility poles are shown thus _____

Proposed lot limits are shown thus _____

Title limits are shown thus _____

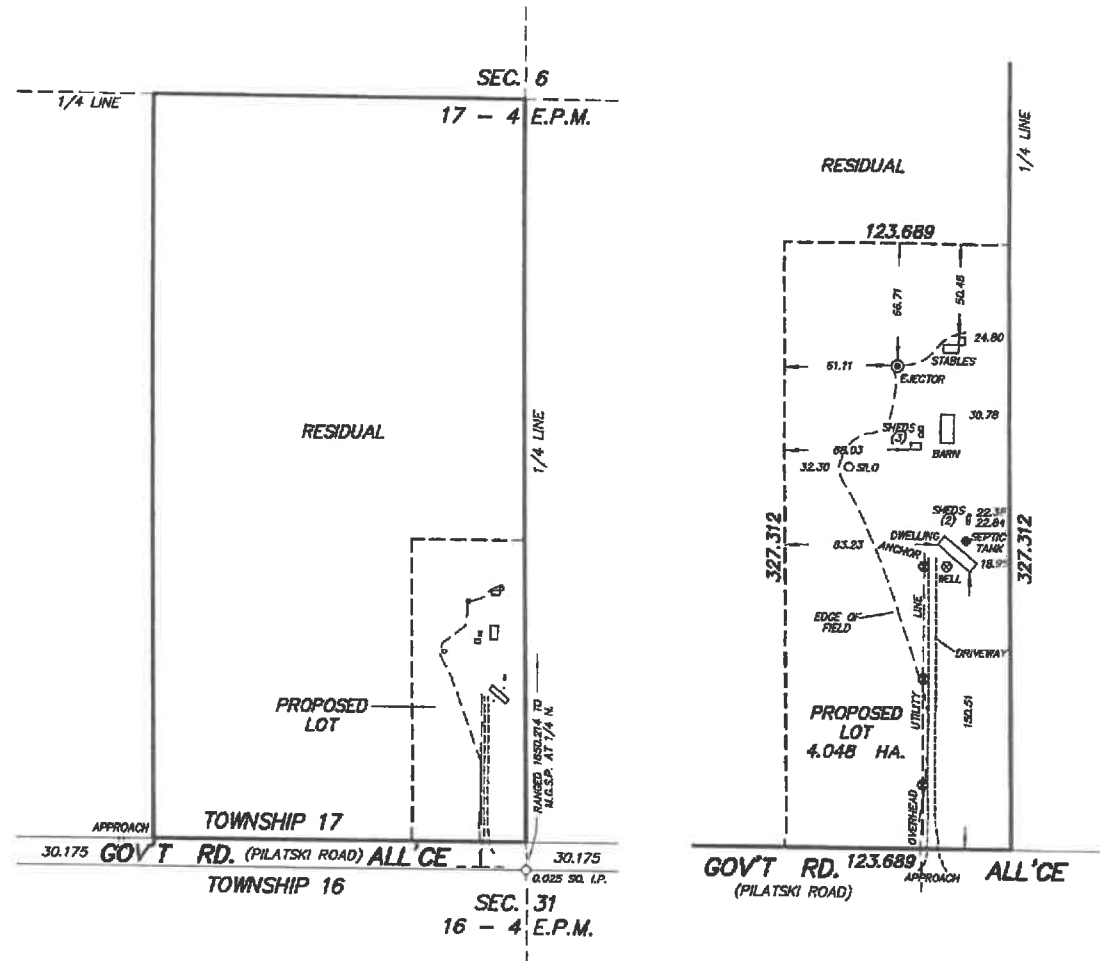
Dated this 18th day of August, 2023

This survey and map was supervised by Michael Kozoway, M.L.S.



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

**ISAAC & DENCHUK
MANITOBA LAND SURVEYORS LTD.
200 CLANDEBOYE AVENUE
SELKIRK, MANITOBA R1A 0X1**



OTHER INFO

(Government Comments, other relevant information)

Santan Singh

From: Braeden <Braeden@rmofstandrews.com>
Sent: March 20, 2024 12:54 PM
To: Calvin So
Cc: Santan Singh; Luanne Martin
Subject: RE: Variance Application VO 24, 2024

Good Afternoon Calvin,

The RM does not have any comments or conditions for the noted variance application VO 24, 2024.

Best Regards,



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer
R.M. of St. Andrews

Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0C0
Phone: (204) 738-2264 (Ext. 137)
Fax: (204) 738-2500 | www.rmofstandrews.com

From: Calvin So <calvin@rrpd.ca>
Sent: March 13, 2024 11:57 AM
To: Braeden <Braeden@rmofstandrews.com>
Cc: Santan Singh <santan@rrpd.ca>; Luanne Martin <luanne@rrpd.ca>
Subject: Variance Application VO 24, 2024

Hi Braeden,

Please see the application for VO 24, 2024 attached for comments.

This application will be going to the April 9th council meeting.

Thanks,



Calvin So, M.C.P.
Community Planning Assistant
Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5
Tel: 204-669-8880 Fax: 204-669-8882
www.redriverplanning.com

Planning and Development Services for the Municipalities of:
Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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