

NOTICE OF PUBLIC HEARING

VARIANCE ORDER 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 12th, 2026
5:30pm

Council Chambers
500 Railway Ave.
R.M. of St. Andrews

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

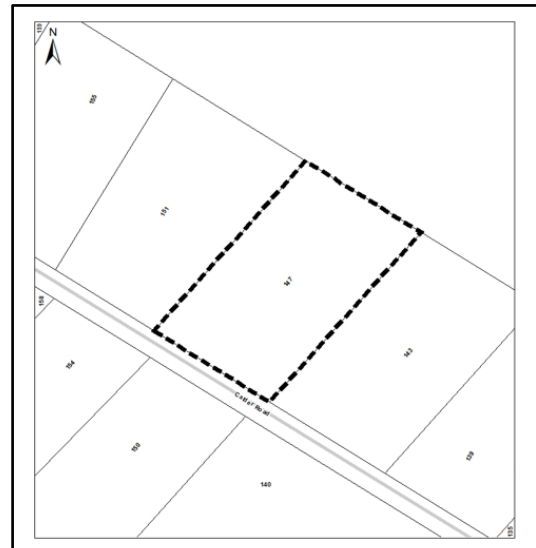
Application File: VO 33, 2026

Applicant: Cory and Shannon
Pelletier

Property Location: 147 Calder Rd.
R.M. of St. Andrews
Roll #316550
Legal: RL11/13-CL-3405

Application Purpose:

The applicant proposes to increase the size (of the Garden Suite (RTM -Ready to Move Home, approved as per CU 10, 2025) on the subject property in "AR" Agricultural Restricted zone.



Property Zone	Size requirements	Proposed by Applicant
"AR" Agricultural Restricted zone Garden Suite (Sec.5.3 Table 10)	1200 ft ²	1,213 ft ²

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

CONDITIONAL USE APPLICATION REPORT

Date	April 21, 2026
Application File	VO 33, 2026
Applicant	Cory and Shannon Pelletier

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	147 Calder Rd. R.M. of St. Andrews Roll #316550 Legal: RL11/13-CL-3405
Zoning	"AR" Agricultural Restricted zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"AR" Agricultural Restricted designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	None
Property Size	5.07 acres in site area 367 ft in site width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"AR" Agricultural Restricted zone Garden Suite (Sec.5.3 Table 10)	1200 ft ²	1,213 ft ²

Application Purpose

The applicant proposes to increase the size of a proposed garden suite (approved as per CU 10, 2025) from 1,200 sq ft to 1,213 sq ft at 147 Calder Road, as per section 3.31.5 there is no minor variance for the building size, no concerns or conditions received the circulation to the RM.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or
- (b) approve the application if the conditional use proposed in the application
 - (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 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 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 33, 2026
147 Calder Road, RM of St. Andrews

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

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
(from applicant, municipality, government departments, etc.)

Letter of Intent

Date: April 1, 2026

Property Information: Roll No. 0316550.000

147 Calder Road, St. Andrews, Manitoba, R1A 4B6

Current Owners: Cory and Shannon Pelletier

To whom it may concern:

Hello, we are writing to request a variance to a previously approved conditional use permit for a new Ready to Move structure on the property located at 147 Calder Road. We (Cory and Shannon Pelletier) purchased the property from Mr. Gordon and Mrs. Allison Block last year (Shannon's Parents) and purchased a new RTM home from Grandeur Homes, in Headingley, Manitoba.

The intent of the new Ready to Move Home is still to afford Gordon and Allison the opportunity to reside on the same property on which they have been living for 40 years and it would become their principal residence. Cory and Shannon Pelletier would be able to help take care of Shannon's aging parents and be able to continue to maintain the current residence at 147 Calder Road. The RTM would be placed temporarily with all supporting documentation, permits, foundations, etc. and then removed from the property in the long term.

That being said, the RTM we have purchased has an exterior calculated footprint of 1213 square feet (within 1% of the 1,200 square feet maximum). It was unknown to us that the exterior footprint of the RTM was the measure in which this maximum was established. When we bought the RTM, we knew the total living area was 1,141 square feet, which we were under the impression was acceptable. We have since applied for the permits and have now been told that we are in need of a variance to the previously approved conditional use for the added 13 square feet.

Based on the above we are requesting that the current RTM which we have purchased be allowed to have the footprint which is calculated to be 1,213 square feet in lieu of the 1,200 which was previously prescribed. This would allow the ability to allow Gordon and Allison Block to live on the same property in their new Ready to Move home with the aid of Cory and Shannon Pelletier, to help tend to their aging needs as well as maintain and live in the principal residence as a family.

If you have any questions, please let us know and we thank you for your consideration,

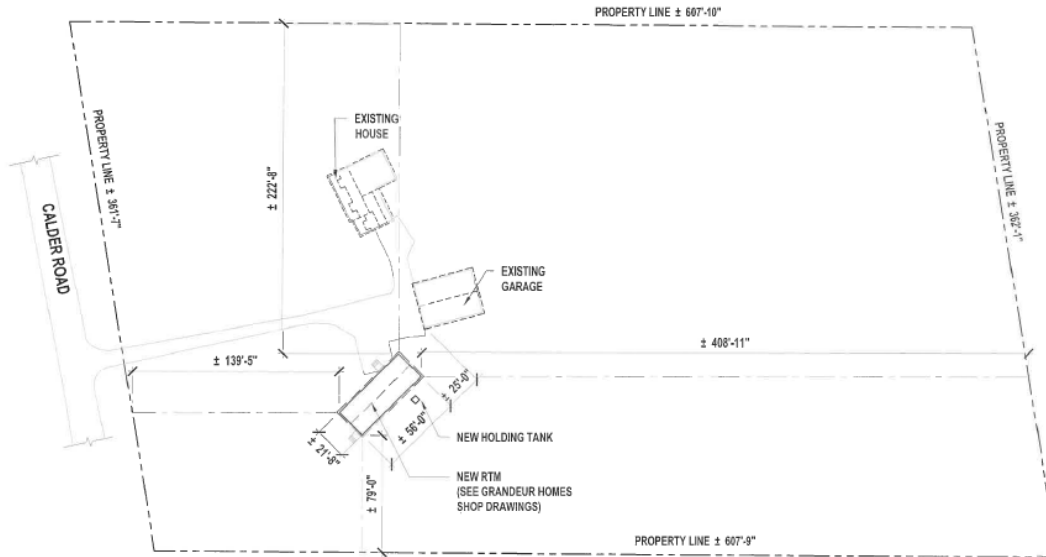
Sincerely,

Shannon Pelletier



Cory Pelletier

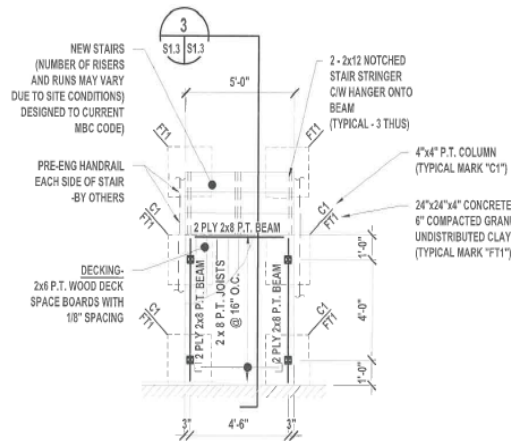
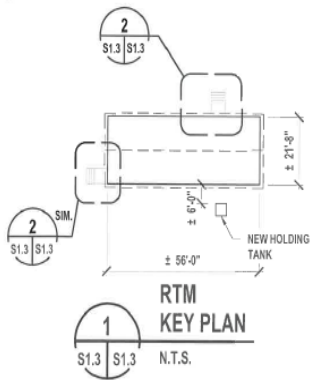




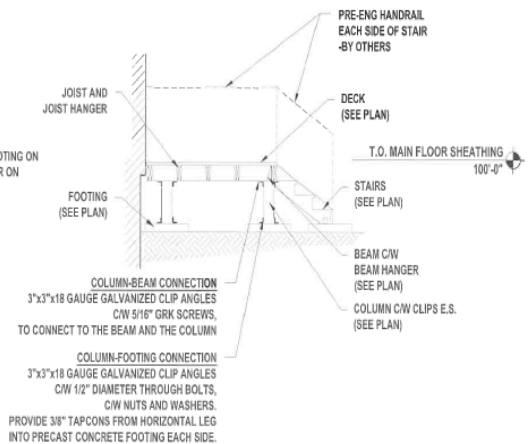
APPROXIMATE SITE INFORMATION

1
S1.2 S1.2 N.T.S.

TO THE RAILROAD TRACKS AND PROVINCIAL TRUCK 9A HIGHWAY



2 STAIR PLAN FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NOTE:
• LIVE LOAD = 40 psf (1.92 kPa)
• DEAD LOAD = 6 psf (0.29 kPa)



3 PARTIAL SECTION
SCALE: 1/4" = 1'-0"

