

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
October 14th, 2025
5:30 PM**

**Council Chambers
500 Railway Avenue,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

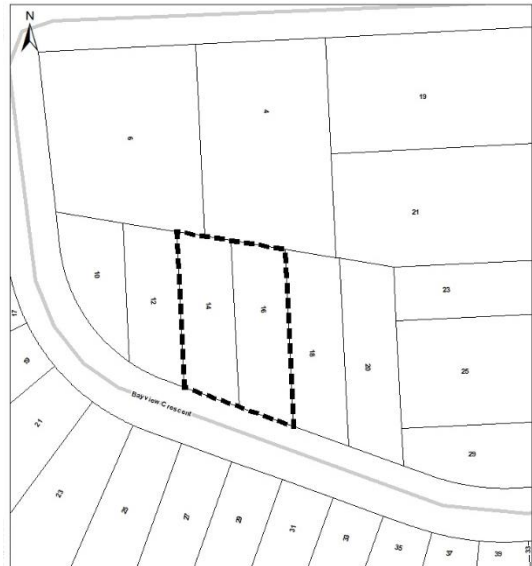
Application File: VO 70, 2025

Applicant: Holly Allard

Property Location: 16 Bayview Crescent,
St. Andrews
Rolls #: 521180, 521170
Legal: Lots 3 and 4,
Block 2, Plan 9587

Application Purpose:

The applicant proposes multiple variances in order to allow for a garage to be constructed and a shed to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Interior side yard setback	5 feet (min.)	1 foot
Max individual unit area for accessory buildings	1,200 square feet (max.)	2,400 square feet
Max combined floor area for accessory buildings	1,200 square feet (max.)	2,600 square feet
Separation distance between accessory buildings and principal building	10 feet (min.)	6 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	September 19, 2025
Application File	VO 70, 2025
Applicant	Holly Allard

SUBJECT PROPERTY INFORMATION

Property Location	<ul style="list-style-type: none"> - Street Address - Rolls # - Legal
	16 Bayview Crescent, St. Andrews 521180, 521170 Lots 3 and 4, Block 2, Plan 9587
Zoning	"SR" Seasonal Residential zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	26,944 square feet in area (+/-) 132 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Interior side yard setback (Section 6.3, Table 14)	5 feet (min.)	1 foot
Max individual unit area for accessory buildings (Section 6.3, Table 14)	1,200 square feet (max.)	2,400 square feet
Max combined floor area for accessory buildings (Section 6.3, Table 14)	1,200 square feet (max.)	2,600 square feet
Separation distance between accessory buildings and all projections from principal building (Section 3.2.3.1)	10 feet (min.)	6 feet

Application Purpose

The applicant proposes to decrease the interior side yard setback to 1 foot and decrease the separation distance between an accessory building and the principal building to 6 feet in order to allow for a 200 square foot shed to remain on the subject property. The applicant also proposes to increase the maximum combined floor area for accessory buildings to 2,600 square feet and increase the maximum individual unit area for an accessory building to 2,400 square feet, in order to allow for a garage to be constructed on the subject property.

The existing 200 square foot shed currently does not meet the minimum front yard and side yard setbacks and is therefore in non-compliance with the St. Andrews Zoning By-law. The applicant is proposing to move the 200 square foot shed; with approval of the variances and by obtaining a building permit, the 200 square foot shed will be brought into compliance with the St. Andrews Zoning By-law.

The applicant initially applied for these variances in June 2025 but put the application on hold as they were purchasing the adjacent property (formerly 14 Bayview Crescent) and then consolidated the two lots. They are now proposing that the garage be 400 square feet larger than initially proposed, and the property is almost twice as large as it was when they initially applied.

The municipality has the following comment:

RM Administration has reviewed VO 70, 2025 and does not have any objections. Braeden notes to Council that standard lot grading requirements typically include a 1-metre clearance from shared property lines to accommodate drainage swales, if required. The existing shed proposed to be relocated would encroach within this recommended buffer.

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 would require a new variance approval;

2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required;
3. Applicant / owner must provide Red River Planning District with verification that the 200 square foot shed has been moved as indicated on the site plan, prior to obtaining final inspection for the proposed garage;
4. Applicant / owner must obtain a building permit for the existing 200 square foot shed.

RRPD LOCATION MAP





SUPPORTIVE MAPPING

Variance Order VO 70, 2025
16 Bayview Cres, RM of St. Andrews

Designation: "SC" Settlement Centre
Zoning: "SR" Seasonal 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.

 Subject Property

 Parcel Outline

 Roads

 **RED RIVER**
PLANNING DISTRICT

ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – NEW LETTER OF INTENT

Letter of Intent

September 5, 2025

Red River Planning District
2978 Birds Hill Road, East St. Paul, MB, R2E1J5

We had written a previous letter of intent in June for a similar variance of a 2000 sq ft garage at 16 Bayview Crescent, Petersfield, MB. However we have since purchased the neighbouring property on July 23, 2025. The two properties are now combined as of September 5, 2025.

We are now wanting to extend that same shop by 10' for a new total of 2400 sq ft. The only variance required for the shop now is for the extra square footage. All sizing and dimension bylaws are otherwise being followed. We have extended the desired shop size to 60'x40' from 50'x40'. It will remain 5' from our east property line at 18 Bayview Crescent and 65' from the west property line.

The intended use for the garage is for proper storage and protection from the weather of our three trucks, lawn care equipment, and work benches. The garage will also be a better space for tools and patio furniture which will help the house remain clutter free. We wish to eliminate the need for tarp tents as they don't last long and are an eye sore. A garage would be more convenient, keep the yard tidy and help with security by avoiding theft or vandalism issues. Lastly, we wish to increase our property value and curb appeal as there is no other garage on the property.

The previously requested shed variances are for the existing 10'x20' 200 sq ft shed shown on the site plan. We are applying for variances as it is not in compliance once it would be placed in the back yard. We are requesting to make this move after the garage is complete as we will be trenching power to the garage from the house which will be underneath the shed's new placement. A tree that is visible in the site plan will be cut down to make room for the shed. The variances are to cover the shed being 1' from the property line, 6' from the house and in addition to the garage it's another 200 sq ft. The placement of the shed is for privacy reasons and to be used as a wind block.

Thank you,

Holly Allard, Andrew Husak
16 Bayview Cr.
Petersfield, MB
R0C2L0

Roll # 521180

ADDITIONAL INFORMATION – ORIGINAL LETTER OF INTENT

Letter of Intent

June 24, 2025

Red River Planning District
2978 Birds Hill Road, East St. Paul, MB, R2E1J5

I write to express my intent on building a garage and moving a shed at 16 Bayview Crescent, Petersfield, MB. We wish to build a 2000 sq ft garage and move an existing 200 sq ft shed from the front yard to the back. The only garage variance required is needed for the extra square footage. all sizing and dimension bylaws are otherwise being followed. The shed will require 3 variances which are explained further in the third paragraph.

The intended use for the garage is for proper storage and protection from the weather of our three trucks, lawn care equipment, and work benches. The garage will also be a better space for tools and patio furniture which will help the house remain clutter free. We wish to eliminate the need for tarp tents as they don't last long and are an eye sore. A garage would be more convenient, keep the yard tidy and for security purposes to avoid any theft or vandalism issues. Lastly, we wish to increase our property value and curb appeal as there is no other garage on the property.

Our shed variances are for the existing 10'x20' 200 sq ft shed. We are applying for variances as it is not in compliance once it would be placed in the back yard. We are requesting to make this move after the garage is complete as we will be trenching power to the garage from the house which will be underneath the shed's new placement. One tree of the three that are visible in the site plan will be cut down to make room for the shed. The variances are to cover the shed being 2' from the property line, 6' from the house and in addition to the garage it's another 200 sq ft. Keeping the shed is mostly for privacy reasons but we would also keep outdoor gear in here like bikes, kayaks and patio furniture.

Thank you,

Holly Allard
16 Bayview Cr.
Petersfield, MB
R0C2L0

Roll # 521180