

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 Avenue
RM of St. Andrews

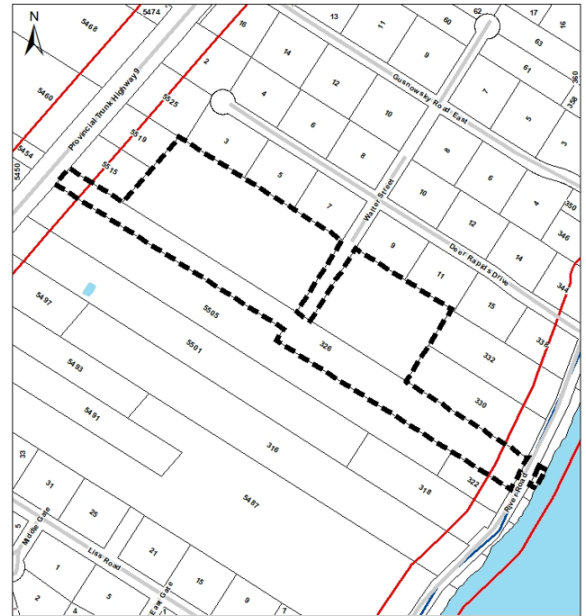
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 90, 2026

Applicant: Landmark Planning and Design Inc. (Andrei Friesen)

Property Location: **Address:** 326 River Road and Walter St, St. Andrews
Roll: 26900, 27302, 27314
Legal: River Lots 56, 57 & 58, Parish of St. Andrews including Lot 3, Block 1 and Block 2 Plan No. 56375



Application Purpose:

The applicant is proposing to reduce the lot sizes requirements for twenty (20) Proposed and Residual Lots in "RR" Rural Residential zone as a part of the condition of related subdivision S25-3109.

Variance Request in "RR" Rural Residential zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
Site area requirements (Table 14, sec. 6.3)	1.38 ac (min), 198 ft(min)	Block 1: Proposed Lot 3-12: 0.6 ac – 1.1, 71-152 ft Block 2: Proposed Lots 1-8: 0.8-1.1 ac, 72-195 ft Residual Lot A,B,C: 1.1-1.7 ac, 66-100.3 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 28 th , 2026
Application File	VO 90, 2026
Applicant	Landmark Planning and Design Inc. (Andrei Friesen)

SUBJECT PROPERTY INFORMATION

Property Location	- Street Address - Roll # - Legal	326 River Road and Walter St, St. Andrews 26900, 27302, 27314 River Lots 56, 57 & 58, Parish of St. Andrews including Lot 3, Block 1 and Block 2 Plan No. 56375
Zoning	"RR" Rural Residential RM of St. Andrews Zoning By-law No. 4066	
Development Plan Designation	"GD" General Development designation RRPD Development Plan By-law No. 272/19	
Secondary Plan Designation	N/A	
Property Size	21.77 acres in area ±494 feet in width <i>NOTE: Information is based on GIS data</i>	

APPLICATION DETAILS / PROPOSAL

Variance Request in "RR" Rural Residential zone	Zoning By-law Requirement for lot size and width	Proposed Lot sizes by Applicant
Site area requirements (Table 14, sec. 6.3)	1.38 ac (min), 198 ft(min)	Block 1: Proposed Lot 3-12: 0.6 ac – 1.1, 71-152 ft Block 2: Proposed Lots 1-8: 0.8-1.1 ac, 72-195 ft Residual Lot A,B,C: 1.1-1.7 ac, 66-100.3 ft

Application Purpose

The applicant is proposing to reduce the lot sizes requirements for twenty (20) Proposed and Residual Lots (out of 22 (Proposed and residual lots) as 2 of them comply to the ZBL site area and widths requirements) in "RR" Rural Residential zone as a part of the condition of related subdivision S25-3109.

The municipality has no concerns with this application as it is a condition of subdivision application S25-3109, No comments received from MTI Highway for the day of this report.

Table 1: Site Area and widths for subdivision S25-3109			
Block 1	Site Area (ac)	Site Width (ft.)	Compliance to the ZBL
Lot 1	1.4	277	In compliance
Lot 2	1.4	276	In compliance
Lot 3	1.1	152	Not in compliance
Lot 4	0.7	106	Not in compliance
Lot 5	0.6	104	Not in compliance
Lot 6	0.7	71	Not in compliance
Lot 7	0.6	98	Not in compliance
Lot 8	0.6	123	Not in compliance
Lot 9	0.6	123	Not in compliance
Lot 10	0.6	123	Not in compliance
Lot 11	0.6	120	Not in compliance
Lot 12	0.6	125	Not in compliance

Block 2	Site Area Acres	Site Width ft.	
Lot 1	1.1	195	Not in compliance
Lot 2	0.8	94	Not in compliance
Lot 3	0.7	72	Not in compliance
Lot 4	0.7	81	Not in compliance
Lot 5	0.8	64	Not in compliance
Lot 6	0.8	74	Not in compliance
Lot 7	0.8	97	Not in compliance
Lot 8	0.8	118	Not in compliance

Residuals	Site Area Acres	Site Width ft.	
Resid A*	1.6	100.2	Yes, for the area, no for the width
Resid B*	0.1	100.3	Yes, for the area, no for the width
Resid C	1.1	66	Not in compliance

*Residual A and B are both under 1 title.

OPTIONS FOR COUNCIL'S 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 90, 2026
326 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
-  Hazard Lands - Airport
-  Highway Control Zones
-  Roads
-  Water Bodies



[illegible]

July 22nd, 2026
Red River Planning District
2978 Birds Hill Road
East St. Paul, MB R2E 1J5

Attention: Valentina Esman, Community Planner

**RE: Approval of Variance Application - Letter of Intent
 Walter St., RM of St. Andrews, lands held under:**

CT No. 2931845

ALL THAT PORTION OF NLY 66 FEET OF RL 56 PARISH OF ST ANDREWS LYING WEST OF RIVER ROAD PLAN 3404 WLTO WHICH LIES EAST OF A LINE DRAWN PARALLEL WITH THE WESTERN LIMIT OF THE MOST SLY COURSE OF SAID RIVER ROAD CROSSING SAID LOT FROM A POINT IN THE NORTHERN LIMIT OF SAID LOT DISTANT WLY THEREON 1320 FEET FROM THE SAID WESTERN LIMIT EXC ALL MINES AND MINERALS VESTED IN THE CROWN (MANITOBA) BY THE REAL PROPERTY ACT

CT No. 2931848

ALL THAT PORTION OF S 1/2 OF RL 57 PARISH OF ST ANDREWS WHICH LIES EAST OF HIGHWAY PLAN 3404 WLTO EXC THE RIVER ROAD ON SAID PLAN

CT No. 3180683

BLOCK 2 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS

CT No. 3180681

LOT 3 BLOCK 1 PLAN 56375 WLTO IN RL 57 AND 58 PARISH OF ST. ANDREWS

Dear Mrs. Esman,

Landmark Planning & Design Inc. is pleased to submit this Variance Application for properties located in the RM of St. Andrews on behalf of 10051774 Manitoba Ltd. and Dorothy and Gregory Kucel (see Letters of Authorization attached). The subject properties are located east of Main Street, south of Deer Rapids Drive, and west of River Road. This variance application relates to Subdivision Application No. S25-3109 which has been conditionally approved by the respective approving authorities.

The subject properties are designated *General Development* within the *Red River Planning District Development Plan By-law No. 272/19*. This designation supports the proposed development of residential lotting for single-family dwellings. The subject properties are also zoned *RR - Rural Residential* in the *RM of St. Andrews Zoning By-law No. 4066*. This Zoning By-law is currently over 20 years old and does not provide the required tools to regulate current development trends, particularly in areas that now have municipal sewer services. The "*RR*" *Rural Residential Zone* requires new lots to be a minimum of 60,000 sq. ft. in site area (1.37 acres) and a minimum of 198 ft. in site width. These minimum requirements are typically associated with residential lots that are

privately serviced with holding tanks/ or previously with septic fields to meet wastewater management regulations which informed the historic development pattern in the subject area prior to the extension of municipal sewer services.

The new lots proposed under Application No. S25-3109 range in size from 60,984 sq. ft. (1.4 acres) to 27,000 sq. ft. (0.62 acres) in site area with the intent of creating new single-family residential lotting that matches the historical lot widths found adjacent to the subject lands, then creating a reasonable transition to a large "estate" sized lots to the south of the new proposed roadways.

The new proposed lots are considerably larger than the minimum site area of lots permitted under the "RA" Zone from the *RM of St. Andrews Zoning By-law No. 4066*, which currently allows for a minimum site area of 15,000 sq. ft. A new Zoning By-law to replace *By-law No. 4066* is being proposed and the formal adoption of this new Zoning By-law (*By-law No. 4438*) is currently underway. This new proposed Zoning By-law does contain new/modernized zoning regulation for new single-family lotting serviced with municipal wastewater services which will be useful when considering future greenfield development within the Municipality, however, the site areas/site widths proposed by the new residential zones (New "RA" and "RG" Zones) are substantially smaller than the lotting being proposed under Subdivision Application No. S25-3109. Therefore, a rezoning to any of the aforementioned zones (existing or proposed) would not be appropriate as these zones could influence additional change that is not in keeping with the existing residential character of the area and would provide zoning permissions that allow for further subdivisions to be considered without triggering a Public Hearing.

Accordingly, variances are proposed to allow for a reasonable transition in lot sizes, particularly for those located south of the new proposed roadways that do not immediately abut existing residential development, while also acknowledging that maintaining the existing neighbourhood character is paramount by matching lot lines where existing residential development meets proposed new residential development.

As part of the application submission requirements, please find the following enclosed:

- Completed Variance Application Form
- Site Plan
- Current Titles
- Letters of Authorization

If you have any questions or require additional information, please do not hesitate to contact the undersigned at 204-453-8008. We thank you for your consideration in this matter, and we look forward to working with representatives from the Red River Planning District and the RM of St. Andrews on this application.

Yours truly,



Andrei Friesen, Planner, RPP, MCIP, LEED AP
LANDMARK PLANNING & DESIGN INC.

Archived: July 27, 2026 2:24:49 PM

From: [Braeden Bennett](#)

Sent: Fri, 24 Jul 2026 15:36:15

To: [Calvin So](#)

Cc: [Valentina Esman](#)

Subject: RE: VO 90, 2026

Importance: Normal

Sensitivity: None

Good Morning Calvin,

Administration has no comments or conditions for VO 90, 2026.

We understand variance approval is a required condition for Subdivision File No. S25-3109

Thank you,



Braeden Bennett, B.Tech (CM)
Planning & Economic Development Officer | R.M. of St. Andrews

Box 130 | 500 Railway Avenue | Clandeboye, MB | R0C 0P0

Phone: (204) 738-2264 (Ext. 113)

Fax: (204) 738-2500 | www.rmofstandrews.com

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From: Calvin So <calvin@rrpd.ca>

Sent: Friday, July 24, 2026 9:55 AM

To: Braeden Bennett <Braeden@rmofstandrews.com>; +WPG969 - Roadside Development
<RoadsideDevelopment@gov.mb.ca>

Cc: Valentina Esman <valentina@rrpd.ca>

Subject: VO 90, 2026

Hello,

Please see a Variance application, VO 90, 2026, attached for review and comments.

The applicant proposes to reduce the site area and width of several proposed lots (as shown in the attachments), as part of conditions within conditionally approved S25-3109.

This application is tentatively going to the August 11th council meeting.

Thanks,

Calvin So, RPP, MCIP
Community Planning Assistant



Red River Planning District

2978 Birds Hill Rd. East St. Paul, MB R2E 1J5

Tel: 204-669-8880 Fax: 204-669-8882

www.redriverplanning.com

Planning and Development Services for the Municipalities of:

Dunnottar – East St. Paul – St. Andrews – St. Clements – West St. Paul

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