



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:	January 16, 2024, at 7:00 p.m. – Combined Public Hearing
Applicants:	5487031 Manitoba Ltd. (Conditional Use) Troy Waldner (Variation)
Proposal:	Conditional Use: <ol style="list-style-type: none"><li>1. to allow for an automobile sales and service garage in a Commercial Main Street Zone (CMS)</li><li>2. to allow for an automobile and utility trailer sales business in a Residential Mixed-Use Zone (RMU). Lot has split zoning.</li><li>3. to allow for an advertising sign 11 inches high and 40 inches wide on the front of the building in a Commercial Main Street Zone (CMS).</li></ol> Variance: <ol style="list-style-type: none"><li>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.</li><li>2. to vary a combined vehicle entrance and exit of 25 ft. to 16 ft. for the proposed auto-oriented business.</li></ol>
Location of Proposal:	Lot 2 Plan 66099 Civically known as 61 Main Street, Niverville
For Information Contact:	Town of Niverville Box 267, Niverville, MB R0A 1E0 Phone 204-388-4600 ext. 1200 Email: <a href="mailto:planning@whereyoubelong.ca">planning@whereyoubelong.ca</a>

A copy of the above proposal and supporting material is available (if applicable) to view online ([www.whereyoubelong.ca](http://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 January 15<sup>th</sup>, 2024 to [planning@whereyoubelong.ca](mailto: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.