

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on November 19, 2024, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck, Deputy Mayor Chris Wiebe and Councillors Nathan Dueck, Bill Fast, and Meghan Beasant were in attendance.

Res#263-24 B. Fast – M. Beasant
Agenda BE IT RESOLVED that the agenda be approved subject to the following addition:
New Business 10 a. October 31, 2024 Financial Statement
“Carried”

Res#264-24 N. Dueck – C. Wiebe
Minutes BE IT RESOLVED that the minutes of the regular Council meeting held on November 5, 2024, be approved as presented.
“Carried”

There were no appeals for the Board of Revision.

Res#265-24 B. Fast – M. Beasant
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with *The Planning Act* to hold the Public Hearing for
Conditional Use application C20-24 for Unit 1 - 635 Wittick Street.
“Carried”

Res#266-24 N. Dueck – B. Fast
Resume BE IT RESOLVED that the Public Hearing for Conditional Use application C20-24 for Unit 1 - 635 Wittick Street be closed, and Council resume its former order of business (7:03 p.m.).
“Carried”

Res#267-24 N. Dueck – B. Fast
C20-24 WHEREAS a Public Hearing was held regarding Conditional Use C20-24, an application from Qaya Automotive Inc. to allow for an automotive sales and service business to operate on Lot 4 Block 2 Plan 71566, civically known as Unit 1, 635 Wittick Street;
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 C20-24, an application to allow for an automotive sales and service business to operate on Lot 4 Block 2 Plan 71566, civically known as Unit 1, 635 Wittick Street, in the Niverville Business Park.
“Carried”

Res#268-24 B. Fast – M. Beasant
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with *The Planning Act* to hold the Public Hearing for
Conditional Use application C21-24 for Units 1-4, 746 Schultz Avenue.
“Carried”

Res#269-24 M. Beasant – C. Wiebe
Resume BE IT RESOLVED that the Public Hearing for Conditional Use application C21-24 for Units 1-4, 746 Schultz Street be closed, and Council resume its former order of business (7:08 p.m.).

“Carried”

Res#270-24 C. Wiebe – B. Fast
C21-24 WHEREAS a Public Hearing was held regarding Conditional Use C21-24, an application from Justin Woods to allow for a custom automotive restoration and metal fabrication business to be located in Unit 2 – 746 Schultz Avenue (Lot 22 Plan 61759), and an application from J. Wiens & Sons Distributions Ltd. to allow for a furniture warehouse/storage facility to be located in Units 1, 3, and 4, of 746 Schultz Avenue (Lot 22 Plan 61759);
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 C21-24, an application to allow for a custom automotive restoration and metal fabrication business to be located in Unit 2 – 746 Schultz Avenue (Lot 22 Plan 61759), and to allow for a furniture warehouse/storage facility to be located in Units 1, 3, and 4, of 746 Schultz Avenue (Lot 22 Plan 61759) subject to the following condition:

- 1) Fencing for storage of automotive vehicles compound.

“Carried”

Mayor Myron Dyck commented that it is always good to build relationships, and after the provincial election, one of the first things we did was send out letters to the various ministerial departments to try to get to know them. With the cabinet shuffle that took place this past week, some have kept their similar posts, such as the Minister of Infrastructure, but the Minister of Municipal Affairs changed so a letter has already been sent out. Mayor Dyck wished all the Ministers well in their existing and/or new portfolios and noted that we as Council, will be endeavouring to do our best to get to know them.

Res#271-24 C. Wiebe – N. Dueck
Accounts BE IT RESOLVED that cheque nos. 44922 to 44940, totaling \$769,158.77, and Electronic Fund Transfers totaling \$332,713.39 are hereby approved for payment.

“Carried”

Res#272-24 B. Fast – M. Beasant
Oct. F.S. BE IT RESOLVED that Council approves the October 31, 2024 Financial Statement as presented.

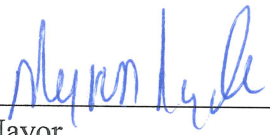
“Carried”

Res#273-24
Adjourn

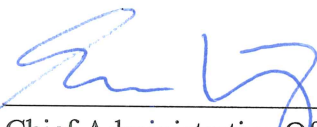
M. Beasant – B. Fast

BE IT RESOLVED that the meeting be adjourned. (7:15 p.m.)

“Carried”



Mayor



Chief Administrative Officer

Minutes of a Public Hearing held on November 19, 2024, at 7:01 p.m. regarding Conditional Use C20-24, an application from Kaled AlJelihawi on behalf of Qaya Automotive Inc. to allow for an automotive sales and service business to operate on Lot 4 Block 2 Plan 71566, civically known as Unit 1, 635 Wittick 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 advised that this Conditional Use application from Kaled on behalf of Qaya Automotive Inc., was to allow for an automotive sales and service business to operate out of Unit 1, 635 Wittick Street, in the Niverville Business Park. Background: All uses in the Niverville 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. The applicant has indicated that there will be a maximum of 2 staff members, 20 cars for sale, and minor vehicle servicing on site. Note the owner of the property has already entered into a Development Agreement with the Town. The recommendation from Admin is to approve the Conditional Use as requested.

Deputy Mayor Chris Wiebe questioned whether all the cars on their lot would be for sale.

Mr. Kesimrat Singh, on behalf of the applicant, advised that they will be applying for a dealership if this use is approved.

Deputy Mayor Chris Wiebe questioned whether this lot had enough parking and Mr. King confirmed that it had enough.

There was no opposition to the proposal.

The public hearing was closed at 7:03 p.m.

Minutes of a Public Hearing held on November 19, 2024, at 7:06 p.m. regarding Conditional Use C21-24, an application from Justin Woods to allow for a custom automotive restoration and metal fabrication business to be located in Unit 2 – 746 Schultz Avenue (Lot 22 Plan 61759), and an application from J. Wiens & Sons Distributions Ltd. to allow for a furniture warehouse/storage facility to be located in Units 1, 3, and 4, of 746 Schultz Avenue (Lot 22 Plan 61759). 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 advised that this was a Conditional Use application from Justin Woods for Unit 2 and J. Wiens and Sons Distributions Ltd. for Units 1, 3, and 4, to allow for a custom automotive restoration and metal fabrication business to be located in Unit 2 of 746 Schultz Avenue and to allow for a furniture warehouse/storage facility to be located in Units 1, 3, and 4, of 746 Schultz Avenue. Background: All uses in the Niverville Business Park are Conditional Uses and these proposed uses are in line with the industrial uses that the Industrial General Zone is intended to accommodate. Note that the owner of the property entered into a Development Agreement with the Town in 2018. Recommendation: Approve the Conditional Use application for both uses as requested and a condition to put fencing up for the storage of the automotive and restoration fabrication business area.

There was no opposition to the proposal.

The public hearing was closed at 7:08 p.m.