

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 12th, 2025
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 77, 2025

Applicant: Branch and Stone
Landscape and Construction

Property Location: 7 Deer Rapids Drive,
Roll # 27822
Lot 3, Block 3, Plan 37261

Application Purpose:

The applicant proposes to increase the accessory building individual unit area, combined floor area, height, and number of accessory structures in order for a garage to be constructed on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum combined floor area (accessory structure)	1,200 square feet (maximum)	2,190 square feet
Maximum individual unit area (accessory structure)	1,200 square feet (maximum)	1,900 square feet
Height (accessory structure)	15 feet (maximum)	18.69 feet
Number of accessory structures	2 (maximum)	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

VARIANCE APPLICATION REPORT

Date	July 18, 2025
Application File	VO 77, 2025
Applicant	Branch and Stone Landscape and Construction

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	7 Deer Rapids Drive, St. Andrews
- Roll #	27822
- Legal	Lot 3, Block 3, Plan 37261
Zoning	"RR" Rural Residential Zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"GD" General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	1.39 acres in area (+/-) 217.6 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum combined floor area (accessory structure) (Section 6.3, Table 14)	1,200 square feet (maximum)	2,190 square feet
Maximum individual unit area (accessory structure) (Section 6.3, Table 14)	1,200 square feet (maximum)	1,900 square feet
Height (accessory structure) (Section 6.3, Table 14)	15 feet (maximum)	18.69 feet
Number of accessory structures (Section 6.3, Table 14)	2 (maximum)	4

Application Purpose

The applicant proposes to increase the accessory building individual unit area, combined floor area, height, and number of accessory structures in order for a garage to be constructed on the subject property. Once constructed, the four accessory structures will include the proposed 1900 sq ft garage, a composite clad shed, a hot tub, and a pergola.

As indicated on the applicant's site plan, the 20.2 foot by 12.2 foot (246.44 square feet) composite clad shed is proposed to be removed from the property. A condition of approval has been included to ensure this occurs.

The applicant previously applied for multiple variances for a proposed garage (VO 58, 2025). This variance application was defeated by Council in July 2025.

The application was circulated to the R.M. of St. Andrews; they have no concerns for this application.

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;
3. The 20.2 foot by 12.2 foot (246.44 square feet) composite clad shed must be removed upon approval of this variance order (VO 77, 2025).

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 77, 2025
7 Deer Rapids Drive, RM of St. Andrews

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

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



Site plan showing property boundaries and dimensions. The plan includes a building with an attached garage, a hot tub, and a pergola. Dimensions are provided for various areas and setbacks.

Property Dimensions:

- Top Boundary: 218.0'
- Right Boundary: 277.0'
- Bottom Boundary: 218.0'
- Left Boundary: 277.0'

Building and Structures:

- ATTACHED GARAGE:** 1.95' x 0.45'
- STUCCO/BRICK DWELLING:** 1.95' x 0.45'
- HOT TUB:** 7.0' x 7.0'
- PERGOLA:** 12.0' x 12.0'

Setbacks and Distances:

- Top Left: 36.05', 10.15', 9.55'
- Top Right: 113.6', 113.6'
- Right Side: 85.85', 277.0'
- Bottom Right: 90.25', 79.7'
- Bottom Left: 124.6', 99.15', 65.95', 95.2'
- Left Side: 59', 31', 277.0'

Annotations:

- BEING REMOVED:** (Handwritten in blue ink, pointing to a structure in the top left corner)
- DEER RAPIDS DRIVE:** (Vertical text on the right side)
- WALTER STREET:** (Horizontal text at the bottom)
- SEE DETAIL A:** (Pointing to the building footprint)
- SEE DETAIL B:** (Pointing to the hot tub area)
- COMPOSITE CLAY SHED:** (Pointing to a structure in the top left)
- ALL SIDES = 0.25':** (Associated with the composite clay shed)
- ALL SIDES = 0.75':** (Associated with the pergola)

$$\begin{array}{r} 24.8^{\circ} \\ 1.95^{\circ} \\ \hline 0.45^{\circ} \end{array}$$

Figure 1 shows a schematic diagram of a rectangular channel with a bottom step. The channel has a total width of 1.0 m and a total height of 1.0 m. The bottom step is 0.5 m wide and 0.5 m high. The water depth is 0.5 m. The flow direction is from left to right. The diagram is labeled with dimensions and a flow direction arrow.

ADDITIONAL INFORMATION – LETTER OF INTENT



19 Yager Cove, Winnipeg, Manitoba, R3R 3S8

July 15, 2025

Red River Planning District
2978 Birds Hill Road
East St. Paul, Manitoba
R2E 1J5

Re: Letter of Intent for 7 Deer Rapids Drive

Please note that we are submitting this new application with modifications in the design and a change in the placement on the property to address neighbouring property considerations. The garage placement is now 59' from the one neighbour's property line at the side and 31' from the property line of the neighbour at the back of the property. There are also NO windows on the back or sides except for the ones that face the homeowner's house, as indicated in the drawings.

1. Building area - although the maximum building area is 1200 sq/ft, we are requesting a variance for the proposed footprint of 1900 sq/ft. The garage itself will be used to hold personal vehicles and possessions.
2. Building Height - we request the variance to allow for an increase in the roof height of the property. The current zoning regulations allow for 15 feet and we are requesting permission to increase to 18' 11/16 to allow for vaulted ceilings.
3. Number of Accessory Structures - after review and with the site plan that has been updated there are more than two accessory structures.

Although these above listed don't meet the bylaw, with the changes made to the size and height we are confident that these variances will not adversely impact the surrounding neighbourhood and will allow the home owner to make reasonable use of the property. We make mention of 10 Deer Rapids Drive where there are a number of variances and some similarities to our request, which were approved. As well as 8 Deer Rapids that has a same size garage and layout and also has been approved by the permit office.

If you have any further questions please do not hesitate to contact me.

Sincerely,

Leslie Rinella

