

NOTICE OF PUBLIC HEARING

CONDITIONAL USE 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 13, 2026
10:00 am

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

Note: property owners are responsible for notifying "tenants"

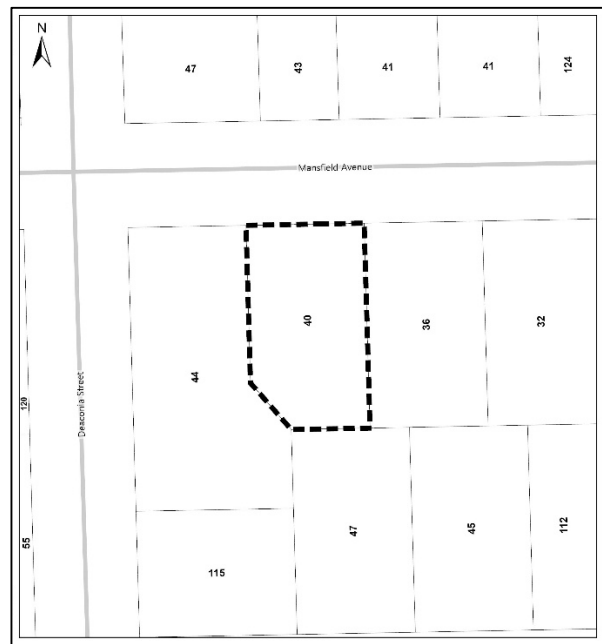
APPLICATION INFORMATION

Application File: CU 18, 2026

Applicant: Unrau

Property Location: 40 Mansfield Ave
 Roll #41020
 Lot 2, Block 2, Plan 20887

Application Purpose:
 The applicant proposes a Bed and Breakfast use in the "R" Residential zone.



Property Zone	Conditional Use Request	Proposed by Applicant
"R" Residential zone	Bed and Breakfast	Bed and Breakfast

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 18, 2026
Application File	CU 18, 2026
Applicant	Unrau

SUBJECT PROPERTY INFORMATION

Property Location	
- Street Address	40 Mansfield Avenue, Village of Dunnottar
- Roll #	41020
- Legal	Lot 2, Block 2, Plan 20887
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	9,374 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	Bed and Breakfast	Bed and Breakfast

Application Purpose

The applicant proposes a bed and breakfast business on their single dwelling property in the community of Matlock. There would be individual rooms with the intended use of hosting one or two other families or groups during the winter months. Summer occupancy is expected to be limited. The applicant has also confirmed that the owners intend to live on site while operating the bed and breakfast.

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 3.1.4 – Bed and Breakfast Operation in the Village of Dunnottar zoning by-law.

RRPD LOCATION MAP




SUPPORTIVE MAPPING

Conditional Use Application CU 18, 2026
 40 Mansfield Avenue, Village of Dunnottar

Designation: "SC" Settlement Centre
 Zoning: "R" 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. Map content is not to scale.

 Subject Property

 Roads

 Parcel Outline



ADDITIONAL INFORMATION

Letter of Intended Use

40 Mansfield Ave, Matlock Manitoba

On behalf of Chad and Carolyn Unrau,

We are interested in the opportunity to build in the community of Matlock, a single dwelling including individual rooms with the intended use of hosting one or two other families or groups during the winter months.

Expected occupancy would run from December until March as a get-away during the winter months. All aspects of the property would be managed by the Owners including any rental income, maintenance or required work on the property.

Summer occupancy is expected to be limited but upkeep and general care will all be handled by the Owners on a regular basis.

With the understanding of the requirements of the Bed & Breakfast conditional use, the owners intend to live on site while operating the B&B

40 Mansfield Ave, Matlock MB

Proposed Siteplan

