

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on October 7, 2025, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, and Councillors Nathan Dueck, and Meghan Beasant.

Res#249-25 N. Dueck – C. Wiebe
Excuse BE IT RESOLVED that Councillor Bill Fast be excused due to personal reasons.
“Carried”

Res#250-25 M. Beasant – C. Wiebe
Agenda BE IT RESOLVED that the agenda be approved as presented.
“Carried”

Res#251-25 C. Wiebe – M. Beasant
Minutes BE IT RESOLVED that the minutes of the regular Council meeting held on September 23, 2025, and Special Council meeting held on October 3, 2025, be approved as presented.
“Carried”

Res#252-25 M. Beasant – C. Wiebe
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 C23-25 for Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street.
“Carried”

Res#253-25 C. Wiebe – M. Beasant
Resume BE IT RESOLVED that the public hearing for Conditional Use Application C23-25 for Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street. be closed, and Council resume its former order of business (7:04 p.m.).
“Carried”

Res#254-25 C. Wiebe – N. Dueck
CU23-25 WHEREAS a Public Hearing was held regarding Conditional Use C23-25, an application from Bryan Trotter on behalf of 6183728 MB Ltd. to allow for a towing business to operate with an exterior storage/vehicle compound on Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street.
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 C23-25, to allow for a towing business to operate with an exterior storage/vehicle compound on Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street subject to the following condition:
1) That the applicant enters into a Development Agreement with the Town.
“Carried”

Mayor Myron Dyck acknowledged Niverville’s Communities in Bloom community and committee following the arrival of the Town’s evaluation form, which once again awarded Niverville a 5-bloom rating. Mayor Dyck thanked all the volunteers who gave their time and hard work planning and executing everything.

Mayor Dyck also reminded everyone to come down to Opa's Park this Friday, October 10th, (grand re-opening), a project that was sparked by volunteers with a passion. He commented that while he and his fellow councillors can do some good things, community volunteers truly make great things happen. Mayor Dyck also extended a big thank you to Beth Downey and her team for all their help in the Opa's Park restoration.

- Res#255-25 Accounts C. Wiebe – M. Beasant
 BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:
- | | |
|---|---------------|
| Accounts Payable EFT | \$ 230,230.47 |
| October 2nd, 2025 Payroll EFT | \$ 67,373.10 |
| Accounts Payable Cheques 45313 to 45341 | \$ 36,409.58 |
| Online Banking-BKAP | \$ 35,478.70 |
| Total | \$ 369,491.85 |
- "Carried"
- Res#256-25 Award Contract C. Wiebe – M. Beasant
 BE IT RESOLVED that following the Town's due tendering process, that the contract for the Town's Audit Services for 2025 - 2028 be awarded to the Exchange Group, who submitted the lowest bid.
- "Carried"
- Res#257-25 Adjourn M. Beasant – N. Dueck
 BE IT RESOLVED that the meeting be adjourned. (7:09 p.m.)
- "Carried"



 Mayor



 Chief Administrative Officer

Minutes of the public hearing held on October 7, 2025, at 7:01 pm regarding Conditional Use C23-25, an application from Bryan Trottier on behalf of 6183728 Manitoba Ltd. to allow for a towing business to operate with an exterior storage/vehicle compound at 500 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, and Meghan Beasant in attendance.

Director of Planning and Development Audrey Neufeld noted that this Conditional Use application from Bryan Trottier is to allow for a towing business to operate with an exterior storage/vehicle compound at 500 Wittick Street. All uses in the Niverville Business Park are Conditional Uses, and the proposed use aligns with comparable uses previously authorized within the park. The applicant has confirmed that all vehicles will be stored temporarily and are primarily owned by MPI or the RCMP. Approximately 99% of the vehicles are removed within two to three weeks. None of the vehicles are considered scrap. In rare cases, some vehicles may remain on-site for up to one year, pending release by MPI or the RCMP. The recommendation for Council's consideration would be to approve the Conditional Use as proposed, subject to requiring the Developer to enter into a Development Agreement with the Town.

Councillor Nathan Dueck asked if this conditional use was regarding their new location.

Mr. Bryan Trottier, applicant, said they already had a conditional use for the remote location and then the lot adjacent to the building (on 520 Wittick) came for sale. He added that they are taking the fence out (from between 500 and 520 Wittick) to make it a full (single) parcel of land.

Deputy Mayor Chris Wiebe questioned whether they were closing the other location once they moved over.

Mr. Trottier answered yes, they will be closing their other location.

Mayor Myron Dyck asked if they were aware that this being a corner lot, would require an opaque fence.

Mr. Trottier confirmed they are aware. He noted they are moving the fence over from the original building and it is covered (opaque).

Councillor Dueck asked if this was on the corner of Schultz or Riel Cove.

Mr. Trottier noted it was the corner of Wittick and Schultz.

Mayor Dyck reiterated that the vehicles are only being stored in the fenced area, not outside of the fence.

Mr. Trottier confirmed that this was the purpose of it (the fence), and that they have the fence from the other property that they will be moving over (currently opaque).

Deputy Mayor Wiebe asked if they were applying for 2 driveways, one off Schultz and one off Wittick.

Mr. Trottier said no, there is an existing driveway that will be fenced over without a gate, and that all access will be from 520 Wittick.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:04 p.m.