

# Community Open House

## Development Plan & Zoning By-law Review

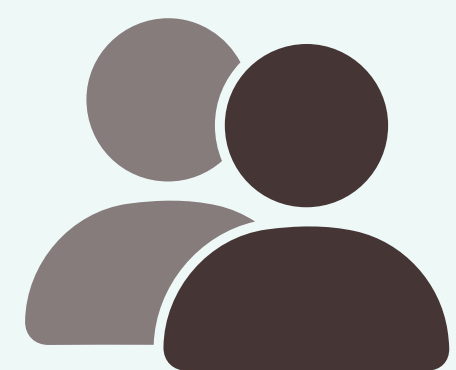


**Niverville**  
WHERE YOU BELONG

# Welcome!

*Thank you for coming to the Town of Niverville Community Open House!*

Please review the display boards for information on the Development Plan and Zoning By-law review process.



Representatives from the project team are here to answer any questions you may have.



Please fill out a copy of the survey (paper copies are also available) before you leave!

<https://www.surveymonkey.ca/r/NivervilleDPandZBL>

# Project Background

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## Town of Niverville

**The Town of Niverville** is conducting a comprehensive review of its Development Plan and Zoning By-law to ensure that the long-term vision for the Town is consistent with community members' current and future needs and meets provincial requirements.

### Community Open House Purpose

The purpose of this open house is to:

- Provide an overview of the project.
- Generate ideas to help establish a long-term Community Vision that will guide planning and development.
- Understand issues and concerns.
- Validate preliminary background findings.

### Who's Involved?

Urban Systems, a planning and engineering firm from Winnipeg, was retained by the Town for this project. A variety of stakeholders are involved in the review process including planners, engineers, provincial and municipal governments. The views of local residents, landowners, and businesses are an important part of the review process.

# Project Background

## Development Plan Review

The Planning Act requires a Development Plan to be reviewed regularly (ideally every five years).

The Development Plan review will include:

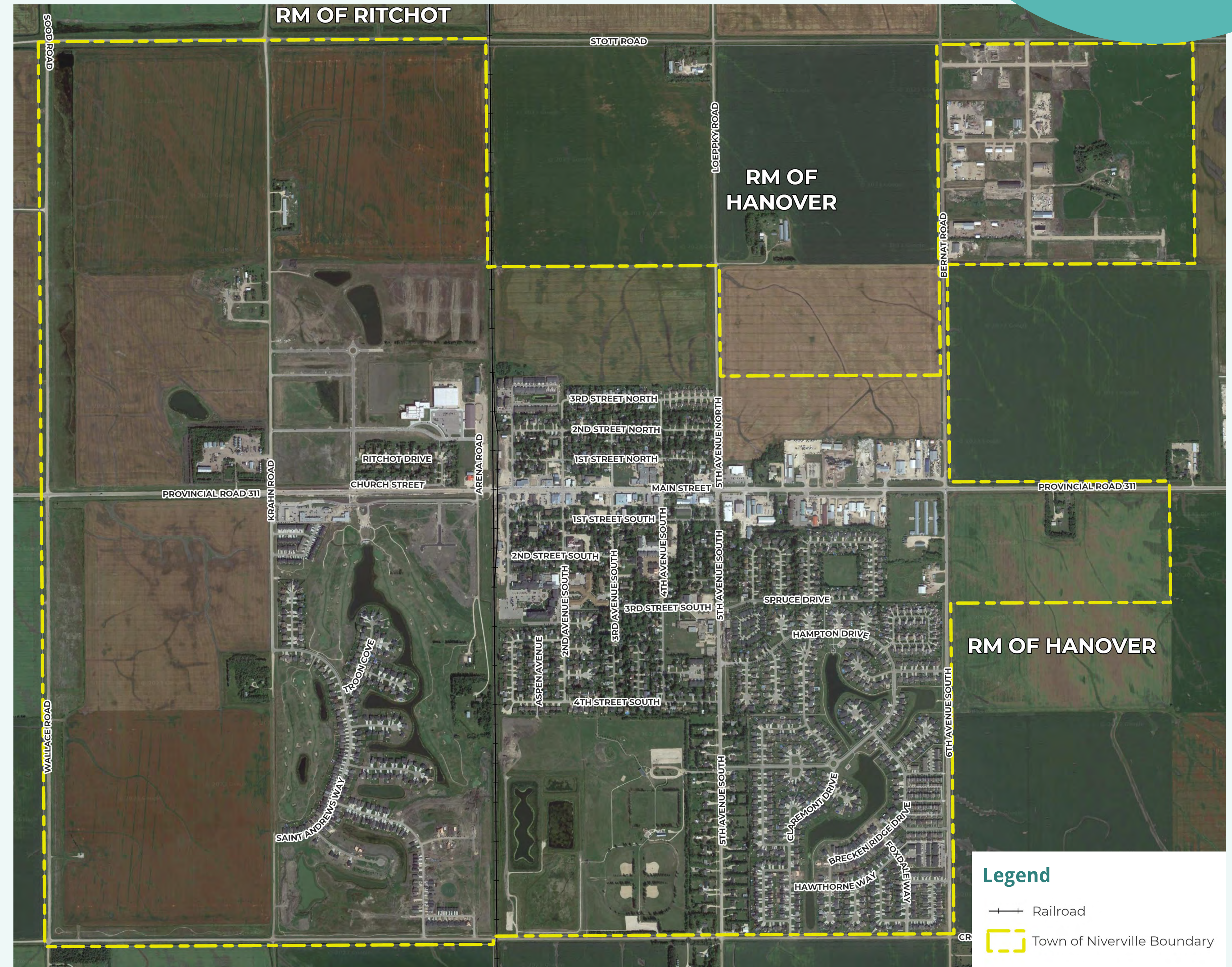
- Confirming overarching development vision, goals, and objectives for the next 20 years.
- Refining existing policies for consistency with the community's current and future needs and provincial requirements.
- Creating a user-friendly and transparent document that can be easily used and understood by administration, council, developers, and the public.

## Zoning By-law Review

A new Zoning By-law will be produced through the review.

The Zoning By-law review will include:

- Reviewing past amendments, conditional uses, and variances to recommend streamlining the development approval process.
- Reviewing ongoing issues with current By-laws.
- Creating a document that's modern and graphic, with By-laws that are easy to use and interpret.



# Planning in Manitoba

## Provincial Policies

In Manitoba, *The Planning Act* outlines province-wide requirements for land use planning and development. The preparation of a Development Plan is informed by *Provincial Planning Regulation 81/2011* and the Provincial Land Use Policies within the Regulation. A Development Plan must be generally consistent with Provincial Land Use Policies.

## Development Plan

A forward-looking planning document that sets a long-term development vision for a community and guides decision making for development and land use. This vision is based on a community's current and future needs. Topic areas in the Development Plan include:

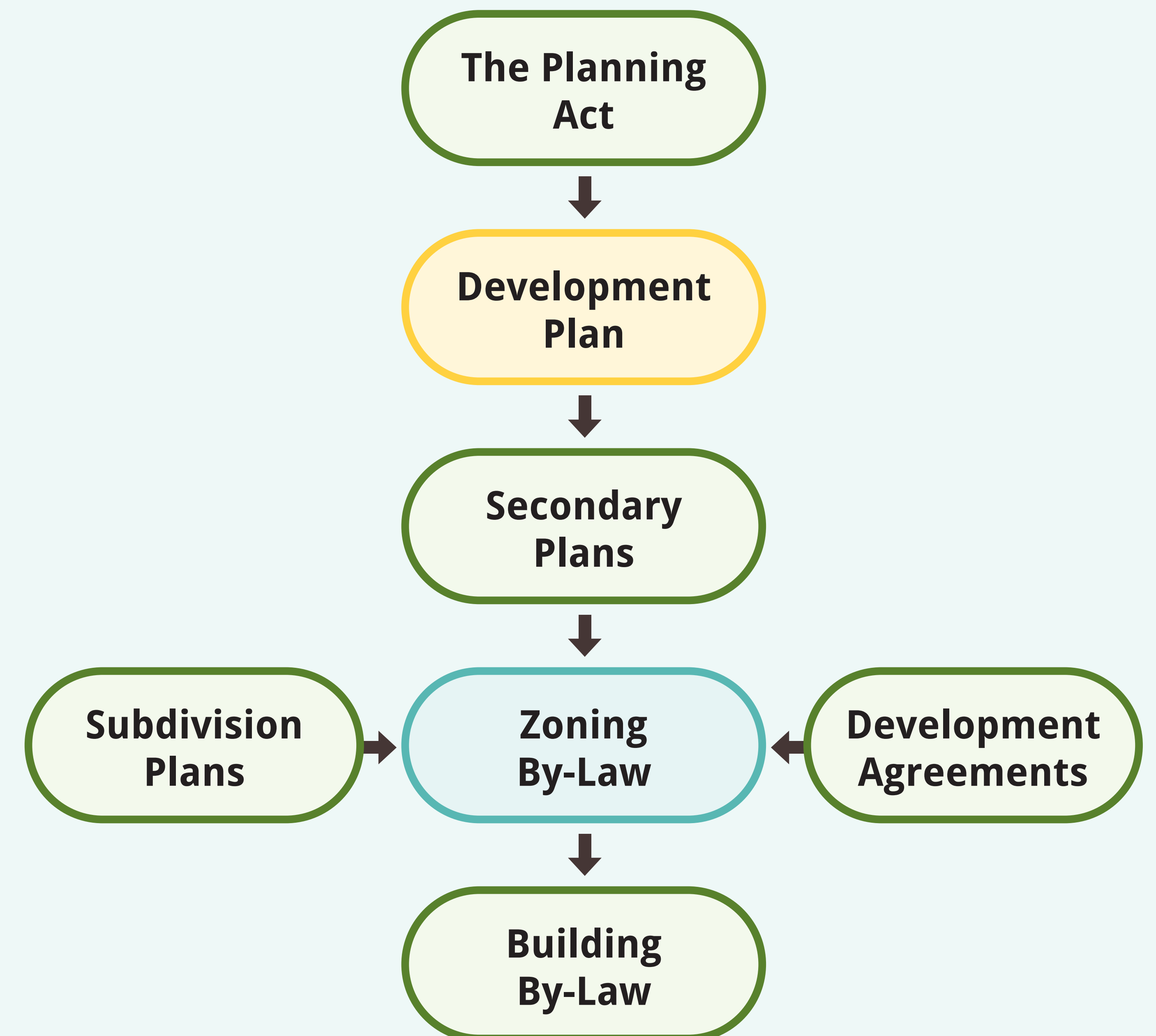
- Land Use
- Housing
- Transportation
- Recreation & Open Space
- Infrastructure & Servicing
- Economic Growth & Employment
- Sustainability

## Zoning By-Laws

A planning tool used to implement the Development Plan's goals and objectives. A Zoning By-law outlines:

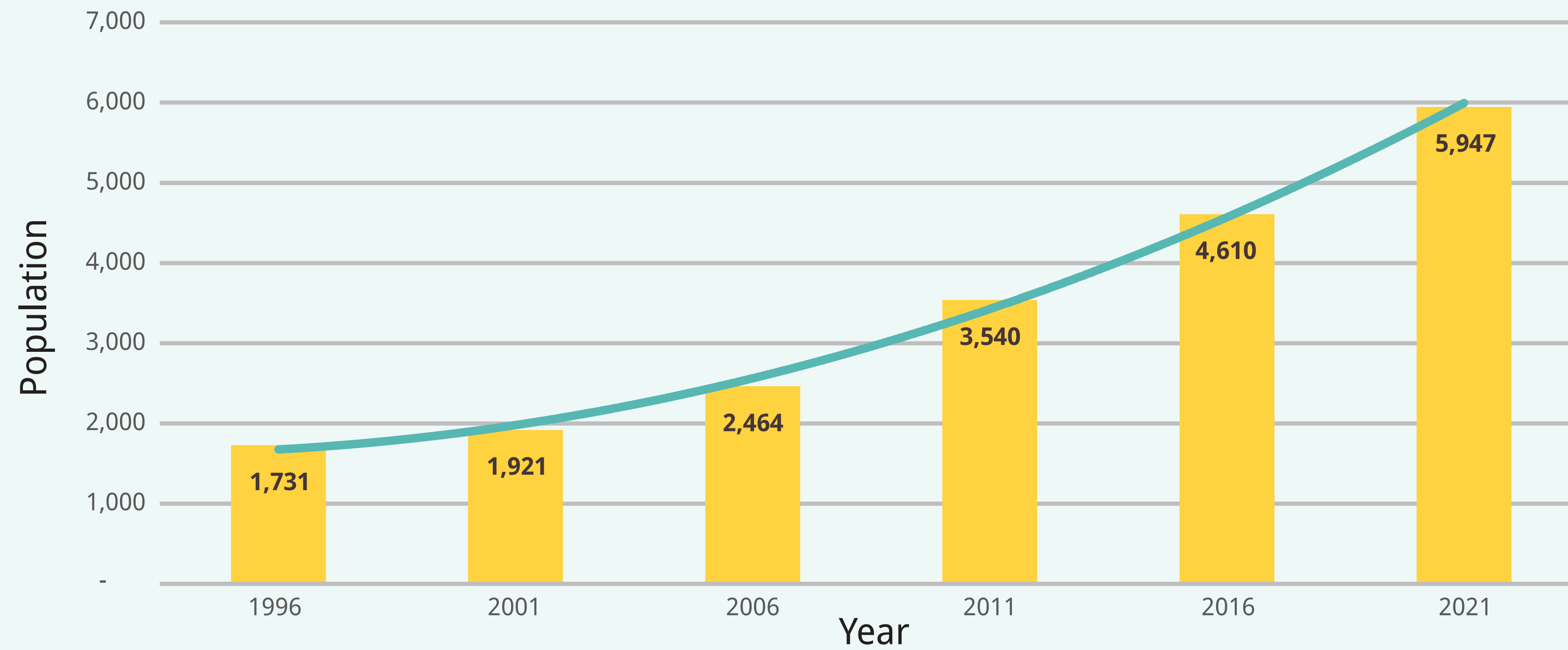
- The location of different land uses.
- Permitted, conditional, and prohibited types of developments and uses.
- Where buildings and structures can be located on a lot.
- Standards, requirements, and restrictions for types of development.

## Land Use Planning Hierarchy



# Population

Town of Niverville Population, 1996 to 2021



As per the 2021 Census, the Niverville's population is about 5,947.

## Over the last 5 years:

(Census 2016 to 2021)

The Town of Niverville **grew by 29%** (1,337 residents) — the fastest growth rate in Manitoba

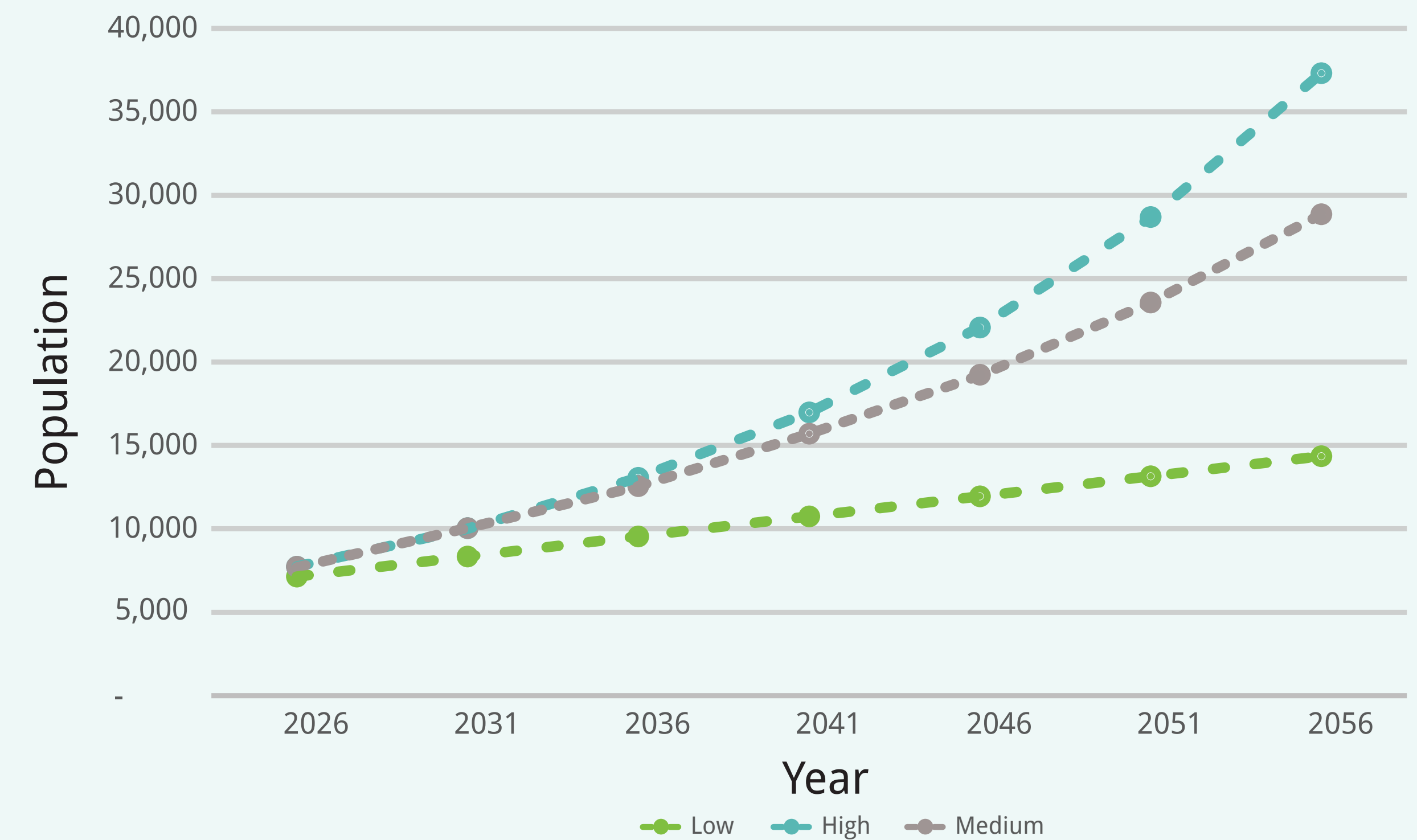
## Over the last 20 years:

The Town of Niverville **grew by 210%** (4,026 residents)

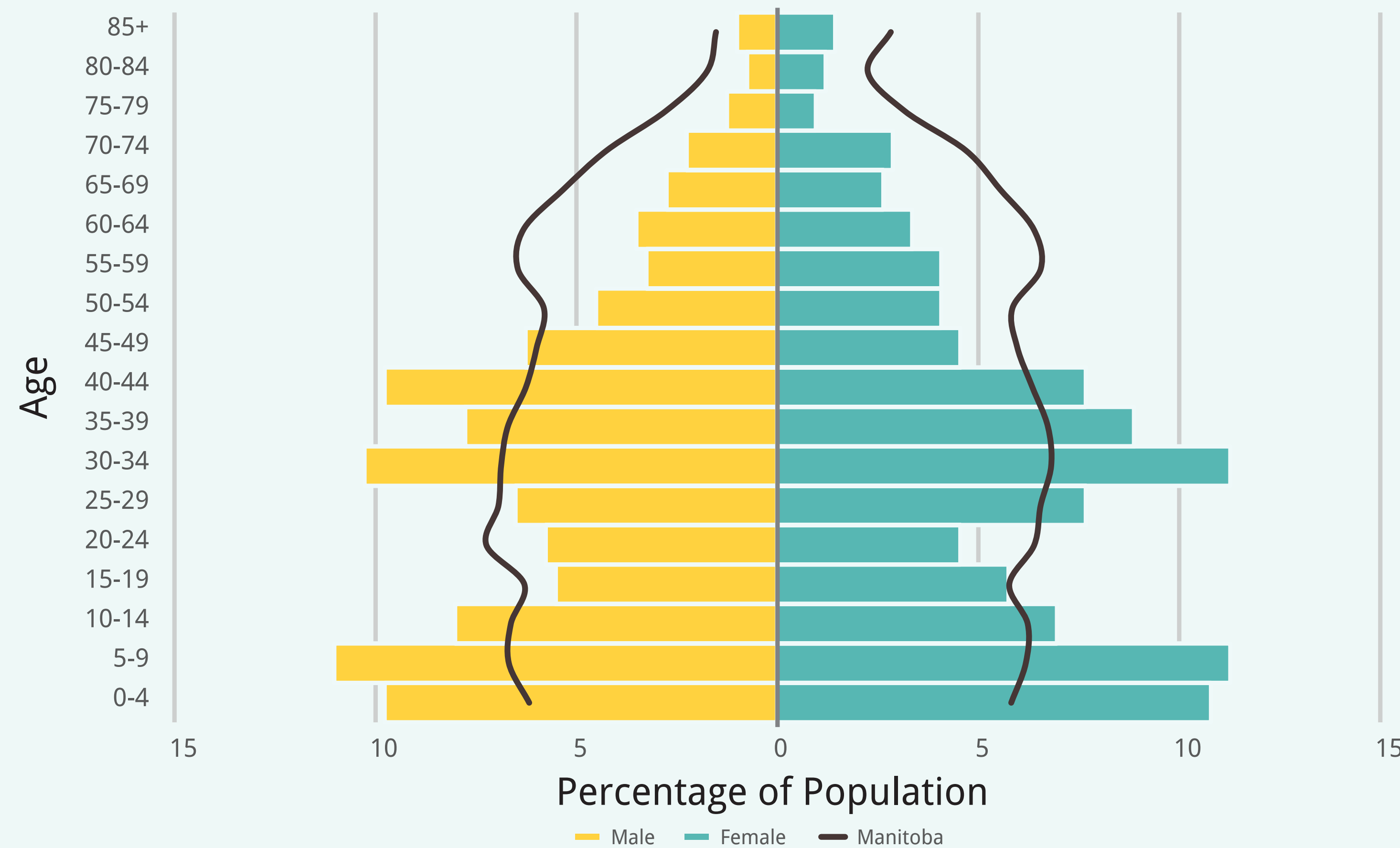
Low, medium and high population growth scenarios have been prepared below based on historical population changes over the last twenty years (Census 2001 to 2021).

The Town of Niverville is anticipated to grow between 4,800 and 11,038 residents over the next twenty years. By 2041, the population of the Town of Niverville could be between 10,747 and 16,985 residents.

Population Growth Scenarios, 2026 to 2056



# Age and Households



**The Town of Niverville has a young population.**

**The average age is 33.2,** which is about 6.5 years younger than Manitoba (2021 census).

**The median age is 32.8,** which is about 5.5 years younger than Manitoba (2021 census).

## Housing Stock

Town of Niverville housing stock consists of primarily single-detached homes. The second most common housing type are row houses.

- 68.5% of houses are single-detached (Manitoba: 66%).
- 11.9% of houses are row houses (Manitoba: 3.8%).
- 11.7% of houses are apartments (Manitoba: 22.9%).
- 5.8% of houses are semi-detached (Manitoba: 3.5%).

## Household Size

In general, households in the Town of Niverville are larger than the Provincial average. Most households in Niverville have three or more persons (55.0%).



There is an average of **3 people per household** (Manitoba 2.5).



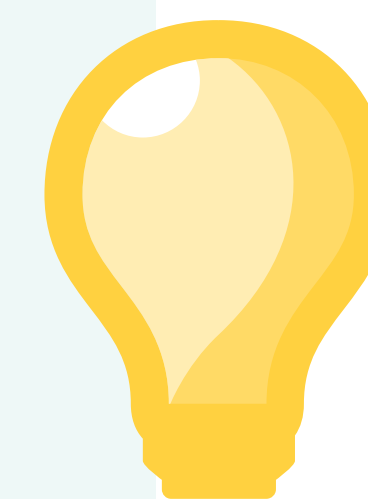
**15.7% of households** are one-person (Manitoba: 28.2%).



**24.6% of households** are one-census-family without children (Manitoba: 24.6%).



**44.4% of households** are one-census-family with children (Manitoba: 26.5%).



## Interesting Fact:

14.7% of Niverville's residents know a language other than English and French. Of these people, 63.4% speak a Germanic language.

# Labour and Income

## Household Income & Labour Force Participation

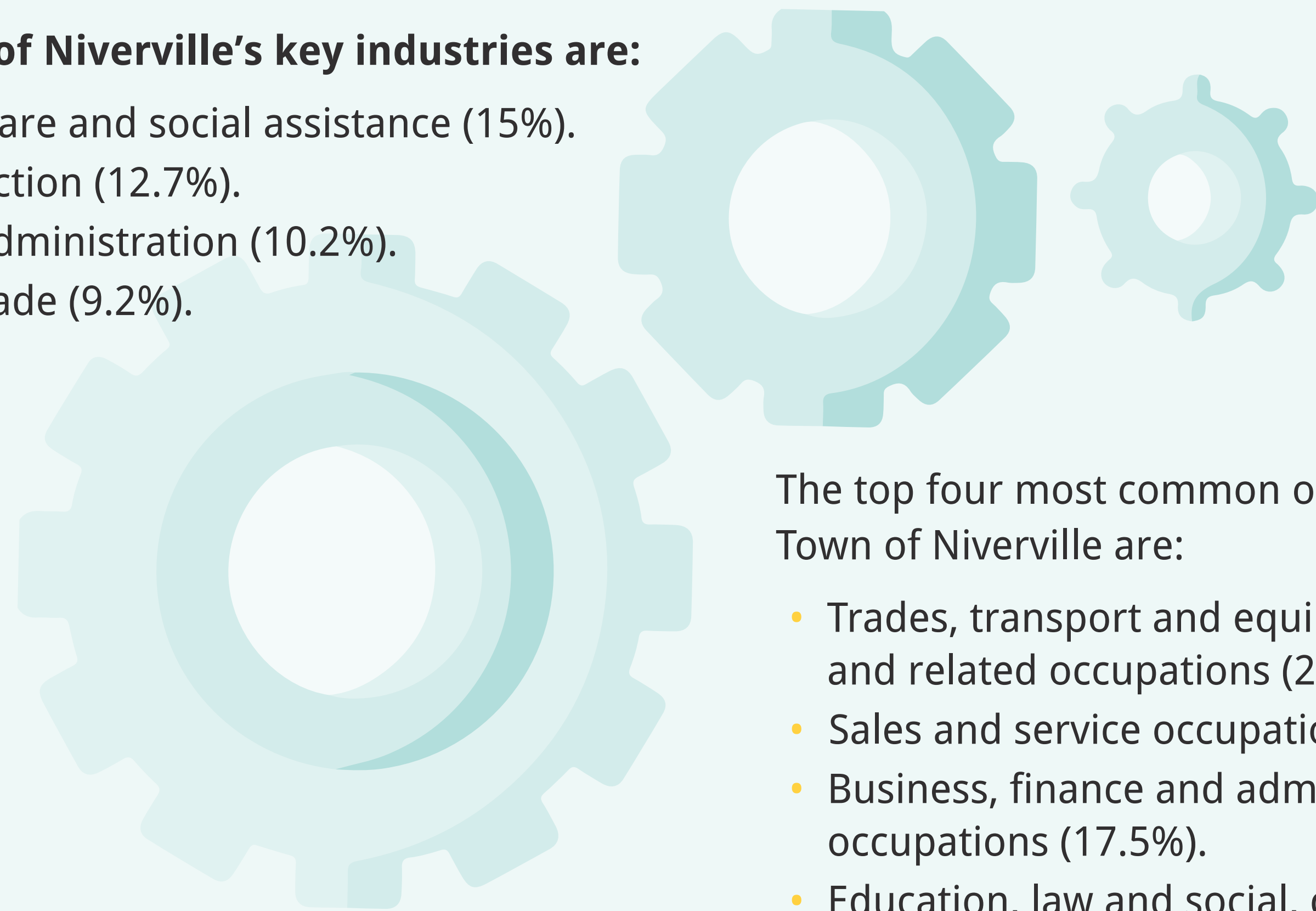
According to the 2021 Census, the average before-tax total income for households in the Town of Niverville is \$115,800 (\$97,300 in Manitoba).

- 11.5% of households earn over \$100,000.
- 52.0% of households earn under \$50,000.

- 76.2% of the Town of Niverville's population actively participates in the work force (64.4% in Manitoba).
- The employment rate is 71.7%, the unemployment rate is 6.1% (59.1% and 8.3% in Manitoba).

### The Town of Niverville's key industries are:

- Health care and social assistance (15%).
- Construction (12.7%).
- Public administration (10.2%).
- Retail trade (9.2%).



The top four most common occupations in the Town of Niverville are:

- Trades, transport and equipment operators and related occupations (22.0%).
- Sales and service occupations (19.3%).
- Business, finance and administration occupations (17.5%).
- Education, law and social, community and government services (16.9%).

## Place of work



**18.5% of the labour force** in the Town of Niverville work from home.

**29.6% of the labour force** works within their own community.

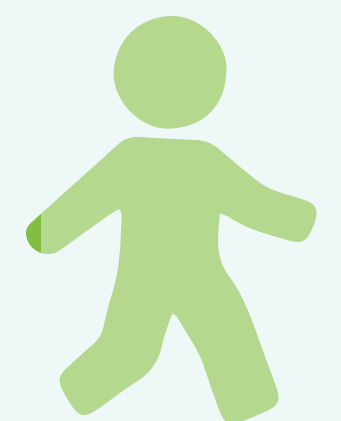


## Getting to Work



**92.8% of workers** commute by car to work.

**4.5% of workers** walk to work.



## Education



**29.5% of residents** have a high school diploma or equivalency certificate.

**22.1% of residents** have a college, CEGEP or other non-university certificate or diploma

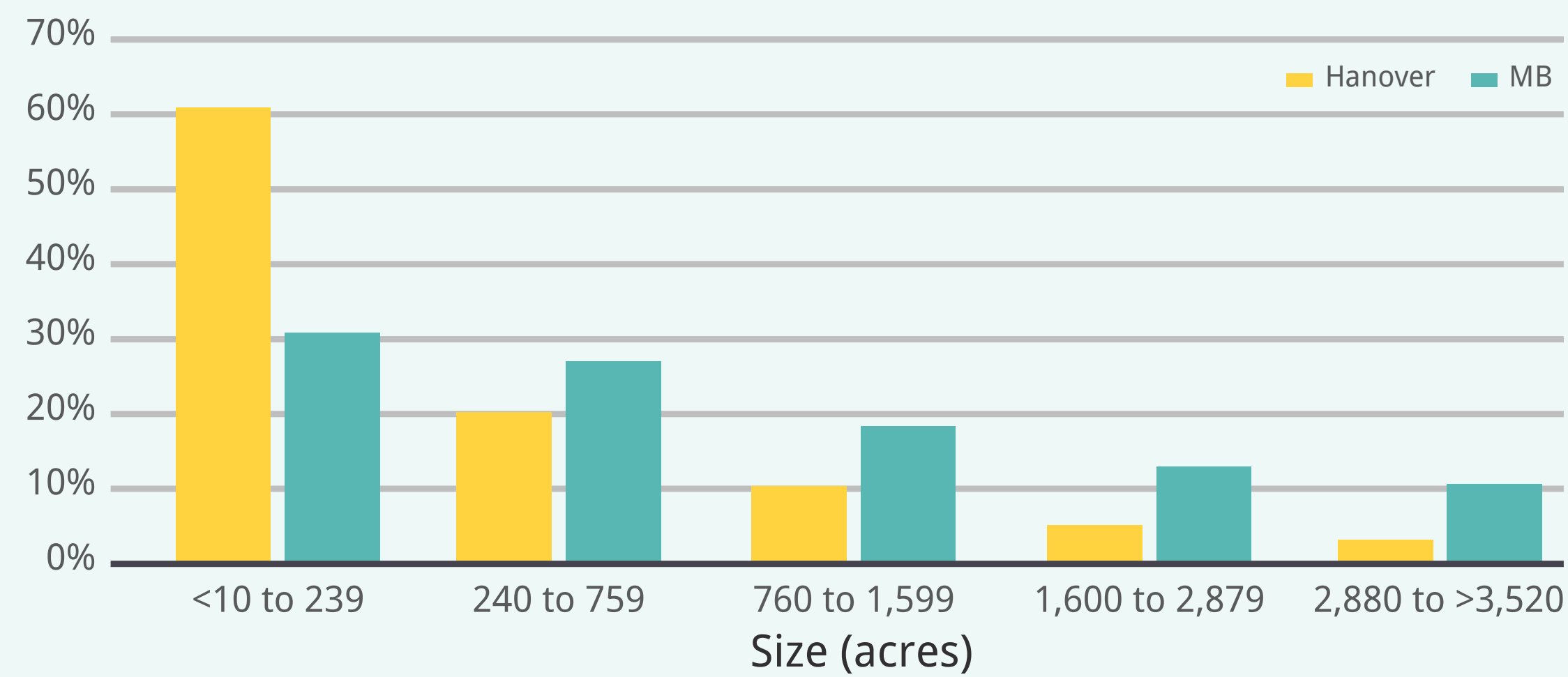


### Interesting Fact:

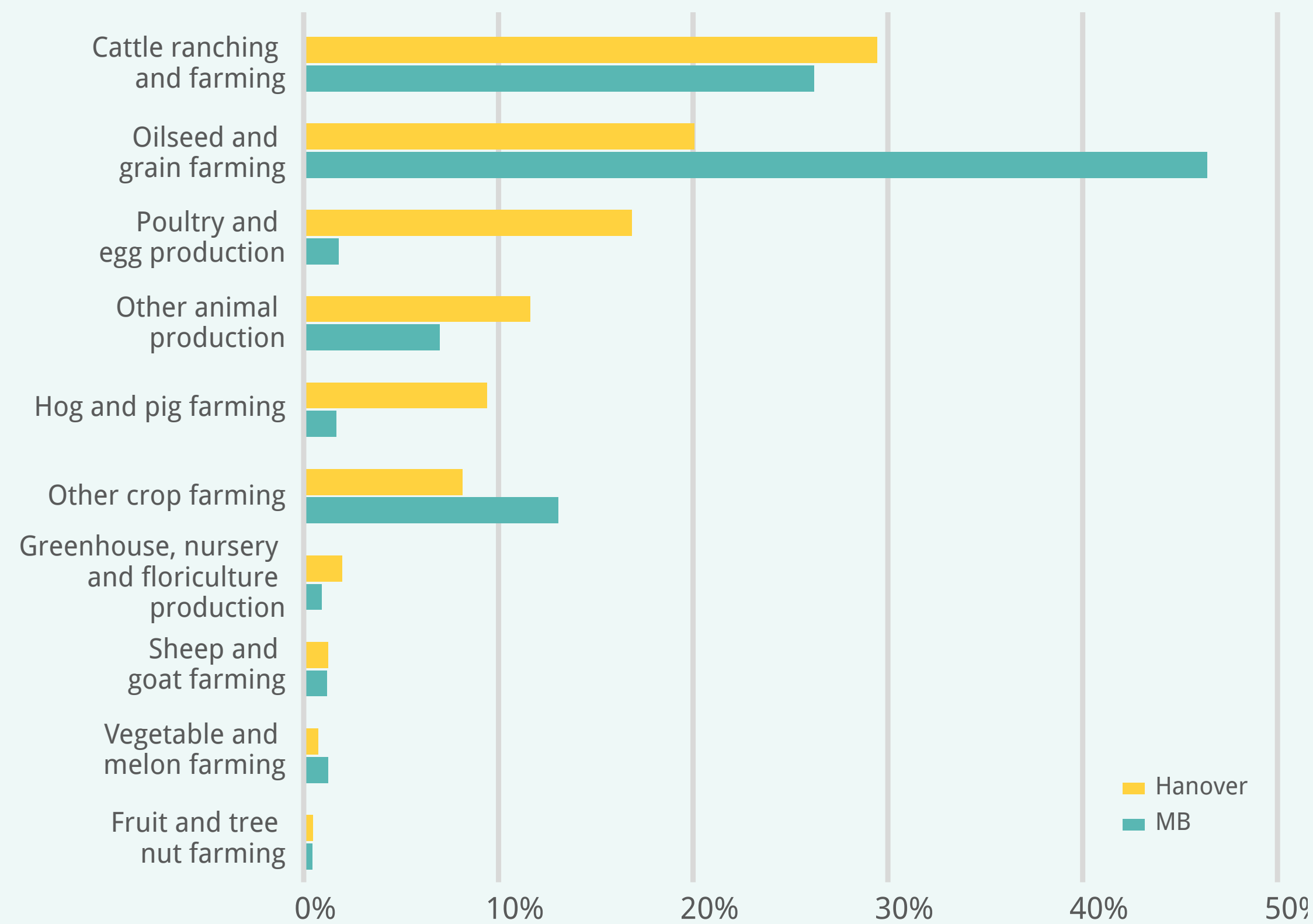
52.0% of workers' commutes were longer than 30 minutes in 2021 (Manitoba: 26.7%).

# Agriculture

**Proportion of Farms by Area (Acres), 2021**



**Proportion of Farms by Type (NAICS), 2021**



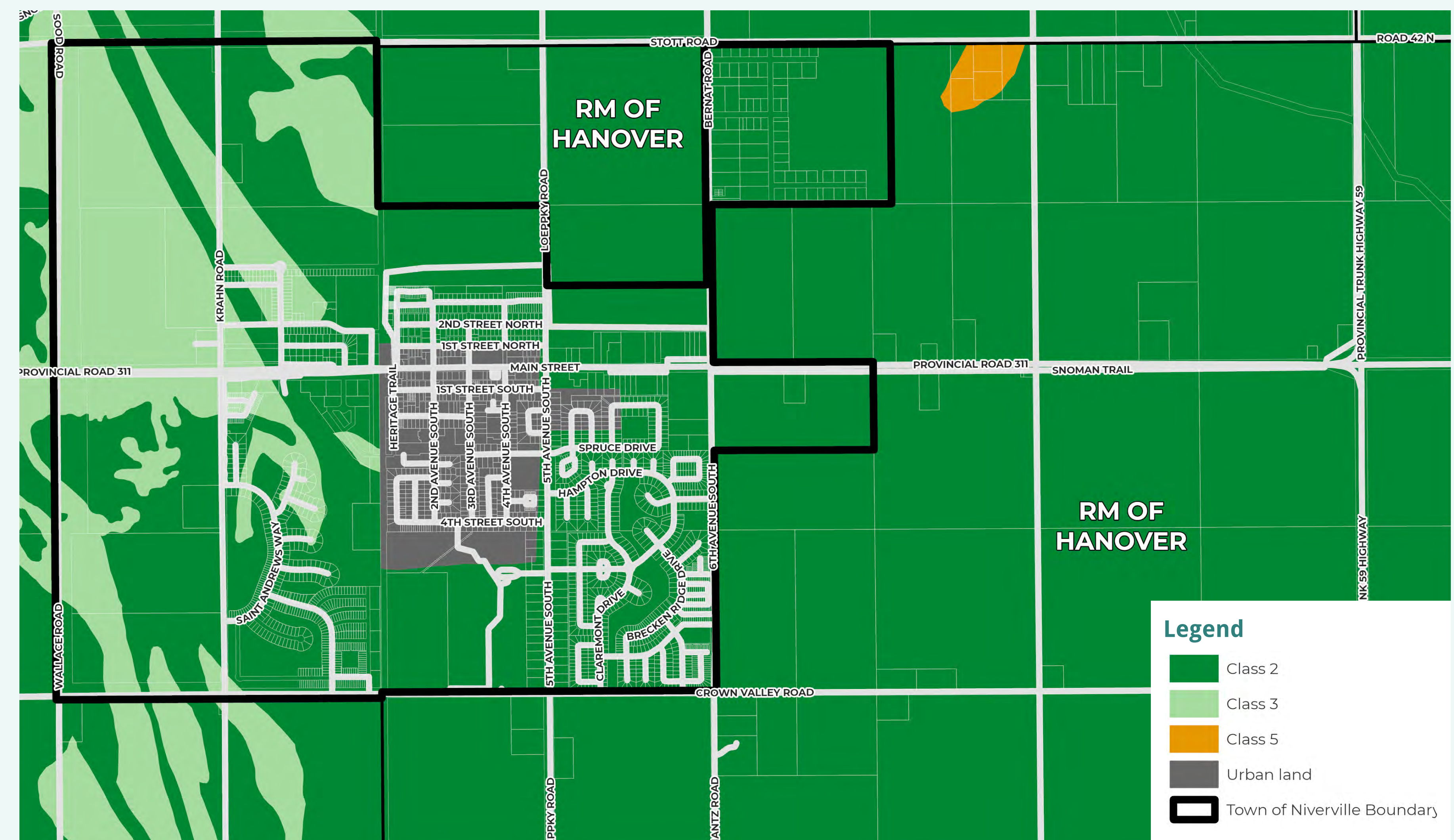
**Note:** Agricultural data is only available for the Census Consolidated Subdivision (CCSD) of Hanover. This geography includes the RM of Hanover, Town of Niverville, and City of Steinbach.

Farms in Hanover range broadly in size from under 10 acres to over 3,500 acres, with the majority being under 759 acres (most of which in the 10 to 239 acre range).

In 2021, Hanover had 404 farms and 555 farm operators, half of which are over the age of 55.

The Development Plan process will review and update the policies for separation distances and buffers, animal unit limits and intensity of operations to ensure they meet current Provincial requirements.

**Agriculture Capability Based on Dominant Soil Series** 1999 Soils and Terrain Report, Agriculture and Agri-Food Canada





# Infrastructure

## Engineering and Infrastructure

The Project Team will review the following aspects of the Town of Niverville's engineering and infrastructure as part of the Development Plan and Zoning By-Law review:



Wastewater Treatment

Solid Waste Disposal

Storm Drainage

Transportation Network

Municipal Water Distribution

# Existing Land Uses

The Town of Niverville's current Development Plan has **five land use designations**. The vast majority of land in the Town of Niverville is designated as Neighbourhood. All land uses (locations and policies) will be reviewed and updated during the Development Plan Review.

## Town Centre

These areas are intended to create an identifiable and vibrant community core by making Main Street the priority location for local economic, civic, and social activity and supporting this activity by directing higher density residential development and public amenities to the area adjacent to Main Street.

## Neighbourhood

These areas are intended to promote the development of safe, active and attractive residential communities that include and engage residents from all life stages, incomes and backgrounds. In general, new residential development should be directed to compatible locations that do not conflict with adjacent uses.

## Park and Open Spaces

These areas are intended to provide lands for recreation and leisure, active transportation and to set aside lands to be kept as natural, open space.

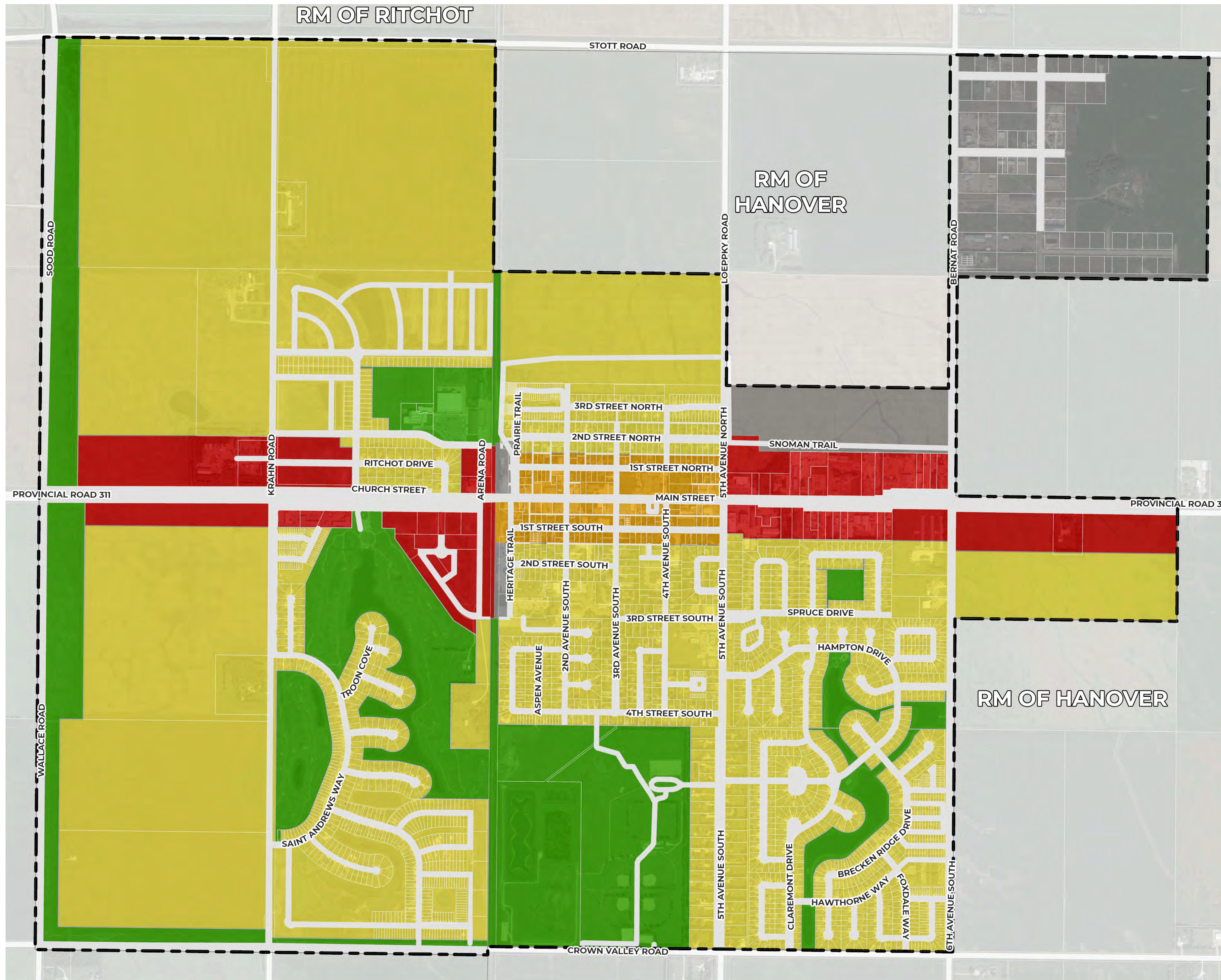
## Commercial Corridor

These areas are intended to encourage and support opportunities for commercial and employment uses that serve the Town and surrounding region by providing appropriately sized and located land to accommodate commercial uses that have larger land requirements and for business that need good access to arterials. Higher density residential uses may be accommodated in Commercial Corridor areas where they complement adjacent uses and mitigate incompatibility.

## Industrial

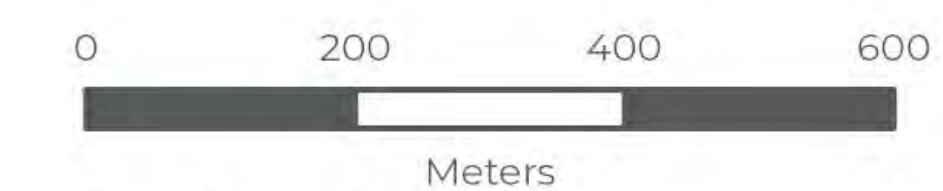
These areas are intended to attract and support further industrial development and employment growth at strategic locations that complement surrounding uses. Industrial uses requiring larger site areas and which have more potential to impact non-industrial uses are encouraged to locate in the Town's Industrial Business Park, while low impact uses may be accommodated in a mixed use industrial area.

# Existing Development Plan



### Legend & Land Use Designations

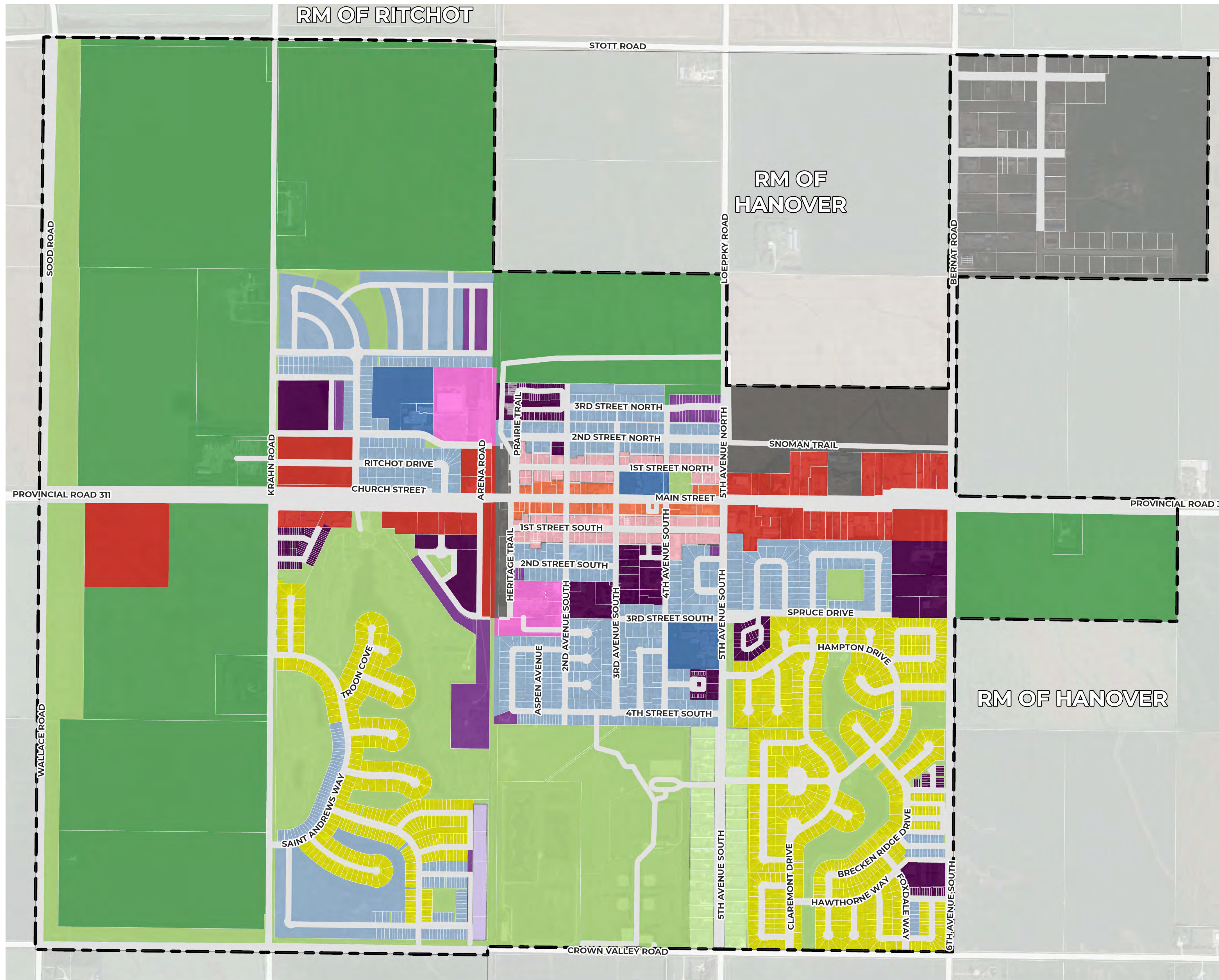
- Commercial Corridor
- Industrial
- Neighbourhood
- Parks & Open Space
- Town Centre
- Railroad



Coordinate System:  
NAD 1983 UTM Zone 14N

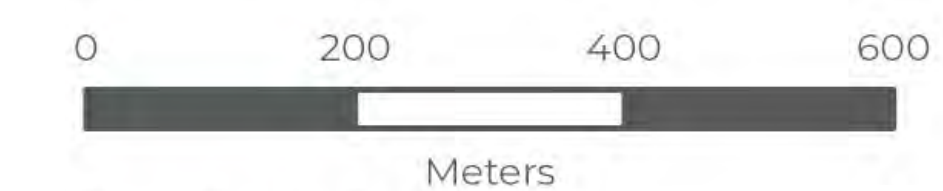
Data Sources:  
- Province of Manitoba  
- NRCan  
- Open Street Map  
- Google Earth

# Existing Zoning By-law



## Legend & Zoning

- AL - Agriculture Limited
- CC - Commercial Corridor
- CMS - Commercial Main Street
- EI - Educational and Institutional
- MG - Industrial General
- MM - Industrial Mixed Use
- PR - Parks and Open Space
- RCC - Recreational Community Complex
- RHD - Residential High Density
- RLD - Residential Low Density
- RMD - Residential Medium Density
- RMU - Residential Mixed Use
- RR - Rural Residential
- RSL - Residential Small Lot
- RSU - Residential Single Unit
- Town of Niverville Boundary



Coordinate System:  
NAD 1983 UTM Zone 14N

Data Sources:  
- Province of Manitoba  
- NRCan  
- Open Street Map  
- Google Earth

# Proposed Annexation

Based on current and projected growth rates, the Town of Niverville may run out of developable land in the next 15 to 20 years.

The Town has identified 2,177.5 acres of land in the RM of Hanover for annexation.

These lands are currently designated as **Agriculture 1** and **Agriculture 2** Policy Areas under the RM of Hanover Development Plan (By-law 2417-18). Should the annexation be approved, these existing agricultural designations will be incorporated into the Niverville Development Plan.

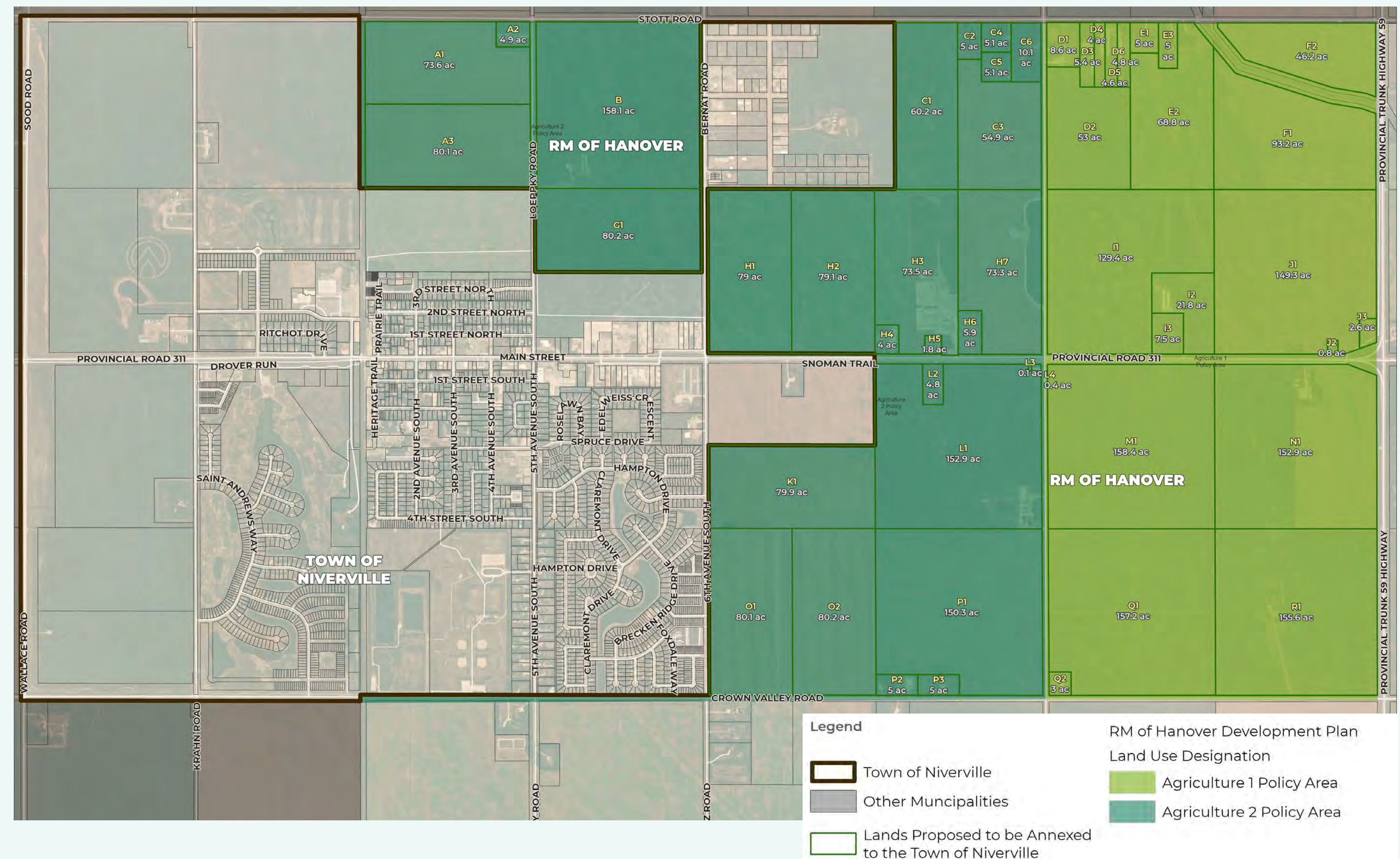
## Agriculture 1 Policy Areas

- Areas with the highest agricultural potential, ability to support the largest livestock operations, and least amount of historical parcel fragmentation.
- Stringent land use policies will be used to protect these areas from incompatible development like non-farm uses.

## Agriculture 2 Policy Areas

- Lands with high agricultural potential.
- Can only support smaller livestock operations due to their fragmented land use pattern and proximity to urban centers.
- Will be protected from incompatible developments (e.g., non-farm uses).

Proposed Annexation Areas Annexation Growth Strategy, 2023



# Thank You!

*Thank you for attending today's open house and for sharing your input.*

Please remember to fill out a comment sheet or complete the online survey:

<https://www.surveymonkey.ca/r/NivervilleDPandZBL>

## Timeline



### Contact information

For more information, or if you have any additional comments or questions, please contact:

**Jeff Palmer**  
Community Planner  
Urban Systems  
204-259-3693  
jpalmer@urbansystems.ca

# Activity

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What are your community's **strengths**?

*Place your sticky notes here*

What are the **challenges** in your community?

*Place your sticky notes here*

# Activity

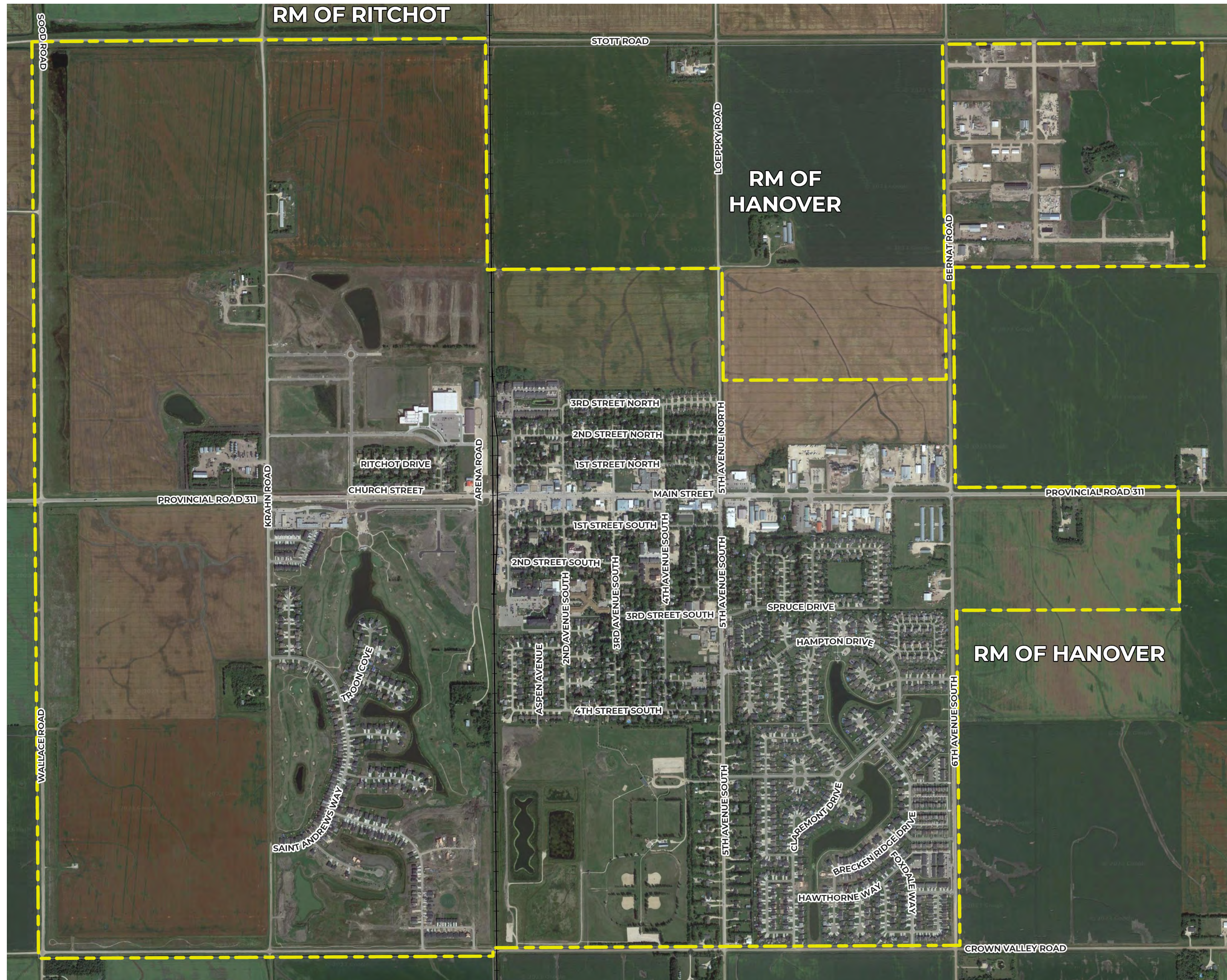


Where do you see your community in **twenty years?**

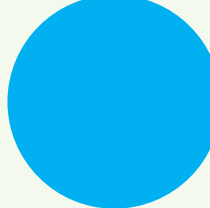
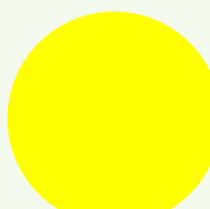
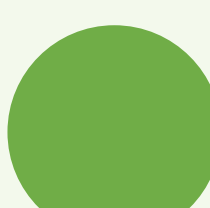
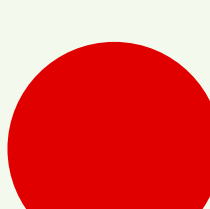
*Place your sticky notes here*





# Activity



Please use the stickers provided to identify:

-  Important Areas
-  Opportunity Areas
-  Areas that should be protected
-  Areas of concern

## Legend

-  Railroad
-  Town of Niverville Boundary