

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
April 8th, 2025
5:30 pm

Council Chambers
500 Railway Avenue
Clandeboye, MB

Note: property owners are responsible for notifying “tenants”

APPLICATION INFORMATION

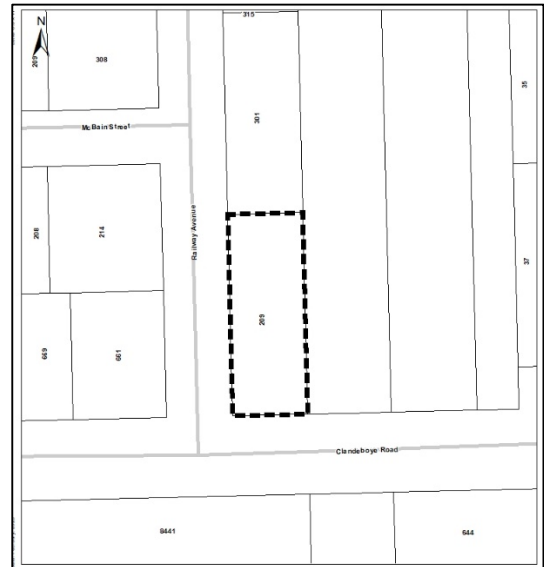
Application File: VO 17, 2025

Applicant: Dicks

Property Location: 209 Railway Avenue
Lot 1, Plan 10402
Roll #442840

Application Purpose:

The applicant proposes to reduce the front yard setback for an accessory structure from 50 ft (min) to **48 ft**, and to increase the height for an accessory structure from 15 ft (max) to **19 ft**.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard: Accessory (Table 14 – Residential Bulk Table)	50 ft (min)	48 ft
Height: Accessory (Table 14: Residential Bulk Table)	15 ft (max)	19 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	March 20, 2025
Application File	VO 17, 2025
Applicant	Dicks

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	209 Railway Ave, RM of St Andrews
- Roll #	442840
- Legal	Lot 1, Plan 10402
Zoning	"RA" Suburban Residential zone RM of St Andrews Zoning By-law No. 4066
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	0.48 acres in area 90 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front yard: Accessory (Table 14 – Residential Bulk Table)	50 ft (min)	48 ft
Height: Accessory (Table 14: Residential Bulk Table)	15 ft (max)	19 ft

Application Purpose

The applicant proposes to reduce the front yard setback for an accessory structure from 50 ft (min) to 48 ft, and to increase the height for an accessory structure from 15 ft (max) to 19 ft.

The proposed Variances are to accompany a proposed 1,200 sq ft detached garage that would include a personal car hoist and air ventilation for hobby welding.

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 17, 2025
 209 Railway Ave, RM of St. Andrews
 Designation: "SC" Settlement Centre
 Zoning: "RA" Suburban Residential

-  Subject Property
-  Parcel Outline
-  Roads

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.



COMMENTS FROM GOVERNMENT AGENCIES

Good Afternoon Calvin,

The RM does not have any comments/conditions for VO 17, 2025.

Regards,



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

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