

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

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
July 8th, 2025
5:30 PM**

**Council Chambers,
500 Railway Ave, RM of
St. Andrews, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

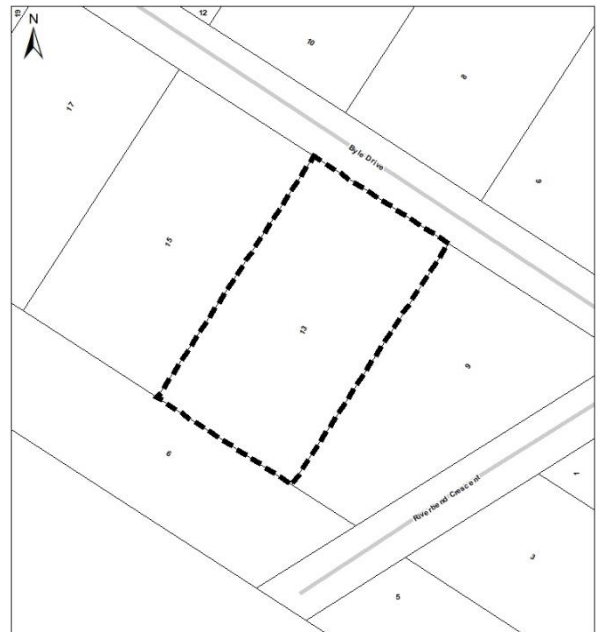
Application File: VO 51/25

Applicant: Tyler Dmytriw

Property Location: 13 Byle Drive,
St. Andrews
Roll # 1593
Legal 4-1-36136

Application Purpose:

The applicant proposes to increase the maximum accessory building unit area and maximum accessory building height, in order to allow for a garage to be constructed on the subject property.



| Variance Request | Zoning By-law Requirement | Proposed by Applicant |
|--|---------------------------|-----------------------|
| Maximum accessory building unit area | 1200 square feet (max.) | 1325 square feet |
| Maximum accessory building height (Section 6.3, Table 14) | 15 feet (max.) | 15.583 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 | June 4, 2025 |
| Application File | VO 51/25 |
| Applicant | Tyler Dmytriw |

SUBJECT PROPERTY INFORMATION

| | |
|---|--|
| Property Location - Street Address - Roll # - Legal | 13 Byle Drive, St. Andrews 1593 4-1-36136 |
| Zoning | "RR" Rural Residential zone RM of St. Andrews Zoning By-law No. 4066 |
| Development Plan Designation | "GD" General Development designation RRPD Development Plan By-law No. 272/19 |
| Secondary Plan Designation | N/A |
| Property Size | 1.61 acres in area (+/-) 200 feet in width (+/-) <i>NOTE: Information is based on GIS data</i> |

APPLICATION DETAILS / PROPOSAL

| Variance Request | Zoning By-law Requirement | Proposed by Applicant |
|---|---------------------------|-----------------------|
| Maximum accessory building unit area | 1200 square feet (max.) | 1325 square feet |
| Maximum accessory building height (Section 6.3 Table 14) | 15 feet (max.) | 15.583 feet |

Application Purpose

The applicant proposes to increase the maximum accessory building unit area and maximum accessory building height, in order to allow for a garage to be constructed on the subject property. The increase in unit area will allow for an open-air carport to be constructed as part of the garage, and the increase in building height will allow for a roof design that matches the architectural character of the existing home on the subject property. The new garage is being constructed to replace a previous garage that burnt down—the location map is outdated and illustrates the previous garage and its location before it burnt

down. The applicant has already received a demolition permit and subsequently demolished the burnt down garage.

This application was circulated to the municipality; no comments were received at the time this report was written.

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 and the municipality, if required.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 51, 2025
13 Byle Drive, RM of St. Andrews

Designation: "GD" General Development
Zoning: "RR" Rural Residential

-  Subject Property
-  Parcel Outline
-  Roads



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

BYLE DRIVE

**13 BYLE DRIVE
ST. ANDREWS, MANITOBA**

SITE PLAN

Imperium Builders

1

ADDITIONAL INFORMATION—LETTER OF INTENT

Tyler Dmytriw
13 Byle Drive, St. Andrews, MB R1A2T9

May 15, 2025

To:
Red River Planning

Re: Request for Variances – Garage Construction at 13 Byle Drive

Dear Members of the Planning Committee

I am writing to formally request two variances for a proposed garage construction project at my residence located at 13 Byle Drive. The variances pertain to the following:

1. **Maximum Size Limitation** – The proposed structure exceeds the allowable 1,200 square foot limit due to the inclusion of an open-air carport attached to the garage.
2. **Maximum Height Restriction** – The peak height of the structure exceeds the 15-foot limit by 7 inches.

Justification for Size Variance:

The primary enclosed garage space is within the allowable limit; however, the open-air carport—designed to provide additional protection from weather for vehicles and support sustainability goals by reducing the need for impermeable surface areas such as extra paving—brings the total square footage above the 1,200 square foot cap. The carport is not an enclosed space and does not contribute to bulk or visual obstruction in the same manner a fully enclosed structure would. It is consistent with the open character of the neighborhood and maintains adequate setbacks.

Justification for Height Variance:

The height variance of six inches is the result of a roof design intended to match the architectural character of my home and ensure proper roof pitch for water drainage and snow load management. This modest increase will not negatively impact neighboring properties, visibility, or privacy. In fact, the slightly increased height improves the overall aesthetic and structural integrity of the building, aligning with good design principles and long-term durability.

Community and Property Considerations:

I have reviewed the design in relation to neighboring properties and community standards, and I believe the proposed structure aligns well with the character of the area. The project will enhance the usability and value of the property while maintaining a respectful and unobtrusive presence. No negative impact on adjacent properties is anticipated, and I am open to working with the Board or planning department to ensure all concerns are addressed.

Thank you for considering this request. I respectfully ask that the Board grant these variances to support a practical and responsible construction plan. I am available at your convenience to discuss the details further or provide additional documentation if needed.

Sincerely,

Tyler Dmytriw

ADDITIONAL INFORMATION—FRONT ELEVATION OF PROPOSED GARAGE

