

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
RM of St. Andrews
500 Railway Avenue

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

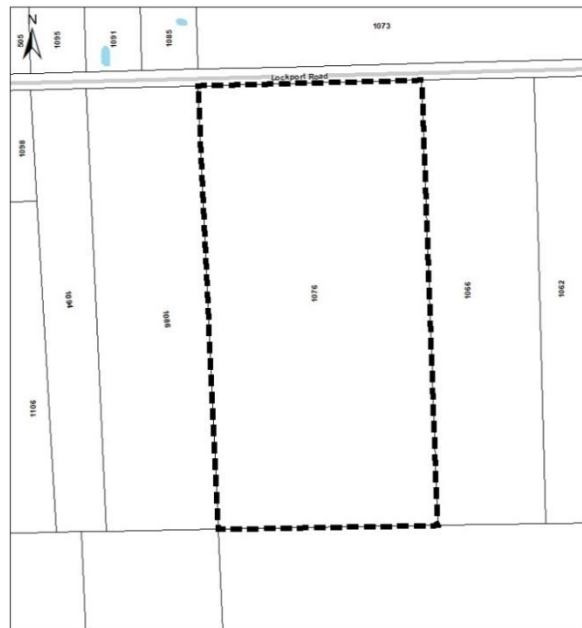
Application File: VO 60/25

Applicant: Karl John and Darlene
Joyce Yurkiw

Property Location: 1076 Lockport Road,
St. Andrews
Roll # 248650
Legal *NE23-13-3E

Application Purpose:

The applicant proposes to reduce the site area for the conditionally approved subdivision (no. S24-3072) as part of the subdivision conditions. In addition, the applicant proposed to reduce the interior side yard, in order for a steel bin to remain on the proposed lot.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
"A80" Site Area "A80" Accessory Building Interior Side Yard Setback (Section 5.4, Table 11)	80 acres (min.) 15 feet (min.)	10.07 acres and 69.4 acres respectively 1.5 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 6, 2025
Application File	VO 60/25
Applicant	Karl John and Darlene Joyce Yurkiw

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	1076 Lockport Road, St. Andrews
- Roll #	248650
- Legal	*NE23-13-3E
Zoning	"A80" Agriculture 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	79.39 acres in area (+/-) 1,309 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site Area Accessory Building Interior Side Yard Setback (Section 5.4, Table 11)	80 acres (min.) 15 feet (min.)	10.07 acres and 69.4 acres respectively 1.5 feet

Application Purpose

The applicant proposes to reduce the site area for the conditionally approved subdivision (no. S24-3072) from 80 acres to 10.07 acres (proposed lot) and 69.4 acres (residual lot) respectively as part of the subdivision conditions. In addition, the applicant proposed to reduce the interior side yard setback from 15 feet to 1.5 feet, in order for a steel bin to remain on the proposed lot.

The municipality does not have any conditions for this application; they note that this variance is a requirement for the approval of subdivision no. S24-3072. This application was circulated to MIT Water Review and no comments were received at the time of writing 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 and the municipality, if required.

RRPD LOCATION MAP




SUPPORTIVE MAPPING


Variance Order VO 60, 2025
1076 Lockport Road, RM of St. Andrews


Designation: "RA" Resource and Agriculture
Zoning: "A80" Agriculture General 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

 Roads

 Parcel Outline

 Water Bodies

 **RED RIVER**
PLANNING DISTRICT

[illegible]