

# CITY OF STEINBACH PUBLIC NOTICE



## Variance V-2025-38 & Conditional Use CU-2025-06 Desc Part of Lots 8 & 9 Plan 5634 31 Loewen Boulevard

### Owner/Applicant

The owner of the property is LT Neufeld Holdings Ltd.  
The applicant of the variance is Three Way Builders Ltd.

### What is Conditional Use CU-2025-06 about?

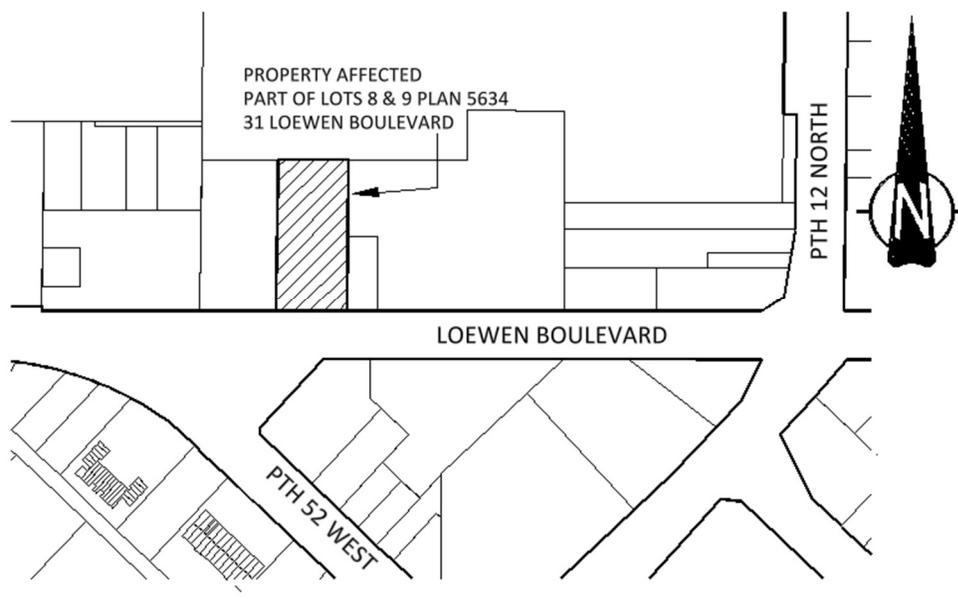
To allow a mixed-use commercial/multi-family development within the 'C3' Commercial Corridor Zone.

### What is Variance V-2025-38 about?

To allow a west side yard setback of five feet whereas the minimum setback required in the C3 Zone is 15 feet.

## PUBLIC HEARING

January 6, 2026  
7:35 pm  
Council Chambers  
225 Reimer Avenue  
Steinbach, MB



Any person who believes they will be affected by **Conditional Use CU-2025-06** and/or **Variance V-2025-38** are welcome to attend the public hearing on **Tuesday, January 6, 2026** 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](mailto:lgaudet@steinbach.ca) | [Steinbach.ca](http://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 metres 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.

## QUESTIONS?

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