

TOWN OF NIVERVILLE

Minutes of the Special meeting of the Niverville Town Council held on July 24, 2018 at 11:00 a.m. at the Niverville Heritage Centre. Mayor Myron Dyck chaired the meeting with all members of Council in attendance.

- Res#229-18 J. Funk – N. Dueck
Agenda BE IT RESOLVED that the agenda be accepted as presented subject to the following additions:
New Business: Growing Minds – Request to Waive Rental Fees
“Carried”
- Res#230-18 K. Stott – C. Wiebe
Table BE IT RESOLVED that the Council meeting agenda be tabled and that
Agenda Council sit in accordance with the Planning Act to hold the Public Hearing for Conditional Use application C9-18 and Variation 6-18; to allow for a retail business at Units 1, 2A and 2B, permit a 12-seat outdoor patio and vary the size and number of permitted signs for Unit 6 on Lot 2, Plan 59619, civically known as 40 Drovers Run.
“Carried”
- Res#231-18 K. Stott – C. Wiebe
Resume BE IT RESOLVED that the Public Hearing for Conditional Use application C9-18 and V6-18 be closed and Council resume its former order of business (11:08 a.m.)
“Carried”
- Res#232-18 C. Wiebe – K. Stott
C9-18 WHEREAS a public hearing was held for Conditional Use C9-18, an application from Westside Properties Inc. to allow for a retail business at Units 1, 2A and 2B, and permit a 12-seat outdoor patio and 3 advertising and 2 directional signs for Unit 6 on Lot 2, Plan 59619, civically known as 40 Drovers Run;
AND WHEREAS the Conditional Use application was duly advertised and there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C9-18, an application from Westside Properties Inc. to allow for a retail business at Units 1, 2A and 2B and permit a 12-seat outdoor patio and 3 advertising signs and 2 directional signs for Unit 6 on Lot 2, Plan 59619, civically known as 40 Drovers Run subject to the following:
1) That the applicant provide to the Town a map delineating the parking assigned to each tenant; and
2) That the applicant apply for a Conditional Use or Variation if required.
“Carried”
- Res#233-18 N. Dueck – J. Funk
V6-18 WHEREAS a public hearing was held for Variation V6-18, an application from Westside Properties Inc. to vary the following at Lot 2, Plan 59619, civically known as 40 Drovers Run:
- The number of freestanding signs from one to six, with a total square footage of 154.28 sq. ft. for the 5 additional signs;
- The size of permitted identification signage from 100 sq. ft. to 159.31 sq. ft.;
- The number of identification signs on the building from one to six;
- Allow two building mounted advertising signs of 15 sq. ft. each;

AND WHEREAS the Variation application was duly advertised and there was no opposition received to the proposal;

THEREFORE BE IT RESOLVED that Council approves Variation Application V6-18, an application from Westside Properties Inc. to vary the following at Lot 2, Plan 59619, civically known as 40 Drovers Run:

- The number of freestanding signs from one to six, with a total square footage of 154.28 sq. ft. for the 5 additional signs;
- The size of permitted identification signage from 100 sq. ft. to 159.31 sq. ft.;
- The number of identification signs on the building from one to six;
- Allow two building mounted advertising signs of 15 sq. ft. each.;

subject to the following:

- 1) That the applicant apply for a Conditional Use if additional advertising signage is required at Lot 2, Plan 59619; and
- 2) That the applicant apply for a Variation for the size and number of additional signage if required.

“Carried”

Res#234-18 C. Wiebe – N. Dueck
Table BE IT RESOLVED that the Council meeting agenda be tabled and that
Agenda Council sit in accordance with the Planning Act to hold the Public Hearing for Bylaw 794-18, the Town of Niverville Development Plan.

“Carried”

Res#235-18 J. Funk – C. Wiebe
Resume BE IT RESOLVED that the Public Hearing for Bylaw 794-18, Town of Niverville Development Plan be closed and Council resume its former order of business.

“Carried”

Res#236-18 C. Wiebe – N. Dueck
BL 794-18 WHEREAS the Town has undertaken a comprehensive review of its current
2nd Reading development plan including consultation with the general public;
AND WHEREAS a new development plan has been drafted;
AND WHEREAS following the public hearing, the following recommendations will be incorporated into the bylaw:

- a) 1.2.2 Trends and Implications – include mention of a new francophone school that will be needed in the next 10-25 years should the Town’s francophone population continue to grow;
- b) Utilities and Services – Town to commit consideration of using one population growth projection for infrastructure planning;
- c) Transportation (4.2.6) – reference to “provincial and The Highway Traffic Board will be removed” and Manitoba Infrastructure inserted in its place. The last sentence will have “any necessary” removed for clarity;
- d) Transportation – clarification on whether the proposed bike lanes shown on the active transportation reference map are aligned with the functional design;
- e) Provincial Drainage System (5.2.7) – remove “provincial agency” and replace with “Manitoba Infrastructure”;
- f) Location of Utilities and Services (5.2.9) – remove “provincial agency” and replace with Manitoba Infrastructure;

THEREFORE BE IT RESOLVED that Bylaw 794-18, being a Bylaw to adopt a new development plan for the Town of Niverville be given second reading and forwarded for Provincial Review.

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“Carried”

Res#237-18 C. Wiebe – J. Funk
Accounts BE IT RESOLVED that cheque nos. 36422 to 36489 totalling \$394,110.39 be hereby approved for payment.


“Carried”

Res#238-18 J. Funk – K. Stott
Waive Fees WHEREAS Growing Minds Daycare has reserved the Hespeler Park Picnic Shelter for August 22, 2018 to celebrate their 10th Anniversary in business by hosting a Family Carnival for the entire community;
AND WHEREAS Growing Minds Daycare has submitted a request to Council to waive the rental fee for their August 22, 2018 community event;
THEREFORE BE IT RESOLVED that Council waives the Hespeler Park Picnic Shelter rental fee for August 22, 2018 to allow Growing Minds Day to host a Family Carnival for the entire community as a celebration of their 10th Anniversary in business subject to a damage deposit being submitted with the rental contract.

“Carried”

Res#239-18 N. Dueck – C. Wiebe
Adjourn BE IT RESOLVED that the meeting be adjourned. (11:54 a.m.)

“Carried”



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on July 24th, 2018 at 11:12 a.m. regarding Bylaw 794-18, Niverville Development Plan. The proposal was duly advertised as per Section 168 of The Planning Act. Mayor Myron Dyck served as chairperson, with all members of Council in attendance.

Ross Mitchell (Sison Blackburn Consulting Inc.) and Kristy LeBaron and Jeff Palmer (Catapult Community Planning), consultants hired by the Town of Niverville, presented an overview of the proposed changes to the Town's Development Plan. Jeff Palmer noted the proposed key changes as follows:

- 1) New Town Centre designation
- 2) New Commercial Corridor designation
- 3) Updated Industrial designation
- 4) New Parks and Open Space designation
- 5) New Neighborhood designation
- 6) Policies for Active Transportation
- 7) Requirement for Concept Plans
- 8) Requirement for other plans and studies (traffic impact, drainage, circulation, lighting, landscaping, signage, building design and buffering)
- 9) Policies on Urban Form and Design

Jeff also noted that a review of this Development Plan should take place within 5 to 10 years.

John Koop of 172 Ritchot Drive asked how this plan would affect property values and questioned the location of commercial designation to the west of Ritchot Drive.

Jeff Palmer pointed out that the commercial designation to the west of Ritchot Drive was already in the current Development Plan and so there was no change to that area.

Karen Friesen, owner of agricultural land within Niverville boundaries, was present to receive clarification on the proposed changes from industrial to commercial along Bronstone Drive. Jeff Palmer noted that this change was made to encourage commercial rather than industrial development along Bronstone Drive and confirmed that the Friesen's land that is located to the north of Bronstone Drive may continue to be used for farmland.

Stephen Walker on behalf of Community and Regional Planning, provided an overview of the comments provided by the various government departments and agencies involved in land use planning. Two specific items noted were (1) a suggestion to adopt a policy to commit the Town to using one population growth projection for infrastructure planning, and (2) to include the need for a French language school as expressed by Division scolaire franco-manitobaine.

Councillor Wiebe expressed a note of thanks for all those involved in the preparation of this document.

The Public Hearing was closed at 11:53 a.m.

Minutes of the Public Hearing held on July 24th, 2018 at 11:02 a.m. regarding Conditional Use C9-18 and Variation application V6-18 from Westside Properties Inc. for the following:

- 1) Conditional Use C9-18 – to allow a retail business at Units 1, 2A and 2B and permit a 12-seat outdoor patio and 3 advertising signs and 2 directional signs for Unit 6 on Lot 2, Plan 59619, civically known as 40 Drovers Run; and
- 2) Variation V6-18 to vary the following at Lot 2, Plan 59619, civically known as 40 Drovers Run:
 - The number of freestanding signs from one to six, with a total square footage of 154.28 sq. ft. for the 5 additional signs;
 - The size of permitted identification signage from 100 sq. ft. to 159.31 sq. ft.;
 - The number of identification signs on the building from one to six;
 - Allow two building mounted advertising signs of 15 sq. ft. each.;

The proposal was duly advertised as per Section 169 of The Planning Act. Mayor Myron Dyck served as chairperson, with all members of Council in attendance.

CAO Eric King provided an overview of the proposal. There were no residents in attendance and no opposition was received to the proposal.

Deputy Mayor John Funk commented that lighting from the signs would have no affect on any neighboring residential development

The Public Hearing was closed at 11:08 a.m.