

NOTICE OF

PUBLIC HEARING

Under the Authority of the Planning Act
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 under the Town of Niverville Zoning By-law No. 795-18, As Amended

Meeting Niverville Community Resource & Recreation Centre

Location: 501 Centre St., Niverville, MB

Date & Time: February 4, 2025, at 7:00 p.m.

Applicant: Avedo Inc.

Proposal: To allow for a Planned Unit Development on Lots 1 and 2 Plan

66192, where on Lot 1, the primary use is commercial, and there is a minimum of 9,600 square feet of commercial space on the main floor of the multi-story building proposed for the southeast corner, and where on Lot 2, the primary use is residential, with not less

than 3,920 square feet of commercial space.

Location of Lots 1 & 2 Plan 66192

Proposal: Civically known as SE 36-07-03E

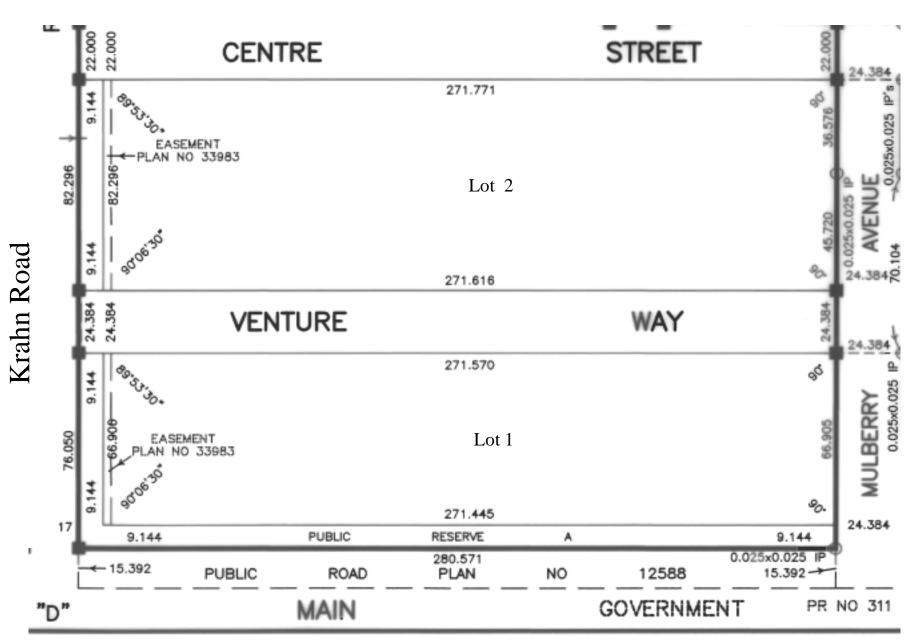
For More Town of Niverville

Information Box 267, Niverville, MB R0A 1E0

Contact: Phone 204-388-4600, Email: planning@whereyoubelong.ca

A copy of the above proposal and supporting material is available 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 from individuals who believe they will be affected by the proposal by email, letter, or presentation at the Public Hearing. Please provide any written correspondence by 12:00 p.m. on January 31st, 2025, by emailing planning@whereyoubelong.ca or dropping 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.

Fifth Avenue Estates West



Provincial Road 311

Planned Unit Development Proposal

52 Plex 1960 sqft Commercial 1960 sqft Commercial Lot 1 Lot 2 3 Storey 3 Storey Mixed Use Mixed Use 11' 6" 9' 0" Krahn Road Avenue 393' 6 1/2" 54 Plex 54 Plex 3 Story Lot 3 3 Story Lot 4 Mixed Use Mixed Use 54 Plex 3 Story Mixed Use 3 Story Mixed Use Lot 5 Lot 6 25' 0" 245' Shared Access Agreemen 32 residential 3 commercial Mixed used Lot 7 6 175' 7 1/2" 175' Storey 1.54 Acre Commercial 1.54 Acre Commercial

Provincial Road 311

Carwash and Gas station

Lot 8

' 8 1/2"

75

9

Quick Serve restaurant

w/ drive thru

382' 0"