



NOTICE OF PUBLIC HEARING

Variation Order #11-25

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, August 27, 2025** at **6:30 pm** in respect to the following matter:

FILE #: Variation Order #11-25

ROLL #: 93000.000, 92500.000, 92550.000, 92560.000

SUBJECT: To vary the following bulk requirement as a condition of Subdivision File #4175-25-9063, approving Resolution #2025-135:

Proposed Lot 1:

- a) Minimum site area requirement from 2 acres to 1.97 acres
- b) Minimum front yard setback requirement from 125 feet to 109.40 feet for existing dwelling unit
- c) Minimum front yard setback requirement from 125 feet to 97.10 for multiple existing sheds

Proposed Lot 2:

- a) Minimum front yard setback requirement from 125 feet to 114 feet for existing dwelling unit
- b) Minimum front yard setback requirement from 125 feet to 94 feet for existing museum
- c) Minimum rear setback requirement from 25 feet to 15.45 feet for existing woodshed
- d) Minimum side setback requirement from 25 feet to 18.45 feet for existing woodshed

Proposed Lot 3:

To vary for expansion of existing gravel operation

ZONED: Agriculture Mixed-Use

LOCATION: 42121 & 42107 Road 35E; NW 1-8-6E- map on reverse

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

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

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.

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
2. Providing a written submission: By email, mail, or fax to the addresses listed above.



STE. ANNE MUNICIPALITY

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

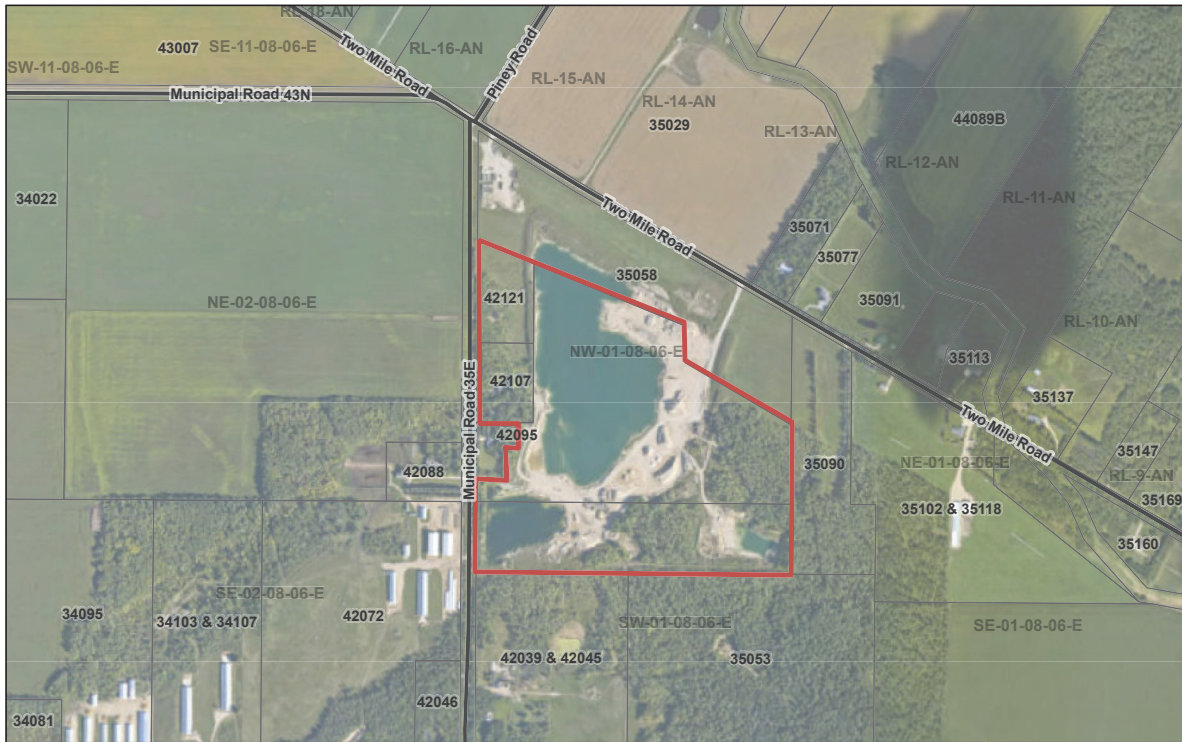
P 204-422-5929 F 204-422-9723

E general@rmofsteanne.com F rmofsteanne.com

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 Wednesday, August 27, 2025, at 12:00 pm. You can request the virtual meeting link or send your letter to development@rmofsteanne.com.

RM of Ste. Anne Map



2025-03-17, 10:28:13 a.m.

Roads

Other Road
Parcels

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

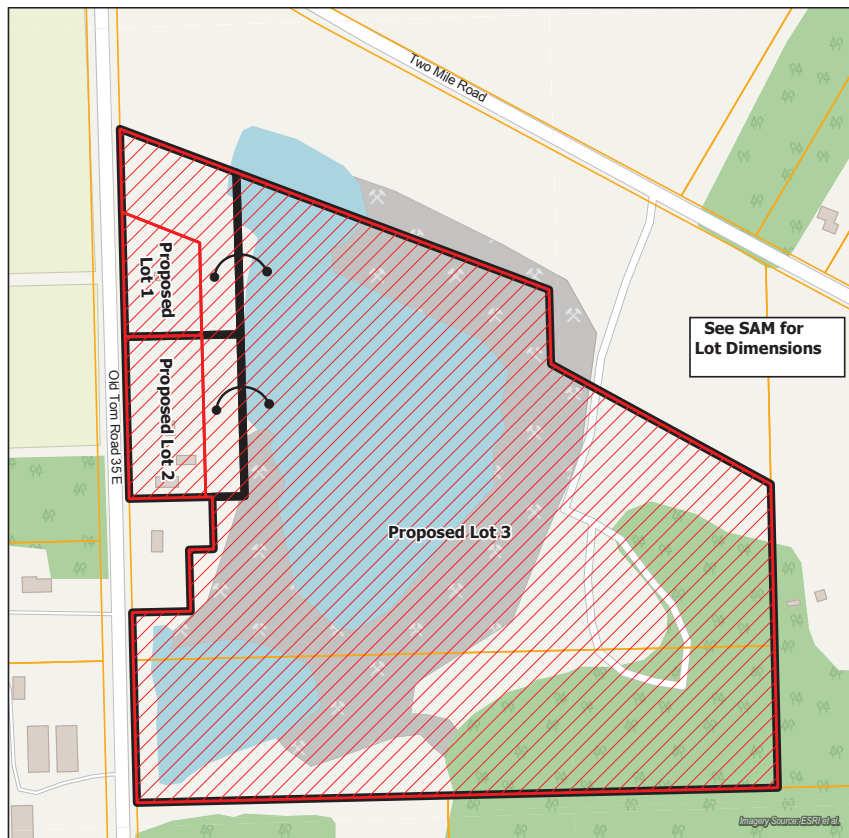
Citations



0 0.07 0.15 0.3 mi
0 0.13 0.25 0.5 km
1:14,476
City of Steinbach, Manxar

Proposed Subdivision- RM of Ste. Anne

Part of NW ¼ 1-8- 6E



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: Date: January 27, 2025

4175-25-9063

Applicant:

Jim Reimer

Notes:

Current Title Area:
-CT No.: 3195008/1; Roll No.: 92500 & 93000
-CT No.: 2412639/1; Roll No.: 92550
-CT No.: 2458412/1; Roll No.: 92560
-Total Area: 77.91 acres

Proposed Subdivision:
-Proposed Lot 1: 2 acres
-Proposed Lot 2: 3 acres
-Proposed Lot 3: 72.91 acres

Development Plan:
Agricultural Mixed-Use Area

Zoning By-law:
"AM" Agricultural Mixed-Use Zone

A proposal to conduct a boundary realignment between three (3) existing titles.

X

Approving Authority

Date

