



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 persons who wish to make them in respect to the following matter:

**Application for Conditional Use and Variance
under the Town of Niverville
Zoning By-law No. 795-18, As Amended**

Meeting Location:	Niverville Community Resource & Recreation Centre, 501 Centre Street Niverville, Manitoba
Date & Time:	November 7, 2023, at 9:00 a.m. – Combined Public Hearing
Applicant:	Victoria Petrenko
Proposal:	<p>Conditional Use: To allow for a retail automotive service and sales business and two 2 ft. by 10 ft. freestanding advertising flags in an Industrial Mixed Use Zone (MM).</p> <p>Variance:</p> <ol style="list-style-type: none">1. To vary the requirement for a vehicle entrance and exit of 20 ft. each for an auto-oriented business to one combined vehicle entrance and exit of 50 ft.2. To allow for up to 3 identification signs for this use, to an aggregate maximum of 348 sq ft. with signs to be located on the north, east, and west side of the building.3. To vary the required parking stalls from 15 to 11.4. To vary the minimum driving isle width from 24ft to 18.5ft. <p>In an Industrial Mixed Use Zone (MM).</p>
Location of Proposal:	DESC CPR Civically known as 9 Heritage Trail, Niverville
For Information Contact:	Town of Niverville Box 267, Niverville, MB R0A 1E0 Phone 204-388-4600 ext. 1200 Email: planning@whereyoubelong.ca

A copy of the above proposal and supporting material is available (if applicable) to view online (www.whereyoubelong.ca) or may be inspected at the Town Office, 329 Bronstone Drive. Copies may be made and extracts taken therefrom, upon request. The Town will receive objections, support or comments about the proposal by email or letter for individuals that cannot or prefer not to attend the Hearing. **Please provide your comments by 12:00 p.m. on November 6st, 2023 to planning@whereyoubelong.ca** or drop off a letter in the drop box at 329 Bronstone Drive. This correspondence will be presented to Council and recorded in the minutes of the Public Hearing. Anonymous comments will not be addressed.