

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on July 21st, 2026, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck, Deputy Mayor Nathan Dueck and Councillors Chris Wiebe and Bill Fast were in attendance.

Res#187-26 Excuse	N. Dueck – B. Fast BE IT RESOLVED that Councillor Meghan Beasant be excused due to a personal commitment. “Carried”
Res#188-26 Agenda	B. Fast – N. Dueck BE IT RESOLVED that the agenda be approved subject to the following amendments: Additions ▪ New Business 11 b. Award Contract for Recreation Feasibility Study ▪ New Business 11 c. Supplemental Taxes dated July 21, 2026 Deletion ▪ Delegations 5 g. Conditional Use C21-26 “Carried”
Res#189-26 Minutes	B. Fast – C. Wiebe BE IT RESOLVED that the minutes of the regular Council meeting held on June 16, 2026, be approved as presented. “Carried”
Res#190-26 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 a public hearing for the rezoning of Lots 18 and 19, Plan 8773. “Carried”
Res#191-26 Resume	N. Dueck – B. Fast BE IT RESOLVED that the public hearing for rezoning of Lots 18 and 19 Plan 8773, Bylaw 893-26, closed and Council resume its former order of business (7:07 p.m.). “Carried”
Res#192-26 Table Agenda	N. Dueck – 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 C16-26 for Lot 47 Plan 50833, civically known as 67 Claremont Drive. “Carried”
Res#193-26 Resume	C. Wiebe – N. Dueck BE IT RESOLVED that the public hearing for Conditional Use C16-26 for Lot 47 Plan 50833, civically known as 67 Claremont Drive be closed, and Council resume its former order of business (7:12 p.m.). “Carried”
Res#194-26 C16-26	B. Fast – N. Dueck WHEREAS a Public Hearing was held regarding Conditional Use C16-26, an application from Kristen Fyfe to continue to operate a home-based massage therapy business on Lot 47, Plan 50833, civically known as 67 Claremont Drive;

AND WHEREAS in accordance with The Planning Act, the Conditional Use application was duly advertised;
AND WHEREAS there was no opposition and one letter of support received to the proposal;
THEREFORE BE IT RESOLVED that Conditional Use C16-26, an application to continue to operate a home-based massage therapy business on Lot 47, Plan 50833, civically known as 67 Claremont Drive be approved subject to the following conditions:
1) That the applicant provide on-site parking for clients; and
2) That the applicant obtain an annual Business License from the Town.

“Carried”

Res#195-26
Table
Agenda

C. Wiebe – B. Fast
BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with *The Planning Act* to hold the public hearing for C17-26 for Lots 3-5 Plan 72884, civically known as Units 3-5, 735 Schultz Avenue.

“Carried”

Res#196-267
Resume

C. Wiebe – B. Fast
BE IT RESOLVED that the public hearing for Conditional Use C17-26 for Lots 3-5 Plan 72884, civically known as Units 3-5, 735 Schultz Avenue be closed, and Council resume its former order of business (7:17 p.m.).

“Carried”

Res#197-26
C17-26

C. Wiebe – B. Fast
WHEREAS a Public Hearing was held on July 21, 2026, regarding Conditional Use C17-26, an application from Zachery Wiebe to allow for a retail store specializing in agricultural and rural products, including livestock feed, poultry supplies, animal bedding, and associated merchandise at Lots 3-5 Plan 72884, civically known as Units 3-5 of 735 Schultz Avenue;
AND WHEREAS in accordance with *The Planning Act* the Conditional Use 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 application C17-26, to allow for a retail store specializing in agricultural and rural products, including livestock feed, poultry supplies, animal bedding, and associated merchandise at Lots 3-5 Plan 72884, civically known as Units 3-5 of 735 Schultz Avenue.

“Carried”

Res#198-26
Table
Agenda

N. Dueck – C. Wiebe
BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with *The Planning Act* to hold the public hearing for Conditional Use C18-26 for Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove.

“Carried”

Res#199-26
Resume

C. Wiebe – B. Fast
BE IT RESOLVED that the public hearing for Conditional Use C18-26 for Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove be closed, and Council resume its former order of business (7:21 p.m.).

“Carried”

Res#200-26 C18-26	C. Wiebe – B. Fast WHEREAS a Public Hearing was held regarding Conditional Use C18-26, an application from Ben Bullert on behalf of 10268831 Manitoba Inc. to accommodate rental bays associated with an overhead door business and storage rental units at Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove; AND WHEREAS 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 C18-26, an application from Ben Bullert on behalf of 10268831 Manitoba Inc. to accommodate rental bays associated with an overhead door business and storage rental units at Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove; subject to the following conditions: 1. That the applicant enter into a Development Agreement with the Town; and 2. 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#201-26 Table Agenda	B. Fast – 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 a combined Public Hearing for Conditional Use C19-26 and Variance V21-26 for Lot 2 Plan 71166, civically known as 420 Kuzenko Street. “Carried”
Res#202-26 Resume	B. Fast – N. Dueck BE IT RESOLVED that the combined Public Hearing for Conditional Use C19-26 and Variance V21-26 for Lot 2 Plan 71166, civically known as 420 Kuzenko Street be closed, and Council resume its former order of business (7:25 p.m.). “Carried”
Res#203-26 C19-26 V21-26	B. Fast – C. Wiebe WHEREAS a combined Public Hearing was held on July 21, 2026 regarding an application from 6183728 Manitoba Ltd. for Conditional Use C19-26, to allow for a Planned Unit Development including pre-approval for construction trade and mechanical (non-automotive) uses and Variance V21-26, to reduce the required driving aisle width from 24 feet to 19 feet along the side of the building and between the stalls located at the front of the building for Lot 2 Plan 71166, civically known as 420 Kuzenko Street; 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 C19-26 to allow for a Planned Unit Development including pre-approval for construction trade and mechanical (non-automotive) uses and Variance V21-26 to reduce the required driving aisle width from 24 feet to 19 feet along the side of the building and between the stalls (DRIVING AISLE) located at the front of the building for Lot 2 Plan 71166, civically known as 420 Kuzenko Street, subject to the following conditions: 1. That the applicant enter into a Development Agreement with the Town; and 2. 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#204-26 Table Agenda	N. Dueck – 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 C20-26 for Lot 1 Block 3 Plan 67815, civically known as 600 Pauls Street. “Carried”
Res#205-26 Resume	C. Wiebe – N. Dueck BE IT RESOLVED that the public hearing for Conditional Use for C20-26 for Lot 1 Block 3 Plan 67815, civically known as 600 Pauls Street be closed, and Council resume its former order of business (7:33 p.m.). “Carried”
Res#206-26 C20-26	N. Dueck – C. Wiebe WHEREAS a Public Hearing was held regarding Conditional Use C20-26, an application from Chris Sawatzky and Curtis Sawatzky to allow for a contractor’s yard and associated indoor/outdoor storage on Lot 1 Block 3 Plan 67815, civically known as 600 Pauls Street; 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 C20-26 to allow for a contractor’s yard and associated indoor/outdoor storage on Lot 1 Block 3 Plan 67815, civically known as 600 Pauls Street subject to the following condition: 1) That the applicant enter into a Development Agreement with the Town. “Carried”
Res#207-26 V28-25	N. Dueck – C. Wiebe WHEREAS a Public hearing was held on December 16, 2025 regarding Variance V28-25, an application from Lucas Ulmer to vary the required setbacks on Lot 3 Plan 70869, civically known as 14 Gleneagles Street, as follows: (1) Reduce the minimum setback between an accessory structure and the east side yard property line from 3 feet to 1 foot; and (2) Reduce the minimum separation distance between an accessory structure and the primary building from 3 feet to 0 feet; AND WHEREAS Council postponed consideration of the matter to obtain input from the Town’s Fire Chief regarding the proposed concept, and no definitive determination was provided regarding emergency access considerations; AND WHEREAS Council further deferred consideration of Variance V28-25 until July 2026 to allow additional time for review and to permit the applicant to submit written documentation to the Town no later than June 1, 2026, demonstrating, to the satisfaction of the Designated Officer, that the shed in its current location does not adversely affect the adjacent property and that site drainage along the shared lot line can be adequately maintained; AND WHEREAS such documentation was to include, at a minimum, a scaled site plan identifying all relevant site features and proposed grades, including elevation points and slopes between them, referenced to the same benchmark utilized on the Town’s approved lot grading plan for the property, and the Designated Officer may require additional information as deemed necessary to clarify or support the proposed design; AND WHEREAS the applicant submitted a letter, pictures and a site plan for consideration; AND WHEREAS Administration reviewed the submitted materials and determined that the actual setbacks could not be verified from the site plan, as the

reproduced drawing scale did not allow confirmation of the dimensions shown adjacent to the shed;

AND WHEREAS the applicant submitted information indicating that the Town's building inspector had reviewed elevation points associated with the building permit;

AND WHEREAS the review conducted by the Town's building inspector was undertaken for the purposes of building permit compliance and did not include an assessment of the shed's location relative to property setbacks or potential drainage impacts;

THEREFORE BE IT RESOLVED that Council denies Variance Application V28-25 to vary the required setbacks as follows:

- (1) Reduce the minimum setback between an accessory structure and the east side yard property line from 3 feet to 1 foot; and
- (2) Reduce the minimum separation distance between an accessory structure and the primary building from 3 feet to 0 feet

on Lot 3 Plan 70869, civically known as 14 Gleneagles Street.

"Carried"

Res#208-26
Policy R2-26

B. Fast – C. Wiebe

BE IT RESOLVED THAT Council approves Recreation Policy R2-26, Niverville's Take One Leave One Library – Public Access to Computers and Internet Services Terms of Use.

"Carried"

Res#209-26
Scope
Change

C. Wiebe – B. Fast

BE IT RESOLVED that Council hereby approves Scope Change No. 4 to the existing agreement with Stantec, at a cost of \$12,500 plus applicable taxes, for the completion of design work associated with the proposed eastbound bypass lane on PR 311 at Arena Road, and further authorizes the incorporation of such work into Maple Leaf Construction's current project by way of a change order.

"Carried"

Mayor Dyck reported that he spent five hours this morning meeting with the RSR Board and receiving updates on where things are at. He also noted that he is glad to see that it is moving forward.

Res#210-26
Accounts

B. Fast – C. Wiebe

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

Accounts Payable EFT	\$ 294,006.43
June 25, 2026 Payroll EFT	\$ 85,859.96
July 9, 2026 Payroll EFT	\$ 70,955.41
Accounts Payable Cheques 45596 to 45635	\$ 290,361.70
Online Banking-BKAP	\$ 75,007.66
Total	\$ 816,191.16

"Carried"

Res#211-26
June F.S.

B. Fast – C. Wiebe

BE IT RESOLVED that the June 30, 2026 Financial Statement be approved as presented.

"Carried"

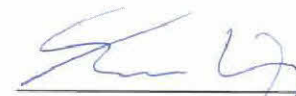
Res#212-26
BL 893-26

N. Dueck – B. Fast

BE IT RESOLVED that Council gives second reading to Bylaw 893-26, a bylaw

2 nd Reading	to re-zone Lots 18 and 19, Plan 8773 from Residential Low Density to Educational and Institutional.	"Carried"
Res#213-26 BL 893-26 3 rd Reading	C. Wiebe – B. Fast BE IT RESOLVED that Council gives third reading and passes Bylaw 893-26, a bylaw to re-zone Lots 18 and 19, Plan 8773 from Residential Low Density to Educational and Institutional.	"Carried"
	In Favour: M. Dyck, N. Dueck, C. Wiebe, B. Fast Absent: M. Beasant	
Res#214-26 BL 896-26 1 st Reading	C. Wiebe – B. Fast BE IT RESOLVED that Council gives first reading to Bylaw 896-26, a Bylaw to acquire land for the widening and expansion of an existing municipal road through consent expropriation.	"Carried"
Res#215-26 BL 897-26 1 st Reading	C. Wiebe – B. Fast BE IT RESOLVED that Council gives first reading to Bylaw 897-26, a Bylaw to open and widen an existing municipal road.	"Carried"
Res#216-26 Noise Exemption	C. Wiebe – N. Dueck BE IT RESOLVED THAT in accordance with Niverville's Noise Bylaw No. 886-26, sub-paragraph 3.1.12, that Council hereby provides permission to create a noise nuisance between 8:00 p.m. and 1:00 a.m. on September 19, 2026, for the Nighthawks Season Kickoff Event being held in the outdoor rink at the Niverville Centennial Arena.	"Carried"
Res#217-26 Rec Study Contract	N. Dueck – B. Fast BE IT RESOLVED that following the Town's due tendering process, that the contract for the Town's Recreation Feasibility Study for Phases 1 and 2 be awarded to MNP, who submitted the lowest bid of \$44,252.00.	"Carried"
Res#218-269 Added Taxes	C. Wiebe – B. Fast BE IT RESOLVED that in accordance with Section 326 of <i>The Municipal Act</i> , that supplementary taxes as provided by the Manitoba Assessment Services dated July 21, 2026 are hereby added to the Tax Roll.	"Carried"
Res#219-26 Adjourn	B. Fast – N. Dueck BE IT RESOLVED that the meeting be adjourned. (8:09 p.m.)	"Carried"


Mayor


Chief Administrative Officer

Minutes of the Public Hearing held on July 21, 2026, at 7:04 p.m. regarding Bylaw 893-26; a bylaw to rezone Lots 18 and 19 Plan 8773 from Residential Low Density to Educational and Institutional. The proposal was duly advertised as per Section 168 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Nathan Dueck, and Councillors Chris Wiebe and Bill Fast in attendance.

Director of Finance and Projects Ms. Jenna Patterson noted that this public hearing is for the rezoning of the Word of Life Church and under the authority of The Planning Act, this public hearing has been scheduled to review Bylaw 893-26, which proposes rezoning 233 3rd Street S. (Word of Life Mission Church, Son City, and the adjoining parking lot) from “RLD” Residential Low Density to “EI” Educational and Institutional.

Mr. Craig Tomlinson on behalf of the Word of Life Church, noted that there are currently 2 buildings on one lot, and the intent is to replace the older building, which is the reason for the rezoning to EI.

Councillor Chris Wiebe asked whether they were proposing to replace with another single building and whether it would be semi-attached.

Mr. Tomlinson confirmed it would be a single building and semi-attached.

Mayor Myron Dyck asked whether they had plans already.

Mr. Tomlinson advised that they have already hired an architect and are starting that process now.

Mayor Dyck clarified that they were only doing the zoning at this time.

There was no opposition to the proposal.

The public hearing ended at 7:07 p.m.

Minutes of the public hearing held on July 21, 2026, at 7:08 p.m. regarding Conditional Use C16-26, an application from Kristen Fyfe to continue to operate a home-based massage therapy business on Lot 47, Plan 50833, civically known as 67 Claremont Drive. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Nathan Dueck, and Councillors Chris Wiebe and Bill Fast in attendance.

Mayor Myron Dyck reiterated the process for this home-based business, noting that approval had been given for a massage therapy business, 2 years have gone by, Council has had a chance to see what has gone on in the neighbourhood and as per Town requirements, Council can choose to make this permanent and official and if approved, this decision would now follow title for the property.

Director of Finance and Projects Ms. Jenna Patterson read a submission from Krystle Pearse of 93 Claremont Drive, who expressed her support for the renewal of this business license, noting that this business has not caused any disruption to the neighbourhood and that Kristen runs her practice professionally and respectfully.

Deputy Mayor Nathan Dueck asked Ms. Fyfe if she was happy with her business and Ms. Fyfe responded that she was.

Ms. Patterson reported that this is an application from Kristen Fyfe for a Conditional Use to continue to operate a home-based massage therapy business at 67 Claremont Drive. Background: The applicant originally received approval through Conditional Use C15-24 to operate a home-based massage therapy business at 67 Claremont Drive subject to the following conditions:

- 1) That the applicant provide on-site parking for clients;
- 2) That the applicant obtain an annual Business License from the Town; and
- 3) That this Conditional Use approval will expire on August 20, 2026. Applicant will be required to reapply a minimum of 4 weeks in advance of expiry date, with Conditional Use application fee to be waived for second application if application received on or before July 13, 2026.

Ms. Patterson added that the Town has not received any complaints since the business was approved by Council, the applicant is up to date on their business license, and that one area resident (Krystle Pearse) sent in notice of their support for this business (as previously noted).

There was no opposition to the proposal.

The public hearing ended at 7:12 p.m.

Minutes of the public hearing held on July 21, 2026, at 7:14 p.m. regarding Conditional Use C17-26, an application from Zachery Wiebe to allow for a retail store specializing in agricultural and rural products, including livestock feed, poultry supplies, animal bedding, and associated merchandise at Lots 3-5 Plan 72884, civically known as Units 3-5 of 735 Schultz Avenue. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Nathan Dueck, and Councillors Chris Wiebe and Bill Fast in attendance.

Director of Finance and Projects Ms. Jenna Patterson noted that this is an application from Zachery Wiebe for a Conditional Use to allow for a retail store specializing in agricultural and rural products, including livestock feed, poultry supplies, animal bedding, and associated merchandise in Units 3-5 of 735 Schultz Avenue. Background: The applicant proposes to open up a retail farm store, selling products such as feed, poultry supplies, animal bedding, dog food, etc.

She added that the original owner of the property entered into a Development Agreement with the Town in 2021 and that the recommendation from Administration is to approve the Conditional Use as requested.

Councillor Chris Wiebe asked what the applicant was proposing to sell; how intensive for example chicken feeders and hog crates.

Mr. Zachery Wiebe advised that he was not going to be selling big equipment, rather poultry supplies and feed.

Councillor Chris Wiebe asked about the hours of operation.

Mr. Wiebe advised that the hours would be 8 am to 5 pm.

There was no opposition to the proposal.

The public hearing ended at 7:16 p.m.

Minutes of the public hearing held on July 21, 2026, at 7:19 p.m. regarding Conditional Use C18-26, an application from Ben Bullert on behalf of 10268831 Manitoba Inc. to accommodate rental bays associated with an overhead door business and storage rental units at Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Nathan Dueck, and Councillors Chris Wiebe and Bill Fast in attendance.

Director of Finance and Projects Ms. Jenna Patterson noted that this was an application from Ben Bullert on behalf of 10268831 Manitoba Inc. for a Conditional Use to accommodate rental bays associated with an overhead door business and storage rental units at 821 Riel Cove. 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 recommendation from Admin is to approve the Conditional Use subject to the following conditions:

1. That the applicant enter into a Development Agreement with the Town; and

2. That all tenant uses be approved through the Conditional Use process or in accordance with the zoning bylaw in effect at the time.

Deputy Mayor Nathan Dueck asked for confirmation that the lot currently had no building and Mayor Myron Dyck confirmed it was vacant.

There was no opposition to the proposal.

The public hearing ended at 7:21 p.m.

Minutes of the combined public hearing held on July 21, 2026, at 7:23 p.m. regarding regarding an V21-26 application from 6183728 Manitoba Ltd. for Conditional Use C19-26, to allow for a Planned Unit Development including pre-approval for construction trade and mechanical (non-automotive) uses and Variance V21-26, to reduce the required driving aisle width from 24 feet to 19 feet along the side of the building and between the stalls located at the front of the building for Lot 2 Plan 71166, civically known as 420 Kuzenko Street. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Nathan Dueck, and Councillors Chris Wiebe and Bill Fast in attendance.

Mr. Bryan Trottier on behalf of 6183728 Manitoba Ltd. noted that this variance is for the side lots, and all the other buildings (430 to 460 Kuzenko St.) received approval for 19 feet on the side lot. They decided to go with 2 smaller buildings instead of one larger building, in keeping with what was done previously.

Councillor Chris Wiebe questioned how much space was between buildings, what size the side yard setback was questioned whether this space was unoccupied up to the fence.

Mr. Trottier advised that the space between buildings and the sidewalk is 38 feet, with 19-foot side yards and confirmed it was unoccupied up to the fence.

Deputy Mayor Nathan Dueck asked if the building was going to be purple and Mr. Trottier advised that he wanted it to be yellow, pending availability of tin.

There was no opposition to the proposal.

The public hearing ended at 7:25 p.m.

Minutes of the public hearing held on July 21, 2026, at 7:28 p.m. regarding Conditional Use C20-26, an application from Chris Sawatzky and Curtis Sawatzky to allow for a contractor's yard and associated indoor/outdoor storage on Lot 1 Block 3 Plan 67815, civically known as 600 Pauls Street. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Nathan Dueck, and Councillors Chris Wiebe and Bill Fast in attendance.

Mr. Chris Sawatzky asked questions related to the upcoming Development Agreement that would be required concerning the proposed future road on the west side of his property and the requirement for him to add landscaping on the west side of his property.

Mayor Myron Dyck, clarified that this hearing is for the Conditional Use for what he intends to do with the property and that the terms of the Development Agreement could be negotiated with Administration, and if Administration had questions, they could go to Council.

Councillor Chris Wiebe questioned how many units they intended to occupy.

Mr. Sawatzky advised that they intended to occupy at least 2 units from the start and see how it goes.

There was no opposition to the proposal.

The public hearing ended at 7:33 p.m.
