

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on December 2, 2025, at 9:00 a.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.

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| Res#309-25 Agenda | M. Beasant – B. Fast BE IT RESOLVED that the agenda be approved as presented. | “Carried” |
| Res#310-25 Minutes | M. Beasant – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on November 18, 2025, be approved as presented. | “Carried” |
| Res#311-25 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 C31-25 for Lot 1 Plan 47549, civically known as C3-10 Cedar Drive. | “Carried” |
| Res#312-25 Resume | B. Fast – C. Wiebe BE IT RESOLVED that the public hearing for Conditional Use Application C31-25 for Lot 1 Plan 47549, civically known as C3-10 Cedar Drive be closed, and Council resume its former order of business (9:04 a.m.). | “Carried” |
| Res#313-25 C31-25 | B. Fast – N. Dueck WHEREAS a Public Hearing was held regarding Conditional Use C31-25, an application from Red River North CTS Inc. to allow for a social work and mental health services business to operate on Lot 1 Plan 47549, civically known as C3-10 Cedar Drive; AND WHEREAS in accordance with <i>The Planning Act</i> , 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 C31-25, to allow for a social work and mental health services business to operate on Lot 1 Plan 47549, civically known as C3-10 Cedar Drive. | “Carried” |
| Res#314-25 Table Agenda | M. Beasant – 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 C32-25 for Lot 2 Block 2 Plan 67815, civically known as 615 Pauls Street. | “Carried” |
| Res#315-25 Resume | B. Fast – M. Beasant BE IT RESOLVED that the public hearing for Conditional Use Application C32-25 for Lot 2 Block 2 Plan 67815, civically known as 615 Pauls Street be closed, and Council resume its former order of business (9:12 a.m.). | “Carried” |

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| Res#316-25 C32-25 | <p>B. Fast – C. Wiebe</p> <p>WHEREAS a Public Hearing was held regarding Conditional Use C32-25, an application from Countryview Ventures Inc. to allow for a repair, sales and storage business for agricultural, semi-truck, and heavy equipment, and to allow for rental bays on Lot 2 Block 2 Plan 67815, civically known as 615 Pauls Street; AND WHEREAS in accordance with <i>The Planning Act</i>, the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use C32-25 to allow for a repair, sales and storage business for agricultural, semi-truck, and heavy equipment, and to allow for rental bays on Lot 2 Block 2 Plan 67815, civically known as 615 Pauls Street subject to the following condition:</p> <p>1) That all uses for rental bays are approved through the Conditional Use process.</p> <p style="text-align: right;">“Carried”</p> |
| Res#317-25 Table Agenda | <p>C. Wiebe – B. Fast</p> <p>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 C33-25 for Lot 17 Block 3 Plan 71566, civically known as 810 Riel Cove.</p> <p style="text-align: right;">“Carried”</p> |
| Res#318-25 Resume | <p>M. Beasant – C. Wiebe</p> <p>BE IT RESOLVED that the public hearing for Conditional Use Application C33-25 for Lot 17 Block 3 Plan 71566, civically known as 810 Riel Cove be closed, and Council resume its former order of business (9:16 a.m.).</p> <p style="text-align: right;">“Carried”</p> |
| Res#319-25 C33-25 | <p>M. Beasant – C. Wiebe</p> <p>WHEREAS a Public Hearing was held regarding Conditional Use C33-25, an application from Avedo Inc. on behalf of H2 Imports to allow for a planned unit development on Lot 17 Block 3 Plan 71566, civically known as 810 Riel Cove; AND WHEREAS in accordance with <i>The Planning Act</i>, the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use C33-25, to allow for a planned unit development on Lot 17 Block 3 Plan 71566, civically known as 810 Riel Cove.</p> <p style="text-align: right;">“Carried”</p> |
| Res#320-25 Appointments | <p>C. Wiebe – M. Beasant</p> <p>BE IT RESOLVED that the 2026 Council Committee and Board appointments be approved as presented, copy of which is attached hereto as Schedule “A”.</p> <p style="text-align: right;">“Carried”</p> |
| Res#321-25 Emerg. Plan | <p>B. Fast – C. Wiebe</p> <p>BE IT RESOLVED that Council approves the Town’s 2026 Emergency Plan as presented.</p> <p style="text-align: right;">“Carried”</p> |

Res#322-25
Interim
Budget

N. Dueck – B. Fast

BE IT RESOLVED that the following interim budget be adopted for 2026:

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|------------------------------------|----------------|----------------------------|
| General Government Services | \$643,000 | |
| Protective Services | 508,000 | |
| Transportation | 632,000 | |
| Environmental Health | 166,000 | |
| Public Health and Welfare Services | 11,000 | |
| Environmental Development Services | 97,000 | |
| Economic Development Services | 61,000 | |
| Recreation and Cultural Services | 665,000 | |
| Fiscal Services | <u>567,000</u> | |
| <i>Sub-Total</i> | | \$ 3,350,000 |
| Water Utility | 289,000 | |
| Sewer Utility | <u>210,000</u> | |
| <i>Sub-Total</i> | | <u>\$ 499,000</u> |
| Reserves: | | |
| Machinery | 615,000 | |
| Protective Equipment | 227,000 | |
| Capital Development | 1,306,100 | |
| Recreation Development | 327,500 | |
| Office | 360,000 | |
| Road Reconstruction | 1,198,000 | |
| General | 2,400,000 | |
| Community Resource Centre | 648,000 | |
| Gas Tax | 1,315,000 | |
| Sewer | 3,095,000 | |
| Water | <u>20,000</u> | |
| <i>Sub-Total</i> | | \$11,511,600 |
| TOTAL INTERIM | | <u>\$15,360,600</u> |

AND BE IT FURTHER RESOLVED that the Chief Administrative Officer or his designate be authorized to pay all regular recurring expenses.

“Carried”

Mayor Myron Dyck reported that he attended the Association of Manitoba Municipalities (AMM) convention last week. During the event, he participated in a seminar with the Health Minister, which included a question-and-answer session on upcoming initiatives. He also attended a seminar led by Selkirk CAO Duane Nicol, who spoke about how effective councils operate. Mayor Dyck noted that many of these practices are already being implemented by Council. In addition, he listened to the Premier’s address and expressed gratitude for the \$22 million awarded to the RSR for the wastewater project and shared that he was excited about getting the project to the next step.

Res#323-25
Accounts

B. Fast – C. Wiebe

BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:

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| Accounts Payable EFT | \$ 120,932.40 |
| November 27, 2025 Payroll EFT | \$ 88,420.71 |
| Accounts Payable Cheques 45407 to 45422 | \$ 13,662.59 |
| Online Banking-BKAP | <u>\$ 33,685.16</u> |
| Total | \$ 256,700.86 |

“Carried”


Res#324-25 N. Dueck – B. Fast
BL 882-25 BE IT RESOLVED that By-law 882-25, being a Staff Remuneration By-law
1st Reading for 2026 is given first reading.
“Carried”

Res#325-25 C. Wiebe – M. Beasant
BL 883-25 BE IT RESOLVED that By-law 883-25, being a Council Remuneration By-law
1st Reading for 2026 is given first reading.
“Carried”

Res#326-25 M. Beasant – B. Fast
Adjourn BE IT RESOLVED that the meeting be adjourned. (9:24 a.m.)
“Carried”



Mayor



Chief Administrative Officer

Minutes of the public hearing held on December 2, 2025, at 9:01 a.m. regarding Conditional Use C31-25, an application from Red River North CTS Inc. to allow for a social work and mental health services business to operate on Lot 1 Plan 47549, civically known as C3-10 Cedar 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.

Chief Administrative Officer Eric King noted that this was an application from Red River North CTS Inc. for a Conditional Use to allow for a social work and mental health services business to operate in a Commercial Corridor Zone. Background - the applicant is proposing to operate a social work and mental health services business at C3-10 Cedar Drive. The recommendation from administration is to approve the Conditional Use as requested.

Councillor Nathan Dueck questioned what street this was on, and Mr. King advised this was the mall on Cedar Drive.

Deputy Mayor Chris Wiebe questioned what unit this was for.

Ms. Kristene MacDonald advised they were taking over the Royal Lepage unit.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:04 a.m.

Minutes of the public hearing held on December 2, 2025, at 9:07 a.m. regarding Conditional Use C32-25, an application from Countryview Ventures Inc. to allow for a repair, sales and storage business for agricultural, semi-truck, and heavy equipment, and to allow for rental bays on Lot 2 Block 2 Plan 67815, civically known as 615 Pauls 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.

Chief Administrative Officer Eric King noted that this was an application from Countryview Ventures Inc. for a Conditional Use to allow for a repair, sales and storage business for agricultural, semi-truck, and heavy equipment, and to allow for rental bays at 615 Pauls Street. Background - the applicant is proposing to operate a repair, sales, and storage business for agricultural, semi-truck, and heavy equipment, and has the option of leasing out a bay at 615 Pauls Street. The property owner entered into a Development Agreement on April 2, 2024. The recommendation is to approve the Conditional Use subject to the following condition:

- 1) That all uses for rental bays are approved through the Conditional Use process.

Deputy Mayor Chris Wiebe asked whether, in considering the applicant's proposal, they believed the compound was big enough and asked if they were the property owners or renting.

Mr. Trevor Braun on behalf of Countryview Ventures Inc., responded yes, based on having been in the industry for 35 years. He advised that he and his son want to use this lot as a template to venture into these new possibilities and to try to get a foothold on traffic in the area, what works in this area, and what they are comfortable with operating. He confirmed that they were the owners of the property.

Deputy Mayor Chris Wiebe mentioned there was a concern about the amount of storage happening outside of fences in the business park and whether the applicant was prepared to enlarge the compound if needed. Mr. Braun's response was yes.

Councillor Nathan Dueck questioned whether they have the room to expand the shop if necessary.

Mr. King confirmed they have the ability to expand.

Mayor Myron Dyck added to Deputy Mayor Wiebe's comment, noting that he had experience in the trucking industry and that there may be challenges with access to parts and sensors etc. going into trucks, resulting in vehicles sitting in a front yard for weeks and months. This type of situation can result in feedback from other business owners, which is why the comment about fencing was made. The point was to address prolonged days of (repair) activities and things stacking up in the front yard, and not having a scrap yard in the front yard.

Mr. Braun mentioned that they were planning to do equipment sales and whether these could be displayed in the front yard, and that they may stay there for a year's time.

Deputy Mayor Wiebe commented that if they were trying to sell a combine without a motor, essentially not ready to go, that this situation is a different discussion.

Councillor Meghan Beasant advised that she and her husband own the lot beside them along Pauls Street and that they can ask her questions about what is/is not allowed if they have questions, as they have been going through the process.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:12 a.m.

Minutes of the public hearing held on December 2, 2025, at 9:14 a.m. regarding Conditional Use C33-25, an application from Avedo Inc. on behalf of H2 Imports to allow for a planned unit development on Lot 17 Block 3 Plan 71566, civically known as 810 Riel Cove. 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.

Chief Administrative Officer Eric King noted that this was an application from Avedo Inc. on behalf of H2 Imports for a Conditional Use to allow for a planned unit development at 810 Riel Cove (formerly 600 Wittick Street). Background - the property owner originally received approval on September 9, 2025 (C21-25), for a manufacturing business that specializes in the production of blinds, cabinets and countertops, and is planning to build 2 primary buildings as a planned unit development. The recommendation from administration is to approve the Conditional Use as requested, since the property owner will be signing a Development Agreement with the Town as required under the original Conditional Use approval.

Councillor Nathan Dueck asked what the main difference was from the original Conditional Use.

Mr. King noted that there were 2 buildings and this allows more flexibility with the site layout and setbacks.

Councillor Meghan Beasant questioned whether they were now separating the original big building into two buildings.

Mr. King advised that both they and we realized that it was more beneficial to go with a planned unit development now and not have to go through variances for the hypothetical first and second buildings, as it gives a lot more flexibility as to how the site is laid out.

Deputy Mayor Chris Wiebe questioned why the owner had Avedo apply for this and whether a building permit had been pulled.

Ms. Audrey Neufeld, Director of Planning and Development, responded that she guessed it was because they would be doing the work. Mr. King advised that a permit had not been done yet and that he thought they were working towards building in spring.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:16 a.m.
