

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on May 19, 2026, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck and Councillors Chris Wiebe, Bill Fast and Meghan Beasant were in attendance.

- Res#137-26
Excuse
C. Wiebe – B. Fast
BE IT RESOLVED that Deputy Mayor Nathan Dueck be excused due to a personal commitment.
“Carried”
- Res#138-26
Agenda
B. Fast – M. Beasant
BE IT RESOLVED that the agenda be approved subject to the following addition:
New Business 11 a. MWSB revise scope for sewer renewals
“Carried”
- Res#139-26
Minutes
C. Wiebe – B. Fast
BE IT RESOLVED that the minutes of the special Council meeting held on April 28, 2026, and regular Council meeting held on May 5, 2026, be approved as presented.
“Carried”

TAX IMPACT REPORT

Roger Storoschuk, Income Assessor from the Manitoba Assessment Branch, was present to review the 2026 Tax Impact with Council, and noted that the reference date is April 1, 2025, and the objectives are to determine equity and project value for the 2027 tax year. He noted that the province’s taxable assessment has increased by 11% and for next year our municipality taxable assessment has increased by 4%. Regarding Niverville’s municipality tax assessment, Mr. Storoschuk went over the changes for each property class. Single Family Residential saw a 2% increase, apartments and condominiums saw a 5% increase meaning a total average residential increase of 2.2%. He commented that there is minimal farm property in the Town of Niverville, however, it saw a 19% increase, commercial and industrial properties saw a 14.5% increase, institutional properties saw a 2% increase, railway properties saw just under 7% increase and designated recreational properties saw a 3.2% decrease. The total change for the Town of Niverville was 3.9%. Mr. Storoschuk added that assessment increases and decreases due to reassessment do not necessarily mean tax increases or tax decreases. It simply provides the basis for distributing taxes among property owners, and while it does play a factor there are multiple other factors that affect taxes. Mr. Storoschuk said that if there were no budget increases over the next couple of years that theoretically you could see about 176 properties have an increase in taxes and see 2400 have a decrease in taxes. He reminded us that there are multiple credits to help subsidise taxes, the most popular being the Homeowners Affordability Tax Credit, and another credit being the Renters Affordability Tax Credit, which will see an increase in 2027. Mr. Storoschuk said that there will be an open house held at the Niverville Town Office on June 10th from 1pm-4pm where residents can come and ask any questions. He commented that assessment notices are available online by creating an account on MyPropertyMB and assessments for other properties are also available with this option. There is also a toll-free customer service line available for ratepayers to contact their local assessment office and speak to an assessor.

Res#140-26 Table Agenda	C. Wiebe – B. Fast 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 C11-26 for Lot 16 Block 3 Plan 71566, civically known as 620 Wittick Street. “Carried”
Res#141-26 Resume	M. Beasant – B. Fast BE IT RESOLVED that the public hearing for Conditional Use C11-26 for Lot 16 Block 3 Plan 71566, civically known as 620 Wittick Street be closed, and Council resume its former order of business (7:38 p.m.). “Carried”
Res#142-26 C11-26	C. Wiebe – B. Fast WHEREAS a Public Hearing was held regarding Conditional Use C11-26, an application from Radford’s Plumbing to allow for a planned unit development that includes the operation of a plumbing business along with rental bays on Lot 16 Block 3 Plan 71566, civically known as 620 Wittick Street; AND WHEREAS there was no opposition received to the proposal; THEREFORE BE IT RESOLVED that Council approves Conditional Use C11-26, to allow for a planned unit development that includes the operation of a plumbing business along with rental bays on Lot 16 Block 3 Plan 71566, civically known as 620 Wittick Street, subject to the following conditions: a) That the applicant enter into a Development Agreement with the Town; and b) That all tenant uses be approved through the Conditional Use process or in accordance with the zoning bylaw in effect at the time. “Carried”
Res#143-26 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 C12-26 for Lot 1 Plan 62762, civically known as 243 6 th Avenue S. “Carried”
Res#144-26 Resume	M. Beasant – B. Fast BE IT RESOLVED that the public hearing for Conditional Use C12-26 for Lot 1 Plan 62762, civically known as 243 6 th Avenue S. be closed, and Council resume its former order of business (8:10 p.m.). “Carried”
Res#145-26 C12-26	C. Wiebe – M. Beasant WHEREAS a Public Hearing was held regarding Conditional Use C12-26, an application from Kaden Reimer on behalf of 243 6 th Avenue Ltd., to allow for a residential planned unit development on Lot 1 Plan 62762, civically known as 243 6 th Avenue S.; AND WHEREAS in accordance with <i>The Planning Act</i> , the Conditional Use application was duly advertised; AND WHEREAS there was 6 oppositions received to the proposal; THEREFORE BE IT RESOLVED that Council approves Conditional Use C12-26 to allow for a residential planned unit development on Lot 1 Plan 62762, civically known as 243 6 th Avenue S. subject to the following condition: a) That the applicant enter into a Development Agreement with the Town. “Carried”

Res#146-26 Table Agenda	M. Beasant – B. Fast 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 Variance application V9-26 for Lot 77 Plan 66192, civically known as 37 Mulberry Avenue.	“Carried”
Res#147-26 Resume	M. Beasant – B. Fast BE IT RESOLVED that the public hearing for Variance application V9-26 for Lot 77 Plan 66192, civically known as 37 Mulberry Avenue be closed, and Council resume its former order of business (8:32 p.m.).	“Carried”
Res#148-26 V9-26	B. Fast – M. Beasant WHEREAS a Public Hearing was held regarding Variance Application V9-26, an application from Chantel Thorvaldson to allow for a reduced rear yard (west) setback from 25 feet to 15 feet for a proposed new house and garage on Lot 77 Plan 66192, civically known as 37 Mulberry Avenue; AND WHEREAS in accordance with <i>The Planning Act</i> , the Variance application was duly advertised; AND WHEREAS there was no opposition received to the proposal; THEREFORE BE IT RESOLVED that Council approves Variance Application V9-26 to allow for a reduced rear yard (west) setback from 25 feet to 15 feet for a proposed new house and garage on Lot 77 Plan 66192, civically known as 37 Mulberry Avenue.	“Carried”
Res#149-26 BL 872-24 Updates	M. Beasant – C. Wiebe BE IT RESOLVED that Council approves updates to Schedule “G” Recreation Services of Bylaw 872-24, the Fees and Charges Bylaw.	“Carried”
Res#150-26 Weed Inspector	C. Wiebe – B. Fast BE IT RESOLVED that Council appoints a Bylaw Enforcement Officer for the Town through the Commissionaires as Niverville’s Municipal Noxious Weeds Inspector effective May 20, 2026, to February 28, 2027; AND BE IT FURTHER RESOLVED that the Municipal Noxious Weeds Inspector will be responsible for enforcing The Noxious Weeds Act within Niverville’s boundaries and ensure that the Act’s provisions are complied with.	“Carried”
Res#151-26 Recycling Collection Contract	C. Wiebe – B. Fast BE IT RESOLVED that Council authorizes the extension of the Recycling Collection Services Contract with Bristol Hauling for the period of June 1, 2026, through May 31, 2031, unless otherwise terminated pursuant to the Contract.	“Carried”

Mayor Myron Dyck reported that the Niverville Nighthawks won the Centennial Cup! He also noted that he will be attending the Federal Municipal Conference in Edmonton from June 4th-7th. He is looking forward to the education these workshops will provide. June 9th Niverville will once again be sponsoring the Premiers breakfast and Mayor Dyck will get to introduce the Premier and say a few words on behalf of Niverville.

Res#152-26 B. Fast – C. Wiebe
 Accounts BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:

Accounts Payable EFT	\$ 254,989.99
May 14, 2026 Payroll EFT	\$ 71,677.37
Accounts Payable Cheques 45566 to 45578	\$ 29,911.45
Online Banking-BKAP	<u>\$ 50,760.58</u>
Total	\$ 407,339.39

“Carried”

Res#153-26 C. Wiebe – M. Beasant
 BL 892-26 BE IT RESOLVED that Council gives first Reading to Bylaw 892-26, a bylaw
 1st Reading for the purpose of licensing Mobile Food Service Units within the Town.
 “Carried”

Res#154-26 C. Wiebe – B. Fast
 BL 892-26 BE IT RESOLVED that Council gives second Reading to Bylaw 892-26, a bylaw
 2nd Reading for the purpose of licensing Mobile Food Service Units within the Town.
 “Carried”

Res#155-26 C. Wiebe – B. Fast
 MWSB BE IT RESOLVED that council requests Manitoba Water Services Board technical and financial assistance to complete a Main Street sewer main renewal project.
 “Carried”

Res#156-26 M. Beasant – B. Fast
 Adjourn BE IT RESOLVED that the meeting be adjourned. (8:40 p.m.)
 “Carried”



 Mayor



 Chief Administrative Officer

Minutes of the public hearing held on May 19th, 2026, at 7:36 pm regarding Conditional Use C11-26, an application from Radford's Plumbing to allow for a planned unit development that includes the operation of a plumbing business along with rental bays on Lot 16 Block 3 Plan 71566, civically known as 620 Wittick Street. The proposal was duly advertised as per Section 169 of The Planning Act. Mayor Myron Dyck served as chairperson with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King reported that this was a Conditional Use application to allow at 620 Wittick Street, a planned unit development that includes the operation of a plumbing business along with rental bays. Background: All uses in the Niverville Business Park are Conditional Uses and this proposed use can be accommodated in the Industrial General Zone. The recommendation from Admin is to approve the Conditional Use subject to the following conditions:

- a) That the applicant enter into a Development Agreement with the Town; and
- b) That all tenant uses be approved through the Conditional Use process or in accordance to the zoning bylaw in effect at the time.

Councilor Chris Wiebe asked if there was an existing building on the property they were moving into or if they planned to build.

The representative said they planned to build.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:38 p.m.

Minutes of the public hearing held on May 19th, 2026, at 7:40 pm regarding Conditional Use C12-26, an application from Kaden Reimer on behalf of 243 6th Avenue Ltd., to allow for a residential planned unit development on Lot 1 Plan 62762, civically known as 243 6th Avenue S. The proposal was duly advertised as per Section 169 of The Planning Act. Mayor Myron Dyck served as chairperson with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King reported that this was a Conditional Use application to allow at 243 6th Avenue S., a residential planned unit development. Background: The applicant is proposing to develop 11 buildings comprising of 90 dwelling units in a Residential High Density RHD zone, complete with a playground and a basketball court for its residents. The recommendation from Admin is to approve the Conditional Use subject to the following condition:

- a) That the applicant enter into a Development Agreement with the Town.

Mr. Kaden Reimer, applicant, added that it will be 36 walk up Townhouses and 44 2 storey Townhouses with garages.

Mr. Nick Doyon from 64 Edelweiss Crescent, asked to confirm the orientation of the buildings.

Mr. K. Reimer showed him on a map where Mr. Doyon's property on Edelweiss Crescent is in comparison to the proposed buildings.

Mr. Doyon commented on the small-Town feel that Niverville has and how he is concerned that this proposal is bringing the city to his backyard. He expressed that he would feel better about duplexes occupying that land or single-family homes but that this development is too big. Mr.

Doyon said that his biggest concerns were about the noise this will attract with the added traffic and the noise from the basketball court, as well as the lights from car headlights shining into his back windows.

Councillor Meagan Beasant responded that this lot is zoned for high density and the zoning is unlikely to change. She explained that high density means the next person to apply for this use could be applying to have a 4-story building there as opposed to the 2 stories that Mr. K. Reimer has proposed.

Mr. King clarified that to have a 4-story building would require a variance.

Councillor Beasant agreed but that it could still be proposed, and with high density you will see more doors. She then asked to confirm that the proposed buildings were facing inwards.

Mr. K. Reimer confirmed yes, they were.

Councillor Beasant looking at the design plans said she saw a bit of a gap and could not tell what the writing said as it was blurry and asked if the gap was common space.

Mr. K. Reimer confirmed that yes, it was common space of 30 feet between the last block of homes and the fence.

Councillor Beasant commented as someone living on Edelweiss Crescent, she is happy it is only 2 stories as she had been worried about what might be proposed. She questioned what exactly Mr. Doyon would be looking for and gave Cobblestone Court as an example of what else could be done on the property.

Mr. Doyon confirmed that something like that would be more what he sees fit to maintain the small-Town feel.

Councillor Beasant said that she only asked to be able to figure out what Mr. Doyon would rather see on that property and commented that Cobblestone Court would be similar to the number of doors that Mr. Reimer is proposing but could be a different option. Councillor Beasant asked Mr. K. Reimer if what he was proposing was considered Townhouse.

Mr. K. Reimer confirmed yes, they are.

Councillor Beasant asked if a Townhouse and a Duplex were technically the same thing.

Mr. King said that the houses in Cobblestone are 2 stories and are 33-foot lots and that the proposed homes on 243 Avenue S., are 20 feet wide, so the only hypothetical difference between Cobblestone and the proposed buildings, are that there would be no side yards on 243 6th Avenue S. buildings.

Mr. Doyon questioned if instead of having 6-foot fencing, if the height could be increased to minimize the effects of light entering through their back windows.

Councillor Beasant said that was a good idea to take into consideration.

Mr. Doyon asked how far away from his fence these buildings would be.

Mr. K. Reimer confirmed that it would be 30 feet.

Mr. Doyon asked if it was 30 feet from the ditch behind his house or the fence.

Mr. King said that it would be 30 feet from their property line. He asked if they had their property surveyed.

Mr. Doyon confirmed that it had been but there are no pins in the ground.

Mr. King said that would be the only true way to know as it is possible that fences might not be built exactly on the property line.

Mayor Dyck said that there was a bylaw stating a 6-foot fence requirement however it was changed to be 6 feet above grade to make sure pollution stoppage doesn't get impacted due to any potential swales, and for Mr. Reimer to make sure they note that change if they proceed with constructing.

Councillor Chris Wiebe asked if they could still make an 8-foot fence a requirement.

Councillor Beasant confirmed that if council decided that was what they would like to do then they could make it a requirement.

Mayor Dyck questioned if there would be buildings blocking the lights that Mr. Doyon is concerned about.

Mr. King explained that the headlights would be turning from 6th Avenue and shining into Edelweiss, so there would be no building blockage.

Mayor Dyck asked when Mr. Doyon moved to Town.

Mr. Doyon answered 6 years ago.

Mayor Dyck commented that the zoning changed in 2018 which was 8 years ago. There was a public hearing changing the zoning to high density and they try to do a single step up from zone to zone. He said they had already received proposals for 6 story buildings.

Mr. Leon Reimer, speaking on behalf of the applicant, said the only thing he would like to add is that the basketball court is in the middle of the property, so it is being blocked by the buildings, lessening the carry of the sound.

Ms. Laarissa said her main question is regarding the drainage as there is a ditch that runs along the West side of 243 6th Avenue S., and her property could potentially be affected by that.

Mr. King said Mr. K. Reimer had to submit some preliminary drawings showing improved drainage and 60 or 70 percent of the water goes towards 6th Avenue, which is a huge improvement from where the water currently goes. The Town is also working on improving the West side ditch so the water will go to the South. He commented that the goal is to get most of the water to go towards 6th Avenue as it has the most capacity for it.

Mayor Dyck commented that new developments should not impact existing developments.

Mr. Leon Reimer commented that they spoke with their civil engineer and 60% of the water on that land is currently going towards Edelweiss and the Town is only allowing 10%. So, with the changes they are making to have 60% of the water flowing to 6th Avenue, the drainage should see a huge improvement.

Mr. Eidse from 60 Edelweiss Crescent, said he would like to say a few words however most of his questions had been answered already. He commented that they moved to Niverville around 18 and a half years ago from a farm so that they could get used to the Town feel in the front and the country feel in the back. Their grandkids loved it because at the time there were still some horses they could go feed. He said at the time Puratone owned that land and he worked for Puratone, so he asked if they could use a portion of the land and they allowed him to. Shortly after a helping hands garden went back there. He said that there is still a functioning garden on that property and they are sad that they are going to have to give that up. He seconded Mr. Doyon's idea of higher than a 6 foot fence. He asked what the start time of this project would be if it were to proceed. He also asked if the trees that are back there would be on Mr. K. Reimer's property.

Councillor Wiebe said the trees are pretty much on the property line.

Mr. Eidse asked if those trees would likely be coming out then.

Councillor Wiebe commented that those trees aren't much anyway.

Mr. Eidse agreed but said there were a lot of birds in those trees and he will be sad to see those go.

Councillor Wiebe asked if these homes would be for sale or for rent.

Mr. K. Reimer confirmed that they were for rent.

Councillor Beasant commented that there had been a lot of comments made regarding the lights. She asked that Mr. K. Reimer would consider that when designing the lights, they would put them in spaces that would have the least amount of impact and for them to not be brighter than necessary.

Mr. K. Reimer said his whole plan is to accommodate the backdoor neighbors as much as possible and that it is why the basketball court and playground are in the middle of the property so that the lights will be in the middle and not at the back.

Mr. King mentioned that there is a schematic that will show the circle of influence once they get to that step. He commented that everyone in the business park must do it and it is designed to minimize the light pollution off the property.

Mr. Eidse said that they have beautiful sunrises right now and that is another thing that they won't have anymore.

Councillor Beasant expressed that she was right there with them in all these things and she had been sad about the loss of these sunrises too. She reiterated that this land was for sale and something was going to come no matter what so it is a matter of what would you rather see be built on that property.

Mr. King read letters into the record from the following residents:

1. Jaimie Short of 47 Cobblestone Court, who expressed concerns about the wells, drainage, soil conditions and potential contamination due to multiple aboveground storage tanks, assorted containers, equipment, and materials stored outdoors around the existing buildings would be on, potential groundwater concerns as well as potential drainage issues.

2. Olivia and Kyle MacWilliam of 53 Edelweiss Crescent expressed concern of increased traffic and congestion, additional pressure on street parking and community services, loss of privacy for the nearby homes due to the height and layout of the buildings, increased noise and overall density that does not align with the existing neighborhood and potential impacts on property values and the overall feel of the community.

The Public Hearing was closed at 8:10 p.m.

Minutes of the public hearing held on May 19th, 2026, at 8:24 pm regarding Variance Application V9-26, an application from Chantel Thorvaldson to allow for a reduced rear yard (west) setback from 25 feet to 15 feet for a proposed new house and garage on Lot 77 Plan 66192, civically known as 37 Mulberry Avenue. The proposal was duly advertised as per Section 169 of The Planning Act. Mayor Myron Dyck served as chairperson with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King reported that this was a variance application from Chantel Thorvaldson to allow for a reduced rear yard (west) setback from 25 feet to 15 feet. Background: The applicant is requesting a reduced rear yard setback to accommodate the construction of a new house and garage on a corner lot adjacent to the roundabout. The recommendation from Admin is to approve the variance as proposed.

Mr. Jacques said he was the owner of 36 Ridgemont and questioned if this was the lot on the East side.

Mr. King clarified that it was the West side.

Mayor Dyck wanted to confirm that Ms. Thorvaldson just wanted to push her house a little deeper onto the lot.

Ms. Thorvaldson confirmed that yes, she did as if she did build as is it would be too skinny of a house.

Mayor Dyck asked if the side yards would remain the same.

Mr. King confirmed that yes, they would.

Mr. Jacques asked if Ms. Thorvaldson's potential house would face Mulberry Avenue.

Ms. Thorvaldson confirmed that yes, it would.

Mr. Jacques commented that he originally misunderstood the plans and thought the driveway would be coming out the side.

Ms. Thorvaldson confirmed that it would not and it will face Mulberry.

Mr. Jacques asked where on the lot the house is getting pushed to.

Mr. King responded that normally the south side of the lot would be the rear yard but, in this case, it will be the west side that is the rear yard. He added that with a normal side yard she would have been 5 feet from his property however now she will be 15 feet with the variance.

There was no opposition received to the proposal.

The Public Hearing was closed at 8:32 pm.
