

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 12th, 2026
5:30 pm

Council Chambers
500 Railway Avenue
RM of St. Andrews

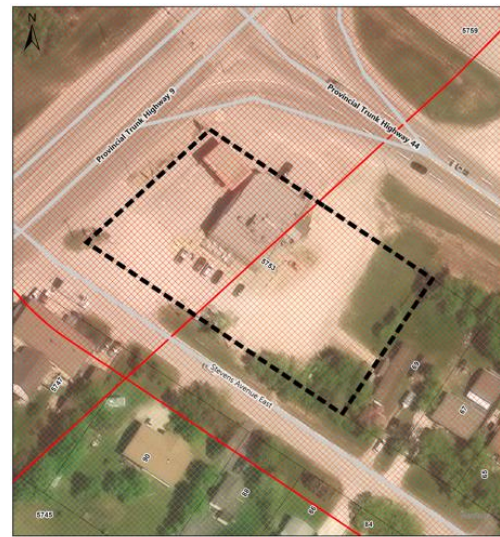
Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

Application File: VO 40, 2026

Applicant: Conelly Signs and Service LTD.

Property Location: 5753 HWY 9,
 St. Andrews
 Roll # 215600
 Survey: 1/3-1-1489



Application Purpose:
 The applicant proposes to increase the combined area and the number of business, directional and mobile signs in order to construct a new sign and remain for 9 signs on the subject property.

Variance Request in “CH” Highway Commercial zone sec. 3.28-3.28.3	Zoning By-law Requirement	Proposed sign size by Applicant
Business/directional/mobile signs combined area	64 ft ² (max), 8 ft ² (max), 64 ft ² (max) respectively	Combined area: 137.46 ft ² (new sign both sides) + 92.6 ft ² , 50ft ² , 70ft ² (existing signs) (max) respectively
Number of permanent and mobile signs	1 (max), 2 (max) respectively	8 permanent signs(max) and 2 mobile signs (max) in total

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 28, 2026
Application File	VO 40, 2026
Applicant	Conelly Signs and Service LTD.

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	5753 HWY 9, St. Andrews
- Roll #	Roll # 215600
- Legal	Legal: 1/3-1-1489
Zoning	CH" Highway Commercial 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	Future Commercial designation
Property Size	1.06 acres in area (+/-) 160 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in "CH" Highway Commercial zone sec. 3.28-3.28.3	Zoning By-law Requirement	Proposed sign size by Applicant
Business/directional/mobile signs combined area	64 ft ² (max), 8 ft ² (max), 64 ft ² (max) respectively	Combined area: 137.46 ft ² (new sign both sides) + 92.6 ft ² , 50ft ² , 70ft ² (existing signs) (max) respectively
Number of permanent and mobile signs	1 (max), 2 (max) respectively	8 permanent signs(max) and 2 mobile signs (max) in total

Application Purpose

The applicant proposes to increase the maximum combined area for business, mobile and directional signs from 64 ft²/8 ft²/64 ft to 230.06 ft² for business signs, 50 ft² for directional signs, 70 ft² for mobile signs and increase the maximum number of freestanding signs on the property from 1 business sign+ 2 mobiles signs allowed to 10 business (max)it total for the new Petro sign to be constructed on the

property (see Appendix A for the site plan and building info). Historically, oversized signs were there for years, with no permits or connection to the current applicant. Any new oversized second and more signs will require a variance to bring it into compliance with the Zoning-Bylaw, section 3.28.

This application was circulated to the R.M. of St. Andrews and MIT Highways. The R.M. has no concerns, MTI will require a permit for the new sign (see full comment in Appendix B)

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.

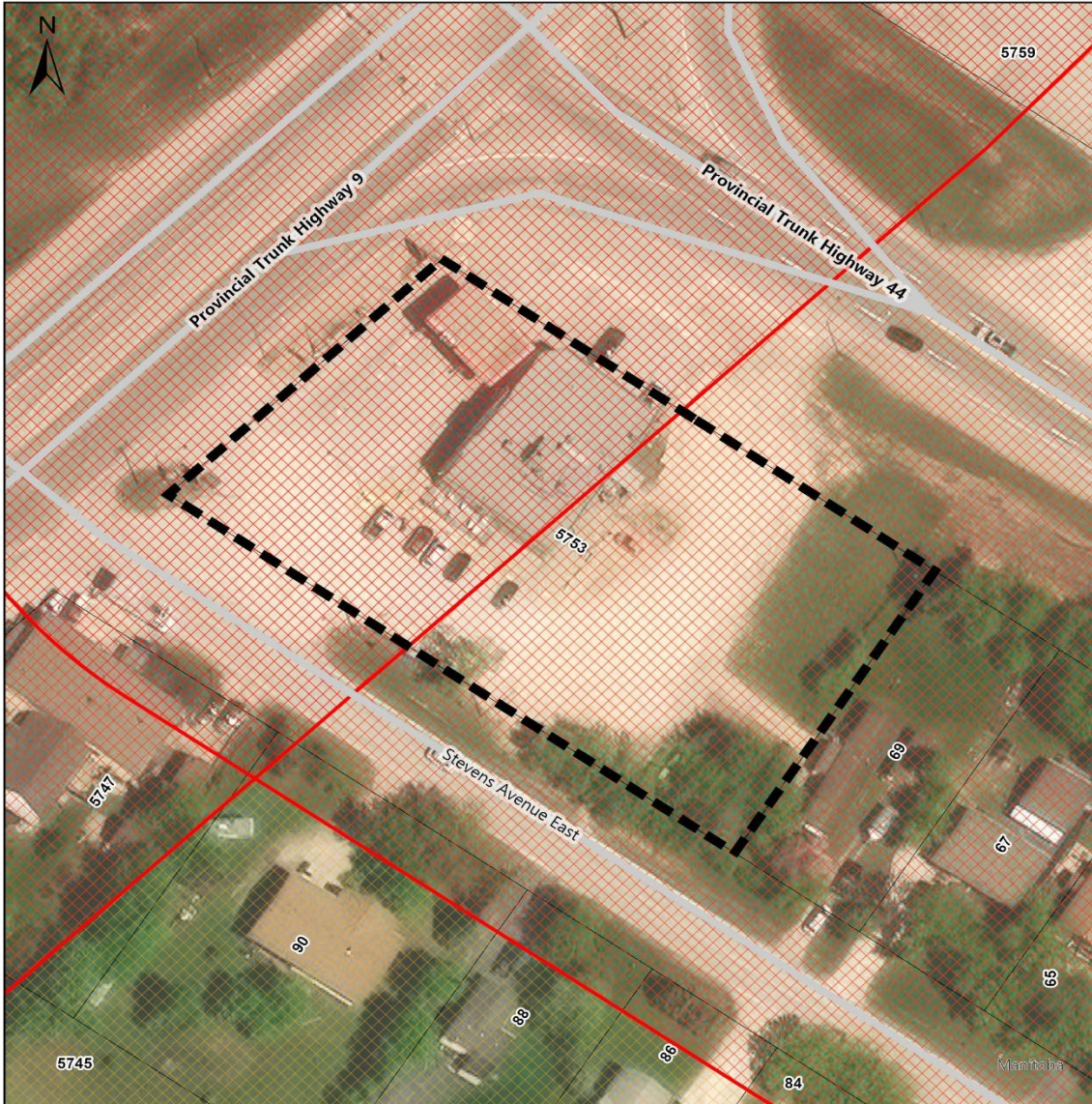
RECOMMENDED CONDITIONS OF APPROVAL

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 (combined area: 350.04 ft² in size, 10 business signs (max)). Any further changes, replacement or additions that are not in substantial conformance with the application would require a new variance approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. Applicant / owner obtains all required permits from Manitoba Transportation and Infrastructure as required and shall conform to MTI sign policy. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>

RRPD LOCATION MAP

Letter: 8.5 x 11



Date: April 2026

SUPPORTIVE MAPPING

Variance Order VO 40, 2026
5753 PTH 9, RM of St. Andrews

Designation: "SC" Settlement Centre
Zoning: "CH" Commercial Highway

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
-  Hazard Lands - Airport
-  Parcel Outline
-  Highway Control Zones
-  Roads



Appendix A: ADDITIONAL INFORMATION – LETTER OF INTENT

DATE: April 2, 2026

LETTER OF INTENT

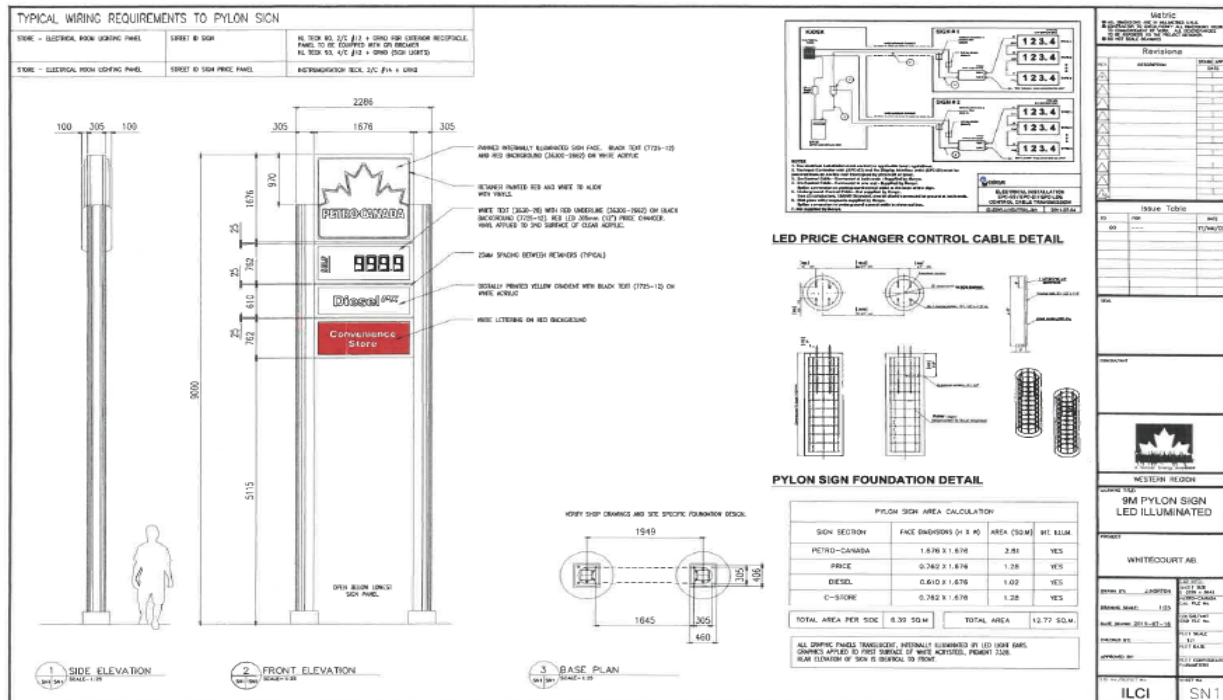
To Whom It May Concern,

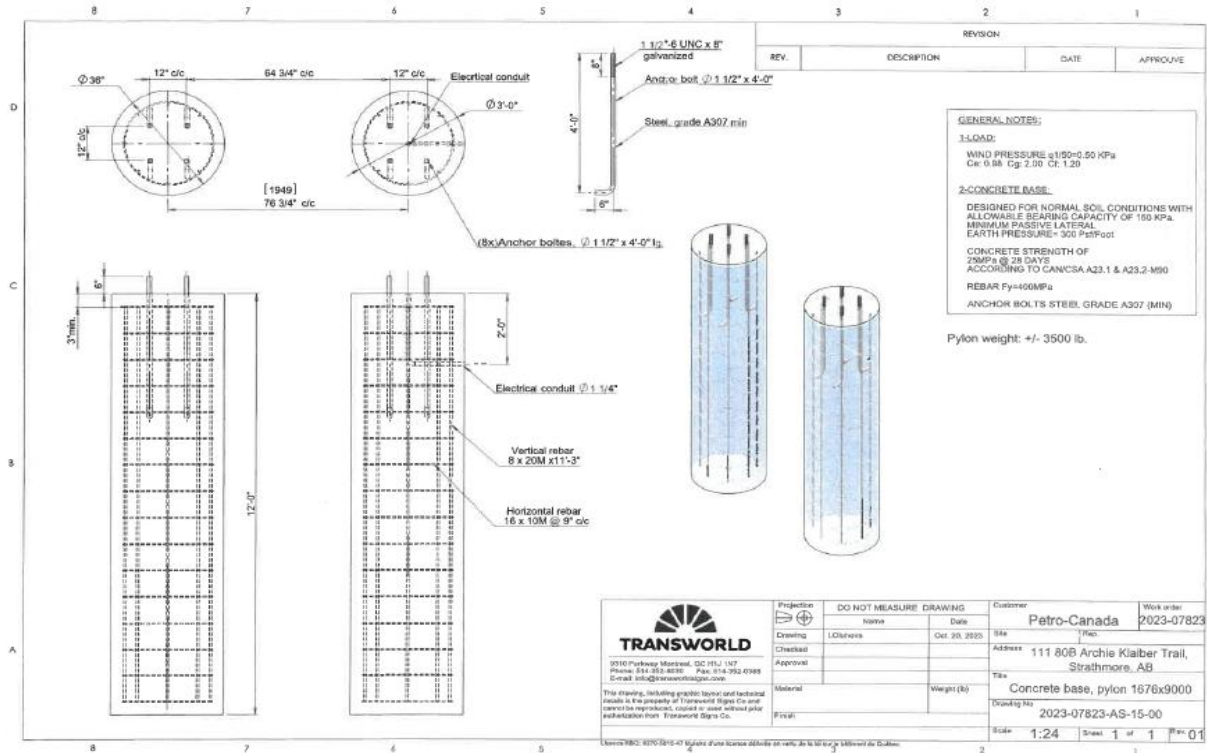
Please be advised that this letter of intent is to advise of removal of the deteriorating Petro Canada pylon sign at 5753 Hwy 9 Lockport, MB and replace it with a new better structured pylon which reflects the business and the services the location offers.

It would be best if this could be done as it would be considered a replacement, not an addition to the property. It will not affect the neighbors in the area. It will make the area look better and not broken down.

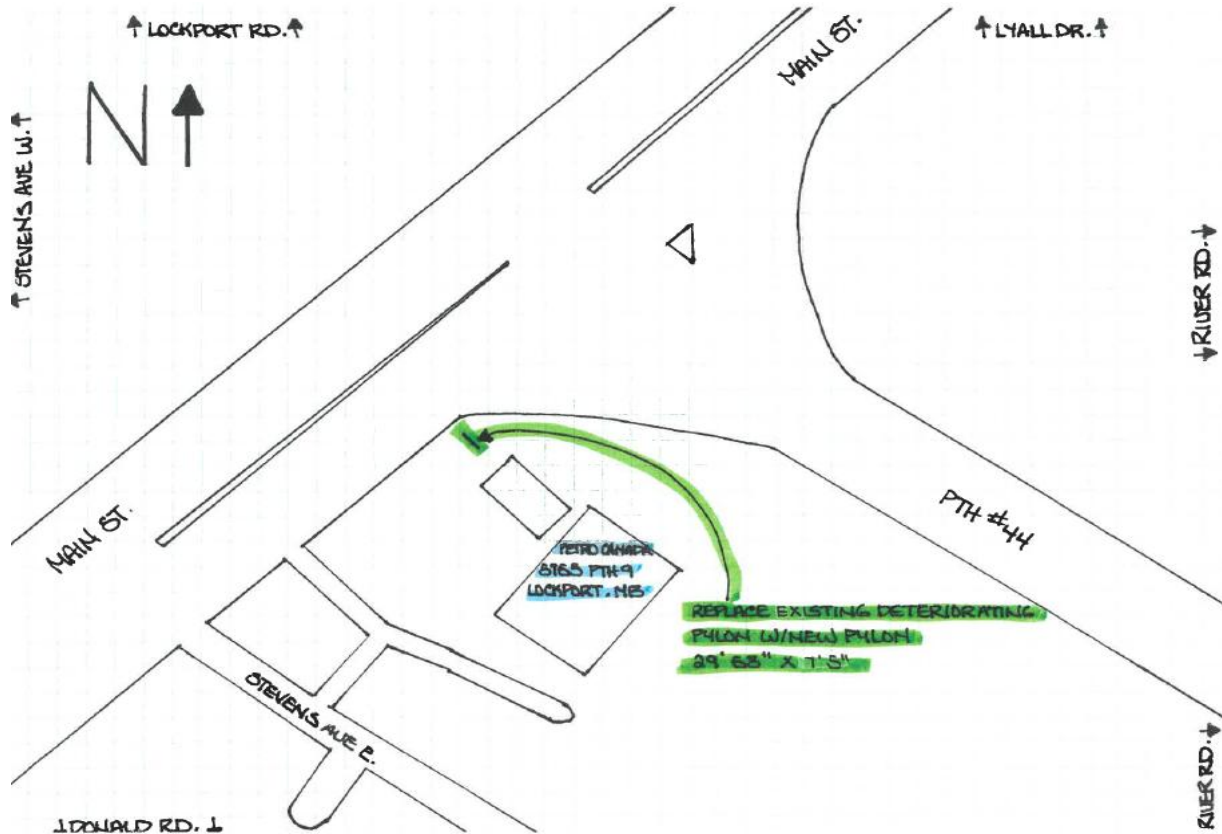
Connelly Signs

ADDITIONAL INFORMATION – BUILDING PLAN





SITE PLAN FROM THE APPLICANT



VARIANCE APP.

1. # of freestanding signs
2. Combined area of business signs
3. Combined area of directional signs
4. Combined area of mobile signs
5. Height of directional signs
6. Height of mobile signs
7. Setbacks

MOBILE: MAX. 10'
MAX. 64#
x 2 MAX. NO. 2 PER SITE

FREESTANDING: x 7
MIN. 1' SETBACK
MAX. 1 PER SITE

Directional → MAX. 15'
MAX. 8#

Business → MAX. 40'
MAX. 64#

OUTSTANDING INFORMATION

- SIZE & HEIGHT OF SIGN NO. 1 & 2
- SIZE & HEIGHT OF SIGN NO. 4 thro 7
- SIZE & HEIGHT OF SIGN NO. 8 & 9

* BASED ON BLC PROVIDED ARE ALL SIGNS SETBACK 1' FROM PROPERTY LINES.

	SIZE	HEIGHT	SETBACK
SIGN 1	30" x 30"	11'	1' From West
SIGN 2	96" x 96"	18'	12' From West
Sign 3	44" x 79"	79"	1' From West
SIGN 4-7	32" x 51"	51"	15'/35' From West
SIGN 8	48" x 96"	64"	1' From West
SIGN 9	60" x 115"	96"	1' From West

CONNELLYSIGNS
300 DL CRESCENT • LOCKPORT, MB • 558 200
PHONE 204-943-0640 FAX 204-943-8762

SHEET NUMBER: A1.0 SCALE: 1:30
 QUANTITY NUMBER: 000000 REVISIONS: R:0
 CUSTO MER: []
 PROJECT TITLE: DESCRIPTION []
 INSTALLATION ADDRESS: []
 DATE: 00/00/2023
 DESIGNER: A. WROSTAD
 SIGN TYPE: []
 NOTES: []

CUSTOMER APPROVAL

Approved as shown
 Approved with noted changes
 WITH ANY OTHERS DRAWING TO APPROVE

THIS DRAWING IS THE PROPERTY OF CONNELLY SIGNS & SERVICE LTD. AND IS PROTECTED BY COPYRIGHT. ANY USE OR REPRODUCTION OF ANY PORTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF CONNELLY SIGNS & SERVICE LTD. WILL RESULT IN CHARGES TO THE CUSTOMER TO RECOVER ATTORNEY & DESIGN COSTS.

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CELEBRATING 50 years

Appendix B: Provincial Agencies comments

Archived: April 29, 2026 3:09:19 PM

From: [DiNella, Jeff](#)

Sent: Wed, 29 Apr 2026 15:14:57

To: [Calvin So](#)

Cc: [+STE1000 - Easternutilities](#)

Subject: RE: VO 40, 2026

Importance: Normal

Sensitivity: None

Hi Calvin

We have reviewed Variation Order 40, 2026 and have the following comments:

- If any of the signs are located within the controlled area of PTH 9 and PTH 44, permits are required and shall conform to Manitoba Transportation and Infrastructure sign policy. For permit information, please email accessmgmt@gov.mb.ca or call 204-583-2433. Permit information can also be found at <https://forms.gov.mb.ca/highway-permits-application/index.html>

Please note the following statutory requirements for PTH 9 and PTPH 44.

Statutory Requirements:

Under the Transportation Infrastructure Act, a permit is required from Manitoba Transportation and Infrastructure to construct, modify, relocate, remove or intensify the use of an access. A permit is also required from Manitoba Transportation and Infrastructure to construct, modify or relocate a structure or sign, or to change or intensify the use of an existing structure (including the alteration of existing buildings) within the **76.2m** (250ft) controlled area from the edge of the PTH 44 highway right-of-way and within the **38.1m** (125 ft) controlled area from the edge of the PTH 9 highway right-of-way.

In addition, a permit is required from the Manitoba Transportation and Infrastructure for any planting placed within **15 m** (50 ft) from the edge of the highway right-of-way.

Please email or call if you have any questions regarding our comments.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*

Cell: (204) 430-7176

1420-215 Garry Street
Winnipeg, MB R3C 3P3



From: +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>

Sent: April 17, 2026 3:31 PM

To: DiNella, Jeff <Jeff.DiNella@gov.mb.ca>

Subject: FW: VO 40, 2026

CORNER OF PTH 9 AND PTH 44

Juanita Mowbray

Roadside Development Support Technician
Highway Design | Engineering and Technical Services
1420-215 Garry St, Winnipeg MB R3C 3P3



From: Calvin So <calvin@rrpd.ca>
Sent: April 17, 2026 2:27 PM
To: Braeden Bennett <braeden@rmofstandrews.com>; +WPG969 - Roadside Development <RoadsideDevelopment@gov.mb.ca>
Cc: Valentina Esman <valentina@rrpd.ca>; Krystal Wenzoski <krystal@rrpd.ca>
Subject: VO 40, 2026

Hello,

Please see a Variance application, VO 40, 2026, attached for review and comments.

The applicant proposes to increase the maximum size for a business sign from 64 sq ft to 218.98 sq ft, and increase the maximum number of freestanding signs allowed on the property from 1 to 2.

Thanks,



Calvin So, RPP, MCIP
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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