

# City of Steinbach Public Notice

## Variance V-2021-02

### 160 Park Road West

### Lot 1 Plan 47854

## Public Hearing

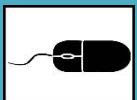
March 2, 2021  
7:35 pm  
Council Chambers  
225 Reimer  
Avenue



Phone  
204.346.6566



E-mail  
[lgaudet@steinbach.ca](mailto:lgaudet@steinbach.ca)



Website  
[www.steinbach.ca](http://www.steinbach.ca)

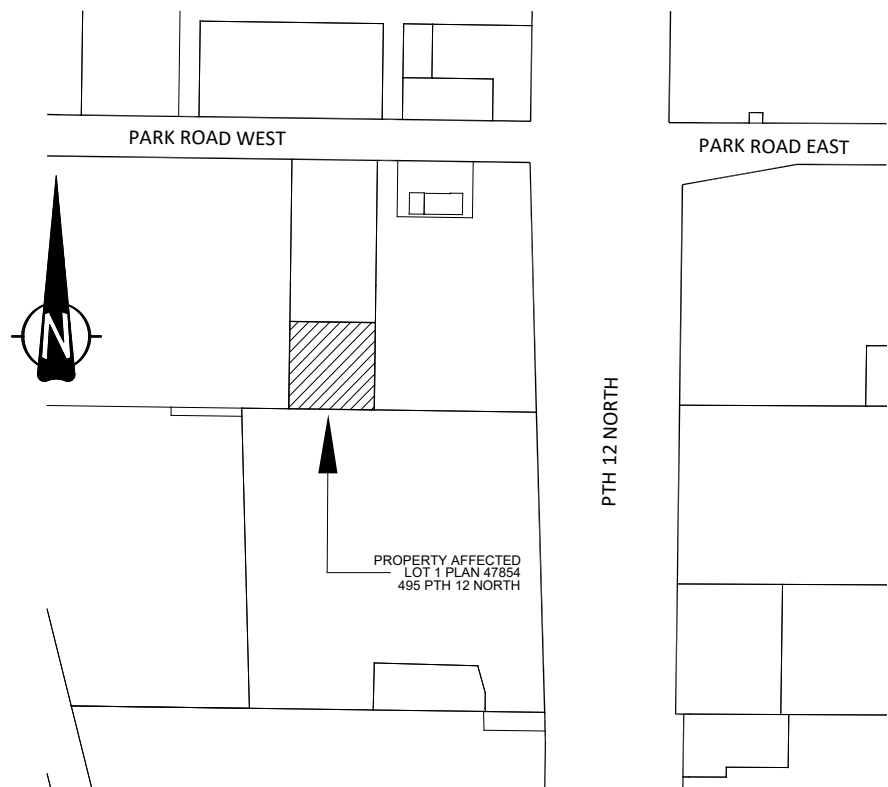
### Owner/Applicant of V-2021-02

The owner of the property is Penn-Co Construction Ltd.  
The applicant of the variance is Three Way Builders Ltd.

### What is Variance V-2021-02 about?

1. To allow a north and south side yard setback of 10 feet within the 'C3' Commercial Corridor Zone whereas a minimum of 15 feet is required; and
2. To allow a rear yard setback of 10 feet within the 'C3' Commercial Corridor Zone whereas a minimum of 25 feet is required.

The applicant is proposing to build a building on the property for the purpose of commercial use.

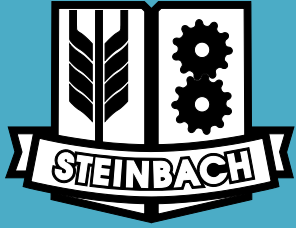


Any person who believes they will be affected by **Variance V-2021-02** are welcome to attend the public hearing on **Tuesday, March 2, 2021** to ask questions and state any objections to City Council.

### 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 a.m. and 4:00 p.m., Monday to Friday, at Steinbach City Hall, 225 Reimer Avenue, Steinbach, Manitoba.

Lacey Gaudet, MCP  
City Planner  
City of Steinbach



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### Commonly Asked Questions:

#### *What happens at the hearing?*

At the time and date noted above, the Mayor will ask the applicant to speak about his/her application and then Council will ask questions. After that, the Mayor will ask if anyone would like to speak either for or against the application.

#### *Do I have to attend the hearing?*

Your attendance at the Public Hearing is welcomed. However, you are not required to attend. If you are unable to attend, you may submit a letter and/or email to the City registering your concerns or objection prior to the Public Hearing. The applicant is required to attend the hearing to present his/her proposal and answer questions.

#### *Why did I receive this notice?*

As required under The Provincial Planning Act, and to involve the public in the planning of our community, owners of property located within 100 meters (328') of the above-mentioned property have received a copy of this notice.

#### **Additional Information Re: COVID-19**

The City of Steinbach is proceeding with public hearings, conducted openly pursuant to the requirements of the Municipal Act, and the Planning Act while ensuring COVID-19 protocols are being followed. To help prevent, manage, and mitigate the possible spread of COVID-19 extra precautionary measures when entering our facilities are being used. We strongly encourage the submission of a letter or email to the City Planner to register your questions, concerns or objections. Should you wish to attend and speak to the matter at hand, the City asks that you pre-register with the City Planner by email, letter or telephone. If you would like further information regarding the City of Steinbach council meeting protocol during COVID-19 please see the City of Steinbach website: [www.steinbach.ca](http://www.steinbach.ca)

Questions may be directed to:

Lacey Gaudet, MCP  
City Planner

City of Steinbach  
225 Reimer Ave  
Steinbach, MB R5G 2J1  
204.346.6566  
E-mail: [lgaudet@steinbach.ca](mailto:lgaudet@steinbach.ca)