

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
September 9th, 2025
5:30 pm**

**Council Chambers
500 Railway Avenue,
Clandeboye, RM of St.
Andrews.**

Note: property owners are responsible for notifying “tenants”

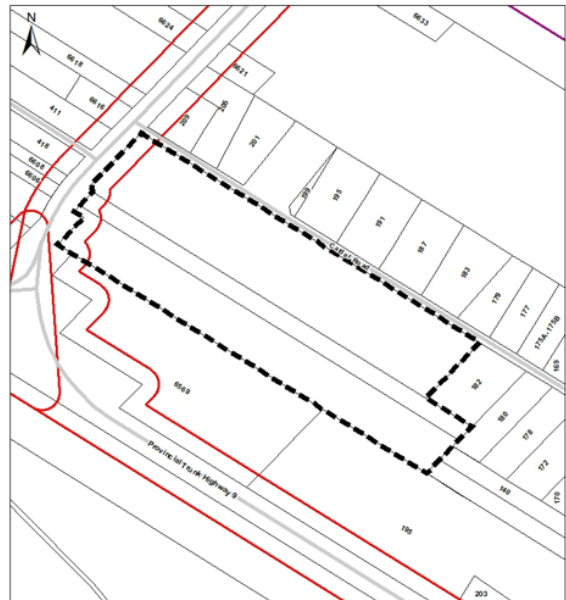
APPLICATION INFORMATION

Application File: VO 88, 2025

Applicant: 10128544 Manitoba
LTD, (Robert Doolan)

Property Location: PTH9 and Calder Road,
St. Andrews
Roll #310800, 310875,
310850
Plan:6952

Application Purpose:
The applicant proposes to reduce site area of
22 lots for subject property as a part of the
conditions for subdivision application S24-
3092 Amendment in “AR” – Agriculture
Restricted zone.



Variance Request in “AR” – Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site area requirements Sec.5.4 (Table 11)	4 ac (min)	22 Proposed Lots: 2 – 3.91 ac (min)

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	August 6 th , 2025
Application File	VO 88, 2025
Applicant	10128544 Manitoba LTD, (Robert Doolan)

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	PTH9 and Calder Road, St. Andrews Roll #310800, 310875, 310850 Plan:6952
Zoning	"AR" – Agriculture Restricted zone RM of St Andrews Zoning By-law No. 4066
Secondary Plan Designation	n/a
Development Plan Designation	"AR" Agriculture Restricted designation RRPD Development Plan By-law No. 272/19
Property Size	71.13 acres in area 1040 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request in "AR" – Agriculture Restricted zone	Zoning By-law Requirement	Proposed by Applicant
Site area requirements Sec.5.4 (Table 11)	4 ac (min)	22 Proposed Lots: 2 – 3.91 ac (min)

Application Purpose

The applicant proposes to reduce site area of 22 lots for subject property as a part of the conditions for subdivision application S24-3092 Amendment in "AR" – Agriculture Restricted zone.
 See tables of all proposed lots and their dimensions attached:

Zone: Agricultural Restricted			
Lot and block numbers	Required site area and width	Proposed site area and width	Compliance to the By-Law of St. Clements
Block 1			
Lot 1	4 acres and 198 ft	2.0 ac and 200 ft	No for site area, yes for site width
Lot 2	4 acres and 198 ft	2.1 ac and 200 ft	No for site area, yes for site width
Lot 3	4 acres and 198 ft	2.07 ac and 200 ft	No for site area, yes for site width
Lot 4	4 acres and 198 ft	4.07 ac and 202 ft	In Compliance
Lot 5	4 acres and 198 ft	3.25 ac and 202 ft	No for site area, yes for site width
Lot 6	4 acres and 198 ft	2.08 ac and 276.08ft	No for site area, yes for site width
Lot 7	4 acres and 198 ft	2.01 ac and 272.78ft	No for site area, yes for site width
Block 2			
8.72 ac (Selkirk-Winnipeg Highway dedicated area)			
Block 3			
Lot 1	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 2	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 3	4 acres and 198 ft	2.17 ac and 200 ft	No for site area, yes for site width
Lot 4	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 5	4 acres and 198 ft	2.01 ac and 236.56 ft	No for site area, yes for site width
Lot 6	4 acres and 198 ft	2.03 ac and 423.12 ft	No for site area, yes for site width
Lot 7	4 acres and 198 ft	2.75 ac and 241.7 ft	No for site area, yes for site width

Lot 8	4 acres and 198 ft	2.98 ac and 200 ft	No for site area, yes for site width
Lot 9	4 acres and 198 ft	2.17 ac and 200 ft	No for site area, yes for site width
Lot 10	4 acres and 198 ft	2.01 ac. and 200 ft	No for site area, yes for site width
Lot 11	4 acres and 198 ft	2.01 ac. and 200 ft	No for site area, yes for site width
Lot 12	4 acres and 198 ft	2.01 ac and 201.2 ft	No for site area, yes for site width
Lot 13	4 acres and 198 ft	2.17 ac and 261.1 ft	No for site area, yes for site width
Lot 14	4 acres and 198 ft	2.01 ac and 200 ft	No for site area, yes for site width
Lot 15	4 acres and 198 ft	2.01 ac and 251.89 ft	No for site area, yes for site width
Lot 16	4 acres and 198 ft	2.03 ac and 300 ft	No for site area, yes for site width

Background:

The subject property consists of three (3) lots of 36.69 acres, 10.08 acres and 24.18 acres on titles CT 3183672/1, 3183671/1 and 3183673/1. The applicant is seeking to subdivide the subject land into a total of 24 (23 residential and 1 for Selkirk-Winnipeg Highway dedication purposes) lots and new road proposed (2 cul-de-sacs and U-shaped Street with three entrances/exits to Calder Road).

The subject land is designated *Agriculture Restricted* in the Red River Development Plan (adopted by RRPD Board on August 19, 2020). The area around the subject property is as follows:

- To the North – Calder Road then 2.88 ac -5.01 ac lots zoned Agriculture Restricted
- To the South – 30ac – 38 ac lots zoned Agriculture Restricted
- To the East – 4 ac – 30.3 ac lots zoned Agriculture Restricted
- To the West –Provincial Trunk Highway 9 then 2.7 ac 14.6 ac lots zoned Agricultural Limited

The application was circulated to the municipality, The Municipality does not have any concerns with VO 88, 2025 but one note that within Condition 2 of Subdivision S24-3092, the Municipality will be permitting private approaches on the proposed roads only (none on Calder).

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 88, 2025
PTH 9 and Calder Road, RM of St. Andrews

Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

-  Subject Property
-  Parcel Outline
-  Roads
-  Highway Control Zones



PLAN NO	LOT NO	PLAN NO
1	2	3
35039		