

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 11th, 2026
5:30 PM**

**Council Chambers,
500 Railway Ave,
RM of St. Andrews, MB**

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

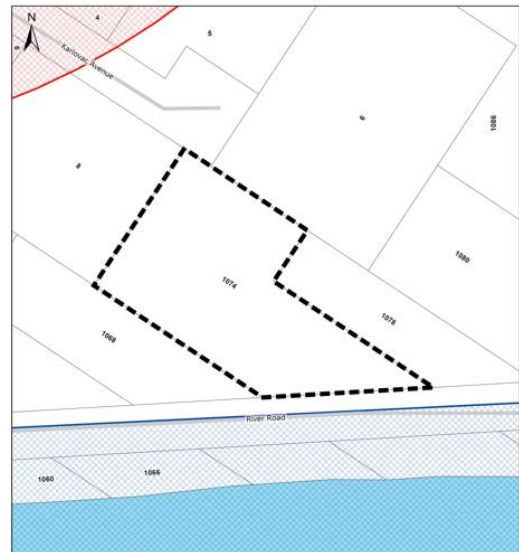
Application File: VO 84, 2026

Applicant: Anne Stewart

Property Location: 1074 River Rd, St. Andrews
Roll # 305060
Legal:2-26456

Application Purpose:

The applicant proposes to reduce the building separation distance between a principal building and an accessory structure and the side yard setback in order to construct an addition to the existing dwelling in the “RR” Rural Residential zone.



Variance Request in “RR” Rural Residential Zone	Zoning By-law Requirement	Proposed by Applicant
Side yard (min)	15 ft (min)	Side yard – 5 ft
Separation distance (eave to eave)	10 ft (min)	4’1.5” (from the walls)- 2’1.5” (eave to eave)

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 21, 2026
Application File	VO 84, 2026
Applicant	Anne Stewart

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address 1074 River Rd, St. Andrews - Roll # Roll # 305060 - Legal Legal:2-26456
Zoning	"RR" Rural Residential <i>RM of St. Andrews Zoning By-law No. 4066</i>
Secondary Plan Designation	Existing Residential <i>Lockport Secondary Plan</i>
Development Plan Designation	General Development <i>RRPD Development Plan By-law No. 272/19</i>
Property Size	Site Area: 1.63 acre Site Width: 240 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in "RR" Rural Residential Zone	Zoning By-law Requirement	Proposed by Applicant
Side yard (min)	15 ft (min)	Side yard – 5 ft
Separation distance (eave to eave)	10 ft (min)	4'1.5" (from the walls)- 2'1.5" (eave to eave)

Application Purpose

The applicant proposes to reduce the side yard minimum from 15 feet to 5 feet for the acc. structure to remain on the property and separation distance from 10 ft to 4'1.5" (wall to wall) and 2'1.5' (from eave to eave) to allow the construction of an addition to the existing dwelling (secondary suite) in the "RR" Rural Residential zone

The application was circulated June 9, 2026, RMs comments are: 'Council may wish to seek clarification on storage within existing garden shed and whether restrictions due to building separation are appropriate.'

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.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Variance Order VO 84, 2026
1074 River Road, RM of St. Andrews

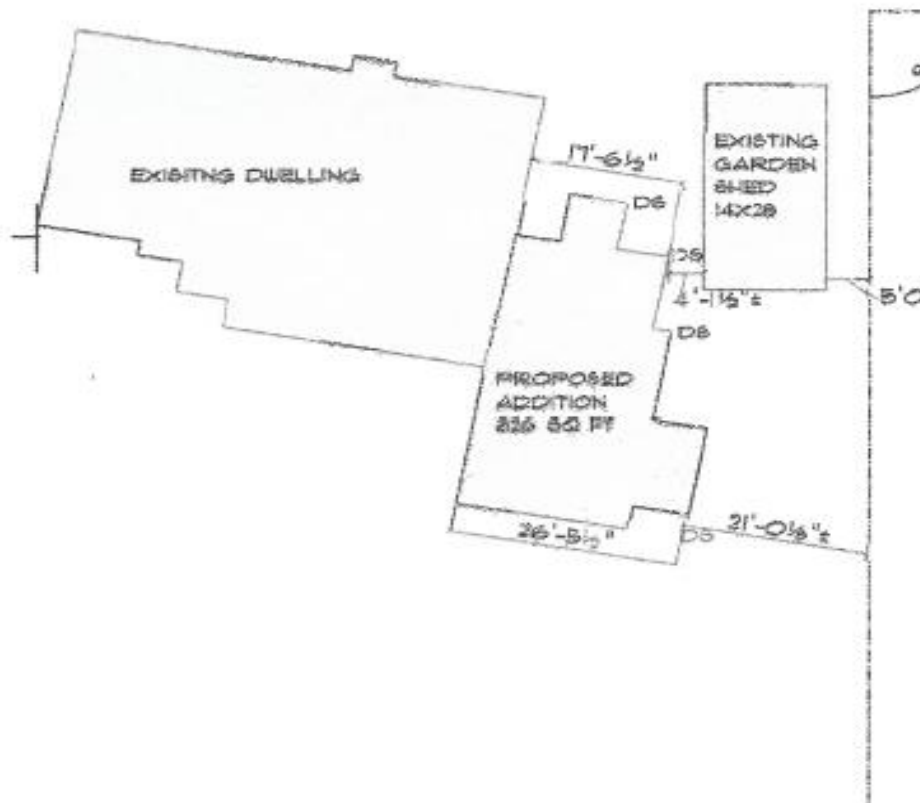
Designation: "GD" General Development
Zoning: "RR" Rural Residential

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



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

From: Elizabeth Stewart luc99nick@icloud.com
Subject: Letter of Intent
Date: June 26, 2026 at 9:13 AM
To: Elizabeth Stewart luc99nick@icloud.com
Bcc: luc99nick@icloud.com

Letter of Intent
To: Red River Planning
District



I am requesting a variance on the distance between the proposed addition and a small section of the existing garden shed.

The garden shed is an insulated building on a concrete slab. I believe it was built in the late 70s when the original house was built.

The placement of this addition is designed for access into the existing house through an existing doorway. The addition is essentially a granny suite for myself as my daughter and her family will move into the existing house.

Thank you for your consideration

Elizabeth Anne Stewart

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ADDITIONAL INFORMATION – FLOOR PLANS

