

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
July 14, 2026
5:30 PM

Council Chambers,
500 Railway Ave,
RM of St. Andrews, MB

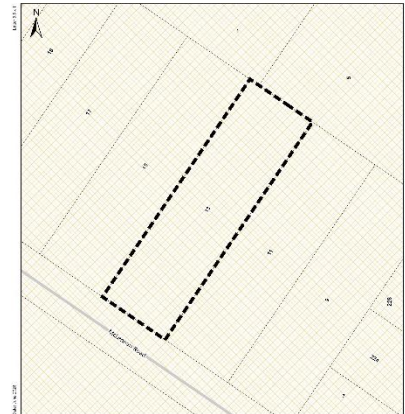
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 68, 2026

Applicant: Danielle Quaye

Property Location: 13 McLennan Road, St. Andrews
Roll # 19500
Legal: Lot 33 Plan 7064 WLTO
In RL 35 and 36 Parish of St
Andrews



Application Purpose:
The applicant is seeking a side yard variance to allow the construction of a new 'bungalow'-style house on the property located in the "RR" Rural Residential zone.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard (minimum)	15 feet side yard (minimum)	Side yard of 12.16 ft (min)

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 17, 2026
Application File	VO 68, 2026
Applicant	Danielle Quaye

SUBJECT PROPERTY INFORMATION

Property Location	<ul style="list-style-type: none"> - Street Address 13 McLennan Road, St. Andrews - Roll # 19500 - Legal Lot 33 Plan 7064 WLTO In RL 35 and 36 Parish of St Andrews
Zoning	"RR" Rural Residential <i>RM of St. Andrews Zoning By-law No. 4066</i>
Secondary Plan Designation	Future Single-Family <i>South St Andrews Secondary Plan</i>
Development Plan Designation	General Development <i>RRPD Development Plan By-law No. 272/19</i>
Property Size	Site Area: ± 1 acre (43,552.59 sq ft.) Site Width: ± 112.33 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard	15 feet side yard (minimum)	Side yard of 12.16 ft (min)

Application Purpose

The applicant proposes to reduce the side yard minimum in the "RR" Rural Residential zone from 15 feet to 12.16 feet to allow the construction of a new 'bungalow'-style house.

The application was circulated June 9, 2026, with no comments received as of June 18, 2026.

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.

RRPD LOCATION MAP



Letter 8.5 x 11

Date: June 2026

SUPPORTIVE MAPPING


Variance Order VO 68, 2026
13 McLennan Road, RM of St. Andrews

Designation: "GD" General Development
Zoning: "RR" Rural Residential

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. Map content is not to scale.

 Subject Property

 Hazard Lands - Airport

 Parcel Outline

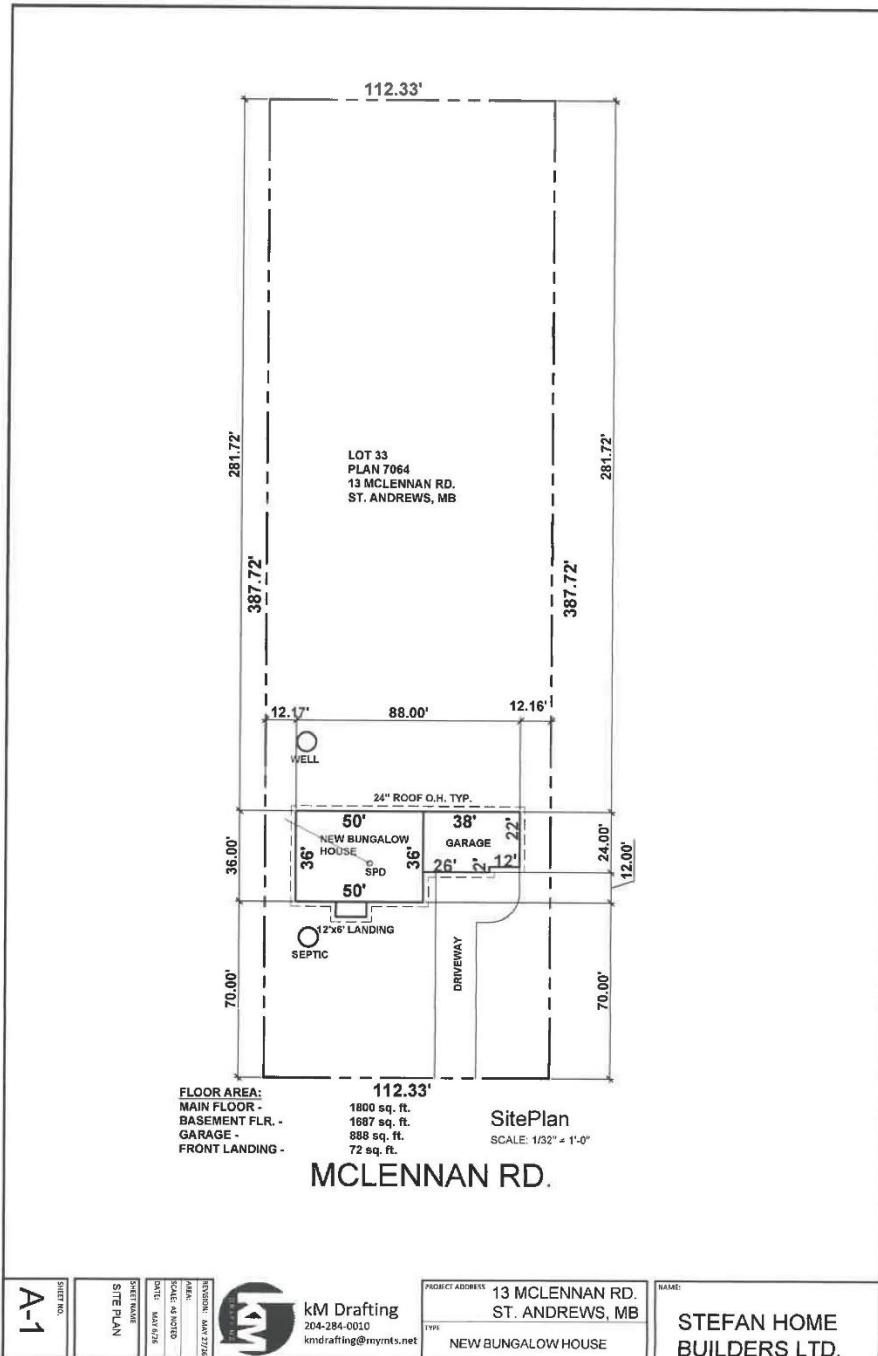
 Roads



ADDITIONAL INFORMATION – SITE PLAN

RECEIVED

JUN 15 2026



ADDITIONAL INFORMATION – LETTER OF INTENT

I am applying for a variance because the current side yard distance is 15ft and I am looking to have the west side of the house 12.17 ft and the east side 12.16 ft from the property line. The variance is less than 3ft from the current zone standard.

Danielle Quaye

