

TOWN OF NIVERVILLE

ZONING BYLAW



Bylaw No. 795-18

December 18, 2018

HOW TO USE THIS ZONING BY-LAW

This zoning bylaw regulates the use, size, height and location of buildings on properties within the Town of Niverville. There is a simple four-step process to determine the uses and structures that are permitted on a specific piece of property.

Step One

What zone is your property located in?

- Use the Zoning Map in Schedule A to determine the zoning for your property.
- Reference [Part 6: Zones] for a description of the intent of that particular zone.
- Look in the Development Plan and any Secondary Plan that applies to your property to confirm your proposal fits with the applicable policies in those documents.

Step Two

What uses are permitted in your zone?

- Find the column with the zone of your property in the **Bulk and Use Tables** in Part 6: Zones
- Uses marked with the letter [P] are permitted uses and may be developed once you have received a development permit.
- Uses marked with the letter [C] are conditional uses that may or may not be acceptable in a zone depending on the particular circumstances of a proposed development. Conditional uses require a public hearing process and may have extra conditions imposed on the use to make it acceptable for the location.
- Uses marked with a [*] have use-specific requirements that are provided in Part 5: Use-Specific Standards.

Step Three

How and where can you develop properties in your zone?

- Find the column with the zone of your property in the **Bulk and Use Tables** in Part 6: Zones
- The Bulk Table provides information on allowable height of buildings and structures, required yards, and other spatial requirements for a property.
- To understand the specific details of these requirements, you may need to reference the General Regulations [Part 3] and the Definitions [Part 4].

Step Four

What kind of permits do you need?

- In most cases, you will need a development permit before you start any change in land use or any development (including construction of a building) on a property.
- Check the Administration section [Part 2] to see if your planned development is exempt from needing a development permit. If so, you may proceed with development, as long as it meets the other requirements in this zoning bylaw and other applicable bylaws.
- If you need a development permit, fill out a development permit application.
- You are responsible for finding out any other provincial or federal regulations applying to your development, as well as any other required local permits, including building permits, plumbing permits, electrical permits, demolition permits, etc.

THE TOWN OF NIVERVILLE BYLAW NO. 795-18

A bylaw of the Town of Niverville to regulate the use and development of land.

WHEREAS, Section 68 of *The Planning Act* requires a municipality to adopt a zoning bylaw that is generally consistent with the development plan bylaw in effect in the municipality;

AND WHEREAS, under Part 4 Division 1 of *The Planning Act*, the Town of Niverville has, by bylaw, adopted the Town of Niverville Development Plan;

NOW THEREFORE, the Council of the Town of Niverville in meeting duly assembled, enacts as follows:

1. That Zoning Bylaw No. 795-18 attached is hereby adopted;
2. The Bylaw shall be known as the Town of Niverville Zoning ByLaw;
3. That Bylaw 663-08, as amended, is repealed;
4. That this Bylaw shall come into force upon Third Reading.

DONE AND PASSED in Council duly assembled at the Town of Niverville, Manitoba, this 18th day of December, 2018.



Mayor



Chief Administrative Officer

READ A FIRST TIME this 13th day of November, 2018.

READ A SECOND TIME this 18th day of December, 2018.

READ A THIRD TIME this 18th day of December, 2018.