



STE. ANNE MUNICIPALITY

395 Traverse Road, Box 6, Grp 50, RR1, Ste. Anne, MB R5H 1R1
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NOTICE OF SUBDIVISION FILE #4175-25-9078

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 27, 2025**, at the address shown above.

| | |
|---------------------------------|---|
| FILE #: | 4175-25-9078 |
| ROLL #: | 94000.000 |
| SUBJECT: | Subdivide an existing title (CT 2984514/1), separating the 16.3-acre farmstead site from 132.2 acres of residual cultivated land for retirement purposes. The residual land would remain in agricultural use. |
| DESIGNATION: | Agricultural Mixed-Use Areas & Agricultural Areas |
| ZONED: | Agricultural Mixed-Use Zone & Agricultural Zone |
| LOCATION: | 43019 PR 210; RL 3-AN-3626 |
| FOR INFORMATION CONTACT: | Hadiseh Bajelan, M.C.P, M.Arch, Development Officer E: development@rmofsteanne.com P: 204-422-5929 |

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 27, 2025, at 12:00pm** from any person who wishes to make them in respect to this application.

Submission Options

- Email to development@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.

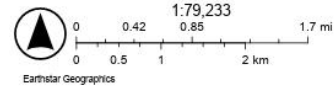
RM of Ste. Anne Map



2025-08-05, 2:31:36 p.m.

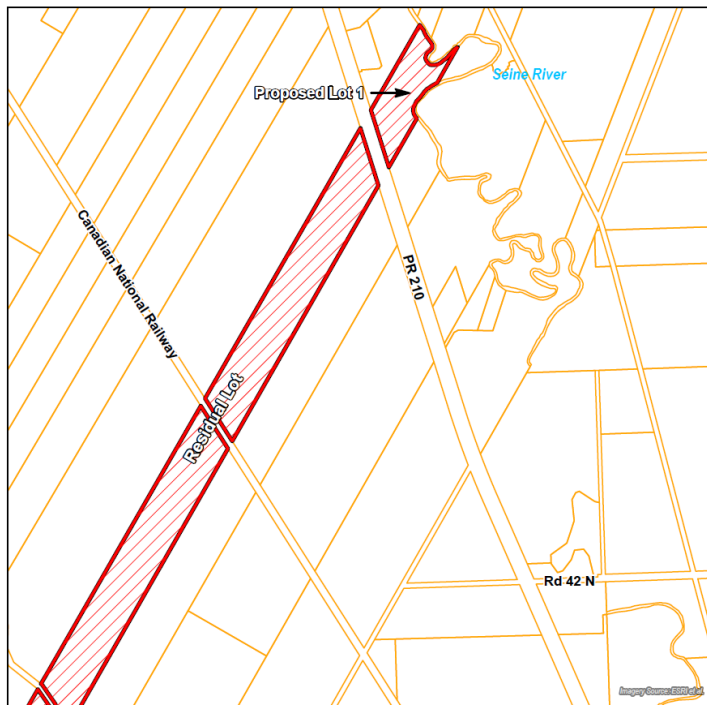
Points of Interest
 Golf Course
 Park
 Municipal Boundaries
 Transmission Lines
 Roads
 Provincial Highway
 Private
 Undeveloped
 Other Road
 Railways
 Parcels
 World Imagery
 Citations

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations



Proposed Subdivision- RM of Ste. Anne

Part of RL 3 in the Parish of Ste. Anne



Legend
 Assessment Parcels
 Title Boundary
 Proposed Subdivision

File Number: 4175-25-9078
 Date: March 21, 2025

Applicant: Réal Côté

Notes:
 Current Title Area:
 -CT 2984514/1
 -Total Area: 148.5 acres
 Proposed Subdivision:
 -Proposed Lot 1: 16.3 acres
 -Residual Lot: 132.2 acres
 Development Plan:
 -Agricultural Mixed-Use Areas (Lot 1)
 -Agricultural Areas (Residual Lot)
 Zoning By-law:
 -"AM" Agricultural Mixed-Use Zone (Lot 1)
 -"A" Agriculture (Residual Lot)
 Proposal to subdivide a farmstead site from the residual cultivated land for retirement purposes.

X
 Approving Authority Date

Map Not to Scale

For Discussion Purposes Only



Manitoba
 Municipal and Northern Regions
 Community Planning