

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, 2026
5:30 PM**

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

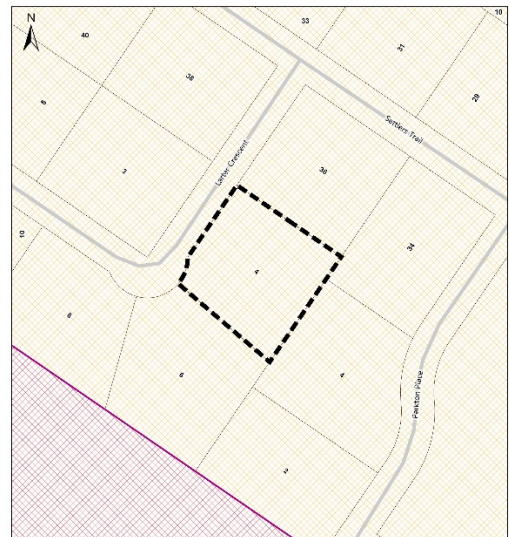
Application File: VO 85, 2026

Applicant: Saythavy and Vogiatzakis

Property Location: 4 Larter Crescent
Roll #6550
Lot 50, Plan 14756

Application Purpose:

To increase the maximum height of an accessory structure from 15 ft (max) to **15 ft 4 inches**, and to increase the maximum size of a garage from 1,200 sq ft (max) to **1,600 sq ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum height (accessory)	15 ft (max)	15 ft 4 inches
Maximum size (accessory)	1,200 sq ft (max)	1,600 sq 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	July 21, 2026
Application File	VO 85, 2026
Applicant	Saythavy and Vogiatzakis

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	4 Larter Crescent
- Roll #	6550
- Legal	Lot 50, Plan 14756
Zoning	"RR" Rural Residential RM of St. Andrews Zoning By-law No. 4066
Secondary Plan Designation	N/A
Development Plan Designation	General Development RRPD Development Plan By-law No. 272/19
Property Size	Site Area: 1.38 acres Site Width: 228.1 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Maximum height (accessory)	15 ft (max)	15 ft 4 inches
Maximum size (accessory)	1,200 sq ft (max)	1,600 sq ft

Application Purpose

The applicant proposes to increase the height and size for an accessory building, to accompany a proposed 40 ft by 40 ft detached garage with a mean height of 15 ft 4 inches.

This application was circulated to the municipality, and they have no comments or conditions for this Variance.

OPTIONS FOR COUNCILS' CONSIDERATION

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

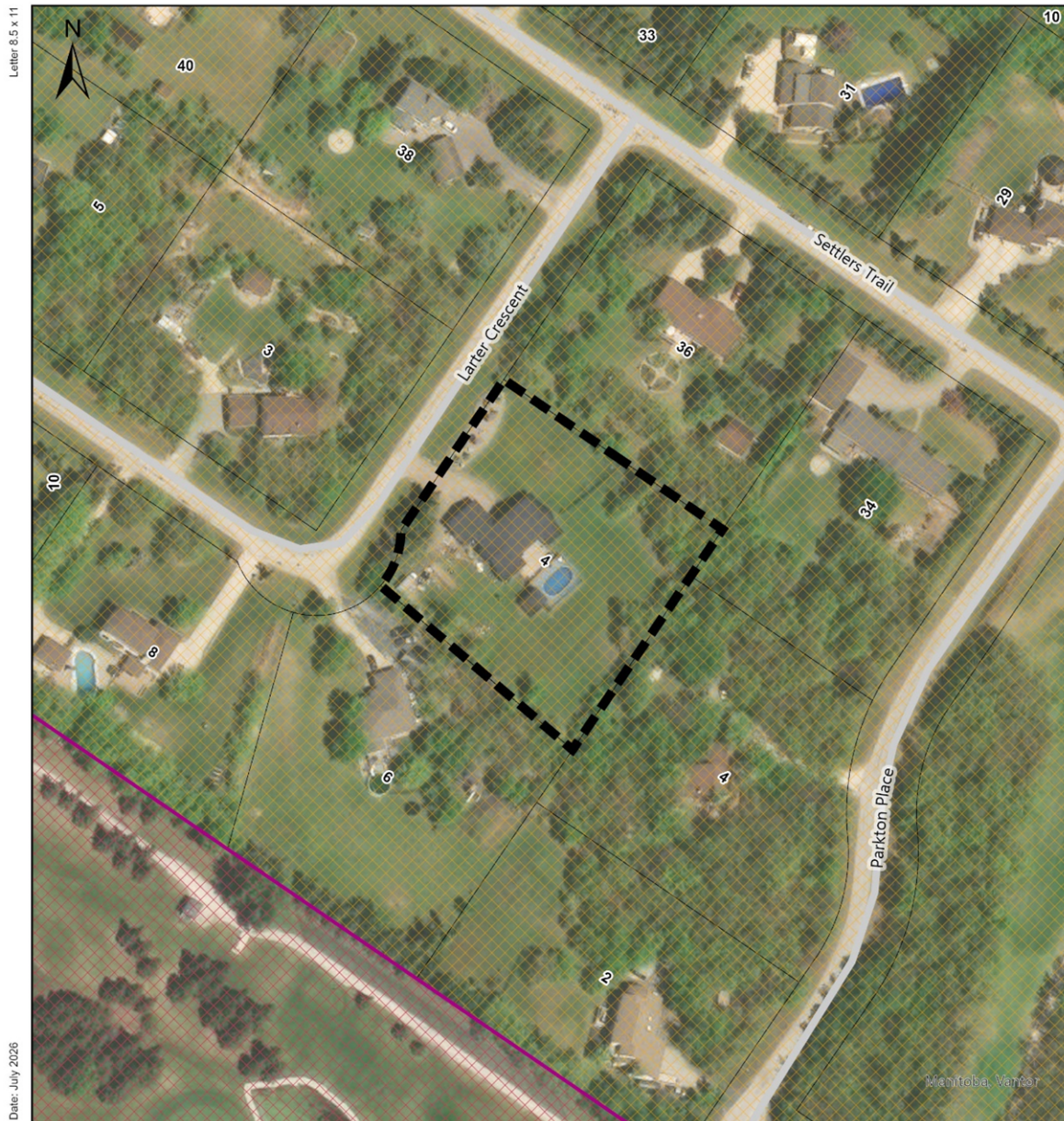
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 85, 2026
4 Larter Crescent, RM of St. Andrews

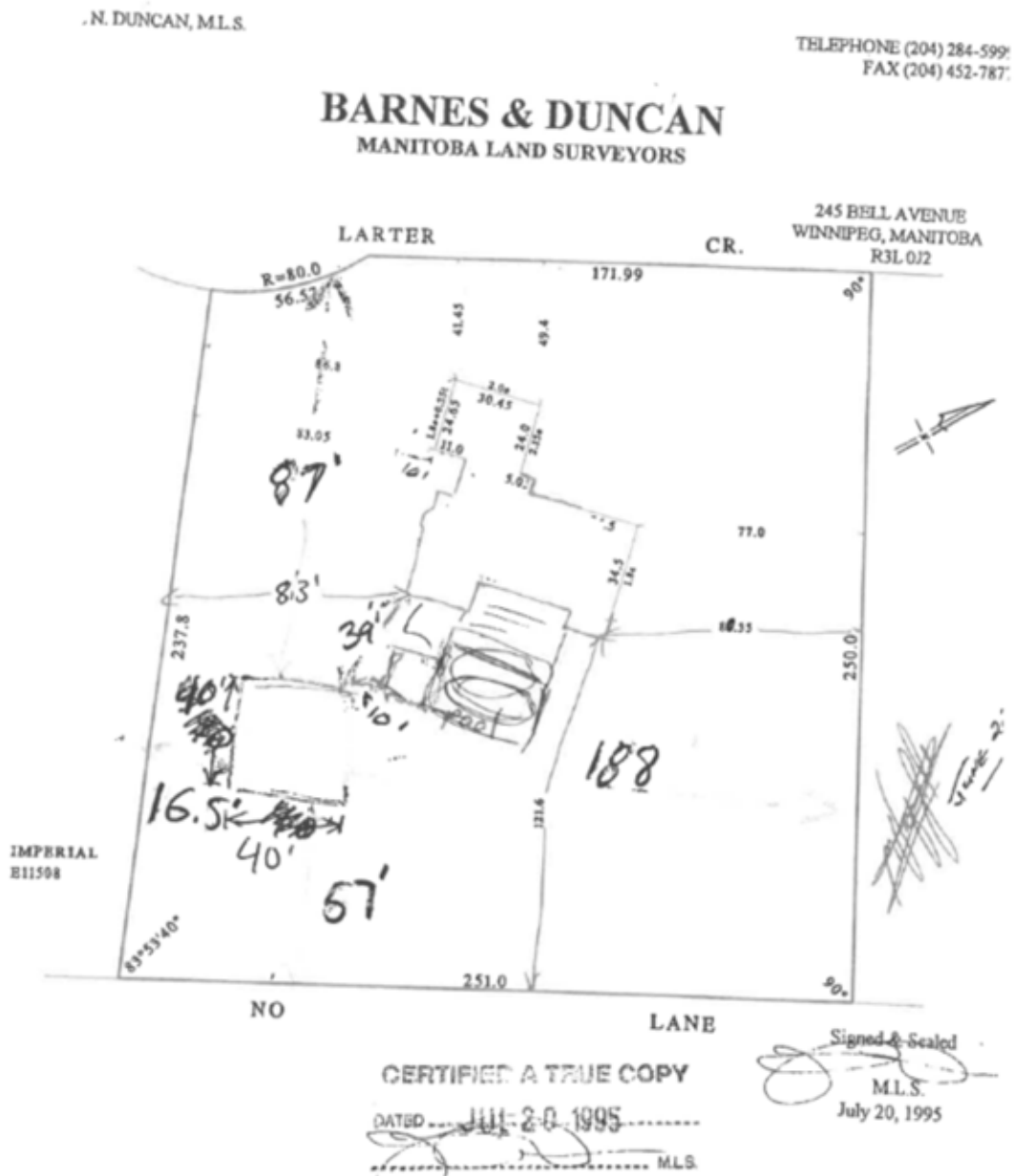
Designation: "GD" General Development
Zoning: "RR" Rural Residential

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.

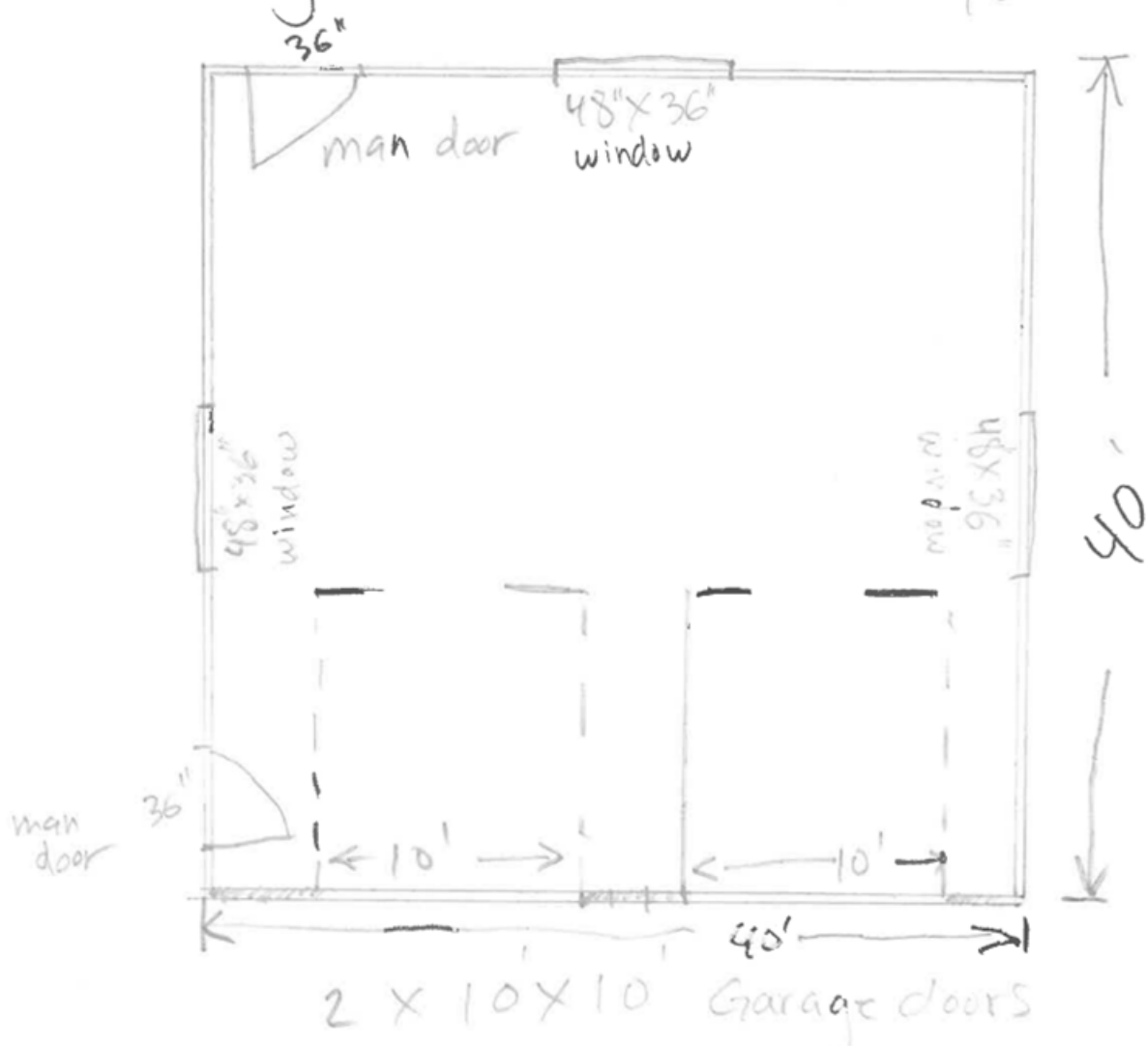
-  Subject Property
-  Hazard Lands - Airport
-  Hazard Lands - Waste
-  Parcel Outline
-  Roads

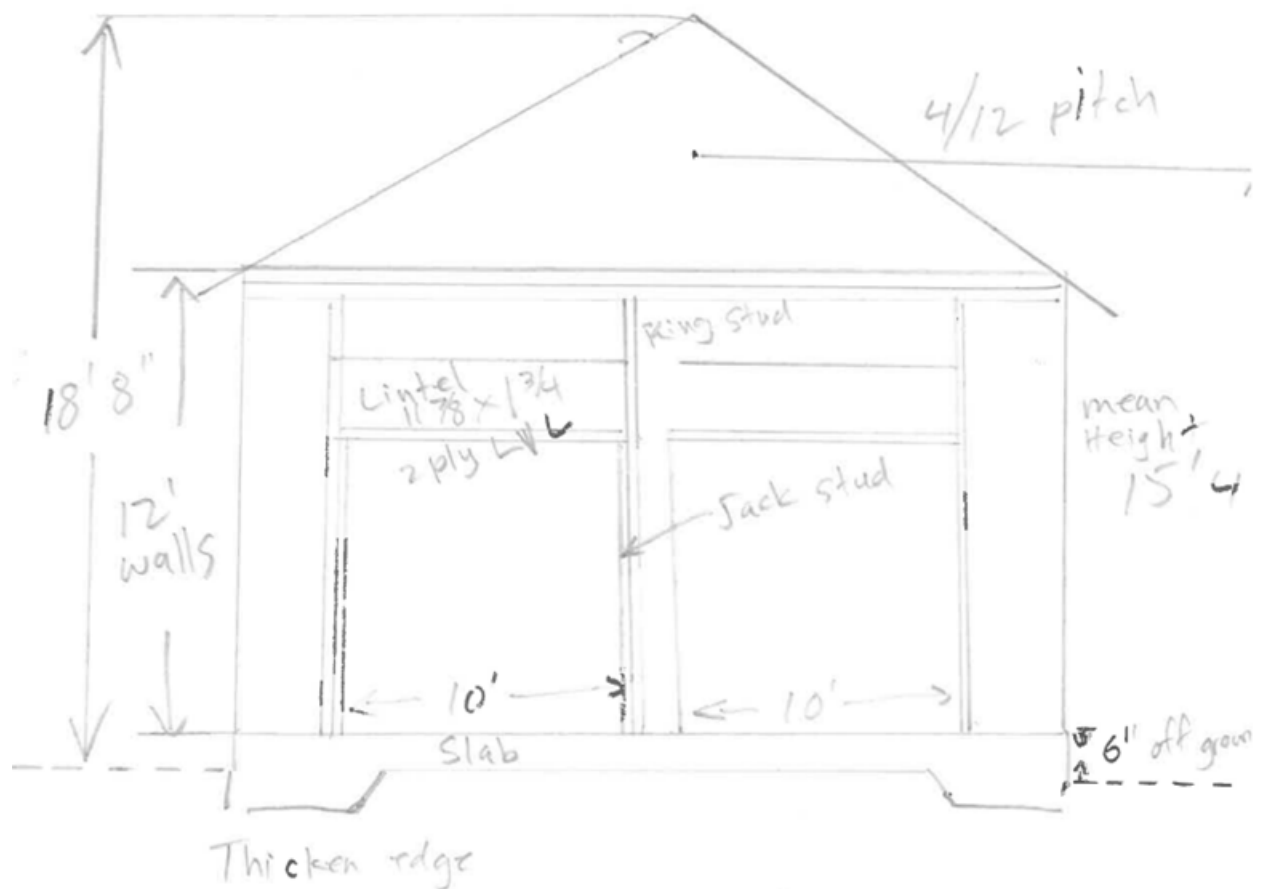


ADDITIONAL INFORMATION – SITE PLAN



4 Carter Rd.
Garage Floor Plan : 40'x40'





ADDITIONAL INFORMATION – LETTER OF INTENT

4 Carter crescent

I Voradeh Suthavy and requesting
a variance permit for a 40'x40'
garage with a mean height of 15'4".
The total square feet is 1600 sq/f.