

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on March 4, 2025, at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, Councillors Nathan Dueck, Bill Fast and Meghan Beasant.

Res#44-25 Agenda	B. Fast – N. Dueck BE IT RESOLVED that the agenda be approved as presented.	“Carried”
Res#45-25 Minutes	M. Beasant – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on February 18, 2025, be approved as presented.	“Carried”
Res#46-25 Table Agenda	C. Wiebe – N. Dueck 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 C4-25 for Lot 2 Plan 42256, civically known as 52 2 nd Street South.	“Carried”
Res#47-25 Resume	B. Fast – C. Wiebe BE IT RESOLVED that the Public Hearing for Conditional Use application C4-25 for Lot 2 Plan 42256, civically known as 52 2 nd Street South be closed, and Council resume its former order of business (9:02 a.m.).	“Carried”
Res#48-25 C4-25	B. Fast – M. Beasant WHEREAS a Public Hearing was held regarding Conditional Use C4-25, an application from Muhammad Zaman to allow for the continued use of a home-based business operating an Income Tax Return service on Lot 2 Plan 42256, civically known as 52 2 nd Street South, previously granted approval under Conditional Use C6-23; 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 C4-25 to allow for the continued use of a home-based business operating an Income Tax Return service on Lot 2 Plan 42256, civically known as 52 2 nd Street South subject to the following conditions: 1) That the applicant provides on-site parking for clients; and 2) That the applicant maintains a valid annual business license with the Town of Niverville.	“Carried”
Res#49-25 Table Agenda	B. Fast – C. Wiebe 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 C3-25 for Lot 9 Block 2 Plan 23182, civically known as 369 Bronstone Drive.	“Carried”

Res#50-25
Resume

B. Fast – C. Wiebe

BE IT RESOLVED that the Public Hearing for Conditional Use application C3-25 for Lot 9 Block 2 Plan 23182, civically known as 369 Bronstone Drive be closed, and Council resume its former order of business (9:07 a.m.).

“Carried”

Mayor Myron Dyck abstained from voting on C3-25 due to a conflict of interest arising from family connections.

Res#51-25
C3-25

B. Fast – M. Beasant

WHEREAS a Public Hearing was held on March 4, 2025, regarding Conditional Use application C3-25, an application to allow for heavy equipment sales for vehicles weighing over 14,000 pounds and the sale of new or used parts for heavy equipment on Lot 9 Block 2 Plan 23182, civically known as 369 Bronstone Drive;

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 C3-25 to allow for heavy equipment sales for vehicles weighing over 14,000 pounds and the sale of new or used parts for heavy equipment on Lot 9 Block 2 Plan 23182, civically known as 369 Bronstone Drive subject to the following condition(s):

- 1) That all heavy equipment vehicles and parts be stored in the rear fenced-in enclosure or in the warehouse.

“Carried”

Councillor Bill Fast abstained from voting on Subdivision 4340-24-9059 due to a conflict of interest arising from family connections.

Res#52-25
Subdivision

N. Dueck – C. Wiebe

WHEREAS subdivision application File no. 4340-24-9059 for Lots 1 & 2 Plan 44409 WLTO in NE ¼ 30-7-4E, civically known as 262 and 268 Main Street proposes to realign the boundaries between two existing titles to expand an existing commercial use;

THEREFORE BE IT RESOLVED that Council approves subdivision application File no. 4340-24-9059 for Lots 1 & 2 Plan 44409 WLTO in NE ¼ 30-7-4E, civically known as 262 and 268 Main Street, subject to the following condition(s):

- 1) That any variance orders be obtained, if required, to ensure compliance with the Town’s Zoning By-law.

“Carried”

Res#53-25
PUB

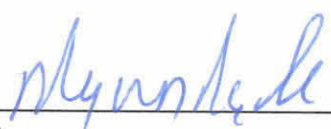
C. Wiebe – M. Beasant

BE IT RESOLVED that Council approves Way to Go Consulting to complete the rate studies required for the Public Utilities Board Rate Application, the fee for which would be \$12,900.00 (\$6,000.00 for water and \$6,900.00 for sewer) plus applicable taxes.

“Carried”

Mayor Myron Dyck commented that the Town is excited to host the CCAA Men’s National Volleyball Championships. Mayor Dyck welcomes those who are already here and looks forward to welcoming those coming to the community from inside and outside the province.

Res#54-25 Accounts	B. Fast – M. Beasant BE IT RESOLVED that cheque nos. 45099 to 45111 totaling \$213,689.34, and Electronic Fund Transfers totaling \$95,658.75 are hereby approved for payment. “Carried”
Res#55-25 Dec. F.S.	C. Wiebe – B. Fast BE IT RESOLVED that Council approves the December 31, 2024 Unaudited Financial Statement as presented. “Carried”
Res#56-25 Award Contract	M. Beasant – C. Wiebe BE IT RESOLVED that following the Town’s due tendering process, that the contract for the Town’s 2025 Equipment Contract be awarded to Artel Farms, who submitted the lowest overall bid. “Carried”
Res#57-25 RSR CREDIT	C. Wiebe – B. Fast BE IT RESOLVED that the Town of Niverville authorizes the execution of the Addendum to the Definitive Agreement with respect to RSR Wastewater Cooperative Ltd. “Carried”
Res#58-25 RSR CREDIT	M. Beasant – C. Wiebe BE IT RESOLVED that the Town of Niverville authorizes the execution of the Multi-Party Direct Agreement with respect to RSR Wastewater Cooperative Ltd. and the credit facilities from Access Credit Union Limited and Canada Infrastructure Bank. “Carried”
Res#59-25 RSR CREDIT	C. Wiebe – M. Beasant BE IT RESOLVED that the Town of Niverville authorizes the execution of the limited Guarantee contemplated in the Credit Agreement made among RSR Wastewater Cooperative Ltd., Canada Infrastructure Bank and Access Credit Union Limited. “Carried”
Res#60-25 Adjourn	M. Beasant – B. Fast BE IT RESOLVED that the meeting be adjourned. (9:21 a.m.) “Carried”



Mayor



Chief Administrative Officer

Minutes of a Public Hearing held on March 4, 2025, at 9:01 a.m. regarding Conditional Use C4-25 to allow for the continued use of a home-based business operating an Income Tax Return service on Lot 2 Plan 42256, civically known as 52 2nd Street South, previously granted approval under Conditional Use C6-23. 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 an application from Muhammad Zaman to allow for the continued use of a home-based business operating an Income Tax Return service at 52 2nd Street South. The applicant was previously granted approval under Conditional Use C6-23 to operate a part-time seasonal home-based business for Income Tax preparation and looking for approval to continue to operate the business. The recommendation from the Administration is to approve the Conditional Use renewal subject to the following conditions that existed with the original approval:

- 1) That the applicant provides on-site parking for clients; and
- 2) That the applicant maintains a valid Business License with the Town.

Deputy Mayor Chris Wiebe confirmed that this was the 2-year renewal for the Conditional Use.

Mr. Zaman confirmed that this was correct.

CAO Eric King also confirmed that this was correct, and that it would become permanent.

There was no opposition to the proposal.

The public hearing was closed at 9:02 a.m.

Minutes of a Public Hearing held on March 4, 2025, at 9:05 a.m. regarding Conditional Use application C3-25 to allow for heavy equipment sales for vehicles weighing over 14,000 pounds and the sale of new or used parts for heavy equipment on Lot 9 Block 2 Plan 23182, civically known as 369 Bronstone 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, Bill Fast and Meghan Beasant in attendance.

CAO Eric King advised that this was a Conditional Use application from 10161780 Manitoba Ltd. to allow for heavy equipment sales for vehicles weighing over 14,000 pounds and the sale of new or used parts for heavy equipment at 369 Bronstone Drive. The proposal includes an office warehouse (permitted) and a heavy equipment dealership, with heavy equipment to be parked in the back yard. Note that in 2010 the council approved Conditional Use C2-10 to permit a second free-standing advertising sign. Recommendation that Council approve the conditional Use, subject to the following conditions:

- 1) That all heavy equipment vehicles and parts be stored in the rear fenced-in enclosure or in the warehouse.

Mr. Friesen indicated that he understands the parking and fence compound requirements and it will be done.

Mayor Myron Dyck confirmed that there were no concerns with the conditions presented.

Mr. Friesen confirmed he has no concerns.

Deputy Mayor Chris Wiebe asked for clarification on what the heavy equipment would entail. Would it be just trucks or looking at construction equipment as well. Asked if he was dismantling anything or just storing trucks and parts for sale.

Mr. Friesen responded that it was just trucks, no dismantling, and storing trucks and parts for sale.

Councillor Nathan Dueck asked if this was tied to the neighboring property, or if there were two separate titles.

CAO Eric King confirmed that they were separate properties and separate titles.

Mayor Myron Dyck confirmed that they were adjacent properties, but separate titles.

Councillor Nathan Dueck asked if the property line goes straight to the back.

CAO Eric King confirmed that the property line is between the old Southern Comfort building and the N & A Trucking building.

Deputy Mayor Chris Wiebe asked if there was a fence between the properties.

Mr. Friesen confirmed that there is a fence.

There was no opposition to the proposal.

The public hearing was closed at 9:07 a.m.
