

# 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  
February 10<sup>th</sup> ,2026  
5:30 PM**

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

*Note: property owners are responsible for notifying "tenants"*

#### APPLICATION INFORMATION

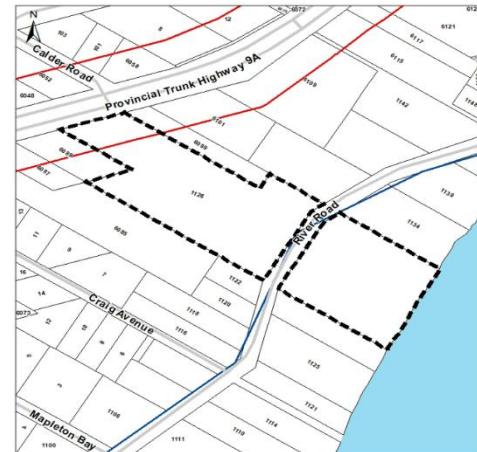
**Application File:** VO 8, 2026

**Applicant:** Randy Gadawski

**Property Location:** 1126 River Rd, St. Andrews  
Roll # 313900  
Legal: 3373480/1

**Application Purpose:**

The applicant proposes to increase the unit area for the accessory structure (new garage) and increase the combined floor area for accessory structures in the "RR" Rural Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory unit area	1,200 sq ft (max)	1612 sq ft
Combined floor area	1,200 sq ft (max)	2163.3 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](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

Date	January 23, 2026
Application File	VO 8, 2026
Applicant	Randy Gadawski

### SUBJECT PROPERTY INFORMATION

<b>Property Location</b>	- Street Address - Roll # - Legal	1126 River Rd, St. Andrews Roll # 313900 Legal: 3373480/1
<b>Zoning</b>	"RR" Rural Residential Zone RM of St. Andrews Zoning By-law No. 4066	
<b>Secondary Plan Designation</b>	Future single-family Residential, Future Park Open Space	
<b>Development Plan Designation</b>	"GD" General Development RRPD Development Plan By-law No. 272/19	
<b>Property Size</b>	11.24 acres in area ±260 feet in width	<i>NOTE: Information is based on GIS data</i>

### APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Accessory unit area	1,200 sq ft (max)	1612 sq ft
Combined floor area	1,200 sq ft (max)	2163.3 sq ft

### Application Purpose

The applicant proposes two (2) variances to bring the entire property into compliance. These include increasing the accessory unit area and increasing the combined floor area for accessory structures. From the letter of intent, applicant states the intention to build a new garage of 26'\*62' along with existing garage of 22.5'\*24.5'. In the future, the old garage will be demolished.

The application was circulated to the R.M. of St. Andrews and MTI ; they have no concerns for this application.

## **OPTIONS FOR COUNCILS' CONSIDERATION**

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

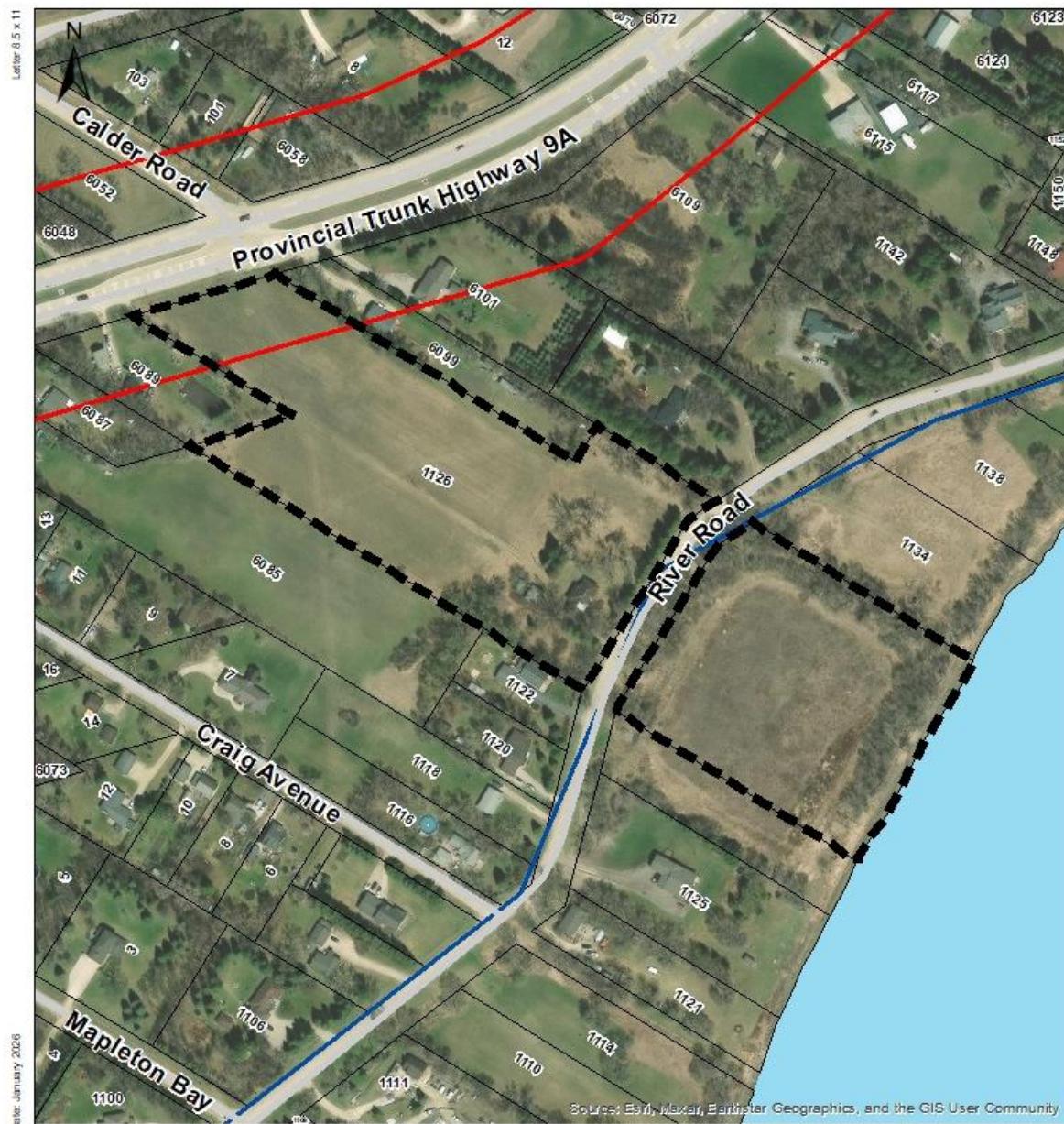
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
  - (i) will be compatible with the general nature of the surrounding area,
  - (ii) will not be 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 8, 2026  
1126 River Road, RM of St. Andrews

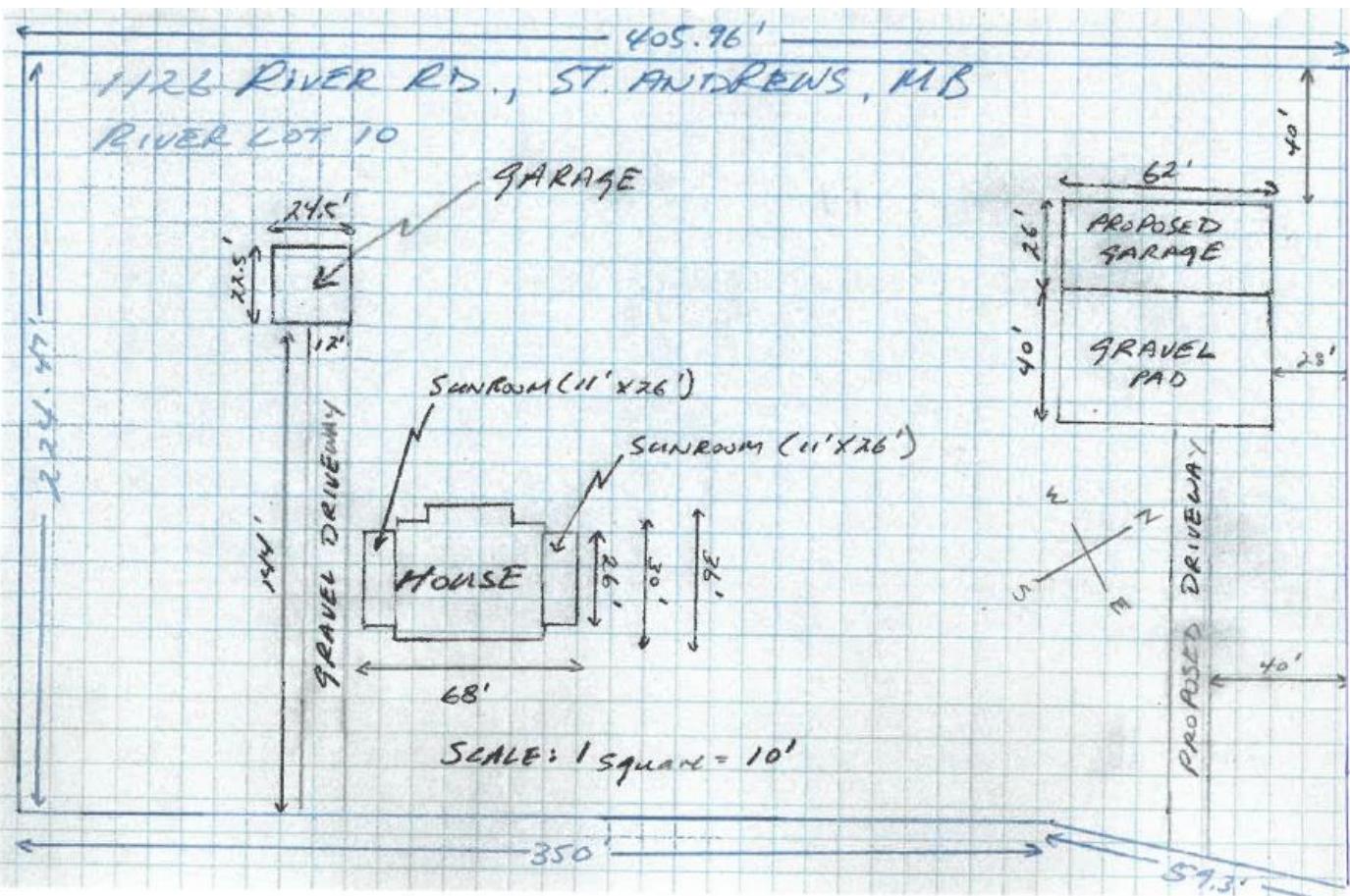
Designation: "GD" General Development  
Zoning: "RR" Rural Residential

- Designated Flood Area
- Highway Control Zones
- Subject Property
- Parcel Outline
- Roads
- Water Bodies

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.



## **ADDITIONAL INFORMATION – SITE PLAN**





in SITE Plan.



9/11/2025, 3:16:34 PM

4.4 MB

## **ADDITIONAL INFORMATION – LETTER OF INTENT**

### ***Letter of Intent – Variance Application***

Applicant: Randy Gadawski

Property: 1126 River Road, St. Andrews

To: Red River Planning District – Variance Application Review

#### **RE: Request for Variances – Accessory Building Floor Area**

I am submitting this Letter of Intent in support of my application for two variances related to the construction of a new accessory building (garage) on my property.

#### **1. Combined Accessory Building Floor Area (Temporary Condition)**

My property currently contains an existing 24.5' x 22.5' garage, and I am proposing to construct a new 62' x 26' detached garage. The combined floor area of these two accessory buildings exceeds the maximum permitted under the Zoning By-law, and therefore a variance is required.

However, the existing garage is planned for demolition within approximately one year. Once removed, the total accessory building floor area will be significantly reduced and will better align with the intent of the by-law. The variance for combined floor area is therefore temporary and transitional.

#### **2. Size of the Proposed Accessory Building (Permanent Variance)**

The proposed garage exceeds the maximum individual accessory building size of 1,200 sq. ft., and a variance is required to allow its construction. Even after the existing garage is removed, the new building will remain larger than the by-laws permits, making this variance necessary on a long-term basis.

#### **Rational for the Variances**

The new garage is intended to provide secure, weather-protected storage for vehicles, a boat, camper, snowmobile, trailers and personal items that cannot be accommodated in the existing smaller garage. The larger footprint is necessary to meet practical storage and workspace needs.

The property is sufficiently large to accommodate the proposed building while maintaining appropriate setbacks, drainage patterns, and open spaces. The design and placement of the new garage are consistent with the rural-residential character of the area, where larger accessory buildings are common.

The temporary overlap of two garages will not create any negative impacts for neighbouring properties, and the planned demolition of the existing garage ensures that the long-term accessory building footprint remains reasonable for the lot size.

**Closing**

I respectfully request approval of these variances to allow the construction of the proposed garage. Thank you for your consideration of this application. I am available to provide any additional information that may assist in your review.

Sincerely,

Randy Gadawski