

CITY OF STEINBACH PUBLIC NOTICE



Conditional Use CU-2026-03 & Variance V-2026-05
185 Friesen Avenue
Lot 30 Block 2 Plan 10121 EXC SW 10 FT NW of NW Limit
of Lot 30

Owner/Applicant

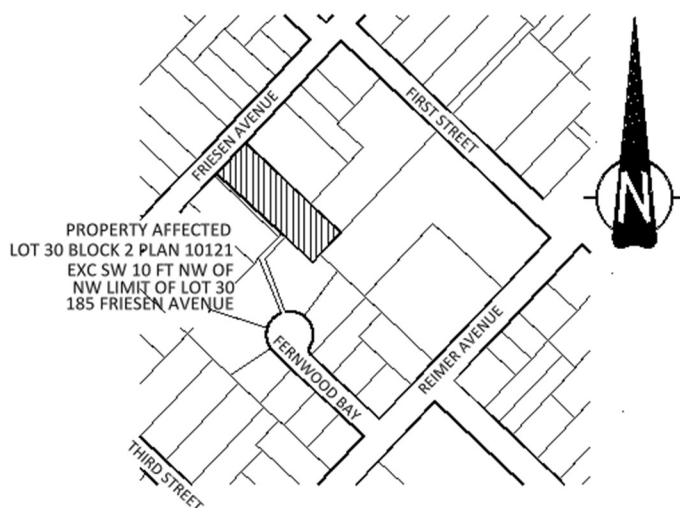
The owner of the property is Steinbach Housing Inc.
The applicant of the conditional use and variance is Tannis Nickel.

What is Conditional Use CU-2026-03 about?

To allow the development of multi-family in the 'C1' Commercial Neighbourhood Zone. Steinbach Housing Inc. is proposing to develop seniors housing on the parcel.

What is Variance V-2026-05 about?

1. To allow for a total height of 7 stories whereas multi-family in the 'C1' Commercial Neighbourhood Zone permits a maximum height of 3 stories.
2. To allow for a total of 10 parking stalls whereas a total of 150 parking stalls are required.
3. To allow for a 20-foot front yard setback whereas the minimum front yard setback is 25 feet.



Any person who believes they will be affected by **Conditional Use CU-2026-03 and/or Variance V-2026-05** are welcome to attend the public hearing on **Tuesday, March 17, 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. This information is also available online at steinbach.ca.

QUESTIONS?

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

PUBLIC HEARING

March 17, 2026
7:35 pm
Council Chambers
225 Reimer Avenue
Steinbach, MB



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?

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

