

CITY OF STEINBACH PUBLIC NOTICE



Variance V-2026-07

225 Kroeker Avenue

Lot 7 Block 3 Plan 19773

Owner/Applicant

The owners of the properties and applicants of the variance are Nigel Hornan, Darrell Hornan and Barbara Toews Hornan.

What is Variance V-2026-07 about?

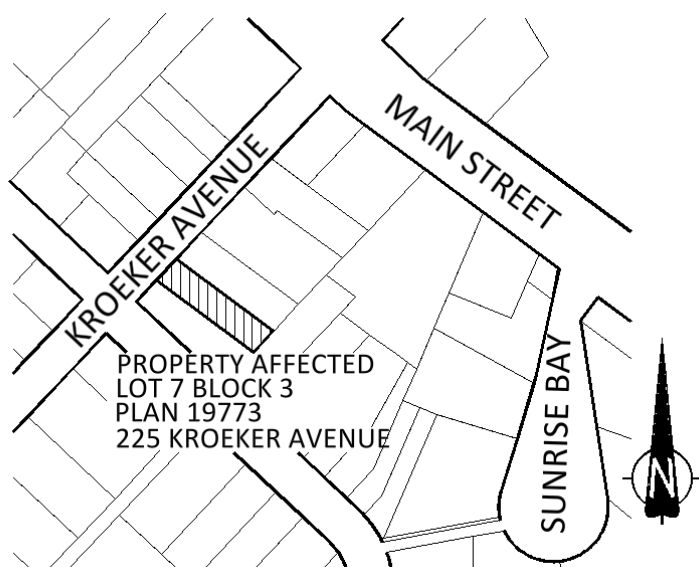
1. To permit a minimum site width of 40 feet, whereas a minimum site width of 50 feet is required for a single-unit dwelling in the 'C2' Commercial Community Zone;
2. To permit a front yard setback of 20.65 feet, whereas a minimum front yard setback of 25 feet is required for a single-unit dwelling;
3. To permit a south side yard setback of 2 feet, whereas a minimum side yard setback of 4 feet is required; and
4. To permit eaves to project to within 1.5 feet of the south side property line, whereas a minimum setback of 2 feet is required.

PUBLIC HEARING

April 21, 2026

7:35 pm

Council Chambers
225 Reimer Avenue
Steinbach, MB



Any person who believes they will be affected by **Variance V-2026-07** are welcome to attend the public hearing on **Tuesday, April 21, 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 | 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?

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

