



**NOTICE OF SUBDIVISION**  
**FILE #4175-24-8994**

Following the previous correspondence, we want to clarify that this is **not a public hearing**. This is a **notification of a subdivision proposal**, in accordance with The Planning Act and Policy #17-Admin, Resolution #2024-12. We have sent this to the community to gather their comments and thoughts, aiming to collaborate in building a better community. The subdivision proposal will be presented to the council during the regular Council meeting on **October 23, 2024**, at the address shown above.

<b>FILE #:</b>	4175-24-8994
<b>ROLL #:</b>	97350.000 & 97360.000
<b>SUBJECT:</b>	To subdivide a 0.05 acre lot from title #3272895/1 for utility service provision and consolidate the residual of CT#3272895/1 with CT# 2577683/1, resulting in the creation of no new titles as shown on the Proposed Subdivision Map.
<b>DESIGNATION :</b>	Rural Residential
<b>ZONED:</b>	Rural Residential
<b>LOCATION:</b>	38052 & 38048 Dawson Road ; RL 74-AN-3626
<b>FOR INFORMATION CONTACT:</b>	Hadiseh Bajelan, M.C.P, M.Arch, Development Officer E: development@rmofsteanne.com P: 204-422-5929

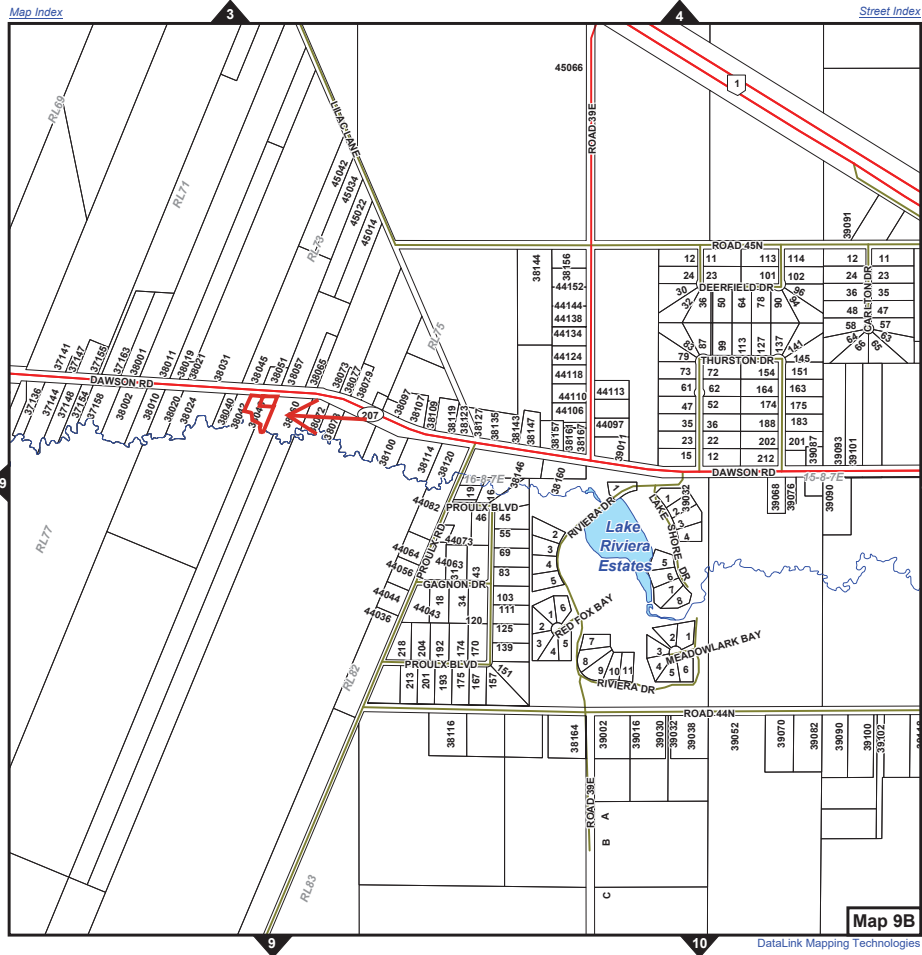
If you have any questions regarding this application, please contact the Municipal Office.  
Documents can be provided in alternate formats upon request.

**This is not a Public Hearing.**

Written submissions pertaining to the subject subdivision application may be sent to the Municipal Office (submission options listed below) no later than **October 23, 2024, at 4:00pm** from any person who wishes to make them in respect to this application.

**Submission Options**

- Email to development@rmofsteanne.com
- Fax to 204-422-9723
- Mail to RM of Ste. Anne, Box 6 GRP 50 RR1, Ste. Anne, MB, R5H 1R1
- Drop off a hard copy at the Municipal Office located at 395 Traverse Road in Ste. Anne during business hours which are Monday to Friday from 8:30 am to 4:00 pm or in the drop box, located at the rear door of the Municipal Office by the solar panels, at anytime.



**Proposed Subdivision- RM of Ste. Anne**

Pt of River Lot 74 of the Parish of Ste. Anne



- Legend**
- Assessment Parcels
  - Title Boundary
  - Proposed Subdivision

**File Number:** 4175-24-8994 Date: July 10, 2024

**Applicant:** Franz Hoepfner Wiens Law Office

**Notes:**  
 Current Title Area:  
 -CT No.: 3272895/1, Roll No.: 97350  
 -CT No.: 2577683/1, Roll No.: 97360  
 -Total Area: 2.06 acres

Proposed Subdivision:  
 -Proposed Lot 1: 0.052 acres  
 -Proposed Lot 2 (+consolidation): 2 acres

Development Plan:  
 Rural Residential Area

Zoning By-Law:  
 "RR" Rural Residential

A proposal to subdivide a 0.05-acre lot from the title for utility service provision and consolidate the residual with adjacent title, resulting in the creation of no new titles

X Date  
 Approving Authority

