

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

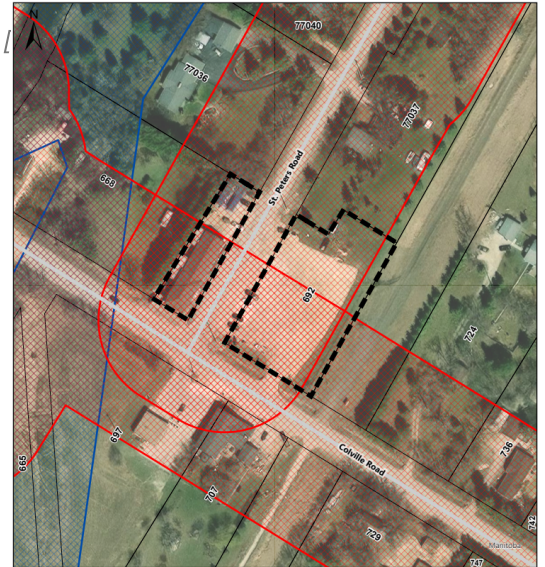
Application File: VO-2026-101

Applicant: Conrad Seniuk
Ritchie Franzen

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

Application Purpose:

The Applicant seeks approval to reduce required yard setbacks to allow the existing tavern and storage containers to remain, including front, side, and corner side setbacks of 0 feet, a rear setback of 2.9 feet, and a corner side setback of 12.2 feet. The Applicant also requests an exemption from exterior storage enclosure requirements.



Variance Request	Zoning By-law Requirement	Proposed by Applicant
1. Front, side, and corner side yard setbacks to a primary structure in "CG" Commercial General zone sec. 7.4 Table 16. 2. Corner side and rear yard setbacks to an accessory structure in "CG" Commercial General zone sec. 7.4 Table 16. 3. Exterior Storage Fencing Requirements in "CG" Commercial General zone sec. 3.11.	1. Front yard setback to primary structure - Min. 30 ft. 2. Side yard setback to primary structure - Min. 15 ft. 3. Corner side yard setback to primary structure - Min. 30 ft. 4. Corner side yard setback to an accessory structure - Min. 15 ft. 5. Rear yard setback to an accessory structure - Min. 10 ft. 6. Any outside storage shall be enclosed on all sides.	1. Front yard setback to primary structure - 0 ft. 2. Side yard setback to primary structure - 0 ft. 3. Corner side yard setback to primary structure - 0 ft. 4. Corner side yard setback to an accessory structure - 12.2 ft. 5. Rear yard setback to an accessory structure - 2.9 ft. 6. Exemption of enclosure requirements for exterior storage.

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	2026-09-14
Application File	VO-2026-101
Applicant	Conrad Seniuk Ritchie Franzen

SUBJECT PROPERTY INFORMATION

Property Location - Street Address - Roll # - Legal	692 COLVILLE RD, Rural Municipality of St. Clements 429050.0 *A-12665
Zoning	CG,RA R.M. of St. Clements - Zoning By-Law No. 5-2002
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
1. Front, side, and corner side yard setbacks to a primary structure in "CG" Commercial General zone sec. 7.4 Table 16. 2. Corner side and rear yard setbacks to an accessory structure in "CG" Commercial General zone sec. 7.4 Table 16. 3. Exterior Storage Fencing and Landscaped Buffer Requirements in "CG" Commercial General zone sec. 3.11.	1. Front yard setback to primary structure - Min. 30 ft. 2. Side yard setback to primary structure - Min. 15 ft. 3. Corner side yard setback to primary structure - Min. 30 ft. 4. Corner side yard setback to an accessory structure - Min. 15 ft. 5. Rear yard setback to an accessory structure - Min. 10 ft. 6. Any outside storage shall be enclosed on all sides.	1. Front yard setback to primary structure - 0 ft. 2. Side yard setback to primary structure - 0 ft. 3. Corner side yard setback to primary structure - 0 ft. 4. Corner side yard setback to an accessory structure - 12.2 ft. 5. Rear yard setback to an accessory structure - 2.9 ft. 6. Exemption of enclosure requirements for exterior storage.

Application Purpose

The Applicant seeks approval to reduce required yard setbacks to allow the existing tavern and storage containers to remain, including front, side, and corner side setbacks of 0 feet, a rear setback of 2.9 feet, and a corner side

setback of 12.2 feet. The Applicant also requests an exemption from exterior storage enclosure requirements.

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
- 5.

SELKIRK - 200 Clandeboye 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.

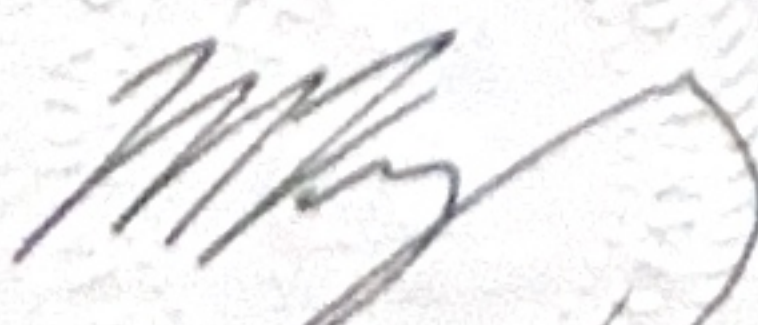
This survey was made on September 11 and October 31, 2025.

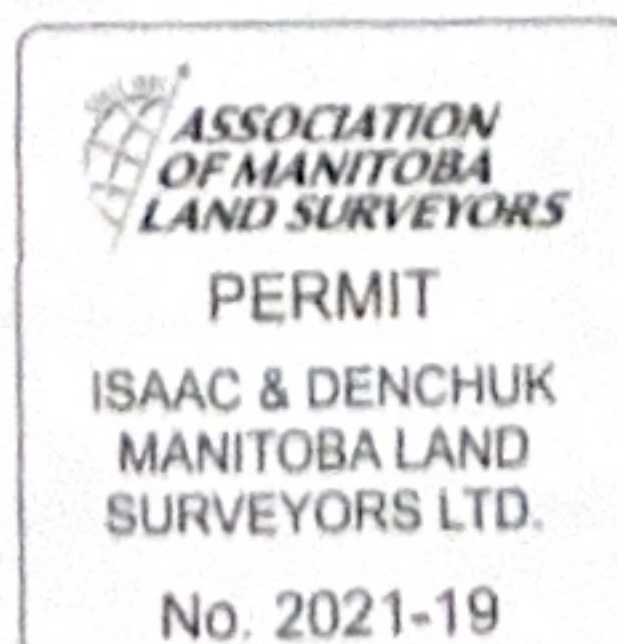
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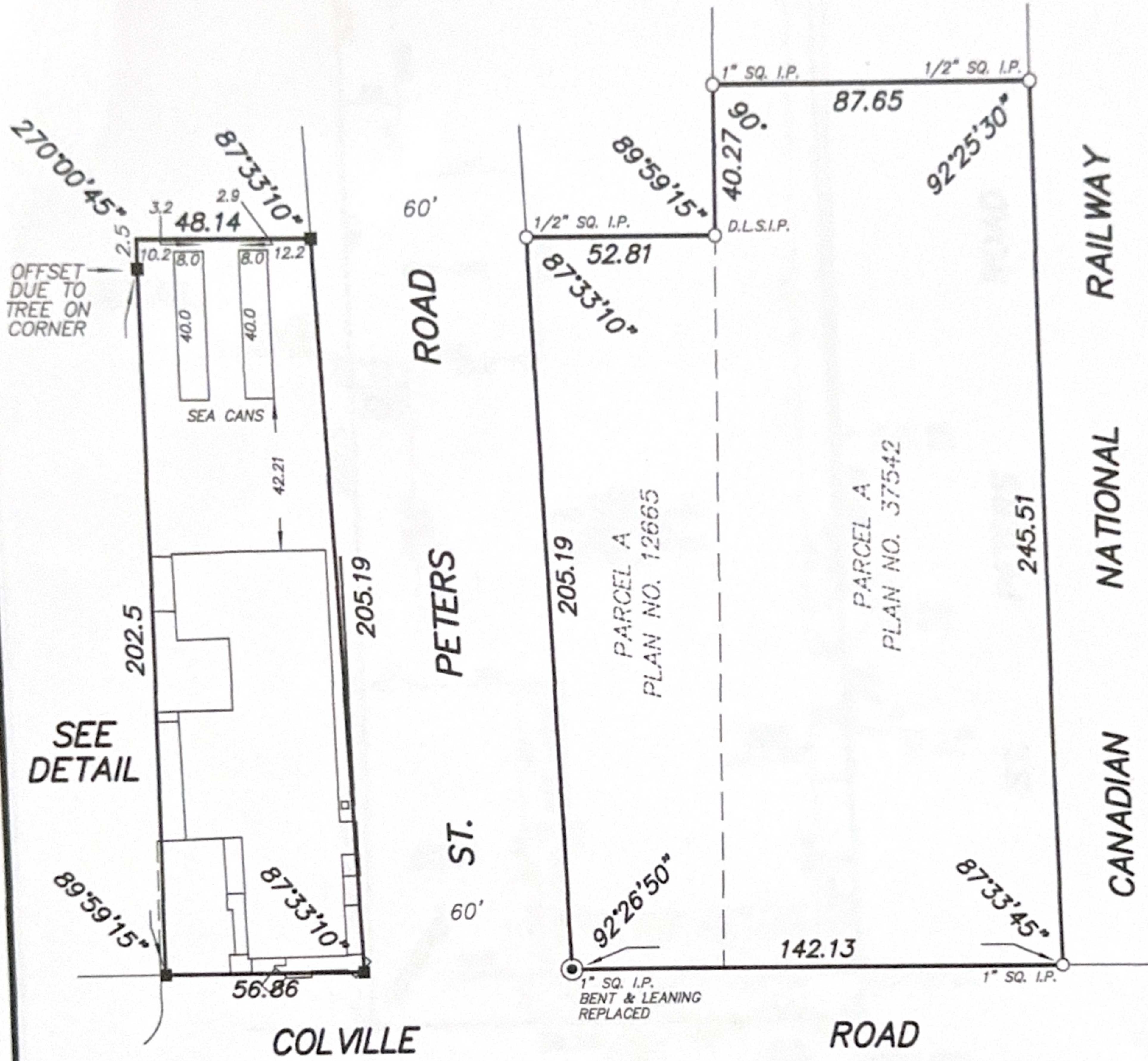
PLEASE NOTE: No survey monuments were requested to be installed at the property corners.

THIS DOCUMENT IS VOID UNLESS EMBOSSED WITH THE SEAL OF THE LAND SURVEYOR.

Signed and Sealed:


Michael Kozoway
Manitoba Land Surveyor





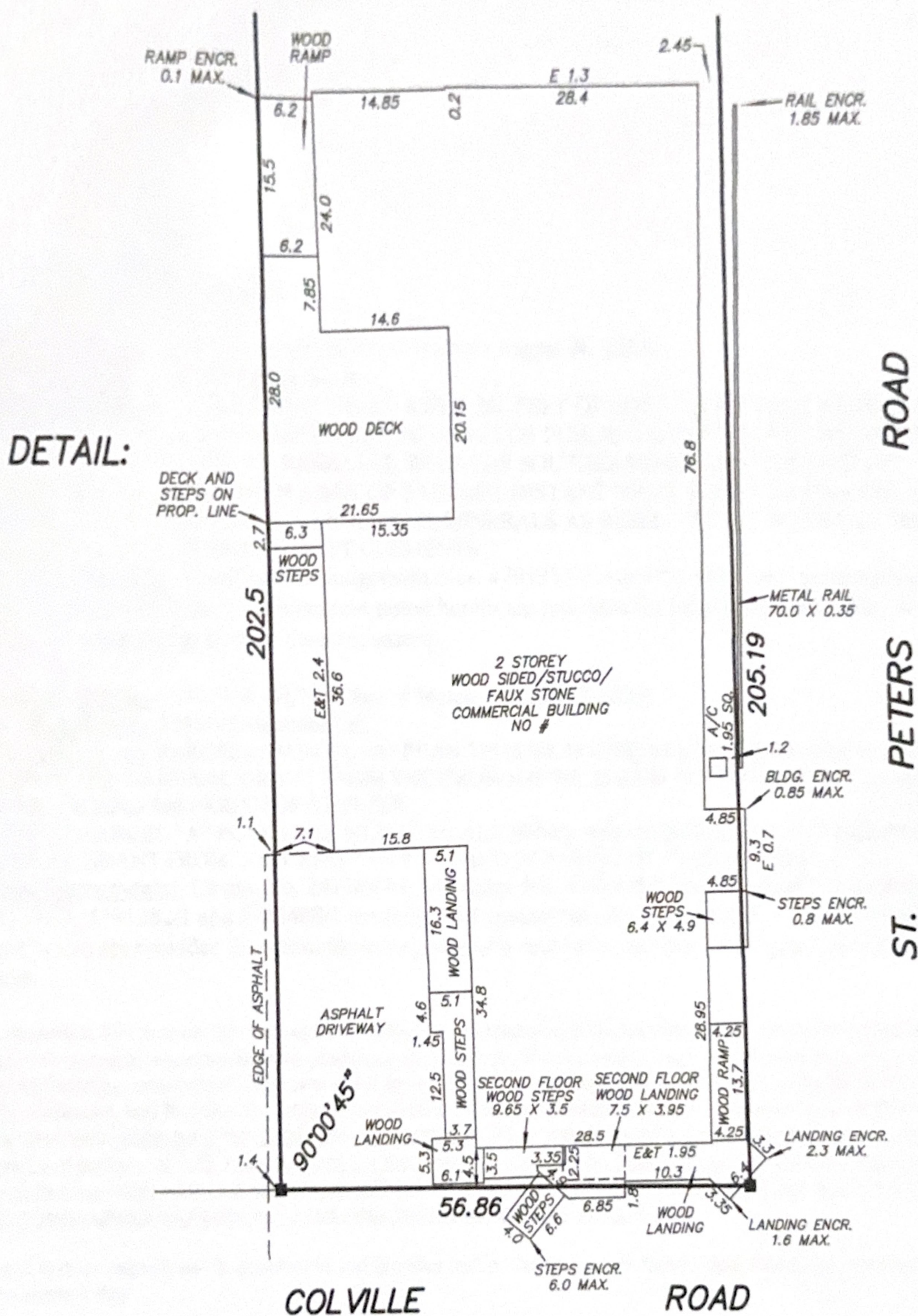
Dated this 5th day of November, 2025
All distances are in feet and decimals of a foot.
Sketch attached to and forming part of the Surveyor's
Staking and Building Location Certificate of the above date.
Iron posts found are described and shown thus
1/2" x 1/2" x 18" iron posts placed are shown thus
1"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

IMPERIAL

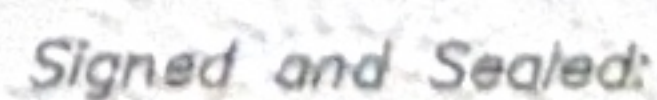


Signed and Sealed:

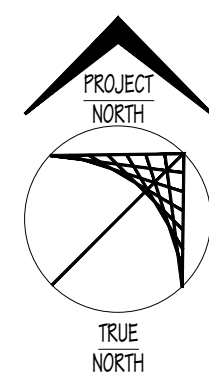
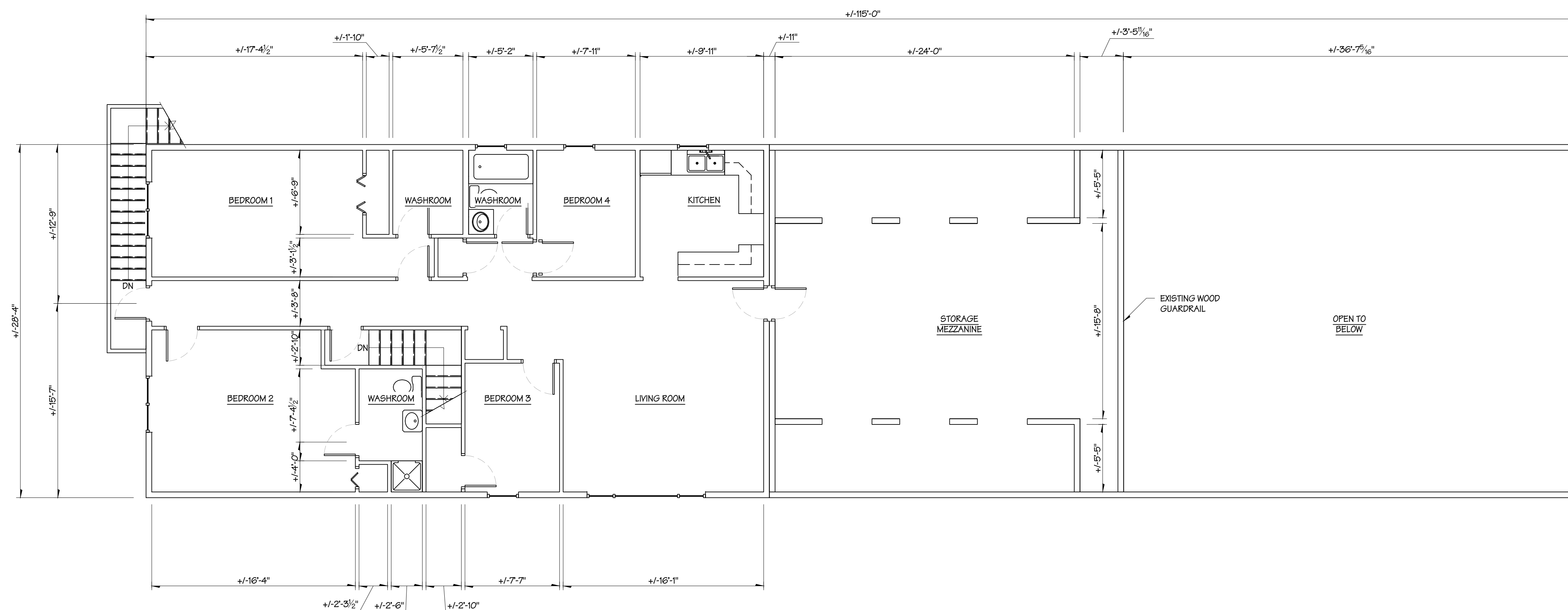
Michael Kozoway
Manitoba Land Surveyor



IMPERIAL



Michael Kozoway
Manitoba Land Surveyor



SECOND FLOOR PLAN

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

AS-BUILT

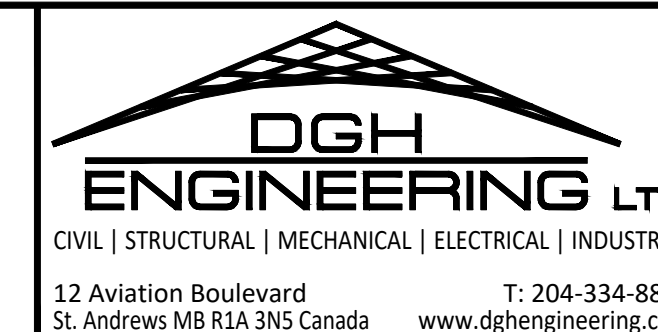
ISSUE (AND REVISION)

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01	2025-05-21	AS BUILT DRAWINGS	TLG
NO.(REV.)	DATE	DESCRIPTION	INITIAL

PRINTED DATE: 5/21/2025 4:24:38 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.

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	CLIENT
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THE BOOT TAVERN

692 COLVILLE RD
EAST SELKIRK, MB R1A 3K3

DESIGNED

•

DATE

DRAWN

TLG

SCALE

COORDINATOR

JHW

X'REF PATH(S)

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

P1 2

REV $\wedge$ P00

2025-05-21 4:24:37 PM, ISSUED FOR REVIEW, DWG NOT FOR CONSTRUCTION