



NIVERVILLE NEWS

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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:

BYLAW 835-21
APPLICATION FOR ZONING AMENDMENT
UNDER THE TOWN OF NIVERVILLE
ZONING BYLAW 795-18, AS AMENDED.

Meeting

Location: Niverville Community Resource & Recreation Centre, 501 Centre Street

Date & Time: February 15, 2022 7:00 p.m. (rescheduled from December 21, 2021)

Applicant: Town of Niverville

Proposal: A. That Part 2: Administration, 2.4 c) ix) When Development Permits are Not Required be amended as follows:

"2.4 When Development Permits are Not Required:

C) ix) decks under 24 inches in height (attached or detached)

B. That Part 3: General Regulations, 3.6 Required Yards be amended as follows:

Required yards shall be free of buildings, except accessory buildings, which must conform to other requirements of this bylaw.

Open, unenclosed projections, whether vertical or horizontal, such as stairs, landings, and unenclosed decks or balconies, may extend into the required yards for not more than 50 per cent of the required yard depth, up to a maximum of 10 feet (three meters), except for wheelchair ramps (or similar accessibility structures), which are not subject to the restrictions for required yards.

Enclosed projections, whether vertical or horizontal, such as chimneys, bay windows, alcoves, and electrical meter enclosures may not extend into required yards.

That Part 3: General Regulations, 3.10 Service Connections be amended as follows:

Where a parcel is serviced by municipal piped sewer or water, no permanent principal building or dwelling shall be constructed or placed unless it is connected to such services.

Where an existing permanent principal building is not connected to municipal services and the property has municipal service connections available for connection, the principal building must connect to municipal services in the event their private services fail.

C. That Part 5: Use-Specific Standards be amended as follows:

5.5 Standards for Multi-Unit Dwellings

e) For buildings with 4 or more dwelling units, the Developer must ensure that 10% of the land remains as open space for the use of property occupants. The cash equivalent may be accepted at the discretion of the Designated Officer. Open Space must be a minimum block of 1,000 sq. ft. or greater to qualify as Open Space.

5.8 Standards for Planned Unit Developments

x. The Developer must ensure that 10% of the land remains as open space for the used of the property occupants. The cash equivalent may be accepted at the discretion of the Designated Officer. Open Space must be a minimum block of 1,000 sq. ft. or greater to qualify as Open Space; and

5.17 Standards for Caretaker's Residence

g) Only one caretaker's residence is allowed per lot.

- D. That Table 6-3 "RR" Rural Residential Zone is hereby amended to add the footnote "Accessory buildings and structures cannot be located within 3 feet of the principal dwelling" to Dwelling, Single-Unit.
- E. That Table 6-4 "RSU" Residential Single Unit Zone is hereby amended to add the footnote "Accessory buildings and structures cannot be located within 3 feet of the principal dwelling" to Dwelling, Single-Unit
- F. That Table 6-5 "RLD" Residential Low Density Zone, footnote 16 is hereby amended to read "Accessory buildings and structures cannot be located within 3 feet of the principal dwelling."
- G. That Table 6-6 "RMD" Residential Medium Density Zone is hereby amended to add the footnote "Accessory buildings and structures cannot be located within 3 feet of the principal dwelling" to Dwelling, Multi-Unit, Dwelling, Two-Unit, and Dwelling, Single-Unit.
- H. That Table 6-7 "RHD" Residential High Density Zone is hereby amended to add footnote "Accessory buildings and structures cannot be located within 3 feet of the principal building" to Dwelling, Multi-Unit, Dwelling, Two-Unit, and Dwelling, Single-Unit.
- I. That Table 6-8 "RMU" Residential Mixed-Use Zone is hereby amended to change "Retail, Sales and Services" to a Conditional Use.
- J. That Table 6-12 "CC" Commercial Corridor Zone is hereby amended to change "Kennel" to a Conditional Use.
- K. That Table 6-13 "MG" Industrial General Zone is hereby amended to add "Cannabis Cultivation and Processing" as a Conditional Use.

Zoning Bylaw 795-18, as amended is available to view: <https://www.wheretheyoubelong.ca/town-services/resources/bylaws-policies-reports/>

**For Information
Contact:**

Town of Niverville, Box 267, Niverville, MB, R0A 1E0
Phone: 204-388-4600 ext. 1102 Email: planning@wheretheyoubelong.ca

A copy of the above proposal and supporting material, if available, can be viewed online (www.wheretheyoubelong.ca) or may be inspected upon request at the Town Office, 329 Bronstone Drive. Copies may be made and extracts taken therefrom, upon request. The CAO 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 February 14th, 2022 to planning@wheretheyoubelong.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.