

# 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**  
**August 12<sup>th</sup>, 2025**  
**5:30 PM**

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

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

### APPLICATION INFORMATION

**Application File:** VO 72/25

**Applicant:** Brenda Steciuk

**Property Location:** 8 Praznik Pl,  
Roll # 49359  
Lot 5, Blk 3, Plan no.  
25850

**Application Purpose:**

The applicant proposes to increase the number of accessory structures in order to allow for a 10' x 16' pre-fab shed to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of accessory structures (Section 6.3) "RR" Rural Residential Zone	2 (max)	4

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>	July 09, 2025
<b>Application File</b>	<b>VO 72/25</b>
<b>Applicant</b>	Brenda Steciuk

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	
- Street Address	8 Praznik Pl, St. Andrews
- Roll #	49359
- Legal	Lot 5, Blk 3, Plan no. 25850
<b>Zoning</b>	"RR" Rural Residential zone RM of St. Andrews Zoning By-law No. 4066
<b>Development Plan Designation</b>	"GD" General Development designation RRPD Development Plan By-law No. 272/19
<b>Secondary Plan Designation</b>	N/A
<b>Property Size</b>	1.43 acres in area (+/-) 139.4 feet in width (+/-)  <i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Number of accessory structures (Section 6.3) "RR" Rural Residential Zone	2 (max)	4

#### Application Purpose

The applicant is seeking approval to increase the maximum number of accessory structures in the "RR" Rural Residential zone from two to four, to accommodate a new 10' x 16' pre-fab shed. Currently, there are three existing accessory structures (a garden shed, a pool shed, and a pool with an attached deck), and the addition of the new shed would bring the total to four.

It is noted that the main dwelling appears not to meet the current front yard setback requirements; however, it was in place prior to the enactment of the current zoning by-law and has an approved variance for the front yard setback.

The application has been circulated to the municipality and Manitoba's Environment and Climate Change (Environmental Compliance and Enforcement). As of now, no comments have been received from Manitoba's Environment and Climate Change (Environmental Compliance and Enforcement) and the municipality has no concerns.

### **OPTIONS FOR COUNCILS CONSIDERATION**

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

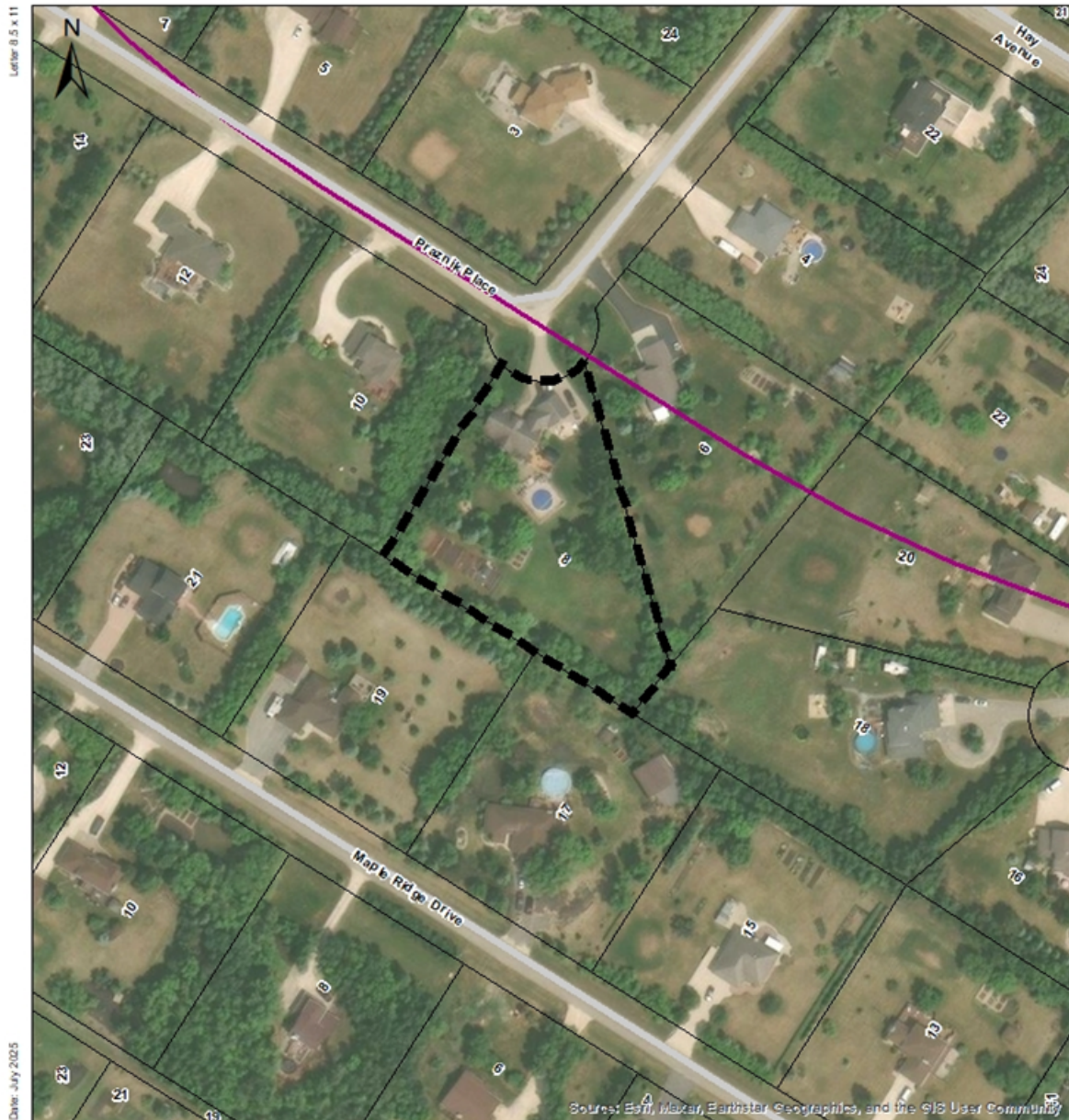
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be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

## RRPD LOCATION MAP



### SUPPORTIVE MAPPING

Variance Order VO 72, 2025  
8 Praznik Place, 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.

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



## ADDITIONAL INFORMATION

July 3, 2025

Attention: Red River Planning District

Hello,

We are planning to install a 10' x 16' pre-fab shed on our property to be used for storing outdoor seasonal items. Our property is located at 8 Praznik Place in St. Andrews.

Regards,



