

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Village of Dunnottar

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 204-389-4962.

Monday
July 14, 2025
10:00 am

Council Chambers
44 Whytefold Road, Matlock
Village of Dunnottar, MB

Note: property owners are responsible for notifying "tenants"

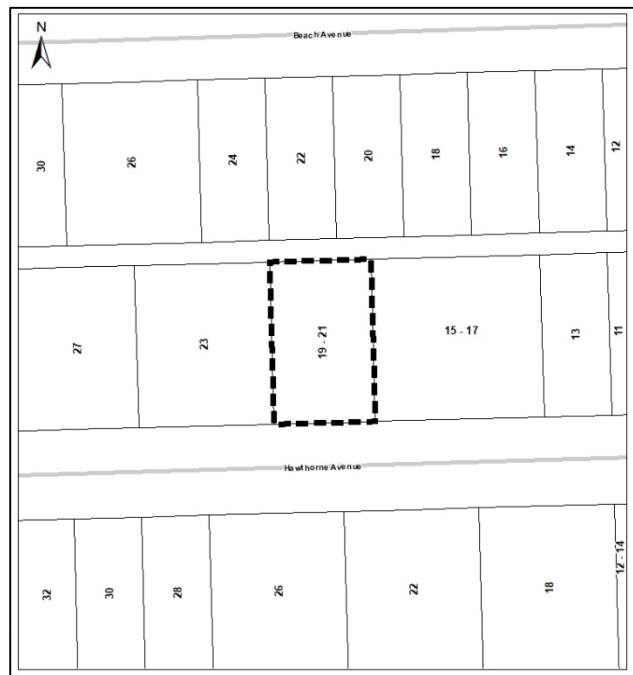
APPLICATION INFORMATION

Application File: CU 17, 2025

Applicant: Malyk and Crowley

Property Location: 19-21 Hawthorne Ave
Village of Dunnottar
Roll #58800
Lots 25/26, Block 6, Plan
2123

Application Purpose:
The applicant proposes a Home Occupation
(massage therapy business) in the "R"
Residential zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"R" Residential zone	Home Occupations	Massage therapy business

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



CONDITIONAL USE APPLICATION REPORT

Date	June 19, 2025
Application File	CU 17, 2025
Applicant	Malyk and Crowley

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	19-21 Hawthorne Ave, Village of Dunnottar
- Roll #	58800
- Legal	Lot 25/26, Block 6, Plan 2123
Zoning	"R" Residential zone Village of Dunnottar Zoning By-law No. 858/08
Development Plan Designation	"SC" Settlement Centre designation RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	n/a
Property Size	8,994 sq ft in area 75 feet in width
<i>NOTE: Information is based on site plan provided by the applicant</i>	

APPLICATION DETAILS / PROPOSAL

Property Zone	Conditional Use Request	Proposed by Applicant
"R" Residential zone	Home Occupations	Massage therapy business

Application Purpose

The applicant proposes a massage therapy business in the main floor of a principal dwelling. The space would be designated exclusively for the business with entrance at the rear, and operations would be on a limited schedule on weekdays and select weekends, with all visits booked in advance.

This application was circulated to the Village of Dunnottar for comments, and none were received at the writing of this report.

OPTIONS FOR COUNCILS CONSIDERATION

Under section 106(1) of *the Planning Act*, on completion of the public hearing, Council may:

- (a) reject the application; or

- (b) approve the application if the conditional use proposed in the application
 - (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 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 Conditional Use is limited to what has been presented in this application. Any further changes or additions would require a new Conditional Use approval.
2. Applicant / owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. Applicant / owner to follow all policies as set out in Section 3.1.12 – Home-Based Business in the Village of Dunnottar zoning by-law.

RRPD LOCATION MAP



SUPPORTIVE MAPPING

Conditional Use Application CU 17, 2025
19-21 Hawthorne Avenue, Village of Dunnottar

Designation: "SC" Settlement Centre
Zoning: "R" Residential

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



ADDITIONAL INFORMATION

Letter of Intent: Home-based Business

To Whom it May Concern,

This letter serves to communicate our business; Northern Roots Massage and Wellness, intent to operate a small home-based and appointment-based massage therapy practice in the back portion of our residence, located at 21 Hawthorne Avenue, Matlock, MB. The space is designated exclusively for therapeutic use and has been shaped to support a tranquil, clean and professional environment for clients seeking relaxation and wellness. Our services include, Swedish and deep tissue massage, therapeutic massage treatments and other non-invasive stress relief treatments. All of which, is provided from a licensed and Registered Massage Therapist adhering to provincial and municipal health and safety guidelines, along with the guidelines of the therapists corresponding massage association (MTAM, RMTSMB, NHPC, CMMOTA) they are registered with.

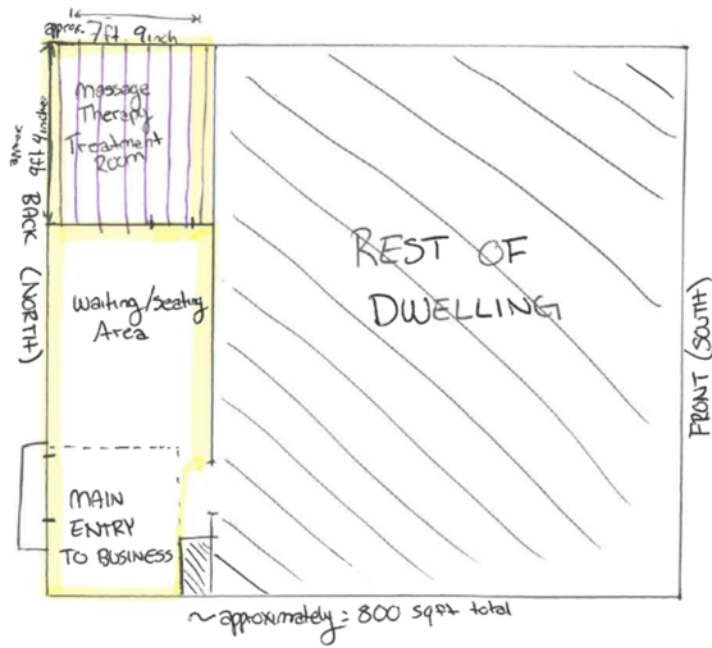
Our Operations will run on a limited schedule, primarily weekdays and select weekends, with all visits booked in advance to avoid walk-in-traffic or congestion in and around the property. The rear portion of the residency has a separate entry point, ensuring privacy for clients and minimal disturbances to and around neighbouring areas. The business will not involve the sale of products or group sessions, focusing strictly on one-on-one therapeutic care. Our goal is to maintain a discreet, respectful and wellness-focused practice that contributes positively to the community while also meeting all zoning and licensing standards. We are committed to maintaining a peaceful and professional practice that supports the well-being of both our clients and the surrounding community.

For more information, please see below information to contact Katrina Malyk and Britney Crowley.

With Kind Regards,
Katrina Malyk & Britney Crowley

Northern Koots (Massage and Wellness Business Floor Plan)

N
A



HAWTHORNE AVE

LEGEND:

- [Hatched Box] : NOT ASSOCIATED WITH BUSINESS OPERATIONS
- [Double Line] : DOOR/DOORWAYS
- [Purple Box] : SPECIFIC TREATMENT ROOM : approx 74.26 sqft
- [Yellow Box] : USED FOR BUSINESS SPACE : approx 217.25 sqft