



NOTICE OF SUBDIVISION

FILE #4175-26-9277

Following the previous correspondence, we want to clarify that this is **not a public hearing**. **This is a notification of a subdivision proposal**, in accordance with The Planning Act and Policy #17-Admin, Resolution #2024-12. We have sent this to the community to gather their comments and thoughts, aiming to collaborate in building a better community. The subdivision proposal will be presented to the council during the regular Council meeting on **August 12, 2026**, at the address shown above.

FILE #:	4175-26-9277
ROLL #:	14000.000
SUBJECT:	To subdivide a 7.03-acre farmstead site existing 120.00-acres parcel. Title CT#2836504/1 as shown on the Proposed Subdivision Map.
DESIGNATION:	Rural Natural Area
ZONED:	Rural Natural Area Zone
LOCATION:	45013 Rd 40N; SW 27-7-8E
FOR INFORMATION CONTACT:	Nadine Vielfaure, CMMMA, Legislative Officer E: legislative@rmofsteanne.com P 204-422-5929 Ext :102

If you have any questions regarding this application, please contact the Municipal Office.
Documents can be provided in alternate formats upon request.

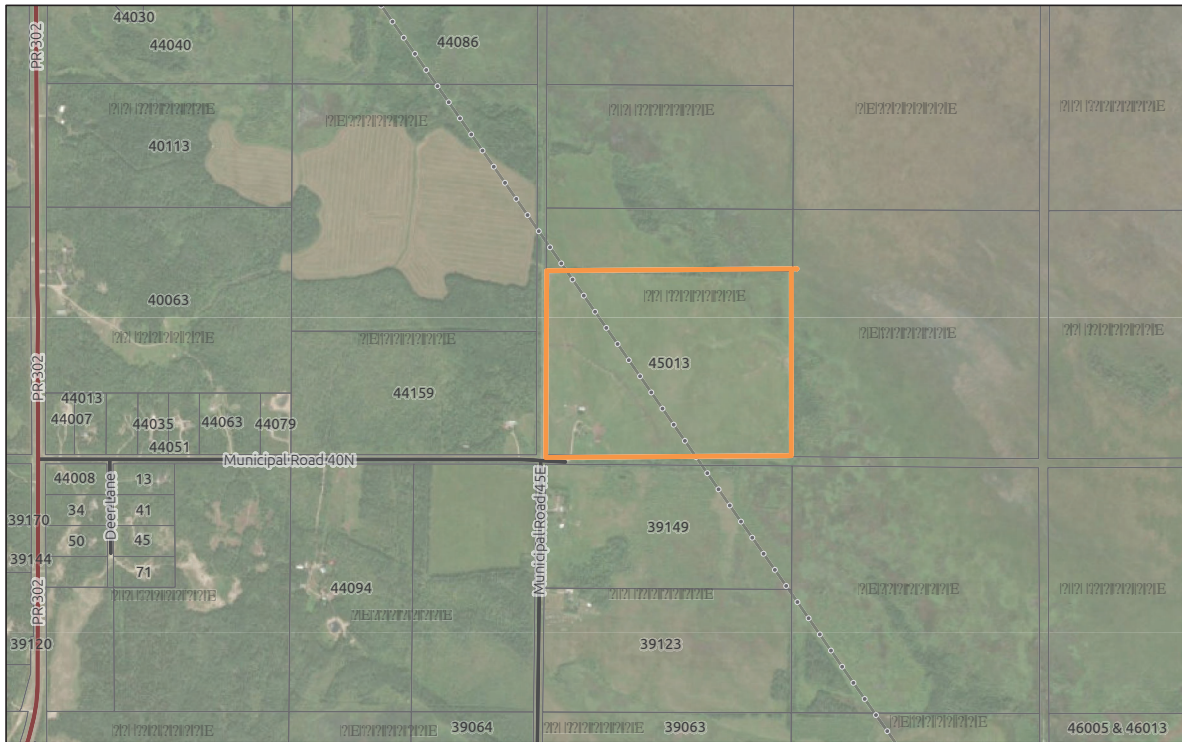
This is not a Public Hearing.

Written submissions pertaining to the subject subdivision application may be sent to the Municipal Office (submission options listed below) no later than **August 11, 2026, at 12:00pm** from any person who wishes to make them in respect to this application.

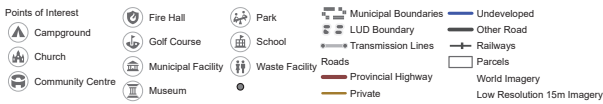
Submission Options

- Email to legislative@rmofsteanne.com
- Fax to 204-422-9723
- Mail to RM of Ste. Anne, Box 6 GRP 50 RR1, Ste. Anne, MB, R5H 1R1
- Drop off a hard copy at the Municipal Office located at 395 Traverse Road in Ste. Anne during business hours which are Monday to Friday from 8:30 am to 4:30 pm or in the drop box, located at the rear door of the Municipal Office by the solar panels, at anytime.

RM of Ste. Anne Map



2026-07-08, 9:17:54 a.m.



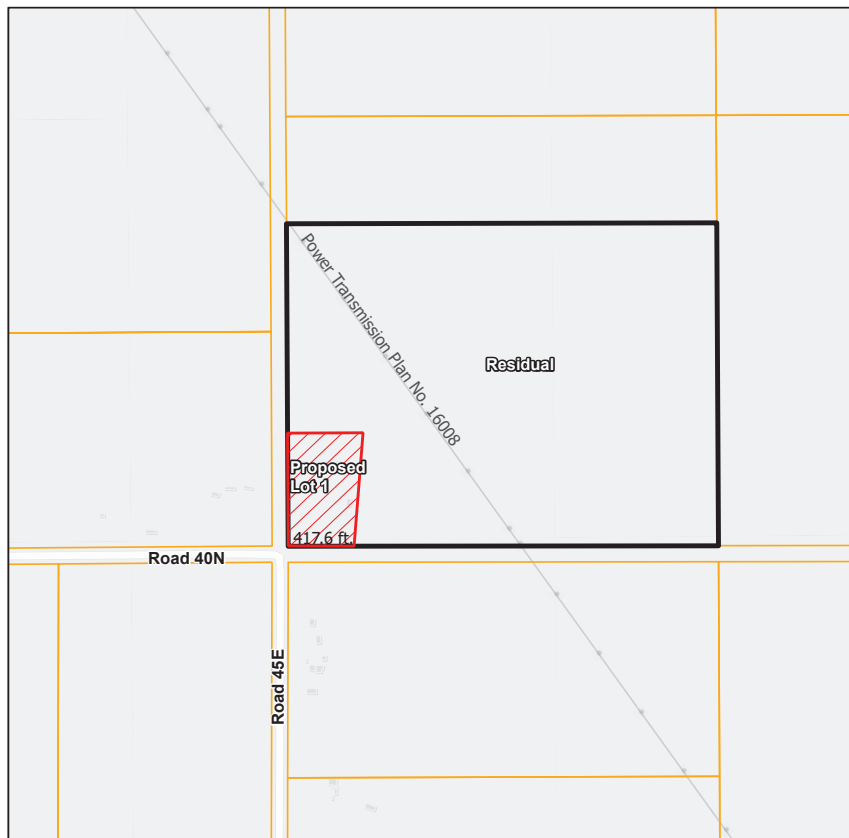
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
4.8m Resolution Metadata



1:23,401
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Proposed Subdivision- RM of Ste. Anne

SW 1/4 27-7-8 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: Date: May 25, 2026

4175-26-9277

Applicant:

Matthew Penner

Notes:

Current Title:
CT 2836504/1
Roll No. 14000
Total Area: 120 acres

Proposed Subdivision:
-Proposed Lot 1: 7.03 acres
-Residual: 112.97 acres

Development Plan:
Rural Natural Area

Zoning By-Law:
"NA" Rural Natural Area Zone

Proposal to subdivide the farmstead area from the residual land for hobby farm purposes, as the owners have no need for the residual land.

X

Approving Authority

Date

