

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

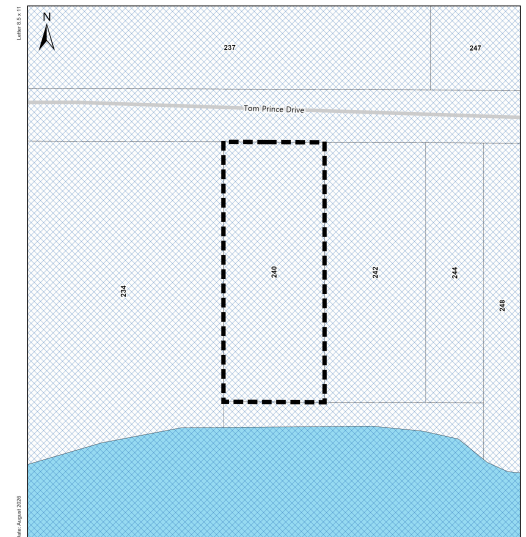
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO-2026-097
Applicant: Warren Brown
Property Location: 240 TOM PRINCE DR
Roll # : 526300.0
Legal: Lot 1, Plan 38250

Application Purpose:

The applicant proposes to reduce the minimum side yard setback for a principal building from 10 ft to 5 ft 8 inches.



SUPPORTIVE MAPPING

Variance Order VO 2026-097
240 Tom Prince Drive, 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.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Minimum side yard for principal building	10 ft (min)	5 ft 8 inches

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	2026-08-24
Application File	VO-2026-097
Applicant	Warren Brown

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	240 TOM PRINCE DR, Rural Municipality of St. Andrews 526300.0 Lot 1, Plan 38250
Zoning	"SR" Seasonal Residential R.M. of St. Andrews - Zoning By-Law No. 4066
Development Plan Designation	Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	NA
Property Size	0.54 acres <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
The applicant proposes to reduce the minimum side yard setback for a principal building from 10 ft to 5 ft 8 inches.	10 feet side yard setback	5 feet 8 inches

Application Purpose

The applicant proposes to reduce the minimum side yard setback for a principal building from 10 ft to 5 ft 8 inches.

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. The property is within the Low Red River Designated Flood Area (DFA) and permits are needed for all permanent structures.

240 Tom Prince Dr.

LETTER OF INTENT - VARIANCE - SIDE ALLOWANCE

Purpose of variance is to secure the permit associated with the intended building addition at this address.

Because the house and garage are becoming attached it will qualify as a primary building and the setback of 5'8" ~~is not~~ is in violation of the 10' setback required

Warm B—

ENCLOSED PORCH ADDITION

ADDITION: ± 288 FT²
PORCH: ± 104 FT²

DRAWING KEY

- GRID LINES
- 1

A101

DETAIL NUMBER

SECTIONS

SHEET NUMBER
- 1

A101

DETAIL NUMBER

DETAILS IN PLAN/SECTION

SHEET NUMBER
- 1 Ref

A101

1 Ref

DETAIL NUMBER

INTERIOR ELEVATION

SHEET NUMBER
- Classroom "A"

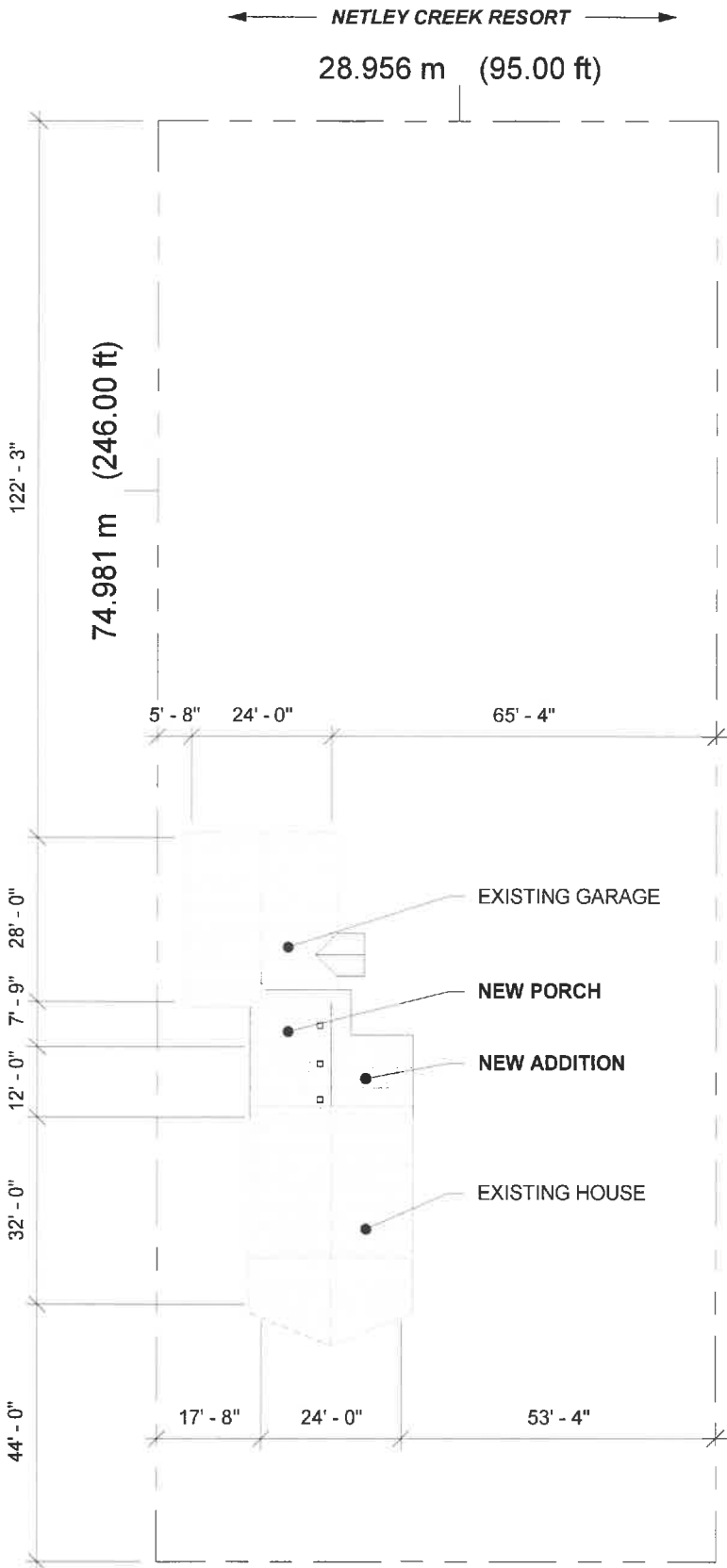
101

ROOM NAME & NUMBER
- 1t

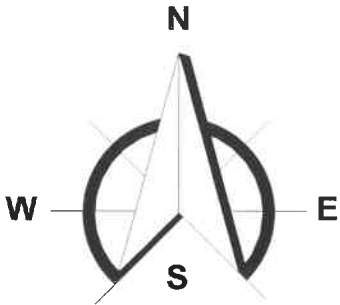
DOOR NO. ON PLAN
- 1i

WALL TYPE
- 1t

WINDOW TYPE



1 SITE PLAN
D500D000 Scale: 1" = 30'-0"



DRAWING LIST	
SHEET #	SHEET NAME
D000	COVER PAGE
D200	ROOF PLAN
D300	EXISTING PLAN
D301	FLOOR PLAN
D500	EXTERIOR ELEVATIONS
D501	EXTERIOR ELEVATIONS
D600	BUILDING SECTIONS
D601	BUILDING SECTIONS
D602	BUILDING SECTIONS
D603	BUILDING SECTIONS
S000	GENERAL NOTES
S100	FOUNDATION PLAN
S101	FOUNDATION DETAILS
S200	JOIST LAYOUT



Copyright
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF ANCHOR DESIGNS LTD. AND MAY NOT BE REPRODUCED AND/OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN PERMISSION FROM ANCHOR DESIGNS LTD. CONTRACTOR SHALL CHECK ALL DIMENSIONS AND INFORMATION AND REPORT ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK. DO NOT SCALE THIS DRAWING.

Project Title:
ENCLOSED PORCH ADDITION
240 TOM PRINCE DRIVE
PETERSFIELD, MANITOBA

Drawing Title:
COVER PAGE

Project No.	Drawn By:
26-28	DJ
Scale:	Date:
As indicated	2026.05.25

Revisions		
Description	Date	Mark
I.F.C.	2026.06.30	R1
FOUNDATION REV.	2026.07.06	R2
STAIR BUILD-OUT	2026.07.13	R3
DESIGN MARK-UPS	2026.07.14	R4

Sheet No.
D000
R4

