

NOTICE OF PUBLIC HEARING

VARIANCE APPLICATION

Rural Municipality of St. Clements

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 204-482-3300.

Tuesday
2026-09-22
6:00 p.m.

Council Chambers
1043 Kittson Road, East Selkirk, MB
Rural Municipality of St. Clements

Note: property owners are responsible for notifying "tenants"

APPLICATION INFORMATION

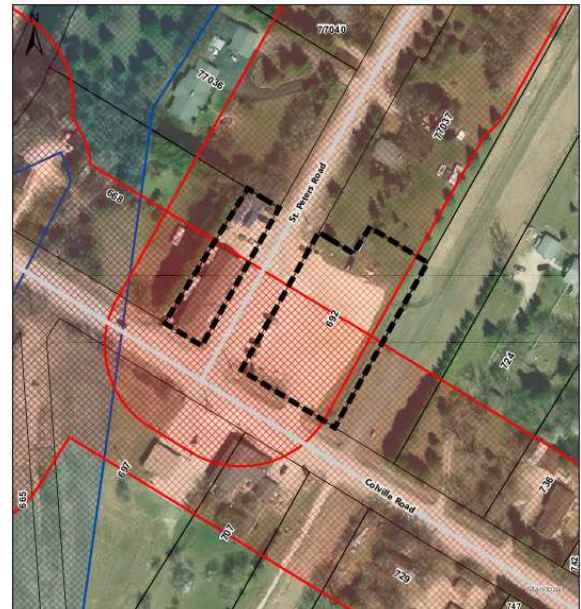
Application File: VO-2026-101

Applicant: 3581145
Property Location: Manitoba Ltd.

Property Location: Manitoba Ltd.
692 COLVILLE
RD Roll #:
429050.0 Legal:
*A-12665

Application Purpose:

Applicant is seeking approval to reduce the front, side, and corner setbacks to 0 ft in order for existing main structure (Tavern) to remain on the subject property.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front, side, and corner setbacks in "CG" Commercial General zone sec. 7.4 Table 16.	Front setback - 30ft, side setback - 15 ft, corner setback - 30 ft	Front, side, and corner setbacks to 0 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	2026-08-27
Application File	VO-2026-101
Applicant	3581145 Manitoba Ltd.

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	692 COLVILLE RD, Rural Municipality of St. Clements 429050.0 *A-12665
Zoning	CG,RA
Development Plan Designation	SC - Settlement Centre RRPD Development Plan By-law No. 272/19
Secondary Plan Designation	Village Centre, East Selkirk Secondary Plan
Property Size	1 ac 200 ft <i>NOTE: Information is based on GIS data</i>

APPLICATION DETAILS / PROPOSAL

Variance Request	Zoning By-law Requirement	Proposed by Applicant
Front, side, and corner setbacks in "CG" Commercial General zone sec. 7.4 Table 16.	Front setback - 30ft, side setback - 15 ft, corner setback - 30 ft	Front, side, and corner setbacks to 0 ft

Application Purpose

Applicant is seeking approval to reduce the front, side, and corner setbacks to 0 ft in order for existing main structure (Tavern) to remain on the subject property.

OPTIONS FOR COUNCIL'S CONSIDERATION

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

- (a) reject the requested variance; or
- (b) vary 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 effect 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 that are not in substantial conformance with the application would require a new approval.
2. Applicant / Owner obtains all required permits from the Red River Planning District and the municipality, if required.
3. Applicant / Owner to pay any outstanding fees, fines or penalties to the R.M. of St. Clements.
4. Applicant / Owner to obtain a municipal business license from the R.M. of St. Clements, to be renewed on an annual basis.

SELKIRK - 200 Clendohoye Avenue, R1A 0X1
Telephone: (204) 785-2924; Fax: (204) 482-4015
Toll Free: 1-800-325-5963

GIMLI - Consultation Office
Waterfront Centre, Unit 104 - 94 1st Avenue
9:00 - 4:00, Wednesdays, May 1 - October 31
Tel Fax: (204) 642-5341

Dwayne Denchuk, M.L.S., C.L.S. - ddenchuk@idsurveys.com

Norman J. Nachtigall, P. Surv., M.L.S. - nnachtigall@idsurveys.com

Michael D. Kozoway, M.L.S., C.L.S. - mkozoway@idsurveys.com

Surveyor's Staking and Building Location Certificate

File No. 25-368

November 5, 2025

Conrad Seniuk
Box 209
East Selkirk, Manitoba
R0E 0M0

RE: 692 Colville Road
Rural Municipality of St. Clements

Certificate of Title: 1499430/1 WLTO (Date of Search - August 26, 2025)

Registered Owner: 3581145 Manitoba Ltd.

Legal Description: ALL THAT PORTION OF SWLY 205 FEET OF LOT 11 PLAN 13052 WLTO (L DIV) LYING TO THE NW OF THE NORTHWESTERN LIMIT OF PUBLIC ROAD PLAN 3217 WLTO WHICH LIES TO THE SE OF A LINE DRAWN PARALLEL WITH THE SOUTHEASTERN LIMIT OF SAID LOT FROM A POINT IN THE SOUTHWESTERN LIMIT OF SAID LOT DISTANT NWLY 177 FEET FROM THE SAID SOUTHEASTERN LIMIT EXC ALL MINES AND MINERALS AS RESERVED IN THE GRANT FROM THE CROWN IN RL 71 TO 75 PARISH OF ST CLEMENTS

Active Instruments: Certificate of Judgement Nos. 4791377/1 and 4791382/1 are registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

Certificate of Title: 1671676/1 WLTO (Date of Search - August 13, 2025)

Registered Owner: 3581145 Manitoba Ltd.

Legal Description: PARCEL 1: PARCEL "A" PLAN 37542 WLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL GRANT FROM THE CROWN IN RL 71 AND 72 PARISH OF ST CLEMENTS AND RL 245 AND 246 PARISH OF ST PETER

PARCEL 2: PARCEL "A" PLAN 12665 WLTO EXC ALL MINES AND MINERALS AS SET FORTH IN THE ORIGINAL GRANT FROM THE CROWN IN RL 71 AND 72 PARISH OF ST CLEMENTS

Active Instruments: Caveat No. 2412443/1, Mortgage No. 4241659/1 and Certificate of Judgement Nos. 4791377/1, 4791382/1 and 5745408/1 are registered against the above Certificate of Title. Encumbrances noted herein are provided for information purposes only and have not been investigated as to their intent or extent.

As requested, this is to certify that we have staked or referenced the boundaries of the above-described land and made the necessary measurements to determine the positions of a two storey stucco, wood and faux stone sided commercial building, unnumbered, and two metal sea cans on the North side of Colville Road, in the Rural Municipality of St. Clements, and find that the same, above ground level, are contained entirely within the limits of the above-described land except for a metal rail, said commercial building, attached wood steps and wood landing which encroach a maximum of 1.85, 0.85, 0.8, and 2.3 feet, respectively, onto St. Peter's Road, and attached wood steps and wood landing which encroach a maximum of 6.0 and 1.6 feet, respectively, onto Colville Road, and a wood ramp which encroaches a maximum of 0.1 feet onto the adjacent property to the West.

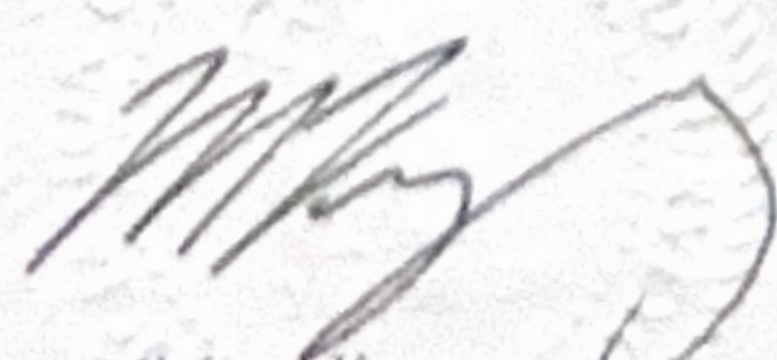
See sketch on pages 2 and 3, attached to and forming part of the Surveyor's Staking and Building Location Certificate of the above date.

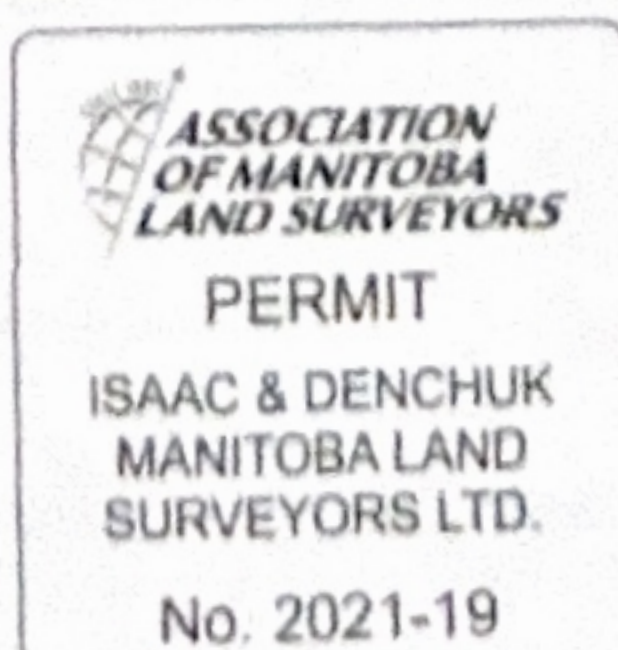
There are no encroachments above ground level onto the above-described land by buildings from adjoining properties.

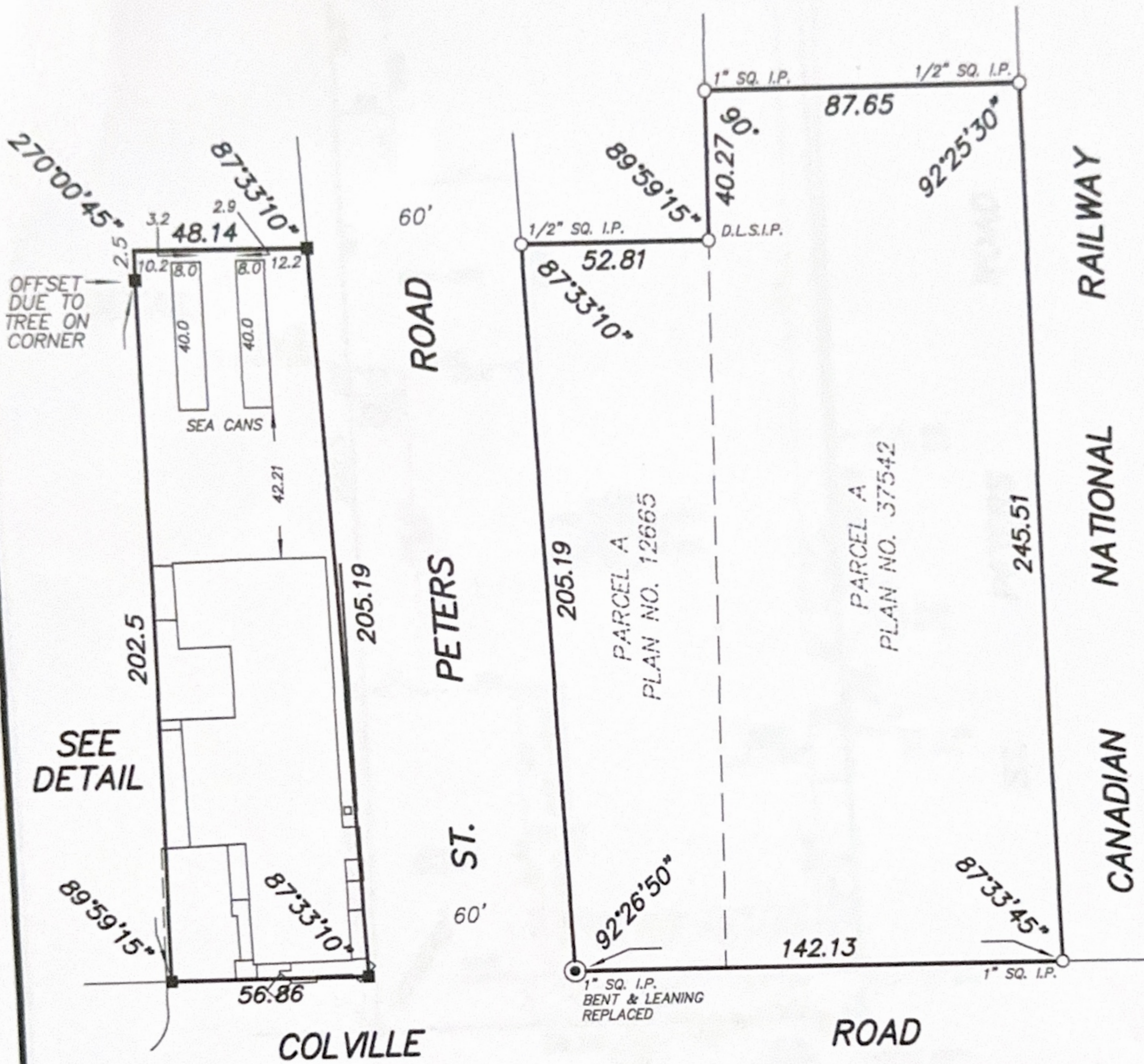
This survey was made on September 11 and October 31, 2025.

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PLEASE NOTE: No survey monuments were requested to be installed at the property corners.
THIS DOCUMENT IS VOID UNLESS EMBOSSED WITH THE SEAL OF THE LAND SURVEYOR.

Signed and Sealed:


Michael Kozoway
Manitoba Land Surveyor





Dated this 5th day of November, 2025
All distances are in feet and decimals of a foot.
Sketch attached to and forming part of the Surveyor's
Staking and Building Location Certificate of the above date.
Iron posts found are described and shown thus ☐
1/2" x 1/2" x 18" iron posts placed are shown thus ☐
1" x 1" x 36" iron post placed is shown thus
Title limits are shown thus _____

IMPERIAL

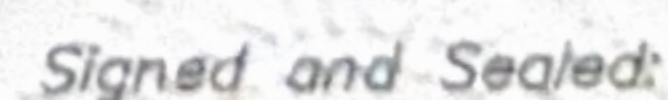
ASSOCIATION
OF MANITOBA
LAND SURVEYORS
PERMIT
ISAAC & DENCHUK
MANITOBA LAND
SURVEYORS LTD.
No. 2021-19

Signed and Sealed:

Michael Kozoway
Manitoba Land Surveyor

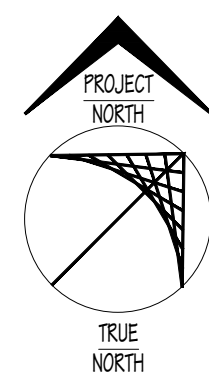
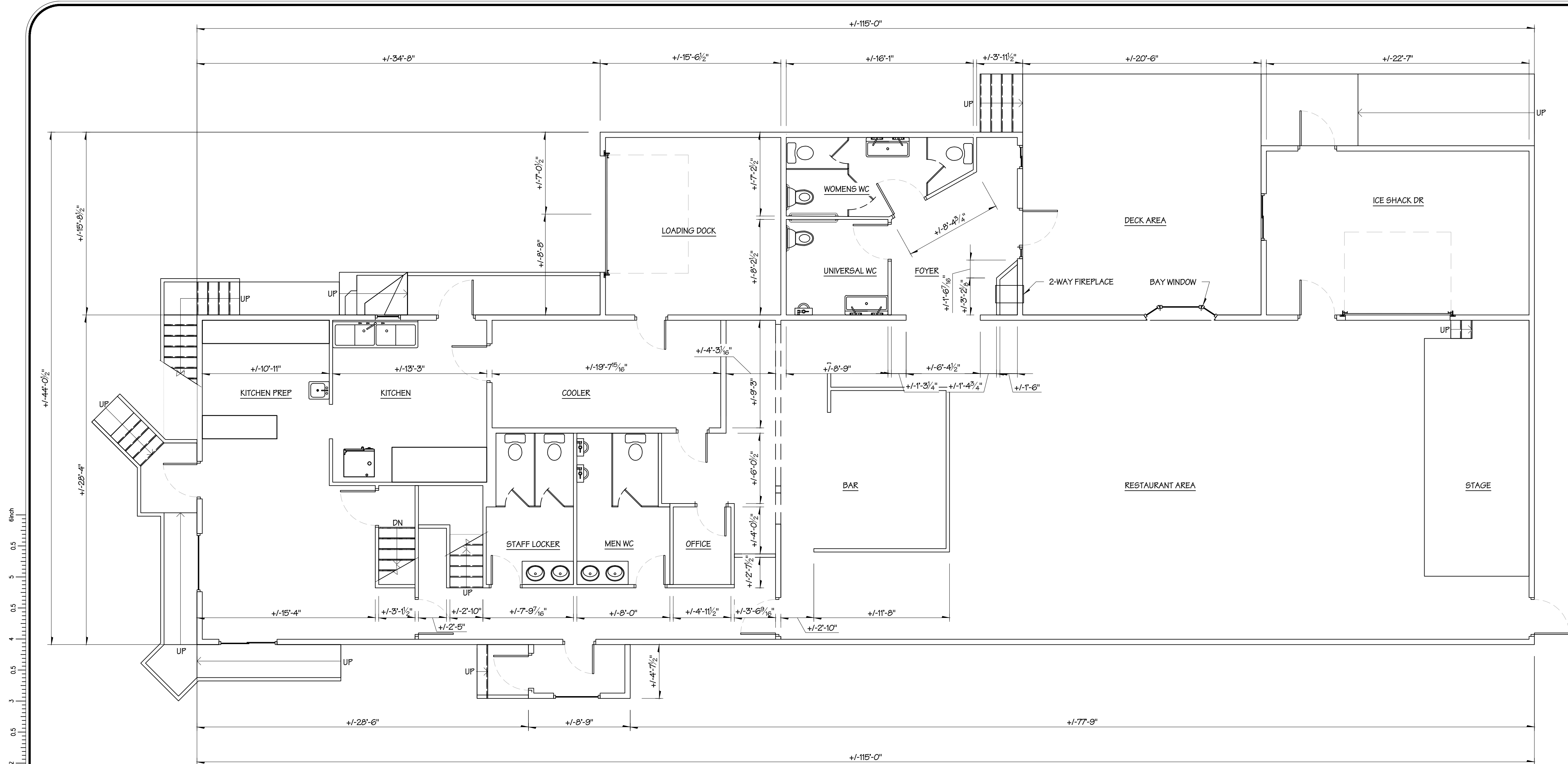


IMPERIAL



Page 3 of 3

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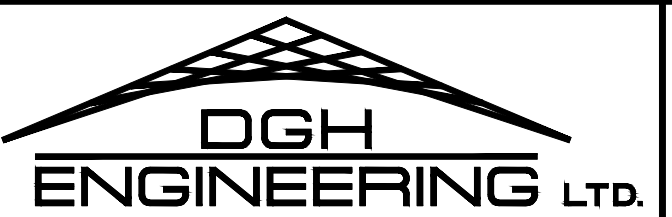
MAIN FLOOR PLAN

3/16" = 1'-0"

AS-BUILT			
ISSUE (AND REVISION)			
01	2025-05-21	AS BUILT DRAWINGS	TLG
NO (REV)	DATE	DESCRIPTION	INITIAL(S)
PRINTED DATE: 5/21/2025 4:24:37 PM			

PROFESSIONAL'S SEAL

NOTE TO CONTRACTOR:
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO CONSULTANT IN WRITING. DO NOT RELY ON SCALED DIMENSIONS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTACT THE CONSULTANT FOR CLARIFICATIONS IF NECESSARY. THIS DRAWING SHALL NOT BE USED FOR BUILDING PERMIT OR CONSTRUCTION PURPOSES UNLESS IT IS SEALED AND SIGNED BY THE CONSULTANT RESPONSIBLE FOR THE WORK.

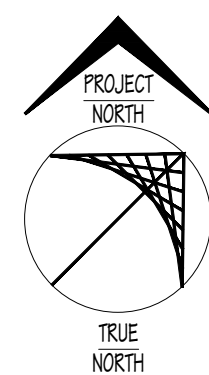
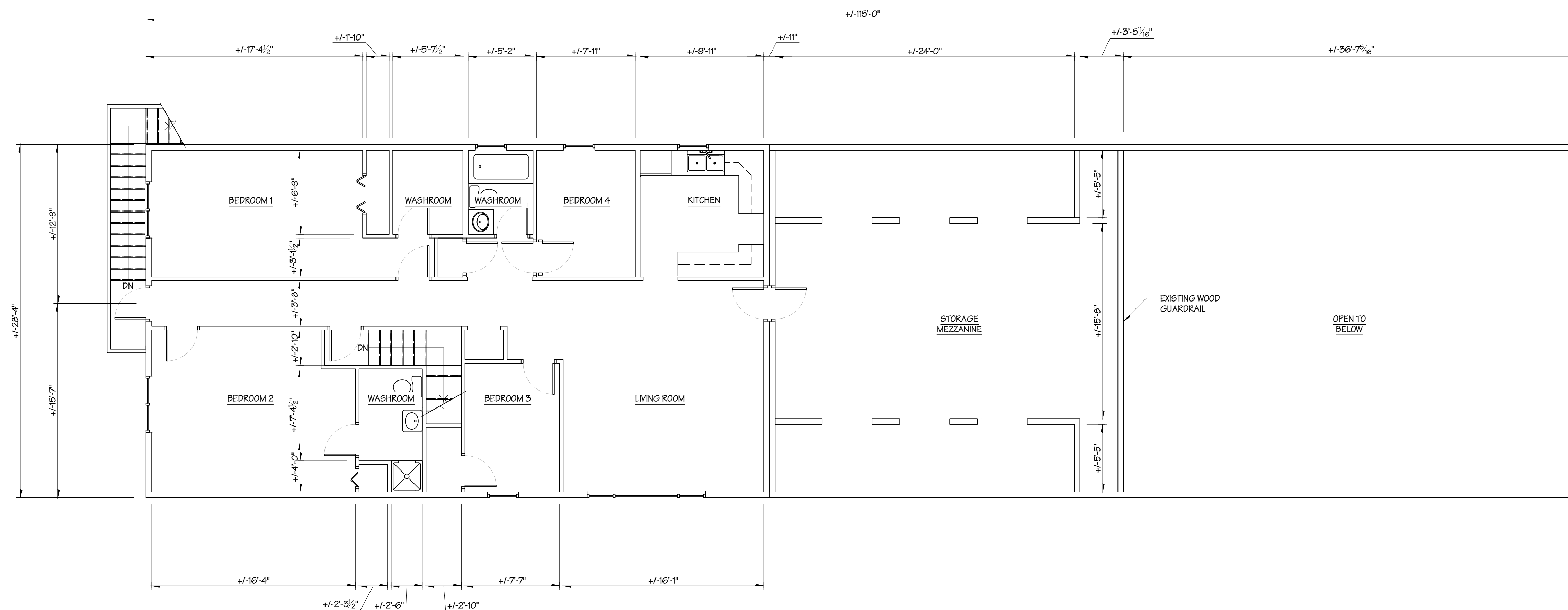


DGH ENGINEERING LTD.
CIVIL | STRUCTURAL | MECHANICAL | ELECTRICAL | INDUSTRIAL
12 Aviation Boulevard St. Andrews MB R1A 3N5 Canada T: 204-334-8846 www.dghengineering.com

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CLIENT THE BOOT TAVERN 692 COLVILLE RD EAST SELKIRK, MB R1A 3K3			
DESIGNED	DRAWN	COORDINATOR	
DATE	SCALE	X-REF PATH(S)	
MAY/2025	AS NOTED		

PROJECT TITLE THE BOOT TAVERN BUILDING ASSESSMENT	
PROJECT LOCATION 692 COLVILLE RD, EAST SELKIRK, MB R1A 3K3	
PROJECT NUMBER: 25-14202-001-30	
MAIN FLOOR PLAN	
B1-1 REV. 000	



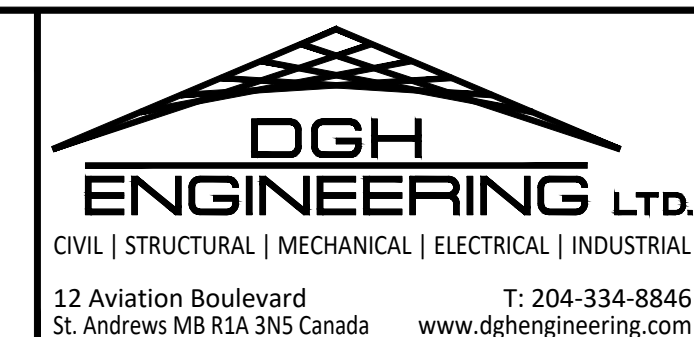
SECOND FLOOR PLAN

$$3/16'' = 1'-0''$$

AS-BUILT					
ISSUE (AND REVISION)					
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01	2025-05-21	AS BUILT DRAWINGS			TLG
NO.(REV.) DATE		DESCRIPTION			INITIAL(S)
PRINTED DATE: 5/21/2025 4:24:38 PM					

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CLIENT

THE BOOT TAVERN

692 COLVILLE RD
EAST SELKIRK, MB R1A 3K3

DESIGNED	DRAWN	COORDINATOR
.	TLG	JHW
DATE	SCALE	X'REF PATH(S)
MAY/2025	AS NOTED	

PROJECT TITLE

THE BOOT TAVERN BUILDING ASSESSMENT

PROJECT LOCATION

692 COLVILLE RD, EAST SELKIRK, MB R1A 3K3

PROJECT NUMBER: 25-1-4202-001-30

SECOND FLOOR PLAN

B1-2
REV. R00