

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
March 11th, 2025
5:30 pm

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

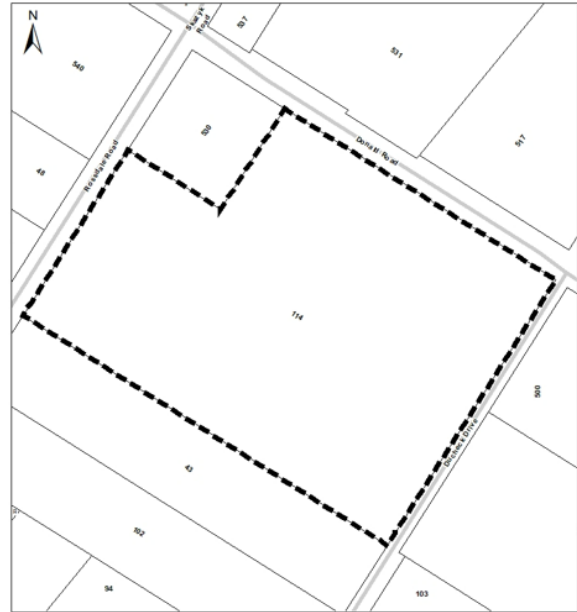
Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

Application File: VO 15/2025

Applicant: Andy Hofer

Property Location: 114 Duchek Drive
RM of St Andrews
Roll #: 239650 ; 239700
Legal: **CT 3097438/1**
PLAN 2478,4527 AND
5209 WLTO
CT 1846683/1
ROAD PLANS 2478,4527
ND 5209 WLTO



Application Purpose:

The applicant proposes to reduce the required site area for two proposed lots (Lot 4 and Lot 5) in "AR"- Agricultural Restricted zone in order to bring it into compliance (subdivision application S21-2891) on the subject property.

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR"- Agricultural Restricted zone, Site Area (Section. 5.4 Table 11)	4 acres (min.)	Proposed Lot 4: 2 acres Proposed Lot 5: 3.1 acres

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



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	February 21, 2025
Application File	VO 15/2025
Applicant	Andy Hofer

SUBJECT PROPERTY INFORMATION

Property Location <ul style="list-style-type: none"> - Street Address - Roll # - Legal 	114 Ducheck Drive, RM of St Andrews 239650; 239700 CT 3097438/1 PLAN 2478,4527 AND 5209 WLTO CT 1846683/1 ROAD PLANS 2478,4527 ND 5209 WLTO
Zoning	"AR" Agricultural Restricted zone RM of St Andrews Zoning By-law No. 4066
Development Plan Designation	"AR" Agricultural Restricted RRPD Development Plan By-law No. 272/19
Property Size	Lot 4: 1.998 acres in area (+/-) 295 feet in width (+/-) Lot 5: 3.079 acres in area (+/-) 455 feet in width (+/-) <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
"AR"- Agricultural Restricted zone, Site Area (Section. 5.4 Table 11)	4 acres (min.)	Proposed Lot 4: 2 acres Proposed Lot 5: 3.1 acres

Application Purpose

The applicant proposes to reduce the required site area for two proposed lots (Lot 4 and Lot 5) in AR Agricultural Restricted zone in order to bring it into compliance (subdivision application S21-2891) on the subject property. No comments were received from the agencies.

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 15, 2025
114 Ducheck Drive, RM of St. Andrews
Designation: "AR" Agricultural Restricted
Zoning: "AR" Agricultural Restricted

-  Subject Property
-  Parcel Outline
-  Roads

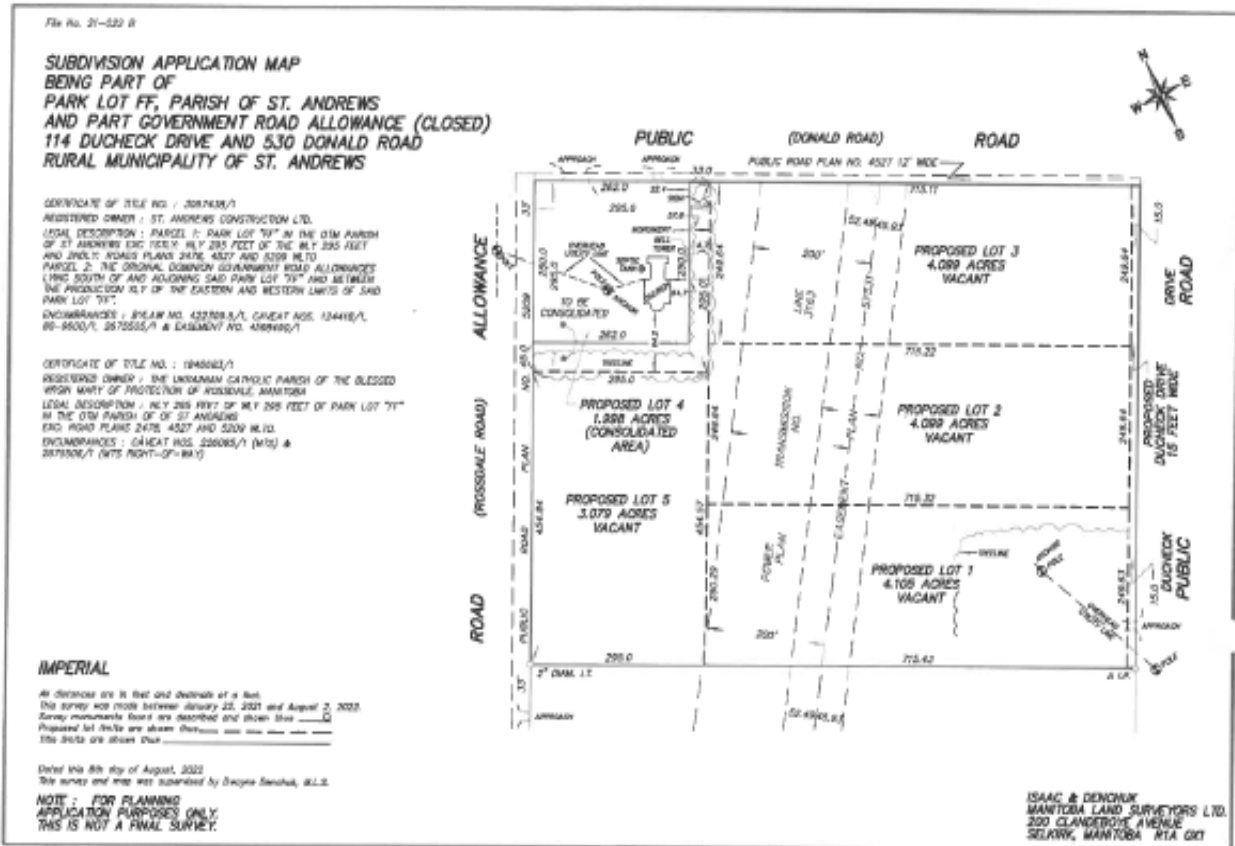


Please refer to applicant's Site Plan. Not To Scale. For Discussion Purposes Only.

ADDITIONAL INFORMATION:

FILE NO - 521-2891.

2 VARIANCE FOR COMPLIANCE FOR 2 UNDERSIDE LOTS.





The Corporations Act /
Loi sur les corporations
ARTICLES OF INCORPORATION (share capital)
STATUTS CONSTITUTIFS (avec capital-actions)

SCANNED
SEP 17 2004
COMPANIES OFFICE



The Corporations Act /
Loi sur les corporations

Corporation No. [REDACTED]
N° de la corporation [REDACTED]

CERTIFICATE / CERTIFICAT
ARTICLES EFFECTIVE /
LES STATUTS PRENNENT EFFET LE
14 SEP SEP 2004

[REDACTED]

1—Name of Corporation / Dénomination sociale
ST. ANDREWS CONSTRUCTION LTD.

Business Number [REDACTED]

2—The address in full of the registered office (include postal code) /
Adresse complète du bureau enregistré (inclure le code postal)
517 DONALD ROAD
LOCKPORT, MANITOBA
R1A 3K4

3—Number (or minimum and maximum number) of directors /
Nombre (ou nombre minimal et maximal) d'administrateurs

Minimum 1 Maximum 10

4—First directors / Premiers administrateurs

Name in full / Nom complet	Address in full (include postal code) / Adresse complète (inclure le code postal)
ANDREW HOPER	[REDACTED]

5—The classes and any maximum number of shares that the corporation is authorized to issue /
Catégories et tout nombre maximal d'actions que la corporation est autorisée à émettre

- Unlimited Class A Common
- Unlimited Class B Common
- Unlimited Class C Common
- Unlimited Class D Preferred
- Unlimited Class E Preferred