



NOTICE OF PUBLIC HEARING **Variation Order #07-26**

The Rural Municipality of Ste. Anne, under the authority of *The Planning Act*, will hold a PUBLIC HEARING at the Municipal Office Council Chambers at the address shown above on **Wednesday, May 13, 2026** at **10:00 am** in respect to the following matter:

FILE #: Variation Order #07-26

ROLL #: 126700.000 & 126910.000

SUBJECT: To vary the following bulk requirement as a condition of Subdivision File #4175-24-8998, approving Resolution #2025-149:

Proposed Lot 1:

a) Minimum site area requirement from 2 acres to 0.250 acres

Proposed Lot 6:

a) Minimum site area requirement from 2 acres to 1.035 acres

b) Minimum site width requirement from 200 feet to 104.803 acres

Proposed Lot 7:

a) Minimum site area requirement from 2 acres to 1.110 acres

b) Minimum site width requirement from 200 feet to 94.341 acres

Proposed Lot 8:

a) Minimum site area requirement from 2 acres to 1.362 acres

b) Minimum site width requirement from 200 feet to 131.483 acres

Proposed Lot 9:

a) Minimum site width requirement from 200 Feet to 109.495 Feet

Proposed Lot 10:

a) Minimum site area requirement from 2 acres to 1.317 acres

Proposed Lot 11:

a) Minimum site area requirement from 2 acres to 0.492 acres

ZONED: Highway Commercial Area

LOCATION: RL 23 & 24-AN-3625 - map on reverse

FOR INFORMATION: Hadiseh Bajelan, M.C.P, M.Arch, Development Officer

CONTACT: E development@rmofsteanne.com P 204-422-5929 Ext 107

Document Inspection

A copy of the documents related to this matter can be inspected at the municipal office during regular office hours, 8:30 am – 4:30 pm, Monday to Friday. Documents can also be provided in alternate formats upon request.

Commonly Asked Questions

Why did I receive this notice?

As required under *The Planning Act*, property owners within 100 meters (328 feet) of the property in question must receive a copy of this notice.



STE. ANNE MUNICIPALITY

395 Traverse Road, Box 6, Grp 50, RR1, Ste. Anne, MB R5H 1R1

P 204-422-5929 F 204-422-9723

E general@rmofsteanne.com F rmofsteanne.com

Do I need to attend the hearing?

Attendance is not mandatory, but you are welcome to participate in the public hearing to provide your input. You can do so by:

1. Attending the hearing: In person; or Virtually Please keep presentations to no more than 5 minutes in length.
2. Providing a written submission: By email, mail, or fax to the addresses listed above.

Important Notes:

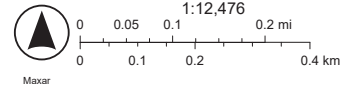
1. All written submissions will be presented to the Council and will become public information. Submissions will be read aloud during the hearing, along with the name and civic address of the person submitting. Please note that anonymous submissions cannot be accepted.
2. The public hearing will be live-streamed, and a recording will be available on our website afterward.
3. If you'd like to submit a written letter or join the hearing virtually, please do so by Tuesday, May 12, 2026, at 4:00 pm. You can request the virtual meeting link or send your letter to development@rmofsteanne.com.

RM of Ste. Anne Map



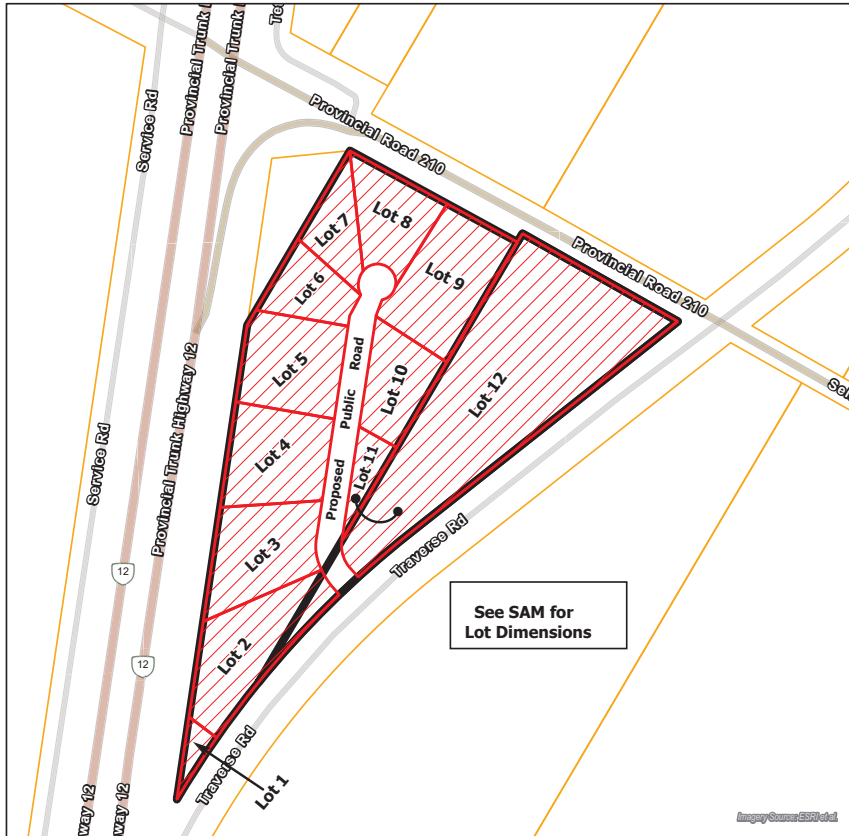
2025-03-31, 11:59:30 a.m.

- | | | | |
|---------------------------|--------------------|------------------------------|-------------------------------------|
| Points of Interest | Roads | Parcels | High Resolution 30cm Imagery |
| Municipal Facility | Provincial Highway | World Imagery | Citations |
| Municipal Boundaries | Other Road | Low Resolution 15m Imagery | 2.4m Resolution Metadata |
| | Railways | High Resolution 60cm Imagery | |



Proposed Subdivision- RM of Ste. Anne

Parts of RL 23 & 24 Parish of Ste. Anne including Parcels 1 & 2 Plan 9728



- Legend**
- Assessment Parcels
 - Title Boundary
 - Proposed Subdivision

File Number: 4175-24-8998
Date: February 3, 2025

Applicant: Owen Reimer

Notes:
 Current Title Area:
 -CT No.: 2397016/1, Roll No.: 126700
 -CT No.: 3233532/1, Roll No.: 126910
 -Total Area: 24.58 acres

Proposed Subdivision:
 -Proposed Lot 1-12: Ranges from 0.24 acres to 8.35 acres

Development Plan: Rural Business Area
Zoning By-law: "HC" Highway Commercial Zone

A proposal to create 12 lots (10 new lots) for commercial uses.

X _____
 Approving Authority Date

