

# 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**  
**August 11<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 82, 2026

**Applicant:** Christopher Myall

**Property Location:** 174 Grand Circle,  
St. Andrews  
Roll # 523190  
Legal: 18-1-5686

**Application Purpose:**

The applicant proposes multiple variances in order to construct the addition to the main dwelling on the subject property.



| Variance Request in “SR” Seasonal Residential zone        | Zoning By-law Requirement | Proposed by Applicant |
|-----------------------------------------------------------|---------------------------|-----------------------|
| Side yard setback from the main dwelling (west side yard) | 10 ft (min)               | 9’ and 3”             |
| Side yard setback from acc. structure (east side yard)    | 5 ft (min)                | 6”                    |
| Number of Accessory Structures per Certificate of Title   | 2 (max.)                  | 4 (max)               |
| Separation distance (eave to eave)                        | 10 ft (min)               | 5’ and 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)



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>             | July 21, 2026      |
| <b>Application File</b> | <b>VO 82, 2026</b> |
| <b>Applicant</b>        | Christopher Myall  |

### SUBJECT PROPERTY INFORMATION

|                                                                                                                            |                                                                                                         |
|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>Property Location</b> <ul style="list-style-type: none"><li>- Street Address</li><li>- Roll #</li><li>- Legal</li></ul> | 174 Grand Circle, St. Andrews<br>Roll # 523190<br>Legal: 18-1-5686                                      |
| <b>Zoning</b>                                                                                                              | "SR" Seasonal Residential zone<br>RM of St. Andrews Zoning By-law No. 4066                              |
| <b>Development Plan Designation</b>                                                                                        | "SC" Settlement Centre designation<br>RRPD Development Plan By-law No. 272/19                           |
| <b>Secondary Plan Designation</b>                                                                                          | N/A                                                                                                     |
| <b>Property Size</b>                                                                                                       | 0.31 acres in area (+/-)<br>68 feet in width (+/-)<br><br><i>NOTE: Information is based on GIS data</i> |

### APPLICATION DETAILS / PROPOSAL

| Variance Request in "SR" Seasonal Residential zone        | Zoning By-law Requirement | Proposed by Applicant |
|-----------------------------------------------------------|---------------------------|-----------------------|
| Side yard setback from the main dwelling (west side yard) | 10 ft (min)               | 9' and 3"             |
| Side yard setback from acc. structure (east side yard)    | 5 ft (min)                | 6"                    |
| Number of Accessory Structures per Certificate of Title   | 2 (max.)                  | 4 (max)               |
| Separation distance (eave to eave)                        | 10 ft (min)               | 5' and 4"             |

**Application Purpose**

The applicant proposes to reduce the side yard setback requirement from 10 ft to 9'3" from the main dwelling to the west side yard and side yard setback requirement from 5 ft to 6" from the acc. structures (2 shed and tarp shed) to the east side.

In addition, to reduce the separation distance from garage to proposed addition from 10 ft to 5 ft 4 inches minimum (two more sep. distances ( 8 ft and 8.3 ft) are presented as less than 10 ft from the existing tarp shed to the main dwelling and to the addition to the main dwelling) , and increase the maximum number of accessory structures allowed from 2 to 4 (combined floor area for all acc. structures is 1100 sq.ft )in order to construct the addition to the main dwelling (see floor plans attached).

This application was circulated to the R.M. of St. Andrews. The R.M. some has concerns:" Council may wish to consider clarification from the applicant on current use of garage and whether restrictions due to building separation are appropriate."

**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



### SUPPORTIVE MAPPING

Variance Order VO 82, 2026  
174 Grand Circle, 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. Map content is not to scale.

-  Subject Property
-  Designated Flood Area
-  Parcel Outline
-  Roads
-  Water Bodies



**ADDITIONAL INFORMATION – LETTER OF INTENT**

**Letter of intent for  
174 Grand Circle Petersfield Manitoba  
R0C2L0 box 43**

Permit number : RRPD-2026-133

Roll number: 0523190

I would like a variance for my addition so I can be closer to my garage than allowed (5'4" eve to eve) as the space is needed for the desired addition layout. The proposed addition is also slightly closer than the 10ft allowance on the east property line, being 9'3". I would like to increase the number of allowed structures on the property from 2 to 4, with the intent to later remove 2 of the small sheds in the northwest corner of the property.

Cell:204-904-7781

Email: cmyall89@gmail.com

Christopher Aaron Myall

*Priority*  
CORRESPONDENCE/NOTES

---

water

The diagram is a hand-drawn site plan of a property. The property is bounded by a road at the bottom (65 ft wide) and water at the top. The overall dimensions of the property are 68 ft wide at the top and 171 ft deep. The plan includes several existing structures: a 'Shed' (8 ft x 8 ft), another 'Shed' (8 ft x 8 ft), an 'Existing tarp Shed' (20 ft x 11 ft), an 'Existing house' (26.25 ft x 32.25 ft), an 'Ex. Sunroom' (14 ft x 12 ft), an 'Ex. DECK' (12 ft x 10 ft), and an 'Existing Garage' (29.3 ft x 15 ft). A 'Proposed Addition' is shown, measuring 44'3" wide and 16' high. Other features include an 'existing mast', a 'Driveway', and a 'Hydro pole'. Dimensions are given in feet and inches. A north arrow points towards the top right. A scale bar at the bottom left indicates 1 inch equals 20 feet. A note at the bottom right says 'Over'.

68ft

90ft

129"

6"

8'

8'

12'

14'

12'

10' Ex. DECK

Ex. Sunroom

26.25ft

32.25ft

18.3ft

171ft

Existing tarp Shed

20ft

11'

6"

212ft

existing mast

Proposed Addition

44'3"

16'

10ft

9'3"

10ft

7'

12'

46ft

5'4" exch eve

29.3ft

15ft

8ft

Existing Garage

27ft

39'

Driveway

65ft Road

Over

Hydro pole

1-295-66

© 2001 Survey Management International Inc. Item 10/2011

Hydrolyse

1-295-46

© 2010 Young Management International Inc.  
ISSN 1548-7717

ADDITIONAL INFORMATION – BUILDING PLAN

