

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

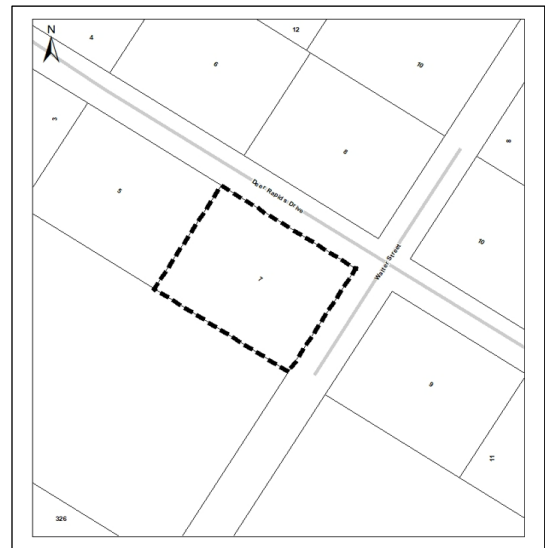
Application File: VO 58/25

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

Property Location: 7 Deer Rapids Dr,
Roll # 27822
Lot 3, Blk 3, Plan 37261

Application Purpose:

The applicant proposes to increase the unit area, combined floor area, height, and number of accessory structures requirements of the subject property in order to allow for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum combined floor area (accessory structure)	1200 sq. ft (max)	1741sq. ft
Unit area (accessory structure)	1200 sq. ft (max)	1500 sq. ft
Height (accessory structure)	15 (max)	20.5 ft
Number of accessory structures	2 (max)	4

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 10, 2025
Application File	VO 58/25
Applicant	Branch and Stone Landscape and Construction

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	7 Deer Rapids Dr, St. Andrews
- Roll #	27822
- Legal	Lot 3, Blk 3, Plan 37261
Zoning	"RR" Rural Residential zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"GD" General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	1.39 acres in area (+/-) 217.6 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
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Application Purpose

The applicant proposes to increase the unit area, combined floor area, height, and number of accessory structures requirements of the subject property in order to allow for a garage to be constructed on the subject property. In the applicant intention and the site plan the structure (shed/shop - 12.2/29.2 in size) west to the proposed garage is indicated as “to be removed” and it will be required to be removed by this variance approval.

The application was circulated to the R.M of St. Andrews, no comments has been received from the municipality as of date of this report.

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.
3. The shed/shop (12.2/29.2 in size) west to the proposed garage must be removed after this variance approval.

RRPD LOCATION MAP





SUPPORTIVE MAPPING

Variance Order VO 58, 2025
7 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.

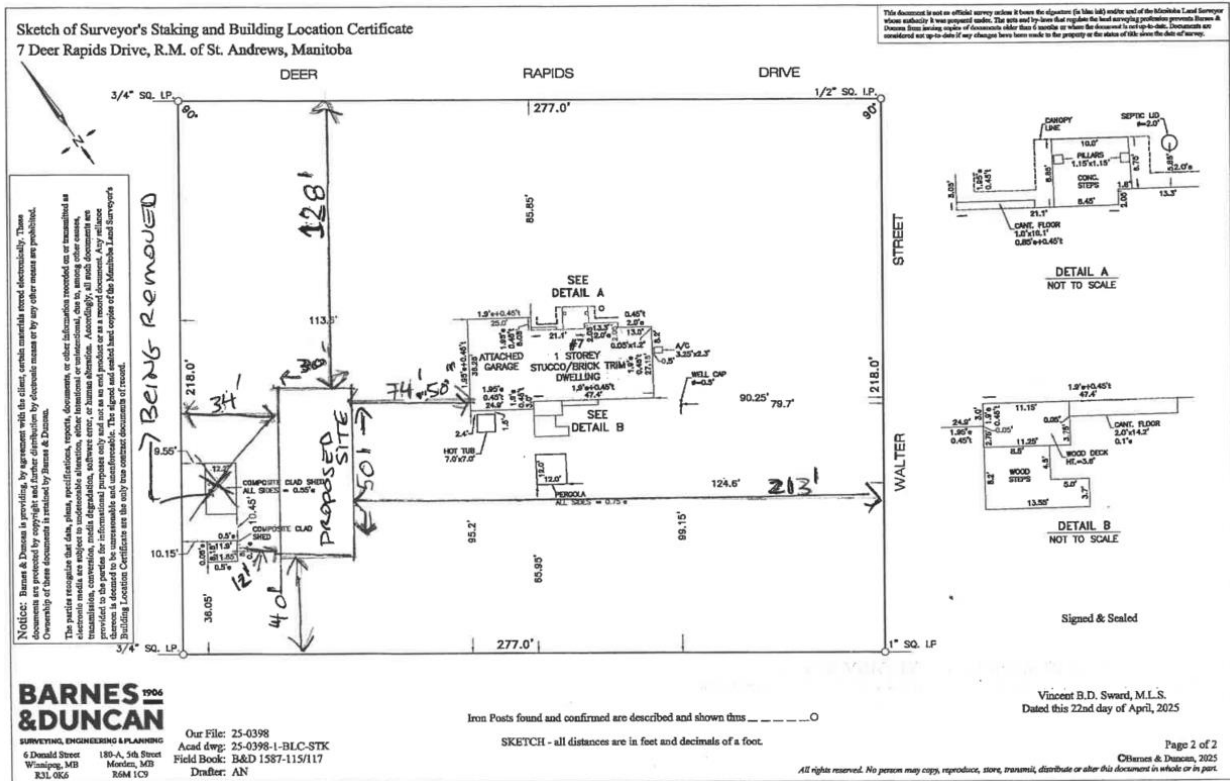
 Subject Property

 Parcel Outline

 Roads

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION





19 Yager Cove, Winnipeg, Manitoba, R3R 3S8

May 21, 2025

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

Re: Letter of Intent for 7 Deer Rapids Drive

This letter is with regards to the areas where there will be the need of a variance.

1. Building area - although the maximum building area is 1200 sq/ft, we are requesting a variance for the proposed footprint of 1500 sq/ft. The garage itself will be used to hold personal vehicles and possessions.
2. Building Height - we request the variance to allow for an increase in the roof height of the property. The current zoning regulations allows for 15 feet and we are requesting permission to increase to 20.5 feet to allow for vaulted ceilings. This request for variance will not adversely impact the surrounding neighbourhood.
3. Number of Accessory Structures - after review and with the site plan that has been updated there are more than two assessors structures.

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,

