

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality 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
2026-09-08
5:30 p.m.

Council Chambers
500 Railway Avenue, Clandeboye, MB
Rural Municipality of St. Andrews

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

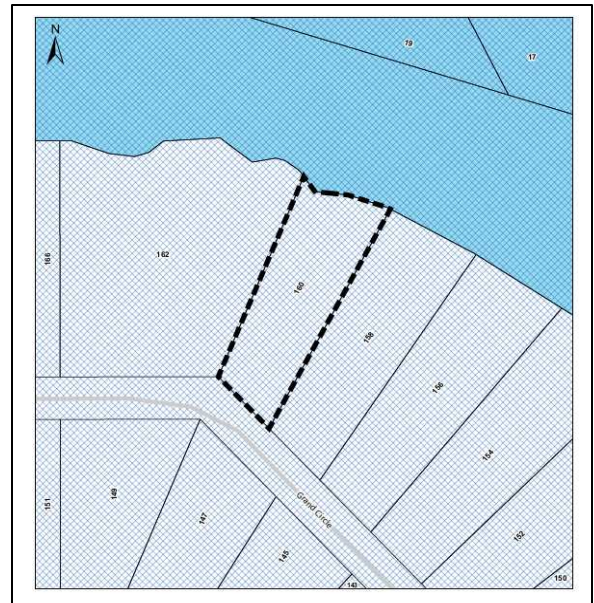
Application File: VO-2026-095

Applicant: Jon Kolochuk

Property Location: 160 GRAND CIRCLE
Roll # : 523120
Legal: 11-1-5686

Application Purpose:

The applicant proposes to reduce the front setback to the main dwelling in "SR" Season Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front setback to the main dwelling 11'9" (min)	Front setback to the main dwelling - 30 ft(min)	A new attached garage proposal

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	2026-08-12
Application File	VO-2026-095
Applicant	Jon Kolochuk

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	160 GRAND CIRCLE, Rural Municipality of St. Andrews 523120 11-1-5686
Zoning	"SR" Season Residential zone R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	SC - Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	0.23 ac 51 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
To reduce the front setback from the main dwelling in "SR" Season Residential zone.	Front setback 30 ft(min) - sec.6.3, Table 14	Front setback to the main dwelling of 11'9" (min)

Application Purpose

The applicant proposes to reduce the front setback to the main dwelling from 30 ft to 11ft 9 in in order to construct an attached garage to the main dwelling in "SR" Season Residential zone.

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) vary 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 effect 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.
- 3.



SUPPORTIVE MAPPING

Variance Order VO 95, 2026
160 Grand Circle, RM of St. Andrews

Designation: "SC" Settlement Centre

Zoning: "SR" Seasonal 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
-  Roads
-  Water Bodies

SITE SURVEY PLAN

PROPERTY INFORMATION

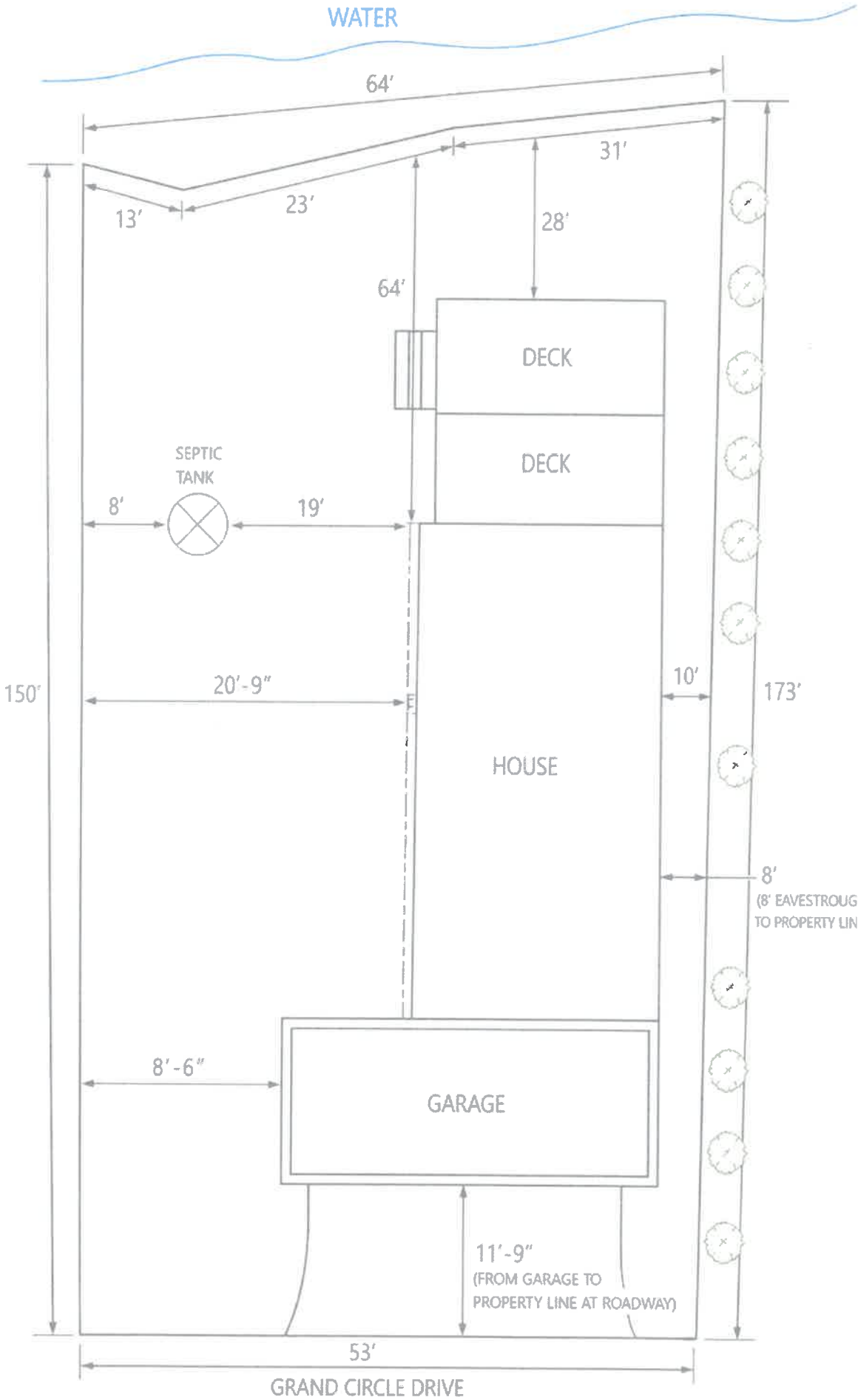
ADDRESS: Grand Circle Drive
LOT AREA: See Note 1
ZONING: See Note 1

LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- STRUCTURE
- SEPTIC TANK
- TREE

NOTES

- 1. Lot area and zoning to be confirmed by municipal records.
- 2. All dimensions are in feet (') and approximate.
- 3. This plan is for information purposes only and is not a legal survey.





Backcountry Builds Ltd.

97 Ducheck Drive
St. Andrews, MB R1A 3G5
(204) 295-4869
backcountrybuilds@outlook.com

July 30, 2026

Re: Letter of Intent – Proposed Residential Addition

160 Grand Circle Drive
Lot 11, Block 1, Plan 5686 WLTO

To Whom It May Concern,

This letter is to outline the intent of the proposed renovation and addition at 160 Grand Circle Drive.

Backcountry Builds Ltd. has been retained to complete a residential addition to the existing single-family dwelling. The proposed scope of work is as follows:

- **Connect the existing garage to the existing residence** by constructing a new enclosed main-floor addition between the two structures, creating one continuous building.
- **Construct a new second storey above the existing main floor of the original house only.** No second storey is proposed above the new connecting addition or above the garage. The connecting addition and garage will remain single-storey structures.
- **Downsize the width of the existing garage.** The garage will be reduced in width as part of the renovation to better align with the new addition and improve overall functionality and appearance.
- The project will include all required structural modifications to safely integrate the existing house and garage into one building, in accordance with the engineered drawings.
- All construction will be completed in compliance with the Manitoba Building Code, applicable municipal zoning requirements, and all conditions of the issued building permit.

The intent of this development is to increase the living area of the residence while maintaining the garage as a single-storey structure and improving the overall design by reducing the garage width. The proposed design has been prepared to minimize the visual impact of the addition while creating a functional connection between the dwelling and the garage.

Should you require any additional information regarding the proposed work, please do not hesitate to contact the undersigned.

Sincerely,

Jonathan Kolochuk

Jonathan Kolochuk
Owner
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