

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

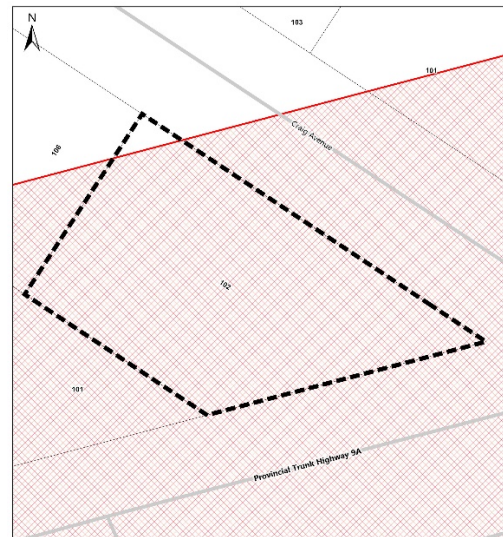
Application File: VO 74, 2026

Applicant: Tanner

Property Location: 102 Craig Avenue
Roll #312000
River Lot 8, Plan 3405

Application Purpose:

To reduce the building separation distance between two accessory structures from 3 ft (min) to **1 ft**, and to reduce the rear yard setback for an accessory structure from 10 ft (min) to **1 ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building separation between accessory buildings	3 ft (min) eave to eave	1 ft
Accessory rear yard setback	10 ft (min)	1 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

VARIANCE APPLICATION REPORT

Date	June 25, 2026
Application File	VO 74, 2026
Applicant	Tanner

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	102 Craig Avenue
- Roll #	312000
- Legal	River Lot 8, Plan 3405
Zoning	“RR” Rural Residential RM of St. Andrews Zoning By-law No. 4066
Secondary Plan Designation	N/A
Development Plan Designation	Rural Residential RRPD Development Plan By-law No. 272/19
Property Size	Site Area: 0.33 acres Site Width: 133 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Building separation between accessory buildings	3 ft (min) eave to eave	1 ft
Accessory rear yard setback	10 ft (min)	1 ft

Application Purpose

The applicant proposes to reduce the building separation distance between two accessory buildings and reduce the rear yard setback for an accessory structure, in order to put a sea can on the property. The sea can would be used for indoor storage, as the applicant wants more room since their garage is full.

This application was circulated to the R.M. of St. Andrews and Manitoba Highways Branch, the RM's comments are:

Administration notes the proposed seacan would be located one foot from both the rear property line and the existing accessory structure (garage). While the setback variance may be primarily an adjacent landowner consideration, the reduced building separation may warrant further consideration by Council, particularly with respect to the proposed storage within the seacan. Should any flammable, combustible, hazardous, or explosive materials be proposed for storage, Council may wish to consider whether restrictions or further clarification from the applicant are appropriate.

Highways reviewed the Variance application and have no concerns.

OPTIONS FOR COUNCILS' CONSIDERATION

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

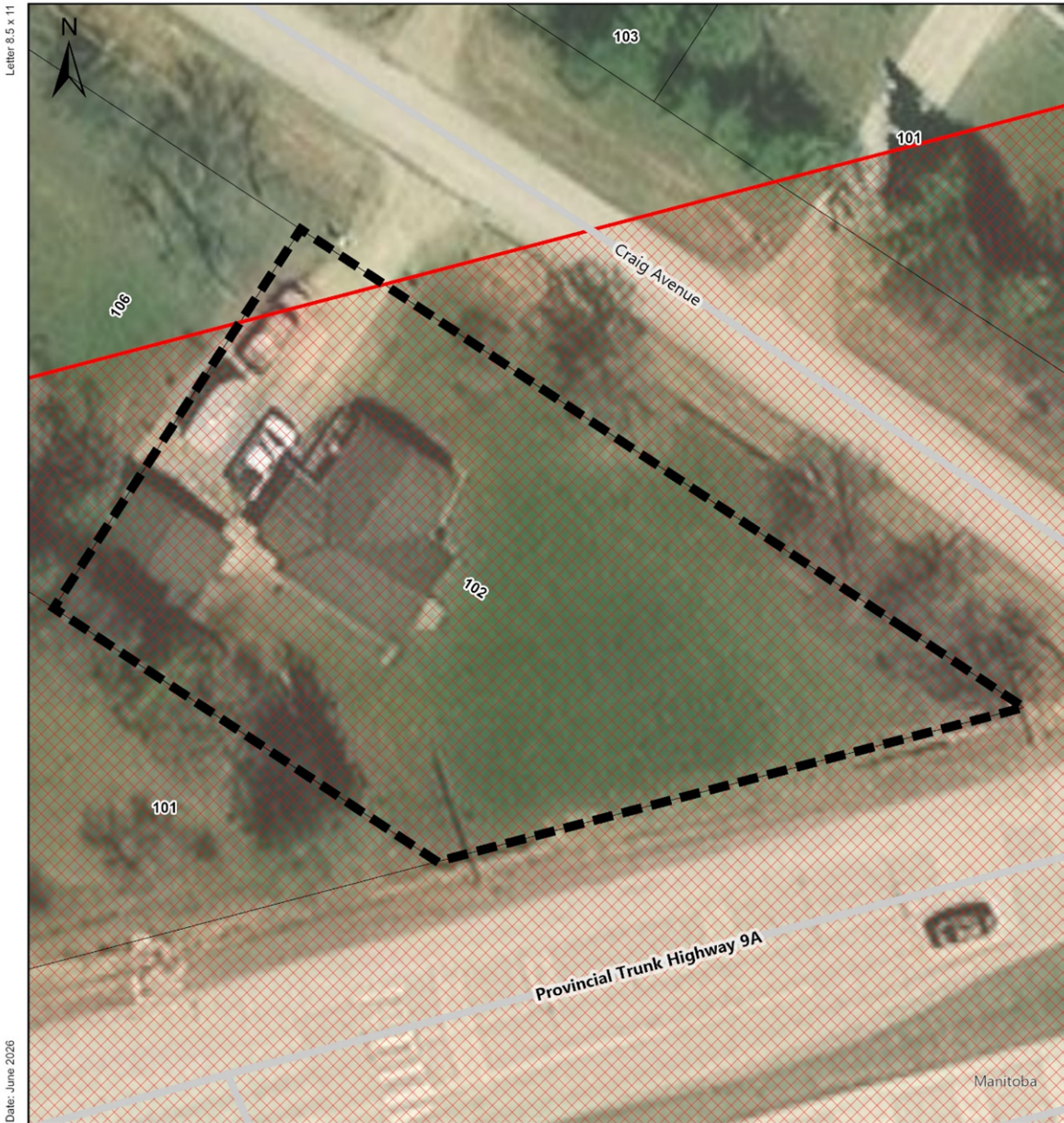
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



SUPPORTIVE MAPPING

Variance Order VO 74, 2026
 102 Craig Avenue, RM of St. Andrews

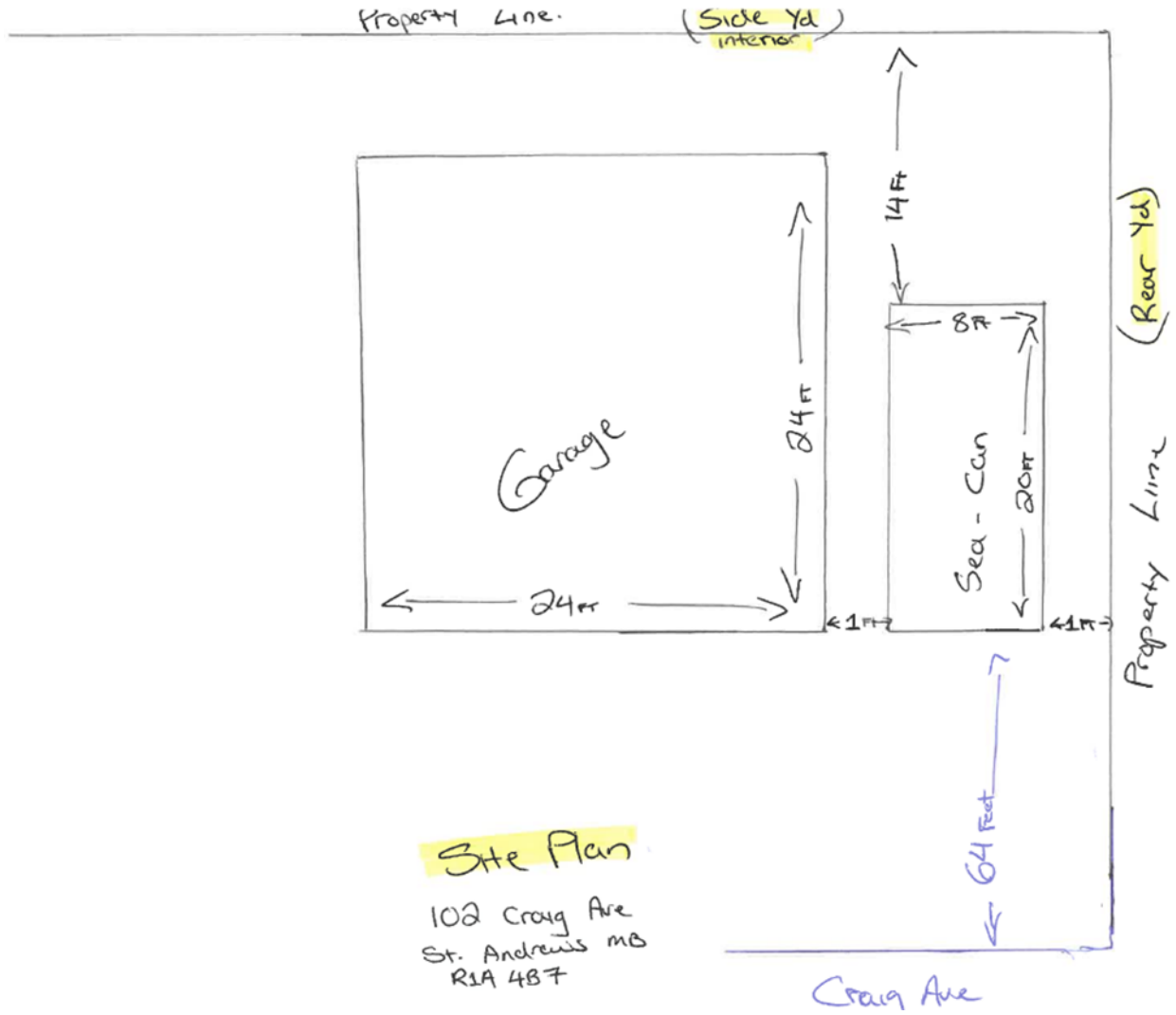
Designation: "GD" General Development
 Zoning: "RR" Rural Residential

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
-  Parcel Outline
-  Highway Control Zones
-  Roads



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Letter Of Intent

I (Nicholas Tanner) would like to place a Sea-Can beside my garage located near my rear yard. The Sea-Can is 8 feet wide and 20 feet long. It would be 1 foot from my garage and 1 foot from my rear yard property line. I would put the front of the Sea-Can level with the front of my garage which would put it 14 feet away from my side yard. I have spoken to my neighbors on both side (side yard and rear yard) and they both said they would have no problem with it being there. The reason I would like to put a Sea-Can on my property is that I need more indoor storage as my garage is full. I have included my site plan with all the measurements and a sketch of where I would like to put it.

Thank you

Nick Tanner