

CITY OF STEINBACH PUBLIC NOTICE



Variance V-2025-03

Lot 2 Plan 39492 EX all mines and minerals
430 Rockwood Street

Owner/Applicant

The owners of the property are Matthew and Ashley Friesen.
The applicant of the variance is Savannah Grenier of Smith Neufeld Jodoin LLP.

What is Variance V-2025-03 about?

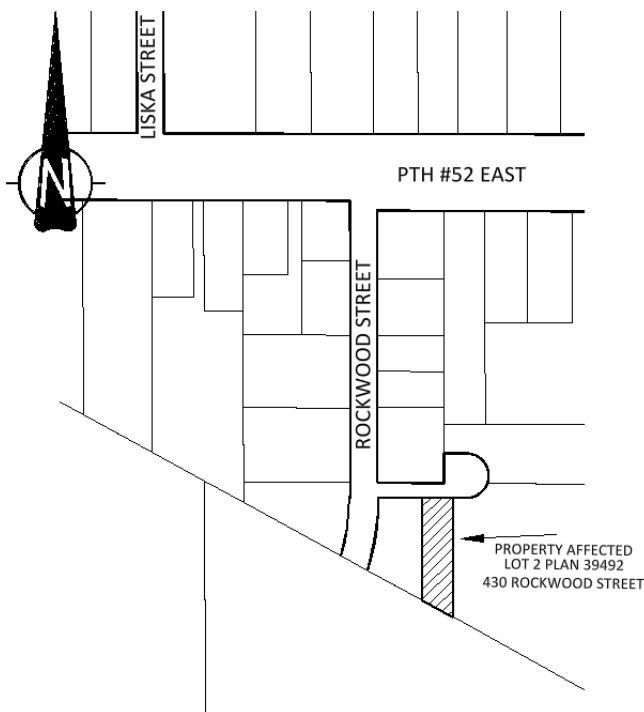
The variance application is to permit the following:

1. A detached accessory building to have a rear yard setback of 4.1 feet whereas the 'RR' Rural Residential Zone requires a minimum setback of 5 feet;
2. A detached accessory building to have a side yard setback of 3.7 feet whereas the 'RR' zone requires a minimum setback of 5 feet; and
3. A minimum lot width of 70 feet whereas the minimum lot width of the 'RR' zone is 100 feet.

The purpose of the application is to bring an existing property into compliance with the City of Steinbach Zoning By-Law.

PUBLIC HEARING

March 4, 2025
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB



Any person who believes they will be affected by **Variance V-2025-03** are welcome to attend the public hearing on **Tuesday, March 4, 2025** to ask questions and state any objections to City Council.

Where can I find more information?

Copies of the amendments and supporting material related to this public hearing are available between the hours of 9:00 am and 4:00 pm, Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

QUESTIONS?

Contact Lacey Gaudet, City Planner
204.346.6566 | lgaudet@steinbach.ca | Steinbach.ca
225 Reimer Avenue, Steinbach, MB R5G 2J1





ADDITIONAL INFORMATION

What happens at the hearing?

- The applicant will speak about their application.
- City Council will ask questions.
- Members of the public will be invited to speak for or against the application.

Do I have to attend the hearing?

- Attendance is encouraged if you have concerns or support to express.
- If you cannot attend, you may submit a letter or email with your concerns or objections.
- The applicant is encouraged to attend to present their application.

How do I object or show support?

- You can attend the hearing in person or submit a written objection or statement of support.
- Written submissions can be made via letter, email, through the city's website, or by accessing the QR code provided in the notice.
- Petitions are accepted but will not be considered a formal objection.

Why did I receive this notice?

- You received this notice because your property is within 100 meters of the proposed development site, as per the Provincial Planning Act.
- The notice is intended to ensure the public is involved in the decision-making process.



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