



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:

Subdivision Proposal/Creation of New Public Road

Meeting

Location: Niverville Community Resource & Recreation Centre, 501 Centre St.

Date & Time: December 6, 2022 at 9:00 a.m.

Applicant: Sunset Estates Ltd.

Proposal: Subdivision File No. 4340-22-8729 The applicant proposes to create 87 lots for single-unit and two-unit dwelling residential development and dedicate 11,037.3 sq. ft. for public reserve and 8,422.8 sq. ft for extension of a public road.

Property: Block 3, and Lot 19, Block 2, Plan 66425 (Highlands South)
(See diagram for further details.)

For Information Town of Niverville

Contact:

Box 267

Niverville, MB

R0A 1E0

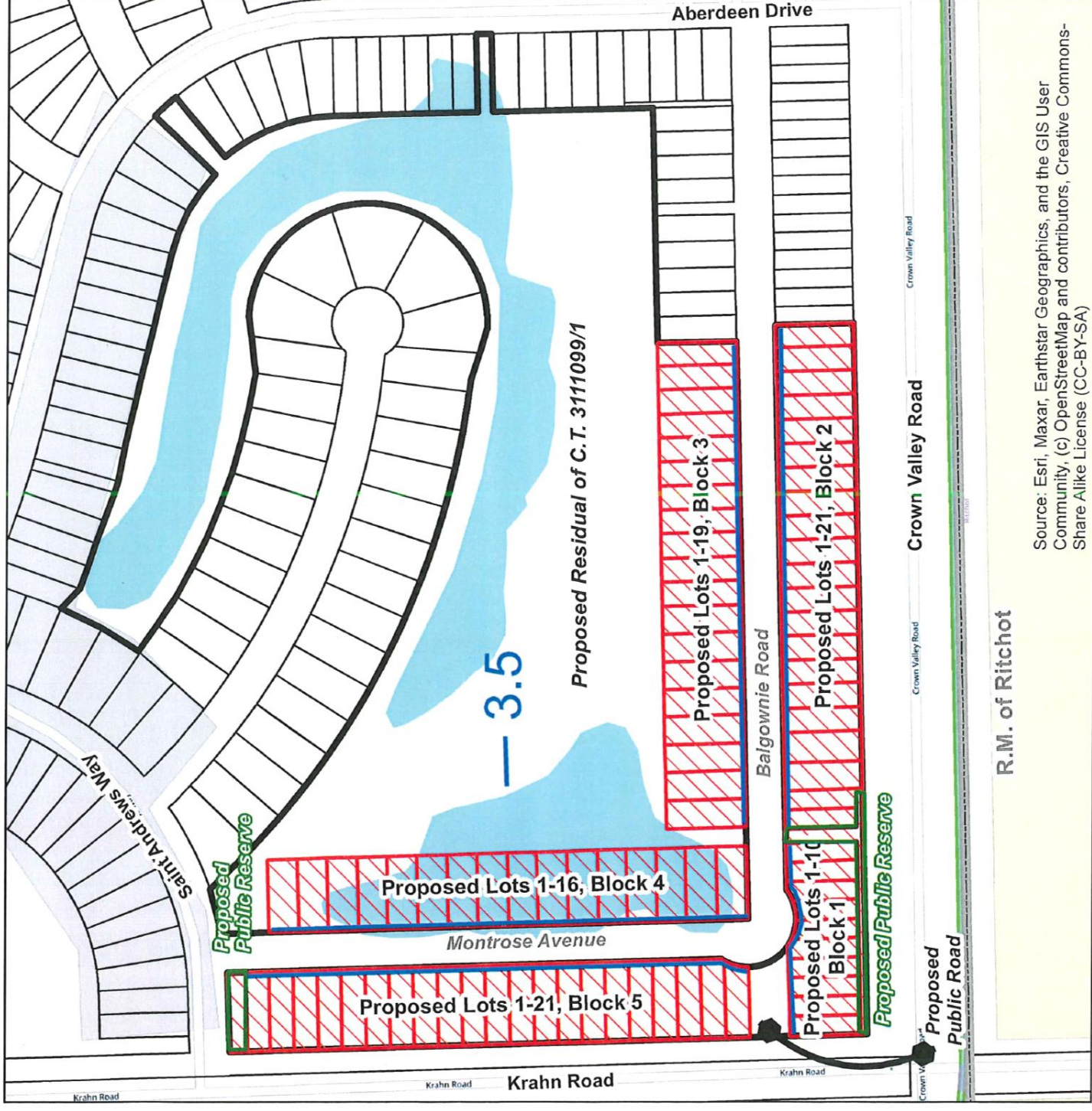
Phone: 204-388-4600

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 December 5, 2022 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.

Proposed Subdivision - Town of Niverville

In SE ¼ 25-7-3 EPM
Being Block 3 and Lot 19, Block 2
Plan 66425 WLTO



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4340-22-8729 August 24, 2022

Applicant: Sunset Estate Ltd.

Notes:
Current Title Area:
- CT No. 3111099, 3111100
- Roll No. 44830.29, 44830.030
- Total Area = ±27.3 acres

Proposed Subdivision:
- Lots 1-87 = ± 3,413 sq.ft. to ± 8,422.6 sq.ft.
- Residual = ±16.3 acres
- Public Reserve = ± 6,967.8 sq.ft.

Development Plan: Neighbourhood Policy Area

Zoning By-law: "RLD" Zone
Residential Low Density Zone

X **Approving Authority** _____ **Date** _____

R.M. of Ritchot

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, (c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)

Map Not to Scale

For Discussion Purposes Only



Manitoba
Municipal Relations
Community Planning