

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 89, 2026

Applicant: Tony Teixeira

Property Location: River Rd, St. Andrews
Roll #21875
Legal: 2-15233

Application Purpose:

The applicant is seeking a front and side yard variance to allow the construction of a new house on the property located in the “RR” Rural Residential zone.



Variance Request in “RR” Rural Residential zone (sec. 6.3, table 14)	Zoning By-law Requirement	Proposed by Applicant
Side yard (min)	15 feet side yard (min)	5 ft (min)
Front yard setback (min)	50 ft (min)	25 ft (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



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

Date	July 23, 2026
Application File	VO 89, 2026
Applicant	Tony Teixeira

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	River Rd, St. Andrews Roll #21875 Legal: 2-15233
Zoning	"RR" Rural Residential <i>RM of St. Andrews Zoning By-law No. 4066</i>
Development Plan Designation	General Development <i>RRPD Development Plan By-law No. 272/19</i>
Property Size	Site Area: 0.33 ac Site Width: 193 feet <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard	15 feet side yard (minimum)	Side yard of 12.16 ft (min)

Application Purpose

The applicant proposes to reduce the side and front yard minimum in the "RR" Rural Residential zone from 15 feet to 5 to the side setback and from 50 ft to 25ft to the front setback feet to allow the construction of a new dwelling on the property.

The application was circulated on July 23, 2026, with no concerns but comments from RM:
"A lot grade permit is required for new dwelling construction, however, the proposed 5' side-yard may limit the space available to provide adequate perching and positive drainage around the dwelling without affecting the adjacent property (251 River Rd).

If the applicant can demonstrate that reasonable drainage can be achieved within the reduced side yard setback, Council may be comfortable with approving the 5' side yard. Otherwise, Council may wish to consider increasing the required setback to provide greater flexibility for grading and drainage." MTI Water review raised no concerns either.

OPTIONS FOR COUNCILS' CONSIDERATION

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

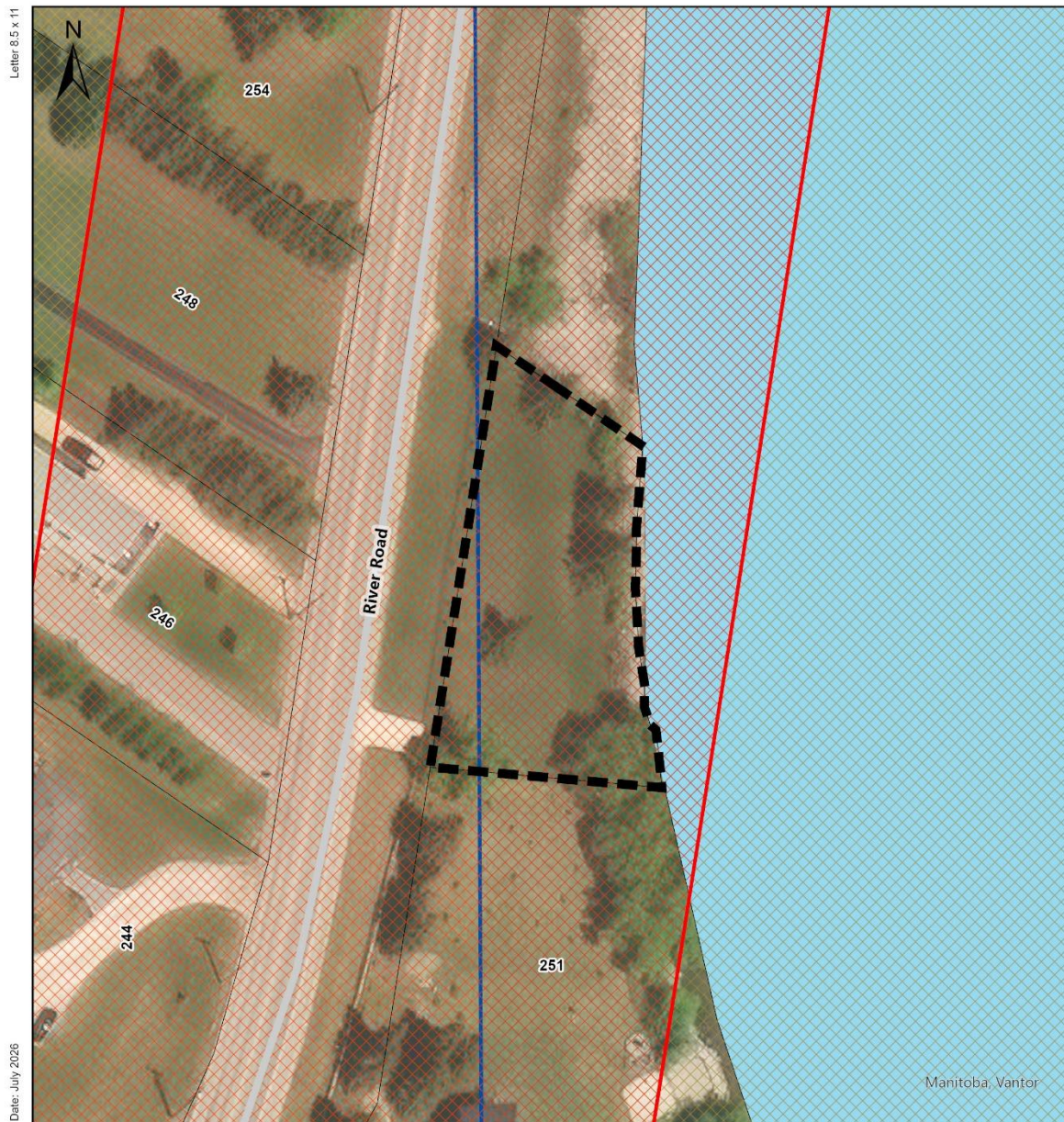
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 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 89, 2026
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

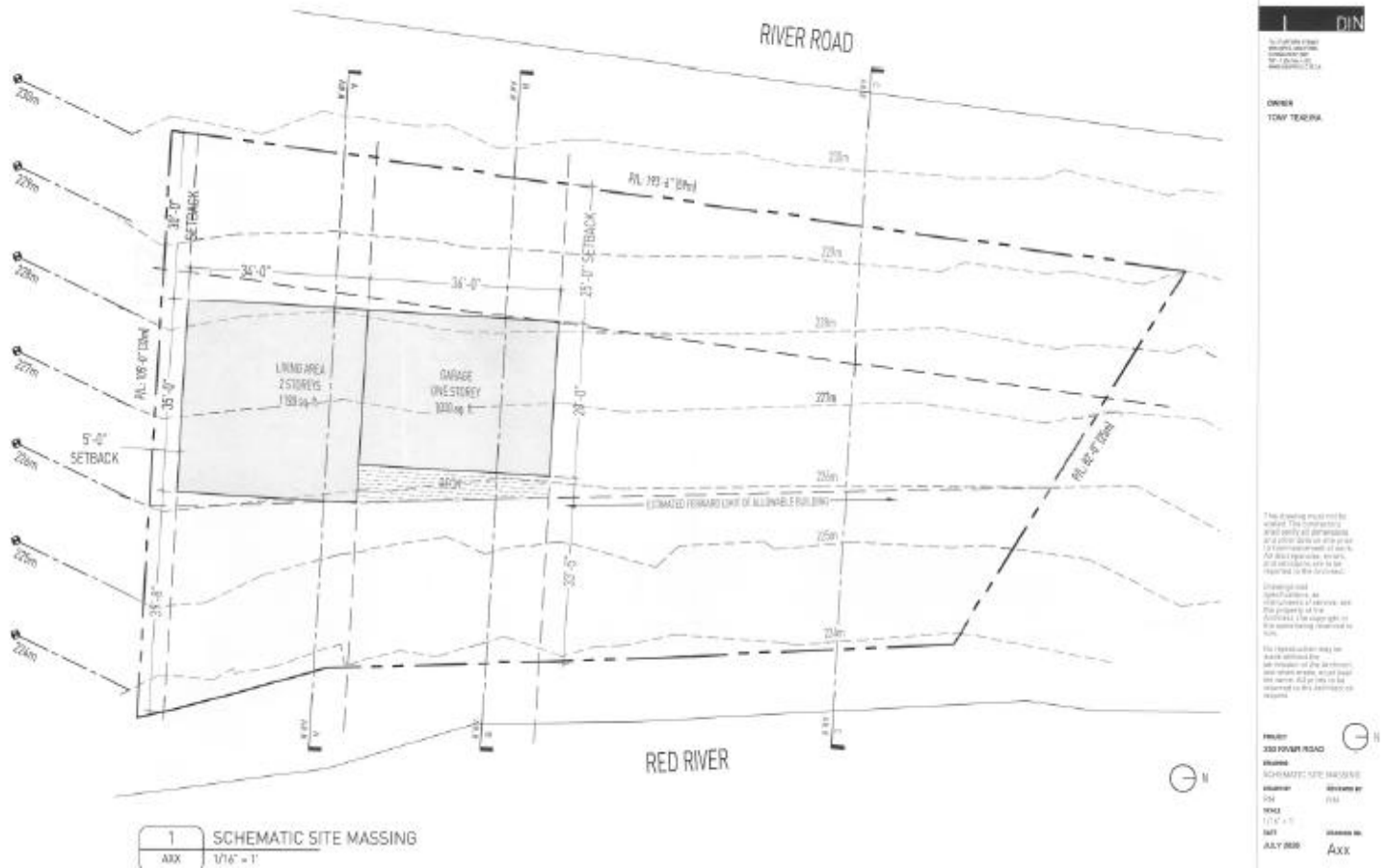
Highway Control Zones

Roads

Water Bodies



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Tony Teixeira
246 River Rd.
St. Andrews, MB
R1A 2W3

RE: Lot 2 Plan 15233 WLTO
IN RL 42 PARISH OF ST ANDREWS

To whom it may concern:

This letter shall confirm my intent to build a single family dwelling with attached garage at the above mentioned property.

If you require anything further please do not hesitate to contact me at your convenience.

Sincerely,
Tony Teixeira

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DATE: July 23, 2026

TO Calvin So
Red River Planning District
2978 Birds Hill Road
East St. Paul MB R2E 1J5

FROM: Matthew Sebesteny
Development Review Specialist
Hydrologic Forecasting and Water
Management Branch
Manitoba Transportation and
Infrastructure
2nd Floor - 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: (204) 915-5914

FAX NO: (204) 948-4764

E-MAIL: Matthew.Sebesteny@gov.mb.ca

SUBJECT: Proposed Subdivision (Variance Order)
246 River Road
R.M. of St. Andrews
Vo 89-2026

The applicant proposes to reduce the front and side yard setbacks for a proposed dwelling.

The lot is within the Lower Red River Designated Flood Area and is subject to Section 17 of the Water Resources Administration Act and Designated Flood Area Regulation. All permanent structures within Designated Flood Areas must meet certain requirements for minimum elevations of flood protection measures.

Available topographic information, obtained by LiDAR, indicates natural ground elevations at the site, ranges from approximately 223 metres (731.6 feet) to 229.39 metres (752.6 feet) CGVD28.

The minimum criteria which Hydrologic Forecasting and Water Management is now utilizing in assessing the flood hazard is the 200-year flood or flood of record, whichever is greater. The 200-year flood protection level for this location is approximately 227.56 metres (746.59 feet) CGVD28.

Hydrologic Forecasting and Water Management recommends that construction of permanent structures on this subdivision should only occur on lands above or raised to the flood protection level of 227.56 metres (746.59 feet) CGVD28.

The flood risk and Designated Flood Area should be made known to any potential purchaser.

Additionally, the lot is smaller in size, therefore presenting challenges in buildable area for new permanent structures, with respect to lot lines, setbacks and riverbank erosion from the Red River. Any proposed structures within this property are highly likely to have geotechnical report as part of a Designated Flood Area Permit application. Please refer to the appendix citing By-Law considerations, below.

Please direct questions and/or elevation mapping requests to: Development Review at
(204) 945-2121 or MITWaterReview@gov.mb.ca.

ORIGINAL SIGNED BY
Matthew Sebesteny

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Excerpt from: Red River Planning District Development Plan By-Law No. 272-19

POLICIES

3.3.1 Development in areas which, in the opinion of the Board or Council, may be subject to physical hazards shall generally be limited to agricultural uses or open space uses. The Board or Council may permit development if the hazard is eliminated or protected against, and adheres to the following requirements:

3.3.1.2 Land which may be eroded away within a period of 50 years must be excluded from development unless it is demonstrated, to the satisfaction of Council, that the erosion process has been halted.

3.3.1.3 Development shall not be permitted on lands subject to bank instability, landslides or subsidence.