

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 69, 2026

Applicant: Chris Szukiewicz

Property Location: 8 Skazyk Road, St. Andrews
Roll # 241400
Legal: Lots 33 Plan 7064 WLTO

Application Purpose:

The applicant is seeking a variance to allow for a permanent foundation for a RTM Garden Suite on the property zoned "AR" Agricultural Restricted.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Permanent foundation for a Garden Suite	3.13.1.4. Foundation <i>As the garden suite is temporary in nature it shall be placed on pad and post foundation only.</i>	Basement with 9-foot ceilings, roughly 4-foot above ground for the RTM to be placed on.

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 69, 2026
Applicant	Chris Szukiewicz

SUBJECT PROPERTY INFORMATION

Property Location	8 Skazyk Road Roll # 241400 Legal: 2942997/1
Zoning	"AR" Agricultural Restricted RM of St. Andrews Zoning By-law No. 4066
Secondary Plan Designation	N/A
Development Plan Designation	Agriculture Restricted RRPD Development Plan By-law No. 272/19
Property Size	Site Area: 4 acres Site Width: ±199 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Permanent foundation for a Garden Suite	3.13.1.4. Foundation <i>As the garden suite is temporary in nature it shall be placed on pad and post foundation only.</i>	Basement with 9-foot ceilings, roughly 4-foot above ground for the RTM to be placed on.

Application Purpose

The applicant proposes a variance to allow for a permanent foundation for a RTM Garden Suite. The applicant has indicated that they wish to live in the RTM, with the existing residence to be used by their aging parents.

The application was circulated on June 12, 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 69, 2026
8 Skazyk Road, RM of St. Andrews

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

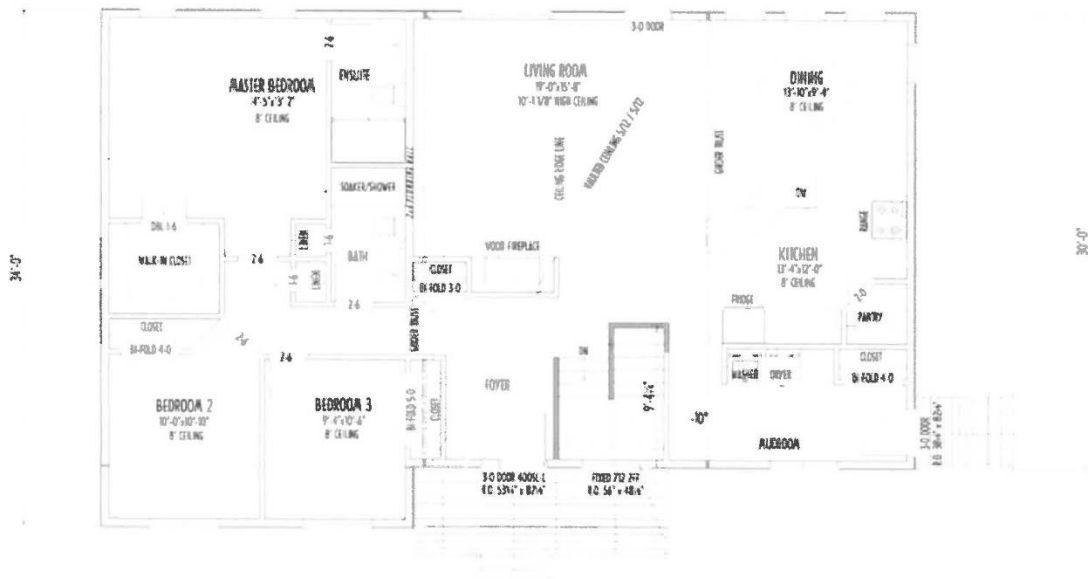
Terms of Use/Disclaimer: All information is for display and estimate purposes only and is provided "as-is", the accuracy of information contained cannot be guaranteed and is in no way a legal representation of the municipality. Map content is not to scale.

-  Subject Property
-  Hazard Lands - Airport
-  Parcel Outline
-  Roads





54'-0"



ADDITIONAL INFORMATION – LETTER OF INTENT

To whom it may concern,

We are the Szukiewicz Family from 8 Skazyk Road in St. Andrews MB. We have a 4-acre plot of land with one dwelling on it. (our home we live in). On this property we also have a small single car garage that had been existing and a small garden shed. We currently are expressing multiple options to try and find our forever family home as we have welcomed a new member to our family, and our home is becoming too small for us. With the current housing market and losing on multiple homes we've attempted to purchase, financially we find potentially using what we have as our most logical answer.

We are very attracted to the thought of purchasing a custom-built RTM from MarksRTM in Ste. Anne and placing this on the property listed above.

We have hope to keep the house that is currently on property to help accommodate our parents who are becoming more elderly. And very likely my brother who has a lifelong disability and receives care from my parents. The idea we really like is to be able to use this home as an assisted living space for our immediate family and remain at a walking distance from them. The same approach and driveway will be used to access our new home. Foundation plans will be provided with our engineer stamped drawings on Cloud Permit. We will be requesting ICF be used. 9' basement ceilings with the top of our beam roughly 4' above ground level.

We hope this letter sheds some light on what we want to accomplish.

Kind Regards,

Szukiewicz Family

JUNE 11 2026