

**UNDER THE AUTHORITY OF THE PLANNING ACT
NOTICE OF PUBLIC HEARING**

On the date and at the time and location shown below, a PUBLIC HEARING will be held to receive representations from any person who wishes to make them in respect of the following matter:

**APPLICATION FOR VARIATION and CONDITIONAL USE ORDER under the
RURAL MUNICIPALITY OF ROSEDALE ZONING BY-LAW #9-2018 as amended**

HEARING: R.M. OF ROSEDALE, MUNICIPAL OFFICE
282 HAMILTON ST.
NEEPAWA, MANITOBA

DATE & TIME: April 11, 2025 at 10:20 AM

APPLICATION: V-CU-002-2025-R

OWNERS: S & C Newton Grain Farms Ltd.

APPLICANT: Scott Newton

PROPOSAL:

Variation Orders requested:

- 1) To reduce the required front setback for the dwelling from the required 150 ft to the proposed 51 ft 6 inches
- 2) To reduce the side yard setback from the most easterly shed from the required 50 ft to the proposed 39 ft
- 3) To reduce the west side yard setback of the shelter located on SE 1/4 2-15-16W from the required 50 ft to the proposed 22 ft 3 inches
- 4) To increase the allowable site area from the maximum of 10 acres to the proposed 10.72 acres

Conditional Use requested:

To allow for the location of a non-farm single unit dwelling within the AG-Agricultural General Zone

AREA AFFECTED: SW & SE 2-15-16W
92029 84N

REASON IN SUPPORT: To satisfy the subdivision requirements to sever a 10.72 acres parcel from the noted properties

FOR INFORMATION

CONTACT: Jeff Braun or Scott Kowalick, DEVELOPMENT OFFICERS
Neepawa & Area Planning District
Phone: 204-476-3277

Email: jeff@neepawaareaplanning.com
scott@neepawaareaplanning.com

A copy of the above proposal and supporting material may be inspected at the location noted above during normal office hours, Monday to Friday. Copies may be made and extracts taken therefrom, upon request.

NEEPAWA & AREA PLANNING DISTRICT

Box 1720, Neepawa, MB, R0J 1H0, 204-476-3277, admin@neepawaareaplanning.com

PUBLIC HEARING COMMONLY ASKED QUESTIONS

WHAT HAPPENS AT THE HEARING?

At the time and date noted on the notification, the chairperson will ask the applicant to speak about his/her application and then the Council members may ask questions of the applicant. After that, the Chairperson will ask if anyone would like to speak for or against the application. When the hearing is concluded, there are no further chances for anyone to speak to the Council.

After closing the Hearing and consideration of the matter, Council shall either reject the application or approve the application with or without conditions. Council's decision is final.

DO I HAVE TO ATTEND THE HEARING?

Your attendance to the Public Hearing is welcomed; however, you are not required to attend. The applicant is required to attend the meeting to present their proposal and answer questions.

WHY DID I RECEIVE THIS NOTICE?

To involve the public in the planning of our community, owners of property located within 100 meters (328') of the mentioned property have received a copy of this notice.

WHERE CAN I GET MORE INFORMATION?

If you would like more information on this application, please call the Neepawa & Area Planning District at 204-476-3277.

WHAT IF I HAVE OBJECTIONS?

Objections can be raised in person at the public hearing or by having written representation included in the application package as outlined below.

WHAT IF I HAVE SOMETHING TO SAY BUT CAN NOT ATTEND THE HEARING?

You may submit written comments to the Neepawa & Area Planning District prior to the date of the hearing - Phone 204-476-3277; Email jeff@neepawaareaplanning.com or scott@neepawaareaplanning.com. Please be advised that all correspondence received in conjunction with, or as a result of, an application that requires council approval becomes public information; therefore, personal information (such as names, addresses etc.) contained in the correspondence is released in the public domain.