

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 13th, 2025
5:30 pm

Council Chambers
500 Railway Avenue
Clandeboye, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 31, 2025

Applicant: Wall

Property Location: 128 Grand Circle
Roll #523950
Lot 6, Block 4, Plan 5686

Application Purpose:

The applicant proposes to reduce the front yard setback for an accessory structure from 15 ft (min) to **10 ft 9 ¾ inches**, and reduce the side yard setback for an accessory structure from 5 ft (min) to **3 ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard: Accessory (Table 14 – Residential Bulk Table)	15 ft (min)	10 ft 9 ¾ inches
Side yard: Accessory (Table 14 – Residential Bulk Table)	5 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

VARIANCE APPLICATION REPORT

Date	April 25, 2025
Application File	VO 31, 2025
Applicant	Wall

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	128 Grand Circle
- Roll #	523950
- Legal	Lot 6, Block 4, Plan 5686
Zoning	"SR" Seasonal 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	n/a
Property Size	0.25 acres in area 58 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 (Table 14 – Residential Bulk Table)	15 ft (min)	10 ft 9 ¾ inches
Side yard: Accessory (Table 14 – Residential Bulk Table)	5 ft (min)	3 ft

Application Purpose

The applicant proposes to reduce the front yard setback for an accessory structure from 15 ft (min) to 10 ft 9 ¾ inches, and to reduce the side yard setback for an accessory structure from 5 ft (min) to 3 ft.

The proposed Variances are to accompany a proposed cold storage garage, to house pontoon and ski boats for winter months. The Variances are to accompany a hydro pole that is on the property line.

The application was circulated to the municipality, and they have no comments or conditions for this Variance.

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 would require a new variance approval.
2. Applicant / owner obtains all required permits from the Red River Planning District, the Province and the municipality, if required.


RRPD LOCATION MAP




SUPPORTIVE MAPPING


Variance Order VO 31, 2025
128 Grand Circle, RM of St. Andrews
Designation: "SC" Settlement Centre
Zoning: "SR" Seasonal Residential

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

 Subject Property

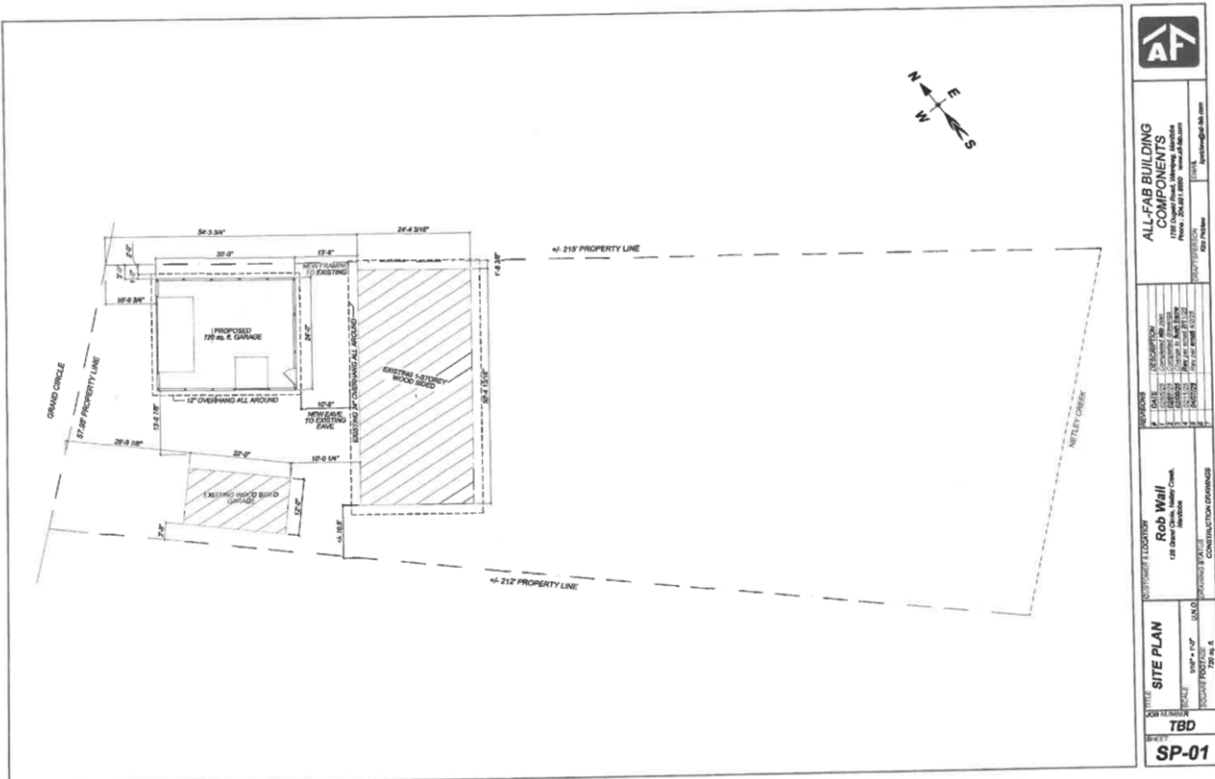
 Parcel Outline

 Roads

 Water Bodies

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION



Letter of Intent for personal accessory garage at 128 Grand Circle

Plan is to build a cold storage garage to house pontoon and ski boat for winter months but I would like to vary 15' front to 10' 9 3/4" which means Hydro pole that is on property line would still be 10' + from my building edge. Also like to vary 5' side yard to 3' to building or 2' to overhang.

This means applying for two variances.

Thanks

Rob Wall

COMMENTS FROM GOVERNMENT AGENCIES

Hi Calvin,

The RM does not have any comments/conditions for VO 31, 2025.

Thank you,



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

Box 130 | 500 Railway Avenue | Clandeboye, MB | ROC OP0

Phone: (204) 738-2264 (Ext. 137)

Fax: (204) 738-2500 | www.rmofstandrews.com