

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
October 14th, 2025
5:30 PM

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

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

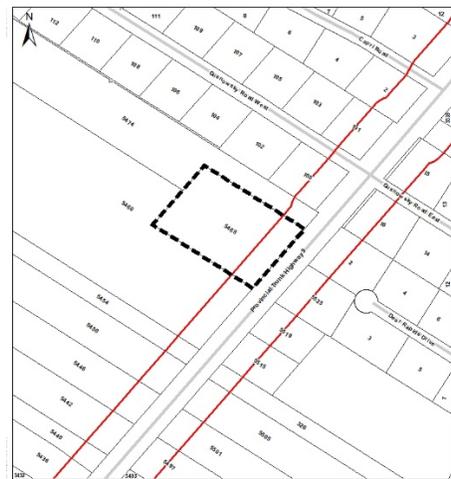
Application File: VO 97, 2025

Applicant: Skromeda

Property Location: 5468 PTH 9
Roll # 27900
River Lot 59, Plan 3404

Application Purpose:

The applicant proposes to reduce the side yard setback for both the principal dwelling and accessory structure, increase the unit area for two accessory structures, and increase the combined floor area for accessory structures in the “RR” Rural Residential zone.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard setback	15 ft (min)	2.2 ft
Side yard setback (accessory)	5 ft (min)	0.7 ft
Accessory unit area	1,200 sq ft (max)	3,015 sq ft (structure 1) 1,800 sq ft (structure 2)
Combined floor area	1,200 sq ft (max)	4,815 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

VARIANCE APPLICATION REPORT

Date	September 17, 2025
Application File	VO 97, 2025
Applicant	Skromeda

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	5468 PTH 9
- Roll #	27900
- Legal	River Lot 59, Plan 3404
Zoning	"RR" Rural Residential Zone RM of St. Andrews Zoning By-law No. 4066
Development Plan Designation	"GD" General Development RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	N/A
Property Size	5.42 acres in area 400 feet in width <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Side yard setback	15 ft (min)	2.2 ft
Side yard setback (accessory)	5 ft (min)	0.7 ft
Accessory unit area	1,200 sq ft (max)	3,015 sq ft (structure 1) 1,800 sq ft (structure 2)
Combined floor area	1,200 sq ft (max)	4,815 sq ft

Application Purpose

The applicant proposes several Variances to bring the entire property into compliance. These include reducing the side yard setbacks, increasing the accessory unit area, and increasing the combined floor

area for accessory structures. Approval of this Variance would satisfy condition #3 of subdivision application S25-3113, which went to Council in September 2025.

The applicant's subdivision application map currently shows a shop and the house on proposed lot 1 that are within 0.7 ft and 2.2 ft of the side yard property line respectively. There is also an existing shed that is 1,800 sq ft in size. All the proposed Variances will bring the property into compliance, which will minimize future complications if the property owner wishes to add or renovate portions of the property.

The application was circulated to the R.M. of St. Andrews and Manitoba Highways Branch; they have no concerns for this application. Highways refers to comments from S25-3113.

OPTIONS FOR COUNCILS' CONSIDERATION

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

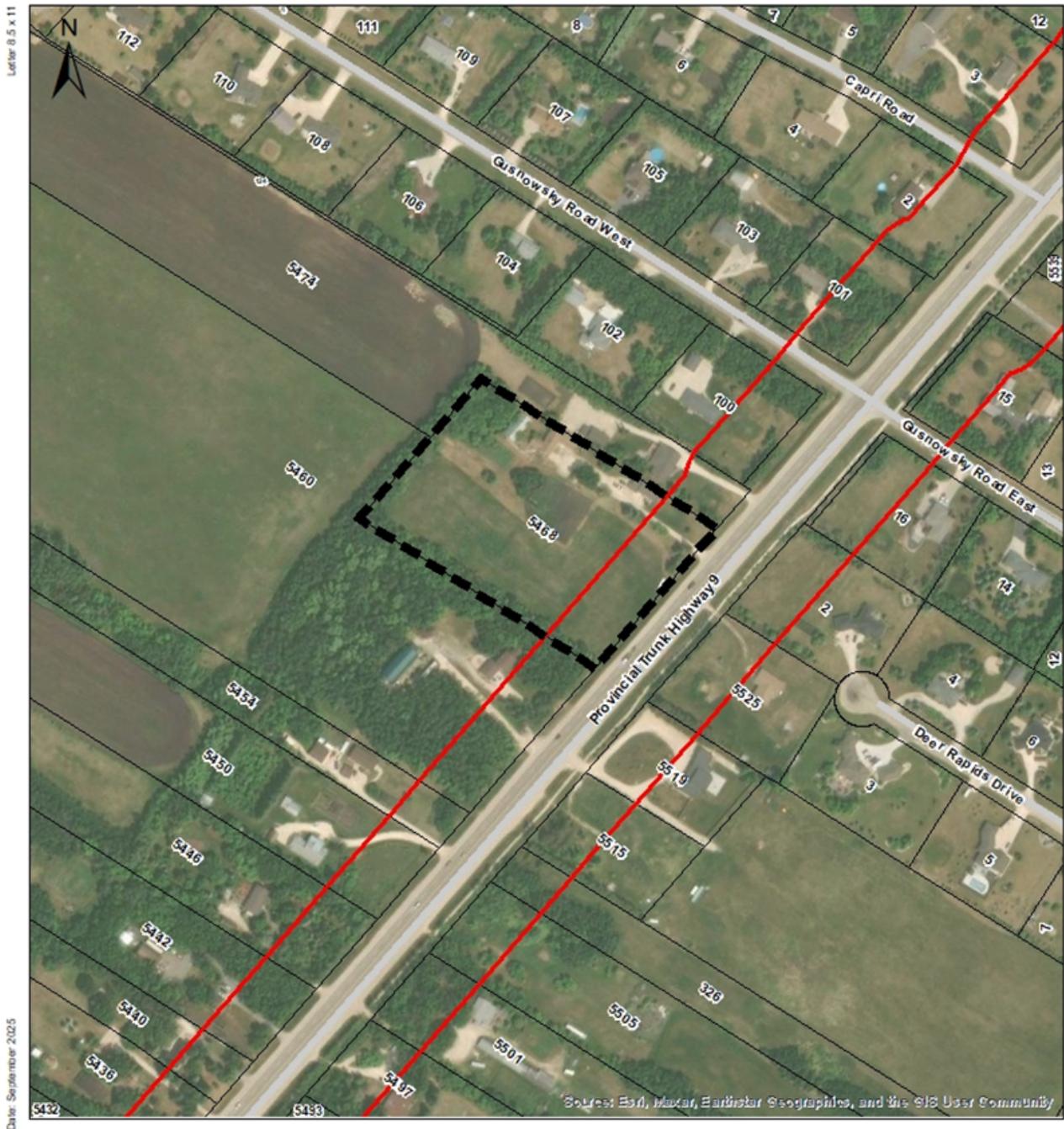
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental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



Letter 8.5 x 11

Date: September 2025

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SUPPORTIVE MAPPING

Variance Order VO 97, 2025
5468 PTH 9, RM of St. Andrews

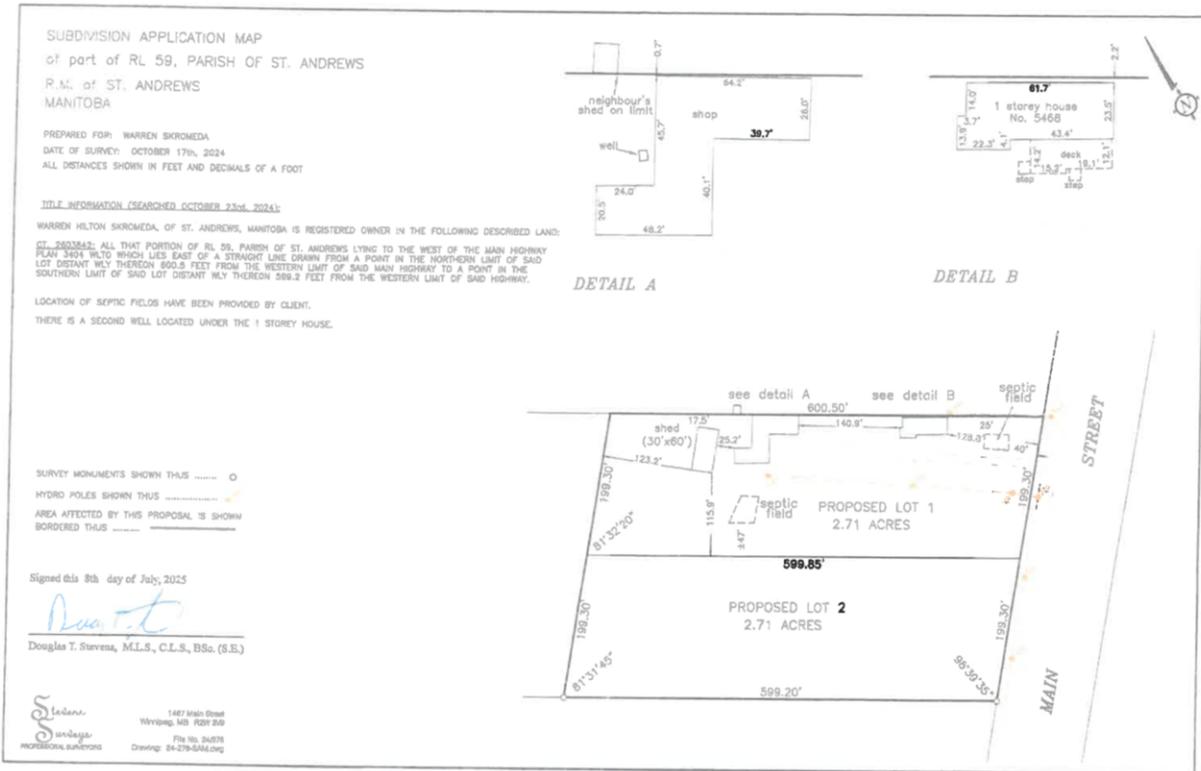
Designation: "GD" General Development
Zoning: "RR" Rural Residential

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.

-  Subject Property
-  Parcel Outline
-  Highway Control Zones
-  Roads



ADDITIONAL INFORMATION – SITE PLAN



ADDITIONAL INFORMATION – LETTER OF INTENT

Warren Stromach
5468 PTH #9

September 2/2025

Letter of Intent

The reason for the variance is the side yard set back (0.7 ft instead of 5 feet required by ZBL) as well as according to the ZBL each accessory structure in St. Andrews supposed to be not more than 1200 sq ft and all acc. str. units together not more than 1200 sq ft (CAFA combined floor area)

WARREN STROMACH