

# 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<sup>th</sup>, 2026**  
**5:30 pm**

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

*Note: property owners are responsible for notifying "tenants"*

### APPLICATION INFORMATION

**Application File:** VO 71, 2026

**Applicant:** Proud Homes Ltd (Karanbir Kaur Sandhu)

**Property Location:** 32 Stevens Ave, St. Andrews  
Roll # 222000  
Legal: 3413287/1  
Survey: 23-2-1489

**Application Purpose:**

The applicant proposes to decrease the side setback to 10 ft(min) in order to allow for a single-family dwelling to be constructed on the subject property.



Variance Request in "RA" Suburban Residential zone	Zoning By-law Requirement	Proposed setback minimum by Applicant
Side setback requirements (sec.:6.3, table 14)	15 ft(min)	12ft and 10 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)



2978 Birds Hill Rd  
 East St. Paul, Manitoba R2E 1J5  
 Toll Free: 1-800-876-5831  
 Phone: 204-669-8880  
 Fax: 204-669-8882

## VARIANCE APPLICATION REPORT

<b>Date</b>	June 18, 2026
<b>Application File</b>	<b>VO 71, 2026</b>
<b>Applicant</b>	Proud Homes Ltd (Karanbir Kaur Sandhu)

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	<ul style="list-style-type: none"> <li>- Street Address 32 Stevens Ave, St. Andrews</li> <li>- Roll # Roll # 222000</li> <li>- Legal Legal: 3413287/1, Survey: 23-2-1489</li> </ul>
<b>Zoning</b>	“RA” Suburban Residential zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	“SC” Settlement Centre designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	Existing Residential area, Lockport
<b>Property Size</b>	0.25 acres in area (+/-) 67 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request in “RA” Suburban Residential zone	Zoning By-law Requirement	Proposed setback minimum by Applicant
Side setback requirements (sec.:6.3, table 14)	15 ft(min)	12 ft and 10 ft

#### Application Purpose

The applicant is requesting to reduce the side setback from the main dwelling to the property lines to 12 ft on one side and 10 ft on the other side, where the 10 ft setback results from a 2 ft cantilever projection extending into the setback area in order to allow for a single-family dwelling to be constructed on the subject property.

## **OPTIONS FOR COUNCIL'S CONSIDERATION**

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

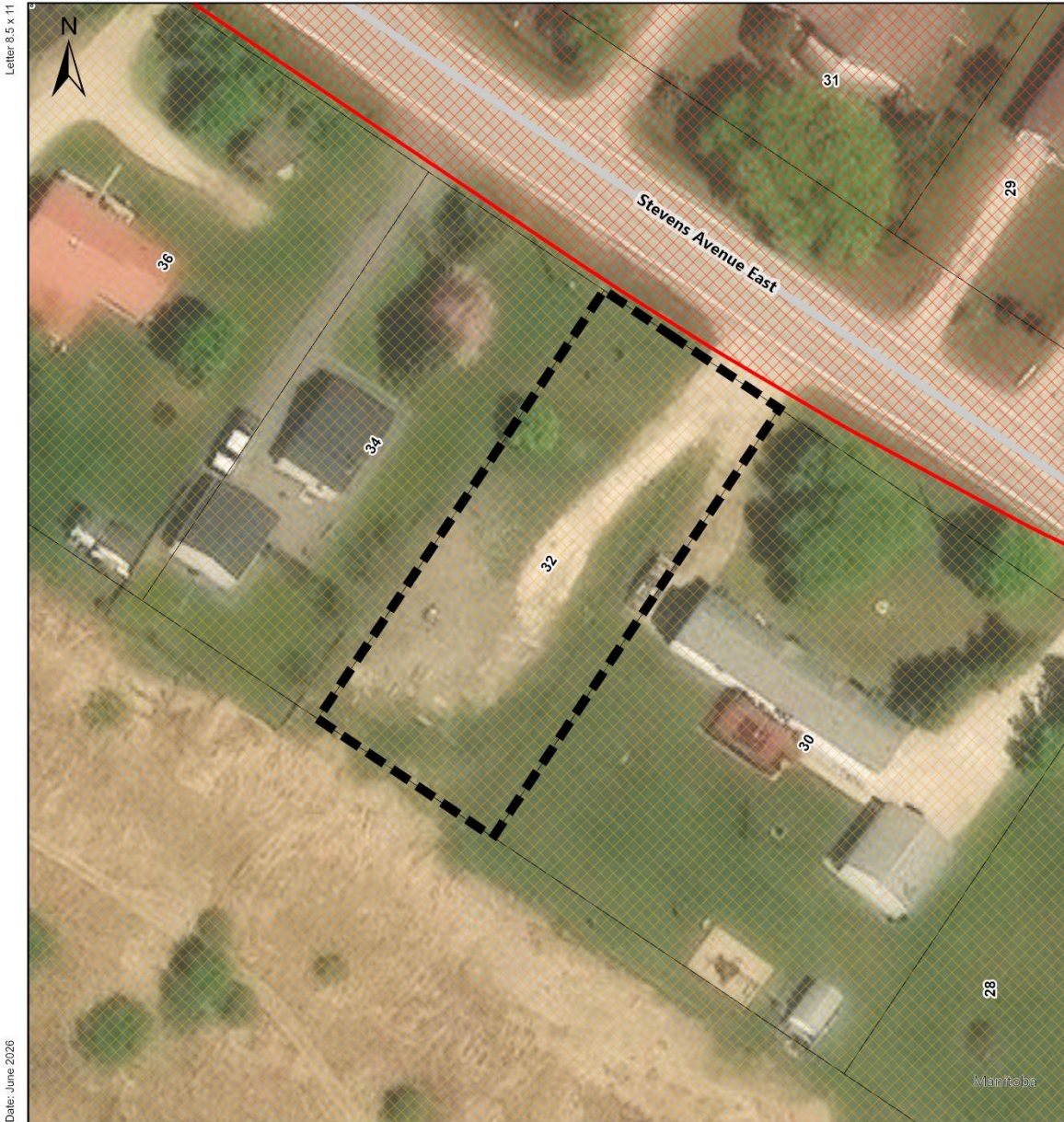
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 that are not in substantial conformance with the application would require a new approval;
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.

# RRPD LOCATION MAP



Letter: 8.5 x 11

Date: June 2026

## SUPPORTIVE MAPPING

Variance Order VO 71, 2026  
 32 Stevens Avenue East, RM of St. Andrews

Designation: "SC" Settlement Centre  
 Zoning: "RA" Suburban 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
-  Highway Control Zones
-  Roads



**ADDITIONAL INFORMATION – LETTER OF INTENT**

Date: [June 4, 2026](#)

Red River Planning District

[2978 Birds Hill Road](#)

[East St. Paul](#), MB R2E 1J5

Re: Variance Application – [32 Stevens Avenue East](#), RM of St. Andrews

Roll No.: [222000.000](#)

Legal Description: DESC [23-2-1489](#)

Dear Planning District,

Proud Homes Ltd., as owner of the property, respectfully requests a variance for the property located at [32 Stevens Avenue East, St. Andrews, MB](#).

The proposed single-family residence requires a reduction to the required side-yard setbacks. The zoning by-law requires a minimum side-yard setback of 15 ft on each side.

We are requesting a reduction to 12 ft on one side and 10 ft on the other side, where the 10 ft setback results from a 2 ft cantilever projection extending into the setback area.

The variance is requested to allow the proposed home design to fit appropriately on the lot while maintaining adequate separation from neighbouring properties and complying with all other applicable zoning and building requirements. The requested reduction is minor in nature and will not negatively affect adjacent properties, traffic, drainage, public safety, or the general character of the neighbourhood.

We respectfully request approval of this variance application.

Should you require any additional information, please contact us.

Sincerely,

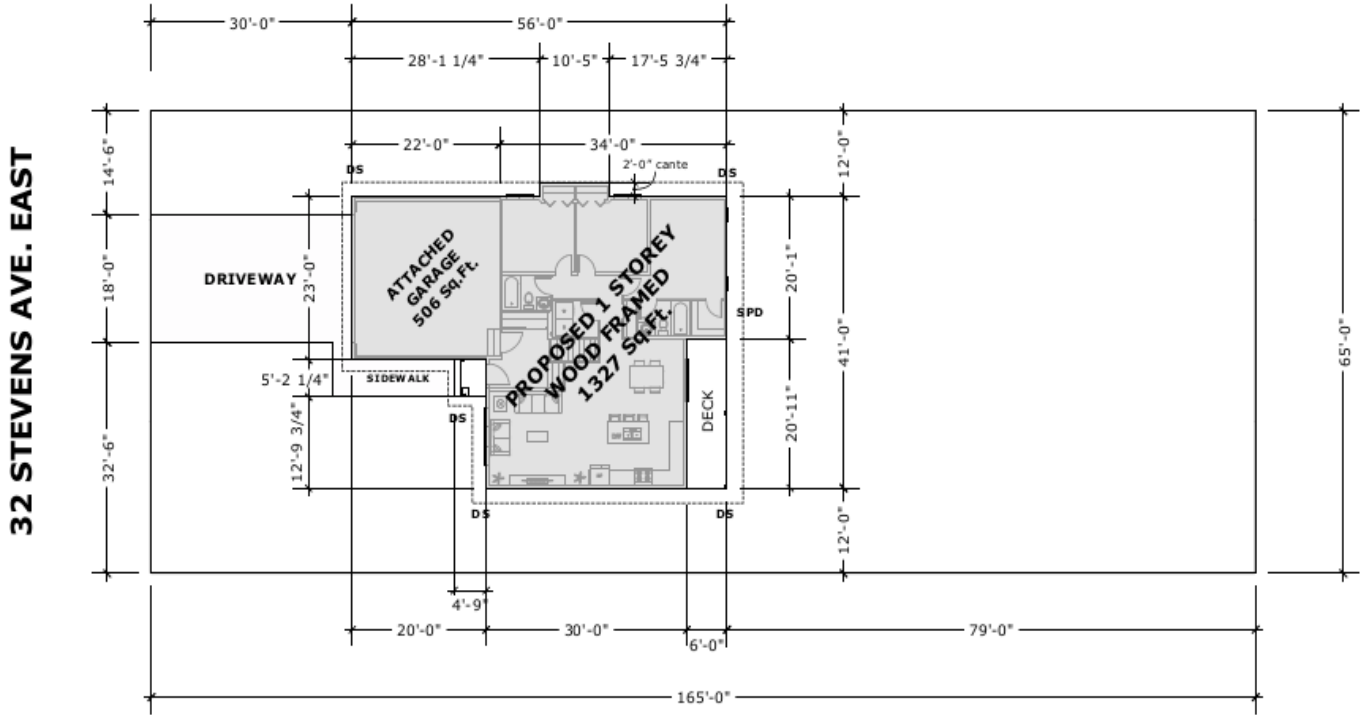
  
Karanbir Sandhu

Proud Homes Ltd.

262 River Trail Drive

West St. Paul, MB R4A 0C3  


**ADDITIONAL INFORMATION – SITE PLAN**



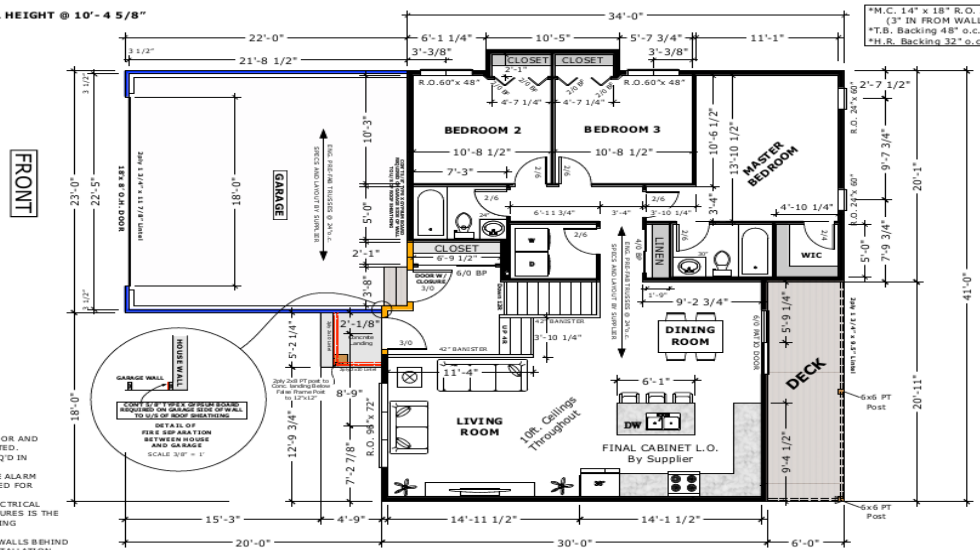
**SITE PLAN**  
SCALE 1/16" = 1'-0"

**ADDITIONAL INFORMATION – BUILDING PLAN**

- HOUSE WALL HEIGHT @ 10'- 1 1/8"
- HOUSE WALL HEIGHT @ 12'- 7 1/8"
- GARAGE WALL HEIGHT @ 10'- 4 5/8"

JOB ADDRESS: 32 STEVENS AVE. EAST  
LOCKPORT, MB.

\*M.C. 1 1/4" x 18" R.O. 54" A.F.F.  
(3" IN FROM WALL)  
\*T.B. Backing 48" o.c. A.F.F.  
\*H.R. Backing 32" o.c. OFF STAIR NOSE



**GENERAL NOTES:**  
 2PLY 2X10 LINTELS OVER EXT. DOOR AND WINDOW OPENINGS UNLESS NOTED.  
 HARD WIRED SMOKE ALARMS REQ'D IN EVERY BEDROOM INC. BASEMENT.  
 HARD WIRED CARBON MONOXIDE ALARM AND FRESH AIR INTAKES REQUIRED FOR SOLID FUEL APPLIANCES.  
 THE EXACT LOCATION OF ALL ELECTRICAL AND HEATING OUTLETS AND FIXTURES IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.  
 INSULATE AND V.B. AT EXTERIOR WALLS BEHIND TUBS AND SHOWERS BEFORE INSTALLATION.  
 DO NOT SCALE PRINTS DIMENSIONS TAKE PRECEDENCE.  
 VERIFY ALL WINDOW AND DOOR R.O.'S WITH SUPPLIER BEFORE CONSTRUCTION.  
 ALIGN EXTERIOR WALL STUDS WHERE EVER POSSIBLE WITH TRUSSES ABOVE.  
 ALIGN STUDS WITH JOISTS ON ALL PERPENDICULAR

**MAIN FLOOR PLAN**

SCALE 5/32" = 1'