

**TOWN OF NIVERVILLE
BY-LAW No. 838-21**

BEING a By-law of the Town of Niverville to amend Bylaw No. 795-18, as amended, Niverville's Zoning By-law;

WHEREAS, Section 80 of the Planning Act provides that a Zoning By-Law may be amended;

AND WHEREAS, subdivision file 4340-20-8313 and subdivision file 4340-21-8429 propose medium and high density residential development;

AND WHEREAS, it is deemed desirable and necessary to amend By-law No. 795-18 as amended;

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

- A. That Part 4: Land Use Map, Zoning Map of the Town of Niverville Zoning Bylaw no. 795-18 as amended, is hereby further amended in order that:
1. The area generally described as being Pt. Lot 2 Plan 66192 in SE 1/4 36-07-03 EPM (proposed lots 133 to 166 in Subdivision File 4340-21-8429), as shown on Schedule "A" attached hereto, be rezoned from: "CC" Commercial Corridor to "RMD" Residential Medium Density;
 2. The area generally described as being Pt. Lot 4 Plan 66192 in SE 1/4 36-07-03 EPM (proposed lots 1 to 8 in Subdivision File 4340-20-8313), as shown on Schedule "A" attached hereto, be rezoned from "RMD" Residential Medium Density to "RHD" Residential High Density;
 3. The area generally described as being Pt. Lot 104 Plan 66192 in SE 1/4 36-07-03 EPM (proposed lots 1 to 57 in Subdivision File 4340-21-8449), as shown on Schedule "A" attached hereto, be rezoned from "RMD" Residential Medium Density to "RLD" Residential Low Density.

DONE AND PASSED in Council duly assembled at the Town of Niverville, in Manitoba, this day of AD 2022.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Read a first time this 21st day of December AD 2021.
Read a second time this day of AD 2022.
Read a third time this day of AD 2022.

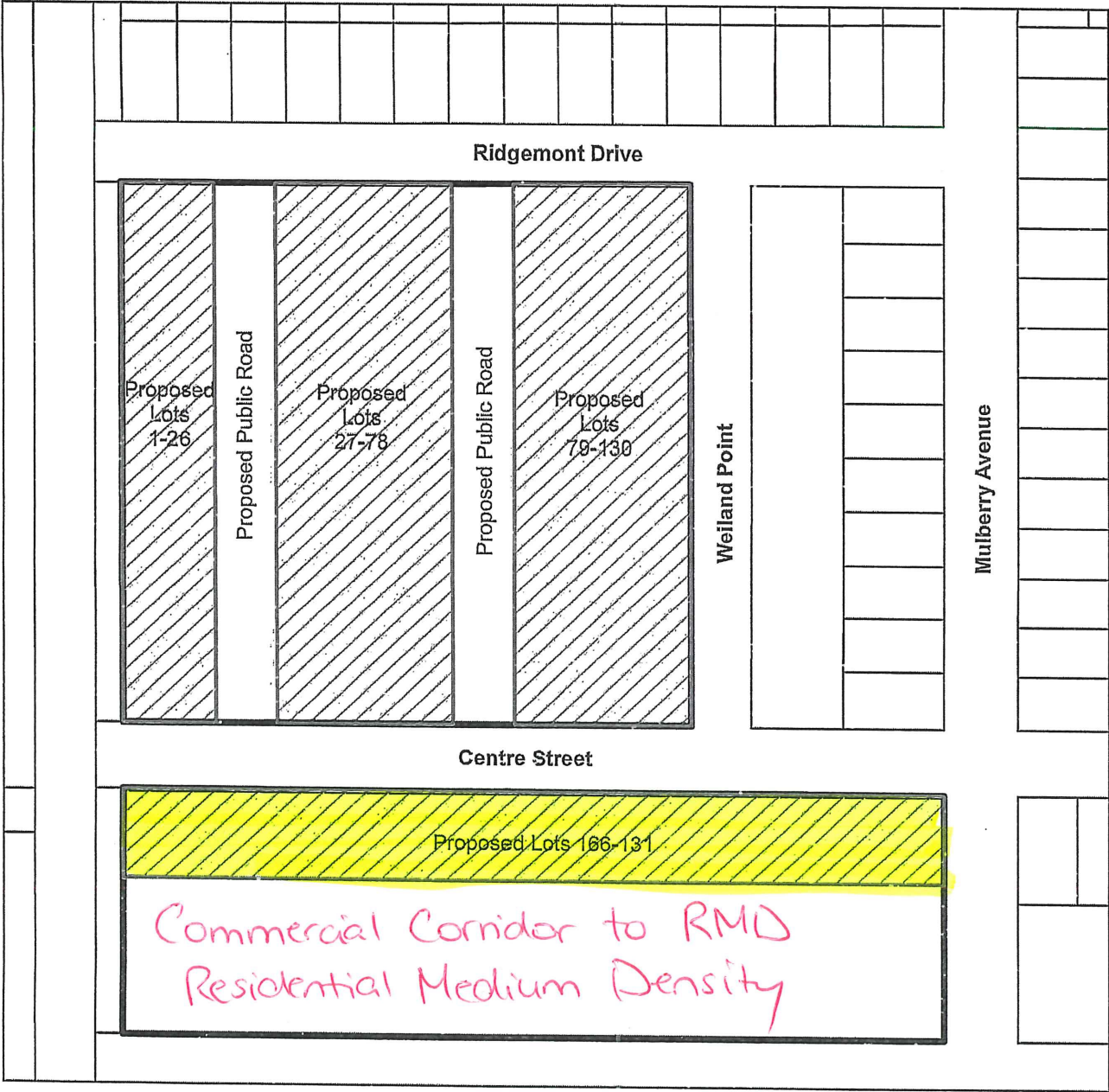
Certified a true and correct
copy of By-law No.838-21
of the Town of Niverville
given reading on this day
of AD 202 .

Eric King
Chief Administrative Officer

SCHEDULE "A"

Proposed Subdivision- Town of Niverville

Lots 2 and 3 Plan 66192
Part of the Qrtr of SE-36-07-07 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4340-21-8429
Date: March 18, 2021

Applicant: Cornell Friesen

Notes:
CT: 3044112, 304413
Roll No.: 35820, 35830
Registered Owner: Fifth Avenue Estates Inc.

Designation: Neighbourhood Policy Area,
Commercial Corridor Policy Area
Zoning: "RHD" Residential High Density Zone,
"CC" Commercial Corridor Zone

Proposed Lots 1-166: from 1,920 SF to 3,200 SF
Residual: NA

The applicant wishes to subdivide two titles to create 166 multi-family lots consisting of sixplexes. Two new public streets are also proposed.

X

Approving Authority Date

Map Not to Scale

For Discussion Purposes Only



*RMD TO RHD
(Medium) (High)*
Proposed Subdivision- Town of Niverville

Lot 4 Plan 66192
in SE 1/4 36-7-3EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: September 23, 2021
4340-20-8313

Applicant:
Cornell Friesen

Notes:
Existing Property:
- CT: 3044114
- Roll No. 36400
- Total Area = 1.37 acres

Designation: Neighbourhood
Zoning: RMD - Residential Medium Density

Proposed lots:
Lot 1 = 2826 sq. ft..
Lots 2-7, 10-13, 16-19, 22-25 = 1800 sq. ft.
Lots 8, 9, 14, 15, 29, 21 = 2610 sq. ft
Lot 26 = 2745 sq. ft.
Public Reserve = ± 6575 sq. ft

The applicant wishes to create 26 residential lots for multi-unit development.

X
Approving Authority Date

Map Not to Scale

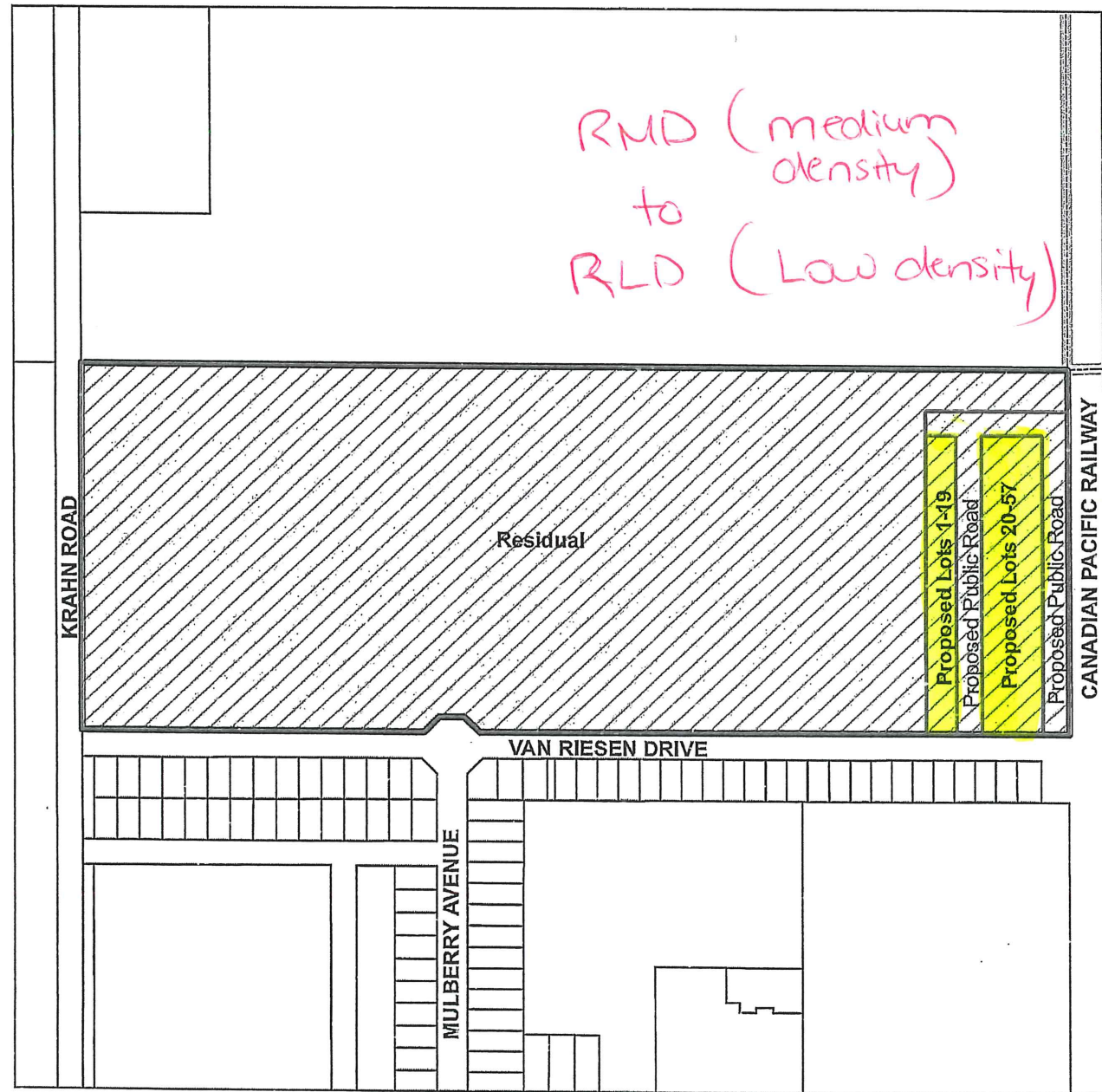
For Discussion Purposes Only



Manitoba
Department of Municipal Relations
Community and Regional Planning

Proposed Subdivision- Town of Niverville

Lot 104 Plan 66192
Part of the Qtr of SE-36-07-03 EPM



Legend

- Assessment Parcels
- Title Boundary
- Proposed Subdivision

File Number: 4340-21-8449
Date: April 22, 2021

Applicant: Cornell Friesen

Notes:

CT: 3044244
Roll No.: 36400
Registered Owner: Fifth Avenue Estates Inc.

Designation: Neighbourhood Policy Area
Zoning: "RMD" Residential Medium Density Zone

Proposed LotS 1 - 57: 3,180 SF - 3,327 SF
Residual: 49.55 acres

The applicant wishes to subdivide 57 multi-family residential lots from the current title. Two new public roads proposed.

X
Approving Authority Date

Map Not to Scale

For Discussion Purposes Only



Manitoba
Municipal Relations
Community Planning

VII 2