

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
February 10th, 2026
5:30 pm

Council Chambers
500 Railway Avenue
RM of St. Andrews

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

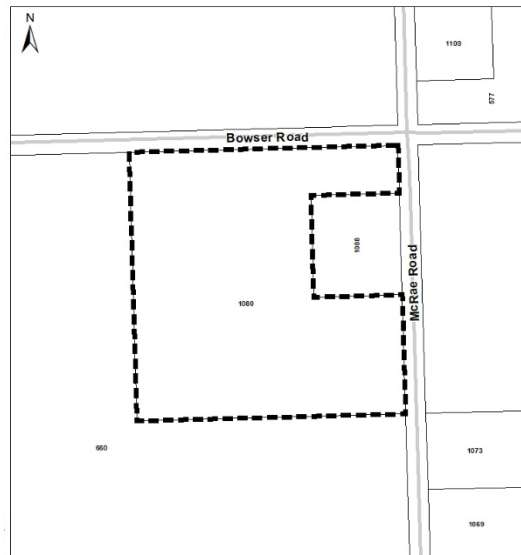
Application File: VO 5, 2026

Applicant: Gayleard

Property Location: 1080 McRae Road
Roll #420850
Pt. NE 22-14-4E
R.M. of St. Andrews

Application Purpose:

The applicant proposes to have a permanent foundation on a garden suite, and to increase the unit area of a garden suite from 1,120 sq ft to 2,240 sq ft. The additional square footage is for a basement to be added.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Garden Suite – Foundation (Section 3.13.1.4)	Pad and post foundation only	Permanent foundation
Garden Suite – Size (Section 3.13.1.6)	1,200 sq ft	2,240 sq 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	January 22, 2026
Application File	VO 5, 2026
Applicant	Gayleard

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1080 McRae Road
- Roll #	420850
- Legal	Pt. NE 22-14-4E
Zoning	"A80" Agricultural General zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"RA" Resource and Agriculture designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	35 acres in area 813 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Garden Suite – Foundation (Section 3.13.1.4)	Pad and post foundation only	Permanent foundation
Garden Suite – Size (Section 3.13.1.6)	1,200 sq ft	2,240 sq ft

Application Purpose

The applicant proposes to construct a garden suite using a permanent foundation instead of a temporary foundation, and increase the maximum unit area for a garden suite from 1,200 sq ft to 2,240 sq ft.

As per the letter of intent, the property owners intend to have the garden suite on the property for at least 50 years. This would provide a living space for aging parents and to promote intergenerational living and aging in place, so they would prefer a stable and secure foundation. The size Variance is due to a

basement being added to the garden suite; the proposed floor area of the garden suite would be at 1,120 sq ft.

The application was circulated to the municipality and Manitoba Agriculture. The municipality has indicated no comments or concerns, while no response was received from Manitoba Agriculture at the writing of this report.

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. Any further changes, replacement or additions that are not in substantial conformance with the application would require a new 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 5, 2026


1080 McRae Road, RM of St. Andrews


Designation: "RA" Resource and Agriculture

Zoning: "A80" Agricultural General

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.

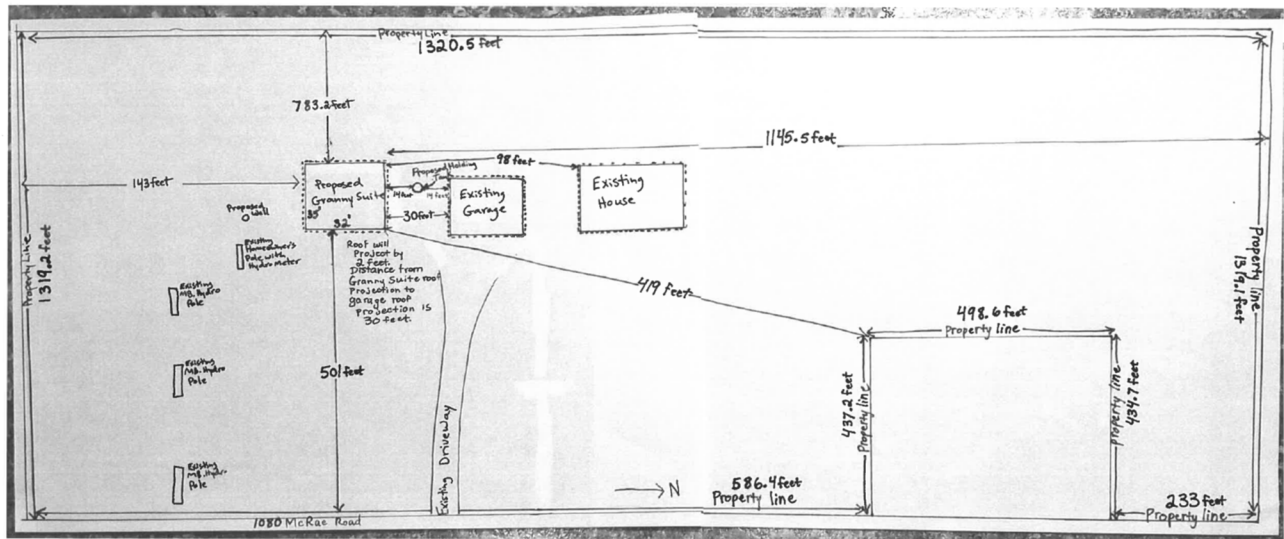
 Subject Property

 Parcel Outline

 Roads

 **RED RIVER**
PLANNING DISTRICT

Hand-drawn site plan for a property at 1080 McRae Road. The plan shows a large rectangular property with dimensions 1320.5 feet by 1319.2 feet. A proposed addition, including a "Proposed Granny Suite" and a "Proposed Addition", is shown with dimensions 98 feet by 30 feet. An "Existing Garage" and "Existing House" are also indicated. The plan includes various setbacks, such as 143 feet from the left property line and 783.2 feet from the top property line. A "Proposed Driveway" is shown leading to the garage. A north arrow points towards the top right. The plan is dated 1080 McRae Road.



ADDITIONAL INFORMATION – LETTER OF INTENT

This is our letter of intent regarding the Foundation Variance Application for the proposed Garden Suite on our property at 1080 McRae Road in St. Andrews, Manitoba.

We, Fidelia and Ronald Gayleard, are the owners of this property and our intention is to construct a Garden Suite of 1,120 square feet (32' by 35'). This Garden Suite has the potential to be on site for 50 years or more. Rather than a temporary pad and post foundation, we are requesting a variance to allow for a permanent foundation. Given the long-term purpose of this structure, we believe a more stable and secure foundation is both practical and necessary.

The proposed foundation is a permanent foundation consisting of a 10-inch-thick by 30-inch-wide concrete footing around the perimeter, with 30-inch by 30-inch by 10-inch concrete pads to support the grade beam. The home will be on pressure-treated wood foundation (PWF) and all plans have been prepared and stamped by a professional engineer. A concrete footing with a grade beam is the most secure option for our climate as it reduces the risk of structural shifting and failure. Preliminary drawings are included for reference; the only difference between these drawings and the final plans to be submitted for the building permit is a change in the direction of the beam and floor joists. These revisions will not affect the height, size, footprint, or site positioning of the building.

This permanent foundation makes it a safer and more solid building for our aging parents. A permanent foundation reduces structural shifting, which is a common occurrence with temporary foundations. A permanent foundation can be better insulated which prevents freezing of plumbing and well water lines. It also improves energy efficiency, minimizes drafts, and eliminates gaps that might otherwise allow pests or rodents to access the underside and inside of the home. These factors will help ensure a cleaner, safer, and more secure living space over time.

We would also like to emphasize that despite being considered a permanent foundation, the Garden Suite could easily be removed in the future and the site restored to its original state. Lifting the home off its foundation is simply done and the area could be cleaned up as if the Garden Suite had never been there, just as with a pad and post foundation. Doing so may only require more expense on our part. Given the long-term nature and purpose of this project, it is important to us that the foundation be built to the highest standard.

The purpose of this Garden Suite is to provide a living space for our aging parents, allowing us to care for their physical and emotional well-being. According to Manitoba Health, intergenerational living is a key component of promoting aging in place. This concept is further supported by the federal government through the Multigenerational Home Renovation Tax Credit. In light of Canada's aging population and the ongoing housing crisis, the Suite represents a sustainable solution.

The following points in this letter are being included by us because Kristen Balchen, Zoning and Plan Review Technician at Red River Planning District, feels that this is necessary to address. Kristen Balchen had a concern that by having a permanent basement PWF foundation this would increase the square footage of the Garden Suite.

A pad and post foundation is only to make the dwelling "temporary" in nature, not because of a concern of square footage size. As we have addressed, a permanent basement PWF foundation can be just as temporary as a pad and post by lifting and moving the house away and filling it in.

As is common knowledge, the square footage of a house is never calculated by adding the basement square footage to it. A house's square footage is only calculated by above-grade area. If that were the case, a 2000 square foot house on a basement could be advertised for sale with a real estate agent as a 4000 square foot house, and we all know this is just not the case. Wouldn't it be wonderful if we could advertise our houses for sale in this manner! From the Remax website: "Basements are excluded from the official square footage regardless of finish quality. Their size is typically measured and noted separately to give buyers the complete picture. Unfinished areas with exposed framing, concrete floors, or uninsulated spaces generally don't qualify toward the official square footage calculation."

If our Garden Suite was ever to be sold and moved, it could only be advertised and sold as an 1,120 square foot home, not 2,240. You couldn't move the basement with it, nor add the basement square footage to it.

This Granny Suite is to be used by two elderly people and it was designed so they each have their own bedroom and private bathroom. We have kept the Granny Suite as small as possible by excluding a bathroom in the main living area while still keeping the living space large enough for two people to comfortably live in. This is as small of a living space as we could design. There is a main floor laundry room and area for a main floor freezer in order to be as accessible as possible for the elderly people. The lower level (basement level) will only be used for utilitarian purposes (i.e. furnace, well pressure tank, hot water tank etc). The basement will not be finished or developed or used at all and will not be usable space. No plumbing or rough-in plumbing will be put in the basement for a bathroom because this is not going to be used as living space. There are no egress windows going in and only tiny windows for ventilation will be installed. The only purpose of this permanent foundation will be for structural integrity, cleanliness, rodent control, and to keep plumbing lines from freezing. It will be used for mechanical purposes only, putting the mechanical systems down there. This will save having to increase the square footage on the main level which would be necessary in order to accommodate a furnace, hot water tank, water softener, pressure tank, electrical panel etc. Not only will it not be usable living space, the elderly people living there will not even be able to get down the stairs to access it.

While a permanent PWF basement foundation for our Granny Suite may be a little unusual, we of course are willing to accept any conditions you may have. We are certain that this is the best type of foundation for our needs and our design plan.

Thank you for considering our application. We believe a permanent foundation provides the safest and most stable base for the Garden Suite, ensuring long-term durability while supporting the well-being of aging parents.

ADDITIONAL INFORMATION – BUILDING PLAN

