

# 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 8<sup>th</sup>, 2025  
5:30 PM**

**Council Chambers  
RM of St. Andrews  
500 Railway Avenue**

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

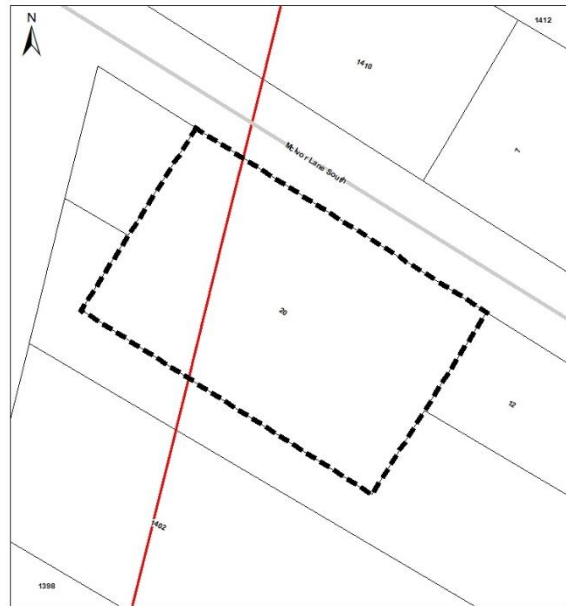
**Application File:** VO 59/25

**Applicant:** Felix Kebernik

**Property Location:** 20 McIvor Lane South,  
St. Andrews  
Roll # 407100  
Legal \*RL82-PE-17699

**Application Purpose:**

The applicant proposes to reduce the minimum main building front yard and rear yard setbacks, in order to allow for a house to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum main building front yard setback	50 feet (min.)	43.6 feet
Minimum main building rear yard setback (Section 6.3, Table 14)	25 feet (min.)	20 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	June 6, 2025
<b>Application File</b>	<b>VO 51/25</b>
<b>Applicant</b>	Felix Kebernik

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	20 McIvor Lane South, St. Andrews
- Roll #	407100
- Legal	*RL82-PE-17699
<b>Zoning</b>	"RR" Rural Residential zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	1 acres in area (+/-) 236 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum main building front yard setback	50 feet (min.)	43.6 feet
Minimum main building rear yard setback (Section 6.3, Table 14)	25 feet (min.)	20 feet

#### Application Purpose

The applicant proposes to reduce the minimum main building front yard and rear yard setbacks, in order to allow for a house to be constructed on the subject property. In the near future, the applicant wishes to amalgamate this property with his adjacent property (roll #407200). Doing so would create a rear yard setback larger than 25 feet, which is the minimum rear yard setback for a main building in the "RR" Rural Residential zone.

The municipality has no comments or conditions for this application. Additionally, Highways has no concerns for this application.

### **OPTIONS FOR COUNCILS CONSIDERATION**

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

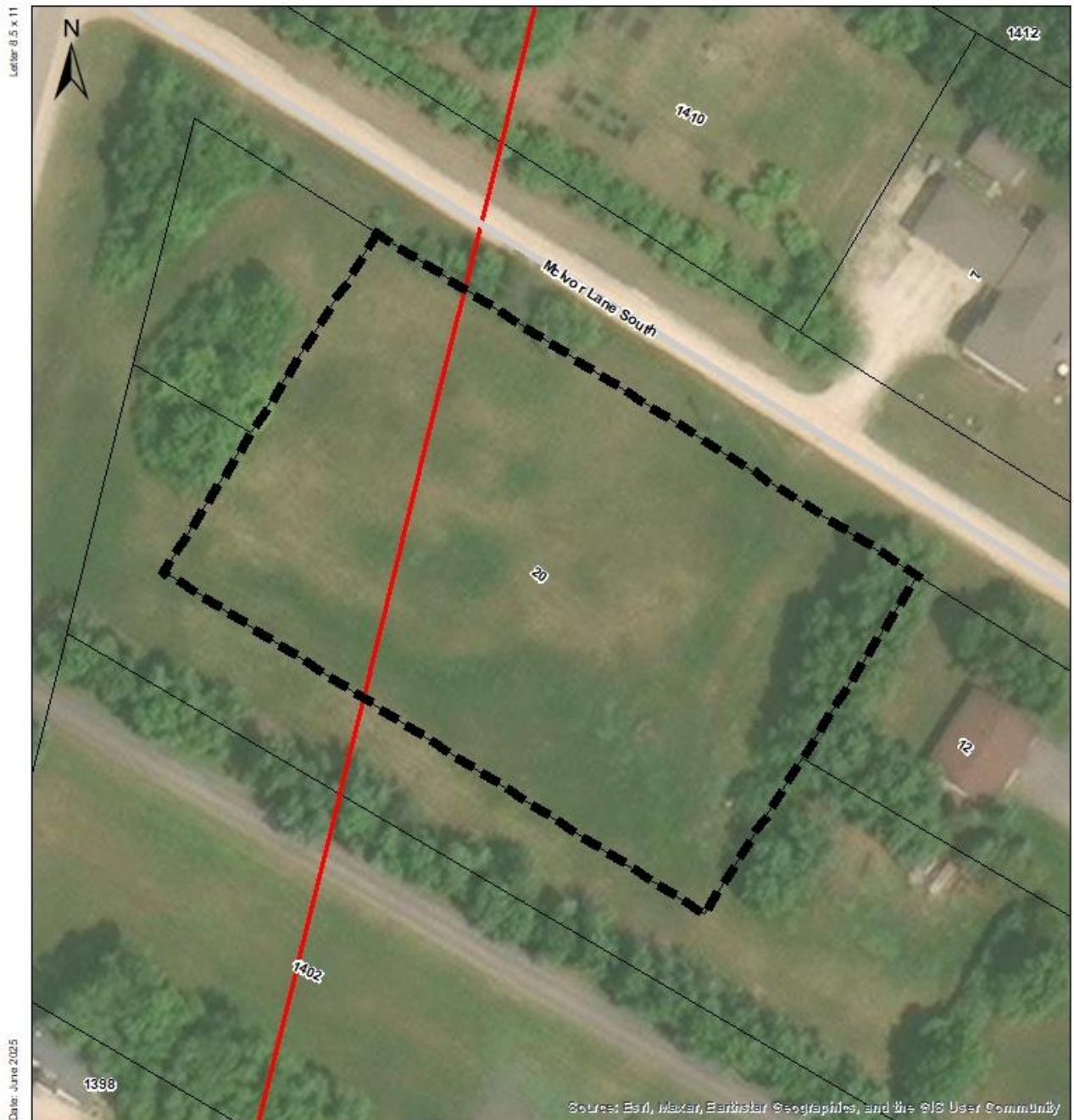
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 59, 2025  
20 McIvor Lane South, RM of St. Andrews

Designation: "RA" Resource and Agriculture  
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
-  Highway Control Zones



## ADDITIONAL INFORMATION

### Letter of Intent

June 2, 2025

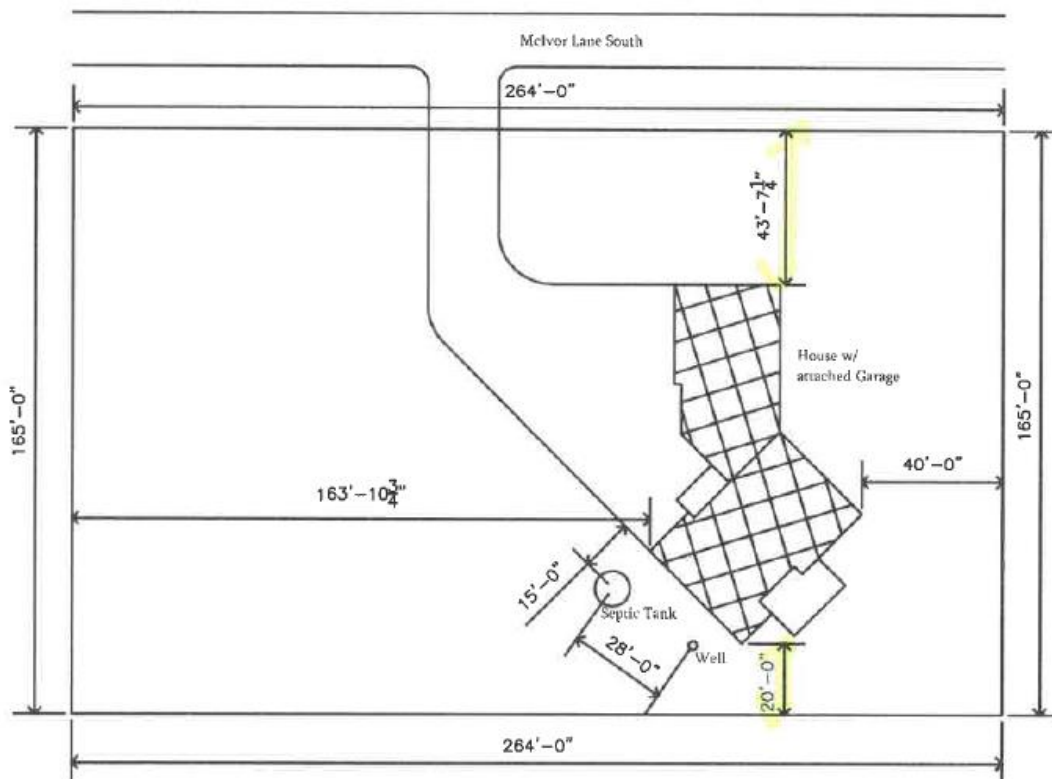
Felix Kebernik



To whom it may concern,

It is my intention to build a house on my 20 McIvor Lane S property. The required setback from the **front boundary is 50ft**, my build would be 43.60 ft from the boundary. The required setback from the **rear** of the property is 25 ft, my build would be at 20 ft.

It is also my intention to combine this property with the adjoining property, in the near future, which is also under my name. Once the properties have been joined the required distance from all property boundaries will be met.



RM of St. Andrews MB.

Roll No: 407100.000

Legal Description: RL82-PE-17699