

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION Rural Municipality 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 Avenue,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

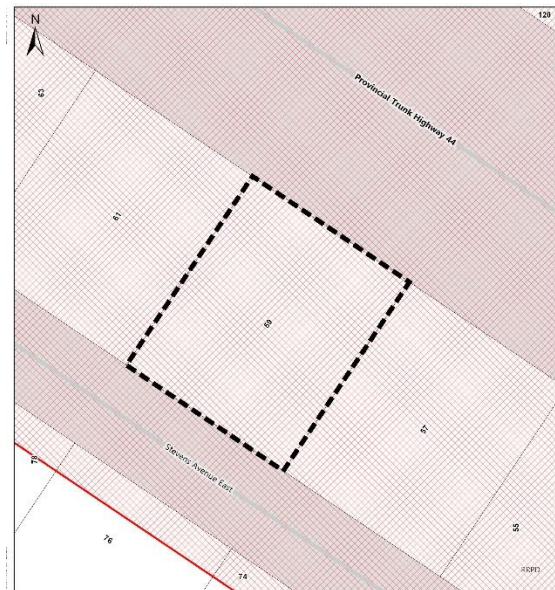
Application File: VO 26, 2026

Applicant: Glen Ziolkoski

Property Location: 59 Stevens Avenue East,
St. Andrews
Roll # 216300
Legal: 7-1-1489

Application Purpose:

The applicant proposes to reduce the minimum front yard setback for a main building from 30 feet to 22.09 feet, in order to allow for an addition to be constructed on an existing non-conforming single-family dwelling on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front Yard Setback for Main Buildings in the “RA” Suburban Residential Zone (Section 6.3, Table 14)	30 feet (min.)	22.09 feet

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 25, 2026
Application File	VO 26, 2026
Applicant	Glen Ziolkoski

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	59 Stevens Avenue East, St. Andrews
- Roll #	216300
- Legal	7-1-1489
Zoning	"RA" Suburban Residential zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Existing Residential designation Lockport Secondary Plan By-law
Property Size	0.5 acres in area (+/-) 133 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 Setback for Main Buildings in the "RA" Suburban Residential Zone (Section 6.3, Table 14)	30 feet (min.)	22.09 feet

Application Purpose

The applicant proposes to reduce the minimum front yard setback for a main building from 30 feet to 22.09 feet in the "RA" Suburban Residential Zone, in order to allow for an addition to be constructed on an existing non-conforming single-family dwelling on the subject property. The existing single-family dwelling has a setback of 22.09 feet from the front property line, meaning that it is not currently in conformance with zoning. The proposed addition is 760 square feet in size and setback 24.09 feet from the front property line.

This application was circulated to the RM of St. Andrews and they have no comments. This application was also circulated to Manitoba Highways and at the time that this report was written, no comment was received.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

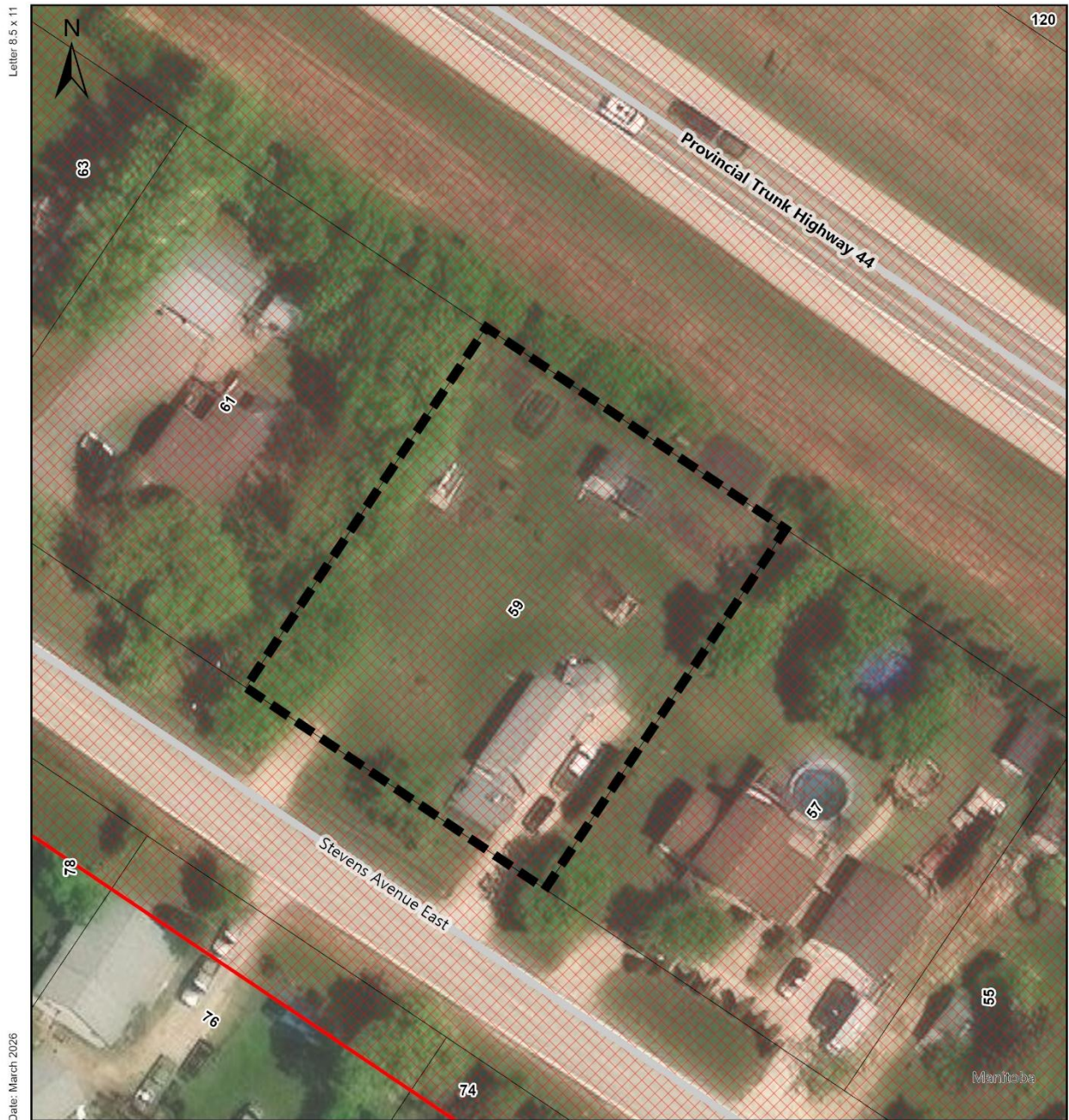
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 26, 2026
59 Stevens Ave E, RM of St. Andrews

Designation: "SC" Settlement Centre
Zoning: "RA" Suburban 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.

 Subject Property

 Parcel Outline

 Highway Control Zones

 Roads

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION – LETTER OF INTENT

Letter of Intent. March 12, 2026

To Whom It may concern:

It is our intent to add an addition to the side of our house that would be 20×30 ft with a 2 ft set back from the existing house.

SUBDIVISION APPLICATION MAP

OF PART OF
RIVER LOT 100 PARISH OF ST. ANDREWS
BEING
LOT 7, BLOCK 1, PLAN 1489 WLTO
R.M. OF ST. ANDREWS, MANITOBA

CERTIFICATE OF TITLE
STANDARD SEARCH CASE: FEBRUARY 13, 2003

REGISTERED OWNERS:
DEB JACKSON

LEGAL DESCRIPTION:
LOT 7 BLOCK 1 PLAN 1489 WLTO
SAC OUT OF THE W 1/2 OF S&D LOT 7, ALL BASES AND MINERALS VESTED
IN THE CROWN IN ACCORDANCE BY THE REAL PROPERTY ACT
P.V.L. 100 PARISH OF ST ANDREWS

ENCUMBRANCES:
EQUIPMENT TAX 2003/04/05

PUBLIC ROAD PLAN 4601 P.T.H. No. L4

PUBLIC WORK PLAN 5499

TELEPHONE FEDERAL 1341

PROPOSED LOT 2 AREA=10782 sq. Ft.

PROPOSED LOT 1 AREA=10763 sq. Ft.

PROPOSED LOT LINE

LOTS 6 BLOCK 1 PLAN 1489

LOT 8 BLOCK 1 PLAN 1489

Handwritten notes: 58'9L, 38'1, 22.09 off 52.1

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