

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on May 7, 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.

- Res#99-24  
Agenda  
B. Fast – M. Beasant  
BE IT RESOLVED that the agenda be approved as presented.  
“Carried”
- Res#100-24  
Minutes  
M. Beasant – B. Fast  
BE IT RESOLVED that the minutes of the regular Council meeting held on April 16, 2024 be approved as presented.  
“Carried”
- Res#101-24  
Excused  
B. Fast – M. Beasant  
BE IT RESOLVED that Deputy Mayor Chris Wiebe be excused due to a direct pecuniary interest with Conditional Use C6-24, Unit 2 – 735 Schultz Avenue, as per Section 4(1)(b) of *The Municipal Council Conflict of Interest Act*  
“Carried”
- Res#102-24  
Table  
Agenda  
M. Beasant – N. Dueck  
BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use C6-24 for Lot 16 Plan 61759, civically known as Unit 2 - 735 Schultz Avenue.  
“Carried”
- Res#103-24  
Resume  
M. Beasant – N. Dueck  
BE IT RESOLVED that the Public Hearing for Conditional Use C6-24 be closed and Council resume its former order of business (9:03 a.m.).  
“Carried”
- Res#104-24  
C6-24  
N. Dueck – B. Fast  
WHEREAS a Public Hearing was held regarding Conditional Use C6-24, an application from Chris Wiebe and Mary Hanna to allow for a personal shop on Lot 16 Plan 61759, civically known as Unit 2 – 735 Schultz Avenue;  
AND WHEREAS there was no opposition received to the proposal;  
THEREFORE BE IT RESOLVED that Council approves Conditional Use C6-24 to allow for a personal shop on Lot 16 Plan 61759, civically known as Unit 2 – 735 Schultz Avenue, subject to the following conditions:  
a) That the Property Owner or Condo Corp. ensures that the Town has provided approval in writing for a revised parking plan that addresses the parking required for this type of unit;  
b) That the Unit Owners obtain a Conditional Use for any use of Unit 2 other than for their personal use; and  
c) That this approval doesn't include the rental of Unit 2 to a third party for the third party's personal use.  
“Carried”

Deputy Mayor Chris Wiebe rejoined the meeting.

Res#105-24 D1-17	C. Wiebe – M. Beasant BE IT RESOLVED that Council approves an amendment to Policy No. D1-17 - Multi-Unit Residential Development Incentive Grant (New Construct), copy of which is attached hereto as Schedule “A”.	“Carried”
Res#106-24 Subdivision	M. Beasant – C. Wiebe BE IT RESOLVED that Council approves subdivision application File No. 4340-24-8952 (Minor Subdivision), Part of NE-25-07-03-E, being Lot 7 Plan 70126, registered Owner Sunset Estates Ltd., which proposes to create one additional lot from the existing title for multiple-unit residential development.	“Carried”
Res#107-24 Award Contract	C. Wiebe – B. Fast BE IT RESOLVED that following the Town’s due tendering process, that the contract for the Town’s 2024 Gravel & Topsoil Program be awarded to Barkman’s Cartage Ltd., who submitted the lowest overall bid.	“Carried”
	Mayor Myron Dyck wished the Niverville Chamber all the best in their “pizza wars” this week and encouraged everyone to check out the pizza and the Town. He added that he would be attending the Federal Municipal Conference in Calgary this June, which will focus on things like housing and land use, along with a tour of Calgary’s development and their different styles of neighbourhoods. This will assist in Council’s future land and business development plans and help determine what is needed for the Town’s board at the Federal level to lobby the Federal Government in order to avoid being stifled by Federal or Provincial legislation.	
Res#108-24 Accounts	B. Fast – N. Dueck BE IT RESOLVED that cheque nos. 44123 to 44195 totalling \$685,854.73 be hereby approved for payment.	“Carried”
Res#109-24 Jan F.S.	B. Fast – N. Dueck BE IT RESOLVED that the January 31, 2024 Financial Statement be approved as presented.	“Carried”
Res#110-24 Feb. F. S.	M. Beasant – C. Wiebe BE IT RESOLVED that the February 29, 2024 Financial Statement be approved as presented.	“Carried”
Res#111-24 Mar. F. S.	C. Wiebe – B. Fast BE IT RESOLVED that the March 31, 2024 Financial Statement be approved as presented.	“Carried”
Res#112-24 BL801-18 Update-Tabled	C. Wiebe – B. Fast BE IT RESOLVED that Council tables the updates to the Traffic and Parking Bylaw 801-18, Schedule “A”, to allow for more time to review proposed updates.	“Carried”

Res#113-24  
Subdivision

C. Wiebe – B. Fast

BE IT RESOLVED that Council approves subdivision application File No. 4340-24-8957, for Parcels A and B Works Plan 69685 WLTO, Lots 17-20 Block 1 Plan 68024 WLTO, Lots 7-10 Block 3 Plan 68024 WLTO, in SE 25-7-3E, (87-96 Aberdeen Drive) registered owner Town of Niverville and additional registered owners, which proposes to consolidate an existing plan of work with its respective adjacent residential titles.

“Carried”

Res#114-24  
Adjourn

M. Beasant – B. Fast

BE IT RESOLVED that the meeting be adjourned. (9:24 p.m.)

“Carried”

  
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Mayor

  
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Chief Administrative Officer

Schedule "A"



Town Of Niverville-Development

Policy No. D1-17: Multi-Unit Residential Development Incentive Grant (New Construct)

Effective Date: June 20, 2017 Resolution# 207-17

Revision Date: May 7, 2024 Resolution# 105-24

Background: The Town of Niverville (the "Town") recognizes the vital role new multi-unit residential construction performs in the development of a community. To encourage the construction, availability and variety of high-density multi-unit apartment style housing, the Town will accept individual Developer requests on a case-by-case basis for alternate payment arrangements of development fees.

Staff upon review of a Developer's application for phased payments for a new residential development of 20 or more dwelling units (apartment style building), will provide Council with a phased payment proposal and pending their approval, will include the proposed payment schedule in the Development Agreement for the proposed development.

Terms & Conditions:

1. Development proposal is for 20 or more new residential dwelling units in an apartment style building;
2. Development proposal must have completed an Administrative Review with the Town for current application;
3. Application for phased payments to be provided a minimum of 4 weeks in advance of needing the Development Agreement;
4. A fully executed Development Agreement with the Town approving the construction of the high-density multi-unit development must be registered against the property;
5. Should payment under the terms outlined in the Development Agreement not occur within thirty (30) days of the agreed upon due dates for payments, the Developer will be considered delinquent in their accounts, and as a result the full Development Agreement costs will be due within thirty (30) days of the original payment due date to the Town;
6. In accordance with The Municipal Act and terms of the Development Agreement, failure to pay any invoice within thirty (30) days of receipt will result in the outstanding balance being placed onto the Developer's property taxes.

Minutes of the Public Hearing held on May 7, 2024, at 9:02 a.m. regarding Conditional Use C6-24, an application Chris Wiebe and Mary Hanna to allow for a personal shop on Lot 16 Plan 61759, civically known as Unit 2 – 735 Schultz Avenue. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Nathan Dueck, Bill Fast and Meghan Beasant in attendance.

CAO Eric King gave an overview of the proposal, noting this was a Conditional Use application from Chris (Wiebe) & Libby (Hanna) to allow for a personal hobby shop at Unit 2 – 735 Schultz Avenue. The applicant has advised that the hobby shop will not cause noise or smells.

Background - all uses in the Business Park are Conditional Uses, and this proposed use is aligned with the uses the Industrial General Zone will accommodate. The recommendation from Admin is to approve the Conditional Use as requested, subject to the following conditions:

- a) That the Property Owner or Condo Corp. ensures that the Town has provided approval in writing for a revised parking plan that addresses the parking required for this type of use;
- b) That the Unit Owners obtain a Conditional Use for any other use of Unit 2 other than for their personal non-business use; and
- c) That this approval doesn't include the rental of Unit 2 to a third party for the third party's personal or business use.

There was no opposition to the proposal.

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

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