

TOWN OF NIVERVILLE

Minutes of the Special meeting of the Niverville Town Council held on June 15, 2016 at 9:00 a.m. at the Niverville Civic Office. All members of Council had been advised of the meeting and the agenda. Mayor Myron Dyck chaired the meeting with all members of Council in attendance.

Res#175-16 C. Wiebe – J. Funk
Feasibility Study/Option WHEREAS the Town of Niverville enlisted Stantec Architecture & Engineering to undertake a Feasibility Study of the Niverville Multiplex;
AND WHEREAS Council in preparation for senior government grant application required an independent review of the work done by the Friends of the Plex with respect to the viability of the capital and operating cost of the Niverville Multiplex;
AND WHEREAS Stantec has presented their final analysis of the three potential options that were required to be studied as part of their report;
THEREFORE BE IT RESOLVED THAT Council has accepted Stantec’s Feasibility Study as final;
AND FURTHER BE IT RESOLVED THAT Council is of the opinion that the Feasibility Study reflects Option # 2 (New Fieldhouse & Part-year Ice Arena) as the preferred option for the Town of Niverville;
AND FURTHER BE IT RESOLVED THAT Council is of the opinion that the Feasibility Study shows that a phased approach to this project is unfeasible from an operating perspective without changes in operating grants or taxation.

“Carried”

Res#176-16
In Camera BE IT RESOLVED that in accordance with Section 152(3) of the Municipal Act, that Council meet in camera.

“Carried”

Res#177-16
Resume BE IT RESOLVED that the meeting of Council held in camera be adjourned;
AND BE IT FURTHER RESOLVED that the Council while in camera discussed matters in the preliminary stages respecting long term plans for the development of the community.

“Carried”

A Public Hearing was held regarding Conditional Use Application C8-16, an application from Miguel and Sylvie Forest to allow for the development of a drive-thru/drive-in eating and drinking establishment and a gas bar on Drover’s Run, in a C2A “Restricted Highway Commercial Zone” on Lot 22, Block 1, Plan 55833 (Highlands Development). There was no opposition brought forward to the application.

Res#178-16 J. Funk – K. Stott
C8-16 WHEREAS a Public Hearing was held for Conditional Use Application C8-16, an application from Miguel and Sylvie Forest to allow for the development of a drive-thru/drive-in eating and drinking establishment and a gas bar in a C2A “Restricted Highway Commercial Zone” on Lot 22, Block 1, Plan 55833 (located at the corner of Drover’s Run and Krahn Road in the Highlands Development);
AND WHEREAS the application was duly advertised in accordance with The Planning Act and there were no concerns brought forward;

THEREFORE BE IT RESOLVED that Conditional Use Application C8-16 to allow for the development of a drive-thru/drive-in eating and drinking establishment and a gas bar in a C2A “Restricted Highway Commercial Zone” on Lot 22, Block 1, Plan 55833 (located at the corner of Drover’s Run and Krahn Road in the Highlands Development) be approved as presented in a plan prepared by Three Way Builders, dated May 27, 2016 being drawing 16-17-01-01.

AND BE IT FURTHER RESOLVED that the drainage plan as per drawings provided by Steckly Engineering dated June 15, 2016 are approved subject to any design changes to the site layout or the drainage plan requiring the written permission of the Town of Niverville.

AND BE IT FURTHER RESOLVED that the Town following due process provides approval in principle to three access/egress locations to the subject property, two from Drover’s Run and one from Krahn Road, with the access/egress from Krahn Road requiring a future operational agreement with Miguel and Sylvie Forest.

AND BE IT FURTHER RESOLVED that the owner’s privacy fence along the west side of the subject lot be 3.5 feet in height where staff assigned parking occurs and 6.5 feet high or such height as the Town of Niverville may agree to in writing along the area in which the fuel storage tanks will be located.

“Carried”

Res#179-16 J. Funk– C. Wiebe
Adjourn BE IT RESOLVED that the meeting be adjourned. (9:55 a.m.)

“Carried”

Mayor

Town Manager