

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on April 2, 2024 at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe and Councillors Nathan Dueck, Bill Fast and Meghan Beasant.

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| Res#73-24<br>Agenda          | B. Fast – M. Beasant<br>BE IT RESOLVED that the agenda be approved as presented.<br><br>“Carried”  |
| Res#74-24<br>Minutes         | M. Beasant – N. Dueck<br>BE IT RESOLVED that the minutes of the regular Council meeting held on March 19, 2024 be approved as presented.<br><br>“Carried”  |
| Res#75-24<br>Table<br>Agenda | C. Wiebe – B. Fast<br>BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C3-24 for Unit A-430 Kuzenko Street.<br><br>“Carried”  |
| Res#76-24<br>Resume          | B. Fast – M. Beasant<br>BE IT RESOLVED that the combined Public Hearing for Conditional Use C3-24 be closed, and Council resume its former order of business (9:03 a.m.).<br><br>“Carried”   |
| Res#77-24<br>C3-24           | B. Fast – C. Wiebe<br>WHEREAS a Public Hearing was held regarding Conditional Use C3-24, an application from Flush N Flow Plumbing & Drain Services to allow for a plumbing and septic tank cleaning business with portable toilet rentals to operate on Lot 1 Plan 71077, civically known as Unit A – 430 Kuzenko Street;<br>AND WHEREAS the application was duly advertised;<br>AND WHEREAS the property owner has already entered into a Development Agreement with the Town;<br>AND WHEREAS there was no opposition received to the proposal;<br>THEREFORE BE IT RESOLVED that Council approves Conditional Use C3-24, to allow for a plumbing and septic tank cleaning business with portable toilet rentals to operate on Lot 1 Plan 71077, civically known as Unit A – 430 Kuzenko Street.<br><br>“Carried” |
| Res#78-24<br>Table<br>Agenda | B. Fast – C. Wiebe<br>BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C5-24 for Lot 7 Plan 70126.<br><br>“Carried”   |
| Res#79-24<br>Resume          | B. Fast – C. Wiebe<br>BE IT RESOLVED that the combined Public Hearing for Conditional Use C5-24 be closed, and Council resume its former order of business (9:15 a.m.).<br><br>“Carried”   |

Res#80-24  
C5-24

B. Fast – M. Beasant

WHEREAS a Public Hearing was held regarding Conditional Use C5-24, an application from Hillside Construction to allow for a residential Planned Unit Development on Lot 7, Plan 70126;  
AND WHEREAS in accordance with *The Planning Act*, the Conditional Use application was duly advertised;  
AND WHEREAS there was no opposition received to the proposal;  
THEREFORE BE IT RESOLVED that Council approves Conditional Use C5-24 to allow for a residential Planned Unit Development on Lot 7, Plan 70126 subject to the following condition:

1) That the Developer enter into a Development Agreement with the Town.

“Carried”

Mayor Myron Dyck advised that he has a Capital Region meeting coming up this Thursday, which purpose is to address minor and major legislation requests, the dealing with the question of municipalities giving up autonomy to the province for regional zoning as opposed to individual zoning. Mayor Dyck added that the goal is to have the hearings done by January (2025) so that it can be recommended to the province to adopt into legislation.

Res#81-24  
Accounts

C. Wiebe – N. Dueck

BE IT RESOLVED that cheque nos. 44010 to 44061 totalling \$207,393.33 be hereby approved for payment.

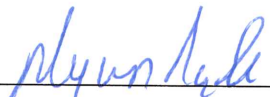
“Carried”

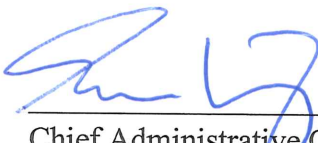
Res#82-24  
Adjourn

B. Fast – M. Beasant 9:23

BE IT RESOLVED that the meeting be adjourned. (9:23 a.m.)

“Carried”

  
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Mayor

  
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Chief Administrative Officer

Minutes of the Public Hearing held on April 2, 2024, at 9:01 a.m. regarding Conditional Use C3-24, an application from Flush N Flow Plumbing & Drain Services to allow for a plumbing and septic tank cleaning business with portable toilet rentals to operate on Lot 1 Plan 71077, civically known as Unit A – 430 Kuzenko Street. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Chris Wiebe and Councillors Nathan Dueck, Bill Fast and Meghan Beasant in attendance.

CAO Eric King gave an overview of the proposal, noting this was an application from Flush N Flow Plumbing & Drain Services to allow for a plumbing and septic tank cleaning business with portable toilet rentals to operate at Unit A – 430 Kuzenko Street in the Niverville Business Park. Mr. King noted that all uses in the Business Park are Conditional Uses and this proposed use is in line with the industrial uses that the Industrial General Zone is intended to accommodate, that the property owner already entered into a Development Agreement in 2018, and that his recommendation was to approve the Conditional Use as requested.

The applicant advised that this request was self explanatory – they own the company and are in the process of acquiring a septic tank business, and this is in preparation in the event that this comes through.

Deputy Mayor Chris Wiebe asked for clarification on which unit this pertained to.

The applicant noted this was for 430 Kuzenko, Unit “A” which is “kitty corner” to Bristol Hauling. Mr. King added that this was in the first building that Bryan (Trottier) owns.

There was no opposition to the proposal.

The hearing was closed at 9:03 a.m.

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Minutes of the Public Hearing held on April 2, 2024, at 9:06 a.m. regarding Conditional Use C5-24, an application from Hillside Construction to allow for a residential Planned Unit Development on Lot 7, Plan 70126. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Chris Wiebe and Councillors Nathan Dueck, Bill Fast and Meghan Beasant in attendance.

CAO Eric King gave an overview of the proposal, noting this was an application from Hillside Construction, being a Conditional Use to allow for a residential Planned Unit Development in a residential high-density zone. Background - The applicant is proposing 3 two storey rowhouse style buildings with finished basements to be located on the northern portion of Lot 7, Plan 70126 – reference point of being the old driving range. The lot is anticipated to be subdivided

later this year. The proposed number of dwelling units is 56. The proposed development has already completed an Admin Review. Recommendation from Admin is to approve the Conditional Use as proposed subject to requiring the developer to enter into a development agreement with the Town.

Mr. Terry Thiessen, general manager with Hillside Construction, noted that they have been doing multi-family construction for 15 years and are well suited for it, and that they have an affiliated development company. Mr. Thiessen advised that this would be a 2-part project as the property will be subdivided roughly in half, developing the northern half first, then the south half once successful, that this project would have a mixture of 1 to 3 bedrooms, and that row housing makes the most sense with the shape of the property. He also added that the name of the property will be forthcoming and that this could be run by Council, that September 1<sup>st</sup> is the projected start date, construction drawings have been completed, the engineering is being worked on, and that the construction timeframe is estimated to be done in 18 months for all 3 buildings.

Deputy Mayor Chris Wiebe asked if site work would be done before September and whether these would be condos for purchase or rentals.

Mr. Thiessen advised that they would see how things go with the office and that if they could get in some sewer and water works they would (start earlier), and that these would be rentals.

Councillor Dueck asked about the total number of units and whether they would be stacked.

Mr. Thiessen advised the units would be stacked, with upper and lower units, with the lower unit being about a floor and a half above grade so that the windows give you the feeling like you are not in a basement. Mayor Dyck confirmed there would be 56 units.

Mayor Dyck advised the applicant to be aware of marketing signage size and location.

There was no opposition to the proposal.

The hearing was closed at 9:15 a.m.

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