

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on December 19, 2023, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, Councillors Nathan Dueck and Meghan Beasant.

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| Res#333-23
Excuse | C. Wiebe – N. Dueck
BE IT RESOLVED that Councillor Bill Fast be excused due to illness. | “Carried” |
| Res#334-23
Agenda | M. Beasant – N. Dueck
BE IT RESOLVED that the agenda be approved as presented. | “Carried” |
| Res#335-23
Minutes | M. Beasant – N. Dueck
BE IT RESOLVED that the minutes of the regular Council meeting held on December 5, 2023 be approved as presented. | “Carried” |
| Res#336-23
Table
Agenda | C. Wiebe – M. Beasant
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 C24-23 for 430 Wittick Street. | “Carried” |
| Res#337-23
Resume
C24-23 | C. Wiebe – N. Dueck
BE IT RESOLVED that the Public Hearing for Conditional Use C24-23 for 430 Wittick Street be closed and Council resume its former order of business (7:02 p.m.). | “Carried” |
| Res#338-23
C24-23 | C. Wiebe – M. Beasant
WHEREAS a Public Hearing was held regarding Conditional Use C24-23, an application from Delbert W. Peters to allow for a trucking business including maintenance of trucks and trailers to operate on Lot 4, Plan 68985, civically known as 430 Wittick Street in the Niverville Business Park;
AND WHEREAS the application was duly advertised;
AND WHEREAS the property already has a Development Agreement registered against it;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C24-23, an application from Delbert W. Peters to allow for a trucking business including maintenance of trucks and trailers to operate on Lot 4, Plan 68985, civically known as 430 Wittick Street in the Niverville Business Park. | “Carried” |
| Res#339-23
Table
Agenda | N. Dueck – M. Beasant
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 C25-23 for 111 Claremont Drive. | “Carried” |

Res#340-23 M. Beasant – C. Wiebe
Resume BE IT RESOLVED that the Public Hearing for Conditional Use C25-23 for 111 Claremont Drive be closed and Council resume its former order of business (7:05 p.m.).
“Carried”

Res#341-23 C. Wiebe – M. Beasant
C25-23 WHEREAS a Public Hearing was held regarding Conditional Use 25-23, an application from Mikaela Wiebe to operate a home-based business (hair salon) on Lot 29, Plan 53344, civically known as 111 Claremont Drive;
AND WHEREAS the application was duly advertised;
AND WHEREAS there were no objections received to the proposal;
THEREFORE BE IT RESOLVED that Conditional Use application C25-23, from Mikaela Wiebe to operate a home-based business (hair salon) on Lot 29, Plan 53344, civically known as 111 Claremont Drive be approved subject to the following conditions:
1) That the applicant provide on-site parking for clients; and
2) That the applicant obtain an annual Business License from the Town.
“Carried”

Mayor Dyck commented that the recent staff/Council Christmas celebration had gone well, that he had dealt with a little bit of snowfall and that the forecast looked like Mother Nature would be on our side.

Res#342-23 C. Wiebe – M. Beasant
Accounts BE IT RESOLVED that cheque nos. 43595 to 43668 totalling \$264,970.26 be hereby approved for payment.
“Carried”

Res#343-23 N. Dueck – C. Wiebe
Nov. F.S. BE IT RESOLVED that Council approves the November 30, 2023 Financial Statement as approved.
“Carried”

Res#344-23 N. Dueck – M. Beasant
BL 859-23 BE IT RESOLVED that Bylaw 859-23, being a Council Remuneration bylaw for
3rd Reading 2024 is given third reading and passed.
“Carried”

In Favour: M. Dyck, C. Wiebe, N. Dueck, M. Beasant
Absent: B. Fast

Res#345-23 N. Dueck – C. Wiebe
BL 860-23 WHEREAS Bylaw 860-23, a Staff Remuneration bylaw for 2024 has been
3rd Reading amended to add in one job category under the Recreation Department;
THEREFORE BE IT RESOLVED that Council gives third reading and passes Bylaw 860-23, a Staff Remuneration bylaw for 2024 as amended.
“Carried”

In Favour: M. Dyck, C. Wiebe, N. Dueck, M. Beasant
Absent – B. Fast

Res#346-23
BL 861-23
3rd Reading

C. Wiebe – M. Beasant

WHEREAS Section 130 of *The Municipal Act* provides that Council may by bylaw establish one or more designated officer positions to carry out the powers, duties and functions of a designated officer under the authority of a municipal bylaw or provincial legislation;

THEREFORE BE IT RESOLVED that Council gives third reading and passes Bylaw 861-23, being a bylaw to create the positions of designated officers for the Town of Niverville.

“Carried”

In Favour: M. Dyck, C. Wiebe, N. Dueck, M. Beasant

Absent: B. Fast

Res#347-23
Designated
Officers

C. Wiebe – N. Dueck

BE IT RESOLVED that Council appoints the following staff members to the noted designated officer positions, with signing authority as outlined in Bylaw 861-23:

Ryan Dyck – Director of Operations

Audrey Neufeld – Director of Planning & Development

Dawn Penner – Manager of Finance

Ben Funk – Building Inspector

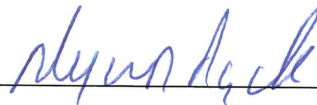
“Carried”

Res#348-23
Adjourn


M. Beasant – N. Dueck

BE IT RESOLVED that the meeting be adjourned. (7:11 p.m.)

“Carried”



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on December 19, 2023, at 7:01 p.m. regarding Conditional Use application C24-23, an application from Delbert W. Peters to allow for a trucking business including maintenance of trucks and trailers to operate on Lot 4, Plan 68985, civically known as 430 Wittick Street in the Niverville Business Park. 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 and Meghan Beasant in attendance.

Mr. Eric King, CAO, provided an overview of the proposal, noting the Conditional Use was requested to allow for a trucking business including maintenance of trucks and trailers to operate at 430 Wittick Street in the Niverville Business Park. He stated 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, adding that the applicant has indicated that the trucking business will include parking trucks and trailers, 3 trucks in total, and doing regular maintenance and repairs on their trucks. Mr. King noted that the original owner of the property had entered into a Development Agreement with the Town prior to developing the site, and the Development Agreement indicated that a Conditional Use would be required prior to occupancy.

Mr. King recommended that the Conditional Use be approved as requested.

There was no opposition received to the proposal.

The hearing was closed at 7:02 p.m.

Minutes of the Public Hearing held on December 19, 2023 at 7:04 p.m. regarding Conditional Use C25-23, an application from Mikaela Wiebe to operate a home-based business (hair salon) on Lot 29, Plan 53344, civically known as 111 Claremont Drive. 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 and Meghan Beasant in attendance.

Eric King, CAO of the Town of Niverville, stated that this was a Conditional Use to operate a homebased business, a hair salon, at 111 Claremont Drive. He advised that the applicant originally applied for a Conditional Use for a homebased business at 111 Claremont Drive in October 2021 and was granted approval until October 19, 2023, subject to providing for on-site parking for clients and obtaining an annual Business License. Mr. King noted that the Town has not received any complaints regarding this business, and that the recommendation is to approve the Conditional Use subject to the following conditions: (1) that the applicant provide on-site parking for clients; and (2) that the applicant obtain an annual Business License from the Town. He also commented that this would now be the permanent approval for this business.

There was no opposition to the proposal.

The Public Hearing was closed at 7:05 p.m.
