

# 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,  
500 Railway Ave, RM of  
St. Andrews, MB**

*Note: property owners are responsible for notifying “tenants”*

### APPLICATION INFORMATION

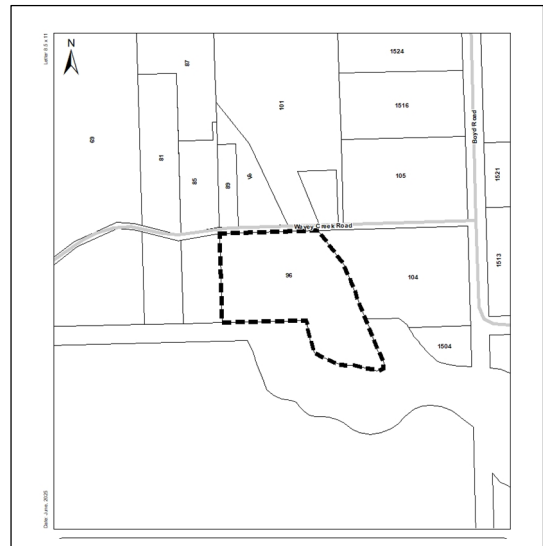
**Application File:** VO 63/25

**Applicant:** Giselle Jocelyne Allard

**Property Location:** 96 Wavey Creek,  
Roll # 455500  
Parcel A, B & C, Plan  
52444

**Application Purpose:**

The applicant proposes reducing the minimum site area (Proposed Lot and Residual Lot) and site width (Residual Lot) for this property, as part of the conditions within conditionally approved subdivision S24-3065



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site area (Table 11: Agricultural Bulk Table) “A80” Agricultural General zone	80 acres	Proposed Lot: 3.45 acres
		Residual Lot: 5.58 acres
Site width (Table 11: Agricultural Bulk Table) “A80” Agricultural General zone	300 ft	Residual Lot: 73.26 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](mailto:info@rrpd.ca)

## VARIANCE APPLICATION REPORT

<b>Date</b>	June 9, 2025
<b>Application File</b>	<b>VO 63/25</b>
<b>Applicant</b>	Giselle Jocelyne Allard

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	96 Wavey Creek, St. Andrews
- Roll #	455500
- Legal	Parcel A, B & C, Plan 52444
<b>Zoning</b>	"A80" Agricultural General zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"RR" Rural Residential RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	9.04 acres in area (+/-) 529.5 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 (Table 11: Agricultural Bulk Table)	80 acres	Proposed Lot: 3.45 acres
		Residual Lot: 5.58 acres
Site width (Table 11: Agricultural Bulk Table)	300 ft	Residual Lot : 73.26 ft

#### Application Purpose

The applicant proposes reducing the minimum site area for the Proposed Lot and Residual Lot from 80 acres to 3.45 acres and 5.58 acres respectively and reducing the minimum site width for the Residual Lot from 300 ft to 73.26 ft

The proposed variances are part of the conditions within conditionally approved subdivision application S24-3065, which propose to subdivide this property into a total of two (2) lots.

This application was circulated to the R.M of St. Andrews; the municipality has no concerns as this variance approval is required as a condition of approval for S24-3065.

### **OPTIONS FOR COUNCILS' CONSIDERATION**

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

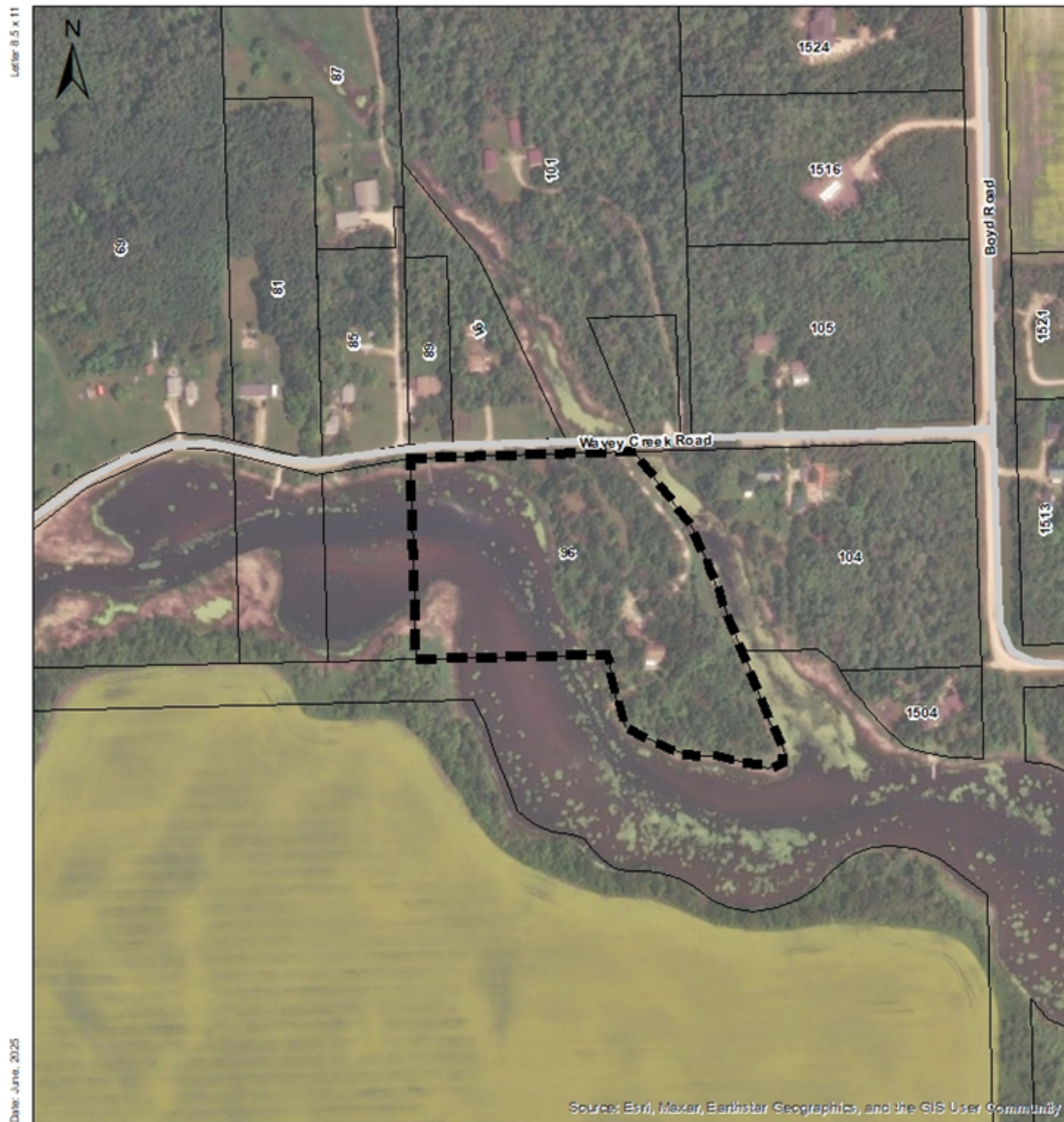
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be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

## RRPD LOCATION MAP





### SUPPORTIVE MAPPING

Variance Order VO 63, 2025  
96 Wavey Creek Rd, RM of St. Andrews

Designation: "RR" Rural Residential  
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

File No. 24-174

**SUBDIVISION APPLICATION MAP  
BEING PART OF  
S.E. 1/4 SEC. 15 AND N.E. 1/4 SEC. 10-15-4 E.P.M.  
PARCELS A, B AND C, PLAN NO. 52444 WLTO  
96 WAVEY CREEK ROAD  
RURAL MUNICIPALITY OF ST. ANDREWS**

CERTIFICATE OF TITLE NO. : 3178173/1

REGISTERED OWNER : AUDREY ELSIE COUSINEAU

LEGAL DESCRIPTION : PARCELS A, B AND C PLAN 52444 WLTO  
EXC OUT OF PARCEL "B", ALL MINES AND MINERALS AND OTHER  
MATTERS AS SET FORTH IN THE CROWN LANDS ACT, AND EXC OUT OF  
PARCEL "C", ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL  
GRANT FROM THE CROWN, IN NE 1/4 OF 10 AND SE 1/4 OF 15-15-4 EPM,  
AND IN PART GOVERNMENT ROAD ALLOWANCE (CLOSED).

ENCUMBRANCES : NONE

# **METRIC**

All distances are in metres and may be converted to feet by multiplying by 3.28084.  
Areas are in hectares and may be converted to acres by multiplying by 2.47105.

This survey was made on May 21, 2024.

Survey measurements found are described and shown thus

Utility poles are shown thus

Proposed lot limits are shown thus

Title limits are shown thus

Dated this 21st day of June, 2024

This survey and map was supervised by Michael Kozoway, M.L.S.

**NOTE : FOR PLANNING  
APPLICATION PURPOSES ONLY.  
THIS IS NOT A FINAL SURVEY.**

ISAAC & DENCHUK  
MANITOBA LAND SURVEYORS LTD.  
200 CLANBOYNE AVENUE  
SELKIRK, MANITOBA R1A 0X1

The map illustrates a land subdivision in the Rural Municipality of St. Andrews. It features a north arrow in the top right corner. The main area is divided into several sections: a large 'PROPOSED LOT 1' measuring 1.398 HA (3.45 acres) with a width of 141.366m, and 'PARCEL D' measuring 2.258 HA (5.58 acres) with a width of 16.968m. The map shows 'WAVEY CREEK' flowing through the area, with a 'GOVT ROAD ALL'CE' (Government Road Allowance) crossing it. Other features include 'PUBLIC' roads, 'OVERHEAD UTILITY LINE', 'APPROACH', 'CONTRIBUTION OF OLD DRIVEWAY 8.57 MET', 'SHED', 'GARAGE', 'SEPTIC TANK', 'SEPTIC FIELD', 'WELL', and 'DWELLING'. The map also indicates 'GOVT ROAD ALL'CE' and 'RD. ALL'CE' (Road Allowance). The map is dated May 21, 2024, and was supervised by Michael Kozoway, M.L.S.