

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

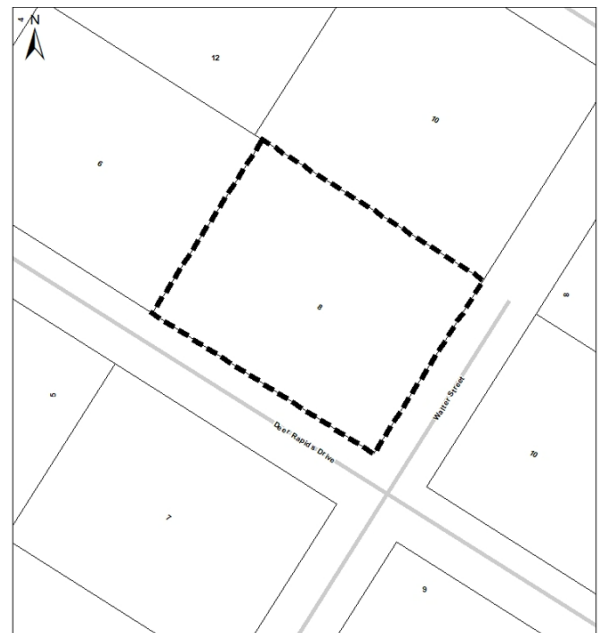
Application File: VO 57/25

Applicant: Branch and Stone Landscape and Construction (Leslie Rinella)

Property Location: 8 Deer Rapids Rd,
St. Andrews
Roll # 27808
Legal 4-1-37261

Application Purpose:

The applicant proposes to increase the building height of an accessory building (15 to 16.5 feet), the number of accessory buildings (2 to 3), the building area of an accessory building (1200 to 1900 sq.ft), combined floor area (2677.5 sq.ft) and to reduce the front yard setback for an accessory building (75 to 5 feet), 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 height	15ft(max.)	16.5 ft
Number of accessory structures	2(max.)	4
Unite area (accessory building)	1200 sq.ft	1900 sq.ft
Combined floor area	1200 sq.ft	2677.5 ft
Front yard setback for an accessory building (Section 6.3 Table 14)	75 ft(min)	5 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	June 11, 2025
Application File	VO 57/25
Applicant	Leslie Rinella

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	8 Deer Rapids Rd, St. Andrews
- Roll #	Roll # 27808
- Legal	Legal 4-1-37261
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	1.38 acres in area (+/-) 275 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

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Combined floor area	1200 sq.ft	2677.5
Front yard setback for an accessory building (Section 6.3 Table 14)	75 ft(min)	5 ft

Application Purpose

The applicant proposes to increase the building height of an accessory building (15 to 16.5 feet), the number of accessory buildings (2 to 4), the building area of an accessory building (1200 to 1900 sq.ft), combined floor area (2677.5 sq.ft) and to reduce the front yard setback for an accessory building (75 to 5 feet), in order to allow for a garage to be constructed on the subject property.

This application was circulated to the municipality, **and the comments are:**

The Municipality has no general concerns with the request to increase the size and height of the accessory structure. However, we note that the variance also seeks to reduce the required setback from Walter Road to 5 feet.

Walter Road is currently unopened past a certain point further north of the subject property and does not connect with Gusnowsky Road East. In addition, a 20-lot subdivision has recently been proposed (S25-3109) further south along this road. Should that subdivision or another development in that area be approved by Council, the Municipality may consider opening and extending Walter Road to support traffic circulation in the area. As such, placing an accessory structure only 5 feet from the right-of-way may limit future road design options or infrastructure improvements. We simply note that Council should consider this potential when reviewing the variance request, as the reduced setback could create constraints for municipal planning/operations along Walter Road.

OPTIONS FOR COUNCILS' CONSIDERATION

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

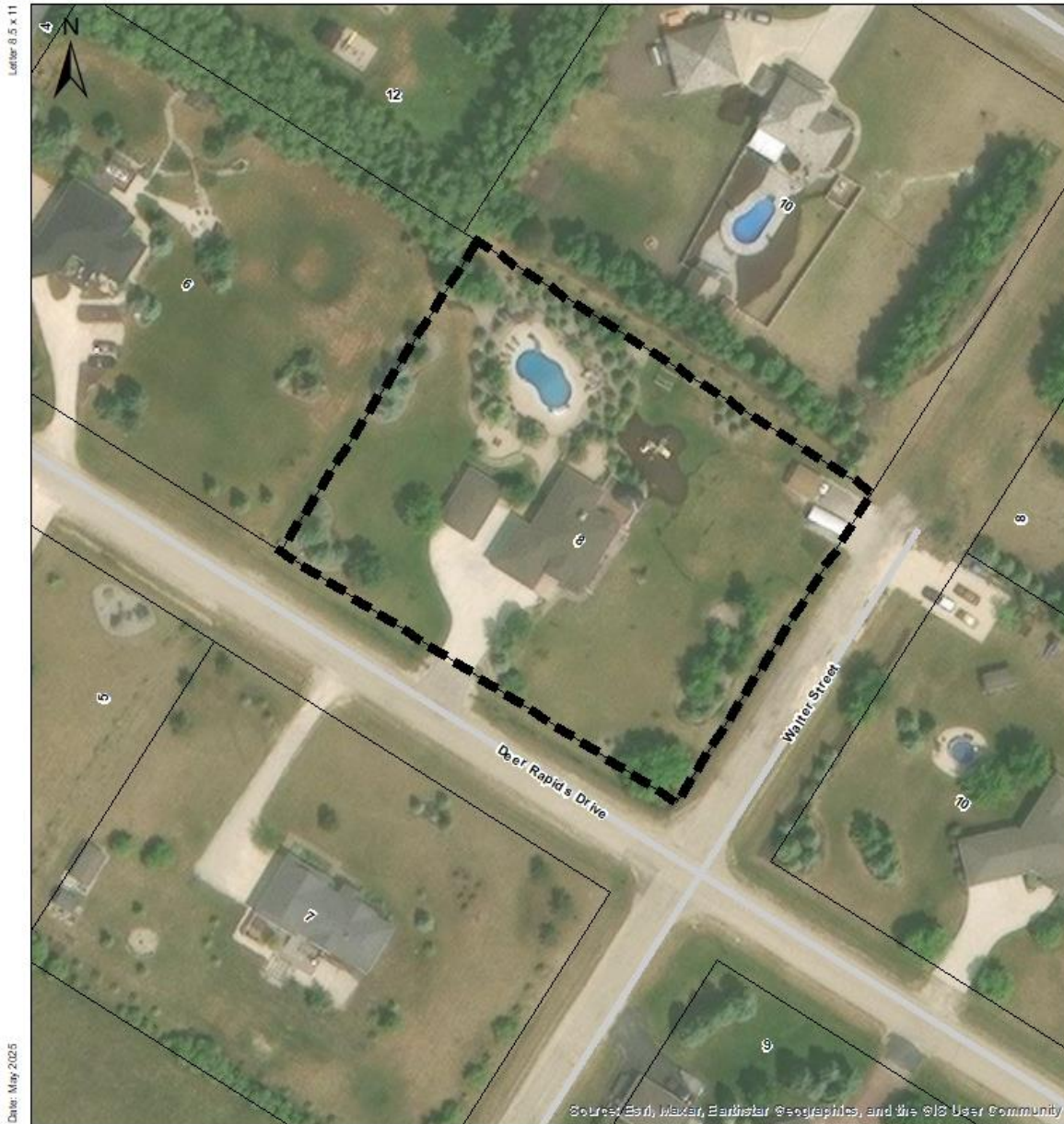
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 57, 2025
8 Deer Rapids Drive, RM of St. Andrews

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

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.

 Subject Property

 Parcel Outline

 Roads

 **RED RIVER**
PLANNING DISTRICT

[illegible]

8 Deer rapids final
site plan

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release of the FBI. It was prepared for
your information only. It is not to be
distributed outside your agency.

ADDITIONAL INFORMATION—LETTER OF INTENT:



19 Yager Cove, Winnipeg, Manitoba, R3R 3S8

May 9, 2025

Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5

Re: Letter of Intent for 8 Deer Rapids Drive

1. This letter is with regards to the four areas where there will be the need of a variance, as indicated with the response to the application for permit.
2. Building area - although the maximum building area is 1200 sq/ft, we are requesting a variance for the proposed footprint of 1900 sq/ft. Please note that there is a 8' x 50' canopy that will run one length of the building so as to have a shaded sitting area. The garage itself will be used to hold personal vehicles and possessions.
3. Set-back - we are requesting a 5ft set back from Walter Street instead of the typical minimum 75 ft. This is so that we have more space in the yard and easier access on a dead end road.
4. Building Height - we request the variance to allow for an increase in the roof height of the property by 1.5 feet. The current zoning regulations allows for 15 feet and we are requesting permission to increase to 16.5 feet to allow for vaulted ceilings. This request for variance will not adversely impact the surrounding neighbourhood.
5. Number of Accessory Structures - after review and with the site plan that has been updated to indicate there are three structures total. The detached garage, the swimming pool and the new build.

Although these above listed don't meet the bylaw, we are confident that these variances will not adversely impact the surrounding neighbourhood and will allow the home owner to make reasonable use of the property. We make mention of 10 Deer Rapids Drive where there are a number of variances and some similarities to our request, which were approved.

If you have any further questions please do not hesitate to contact me.

Sincerely,

Leslie Rinella

Archived: June 13, 2025 2:59:46 PM
From: [Braeden](#)
Sent: Tue, 3 Jun 2025 15:47:54
To: [Gillian Kolody](#)
Cc: [Calvin So](#) [Valentina Esman](#) [Derek Eno](#)
Subject: RE: VO 57, 2025
Importance: Normal
Sensitivity: None

Good Morning Gillian,

The Municipality has no general concerns with the request to increase the size and height of the accessory structure. However, we note that the variance also seeks to reduce the required setback from Walter Road to 5 feet.

Walter Road is currently unopened past a certain point further north of the subject property and does not connect with Gusnowsky Road East. In addition, a 20-lot subdivision has recently been proposed (S25-3109) further south along this road. Should that subdivision or another development in that area be approved by Council, the Municipality may consider opening and extending Walter Road to support traffic circulation in the area. As such, placing an accessory structure only 5 feet from the right-of-way may limit future road design options or infrastructure improvements.

We simply note that Council should consider this potential when reviewing the variance request, as the reduced setback could create constraints for municipal planning/operations along Walter Road.

Thank you,



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer
R.M. of St. Andrews
Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0P0
Phone: (204) 738-2264 (Ext. 137)
Fax: (204) 738-2500 | www.rmofstandrews.com

From: Gillian Kolody <gillian@rrpd.ca>
Sent: May 30, 2025 10:10 AM
To: Braeden <braeden@rmofstandrews.com>
Cc: Calvin So <calvin@rrpd.ca>; Valentina Esman <valentina@rrpd.ca>; Derek Eno <deno@rrpd.ca>
Subject: VO 57, 2025

Hi Braeden,

Please see Variance Application VO 57, 2025, attached for review and comments.

The applicant proposes to:

- Increase the building height of an accessory building (15 to 16.5 feet)
- Increase the number of accessory buildings (2 to 3)
- Increase the building area of an accessory building (1200 to 1900 square feet)
- Decrease the front yard setback for an accessory building (75 to 5 feet)

This Variance Order application is for 8 Deer Rapids Drive.

Best,



Gillian Kolody, B.A. (Hons), M.C.P.
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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