

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

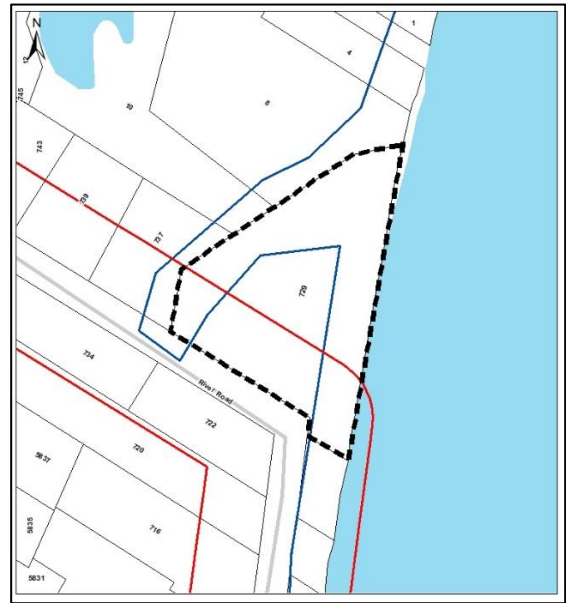
Application File: VO 20, 2025

Applicant: Wintrup

Property Location: 729 River Road
RL 117/119, Plan 2565
Roll #233200

Application Purpose:

The applicant proposes to reduce the minimum site area and width for this property, as part of the conditions within conditionally approved subdivision S24-3054.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site area (Table 14: Residential Bulk Table)	1.38 ac (min)	1.2 ac
Site width (Table 14: Residential Bulk Table)	198 ft (min)	100 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 21, 2025
Application File	VO 20, 2025
Applicant	Wintrup

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	729 River Road, RM of St Andrews
- Roll #	233200
- Legal	RL 117/119, Plan 2565
Zoning	“RR” Rural Residential zone RM of St Andrews Zoning By-law No. 4066
Development Plan Designation	“GD” General Development designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	3.17 acres in area 364 feet in width (+/-)
	<i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Site area (Table 14: Residential Bulk Table)	1.38 ac (min)	1.2 ac
Site width (Table 14: Residential Bulk Table)	198 ft (min)	100 ft

Application Purpose

The applicant proposes to reduce the minimum site area for proposed lot 2 from 1.38 ac (min) to 1.2 ac, and reduce the minimum site width for proposed lot 1 from 198 ft to 100 ft.

The proposed Variances are part of the conditions within conditionally approved subdivision application S24-3054, which proposes to subdivide this property into two (2) lots.

This application was circulated to the municipality and Manitoba Highways Branch, and there were no comments or concerns regarding this application.

OPTIONS FOR COUNCILS CONSIDERATION

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

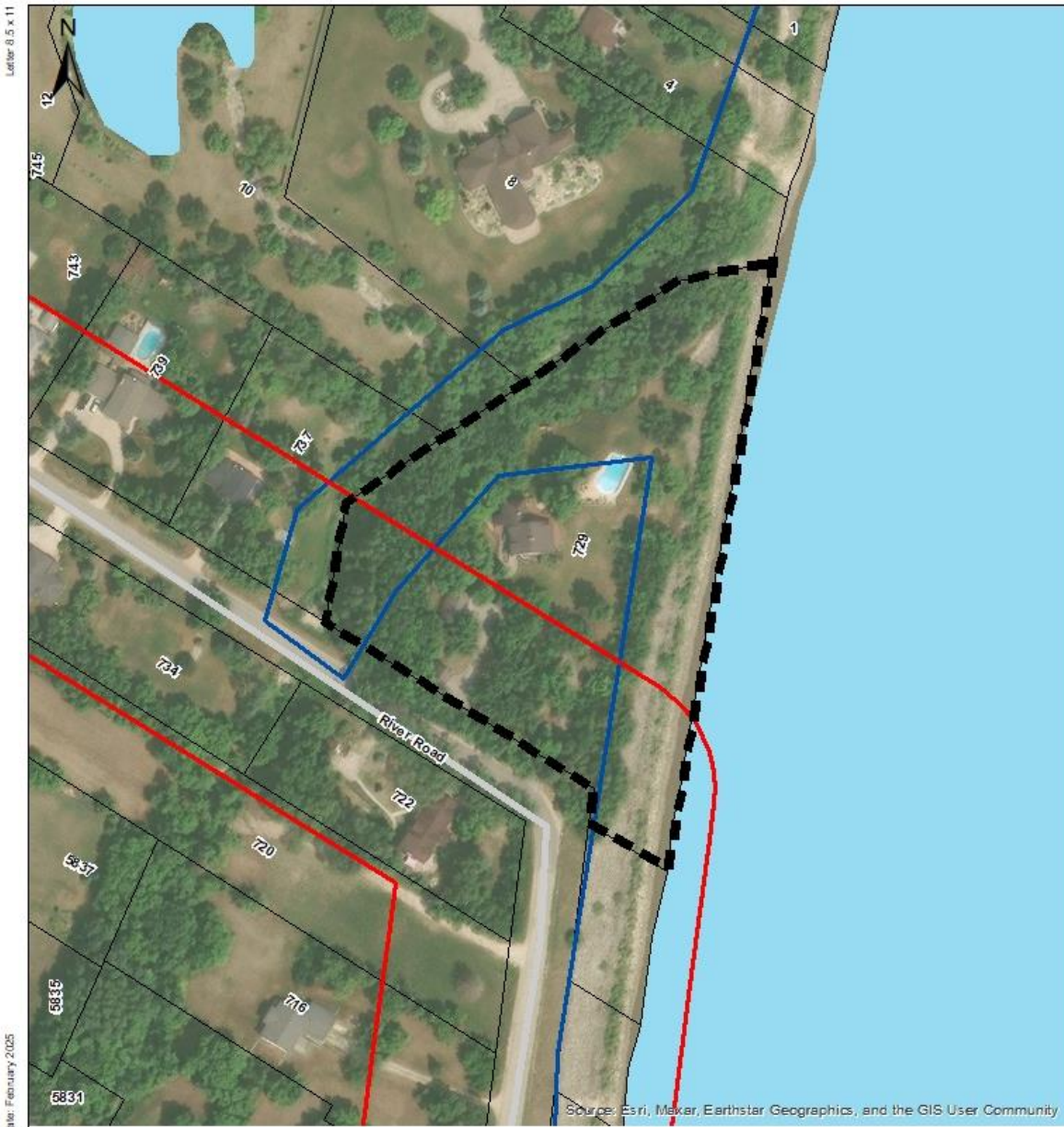
- (a) reject the requested variance; or
- (b) varying the application of specific provisions of the zoning by-law with regard to the affected property in the manner specified in the order if the variance
 - (i) will be compatible with the general nature of the surrounding area,
 - (ii) will not be detrimental 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 20, 2025
729 River Road, RM of St. Andrews

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


 Subject Property

 Designated Flood Area

 Highway Control Zones

 Parcel Outline

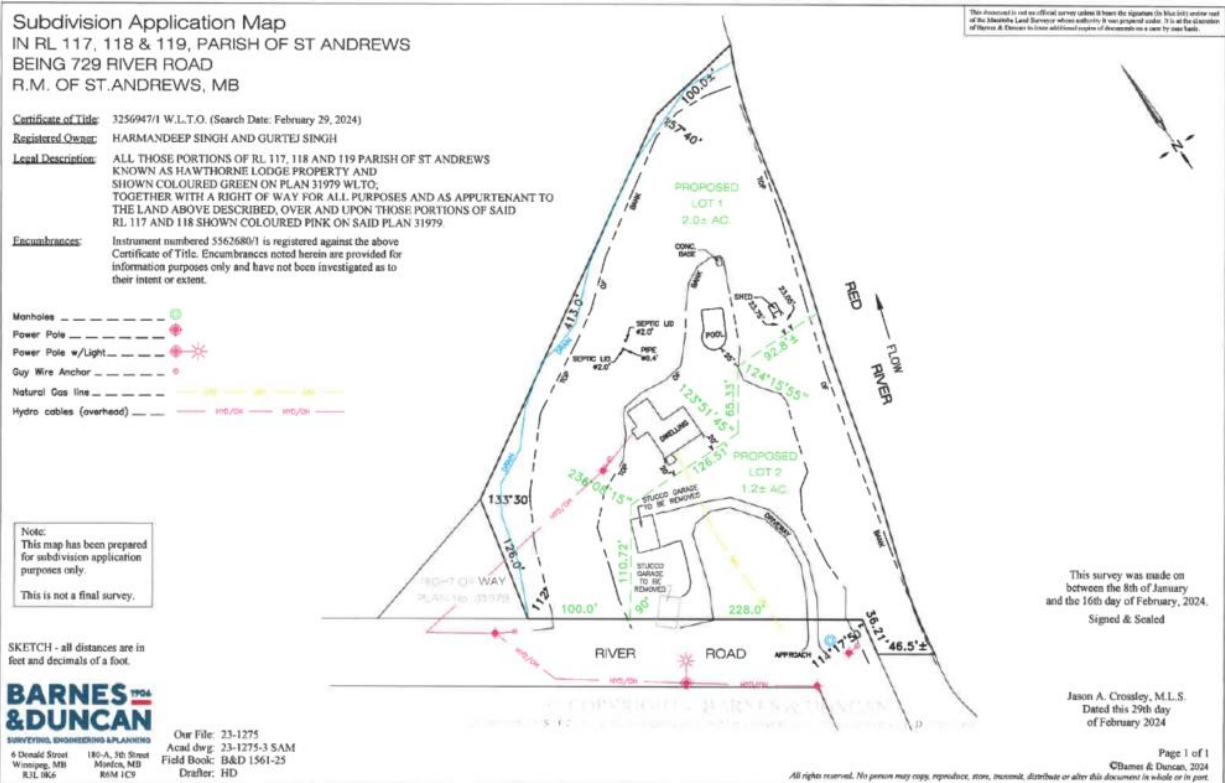
 Roads

 Water Bodies



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

ADDITIONAL INFORMATION



COMMENTS FROM GOVERNMENT AGENCIES

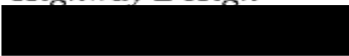
Hi Calvin

We have reviewed VO 20-2025 and have no concerns.

Thank You

Jeff DiNella

*Senior Development Review Technologist
Manitoba Transportation and Infrastructure
Highway Design*



1420-215 Garry Street
Winnipeg, MB R3C 3P3

