

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on June 16, 2026, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck, Deputy Mayor Nathan Dueck and Councillors Bill Fast and Meghan Beasant were in attendance.

Res#169-26 Excuse	N. Dueck – B. Fast BE IT RESOLVED that Councillor Chris Wiebe be excused due to a personal matter. “Carried”
Res#170-26 Agenda	M. Beasant – B. Fast BE IT RESOLVED that the agenda be approved as presented. “Carried”
Res#171-26 Minutes	N. Dueck – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on June 2, 2026, and special Council meeting of June 9, 2026, be approved as presented. “Carried”
Res#172-26 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 the public hearing for Conditional Use C13-26 for Lot 50 Plan 50833, civically known as 73 Claremont Drive. “Carried”
Res#173-26 Resume	B. Fast – M. Beasant BE IT RESOLVED that the public hearing for Conditional Use C13-26 for Lot 50 Plan 50833, civically known as 73 Claremont Drive be closed, and Council resume its former order of business (7:04 p.m.). “Carried”
Res#174-26 C13-26	M. Beasant – N. Dueck WHEREAS a Public Hearing was held regarding Conditional Use C13-26, an application from Adam Szendrei to allow a home-based automotive detailing business to continue to operate on Lot 50, Plan 50833, civically known as 73 Claremont Drive; AND WHEREAS in accordance with <i>The Planning Act</i> , the Conditional Use application was duly advertised; AND WHEREAS there was no opposition to the proposal; THEREFORE BE IT RESOLVED that Council approves Conditional Use C13-26, to allow a home-based automotive detailing business to continue to operate on Lot 50, Plan 50833, civically known as 73 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 the applicant comply with all Standards for Home-based businesses as noted in the Town’s Zoning Bylaw. “Carried”
Res#175-26 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 C14-26 for NE 25-07-03E (corner of Arena Road and Main Street). “Carried”

Res#176-26 Resume	B. Fast – M. Beasant BE IT RESOLVED that the public hearing for Conditional Use C14-26 for NE 25-07-03E (corner of Arena Road and Main Street) be closed, and Council resume its former order of business (7:08 p.m.). “Carried”
Res#177-26 C14-26	B. Fast – M. Beasant WHEREAS a Public Hearing was held regarding Conditional Use C14-26, an application to allow for signage advertising the Niverville Farmer’s Market to be added to an existing sign at NE-25-07-03E, which is the corner of Arena Road and Main 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 C14-26 to allow for signage advertising the Niverville Farmer’s Market to be added to an existing sign at NE-25-07-03E, which is the corner of Arena Road and Main Street. “Carried”
Res#178-26 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 Conditional Use C15-26 for Lot 10 Plan 72884, civically known as Unit 10 of 735 Schultz Avenue. “Carried”
Res#179-26 Resume	M. Beasant – N. Dueck BE IT RESOLVED that the public hearing for Conditional Use Conditional Use C15-26 for Lot 10 Plan 72884, civically known as Unit 10 of 735 Schultz Avenue be closed, and Council resume its former order of business (7:11 p.m.). “Carried”
Res#180-26 C15-26	B. Fast – N. Dueck WHEREAS a Public Hearing was held on June 16, 2026, regarding Conditional Use C15-26, 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 Lot 10 Plan 72884, civically known as Unit 10 of 735 Schultz Avenue; AND WHEREAS in accordance with <i>The Planning Act</i> 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 C15-26, to allow for a retail store specializing in agricultural and rural products, including livestock feed, poultry supplies, animal bedding, and associated merchandise at Lot 10 Plan 72884, civically known as Unit 10 of 735 Schultz Avenue subject to the following condition: 1. That the property owner submit an updated parking plan demonstrating to the satisfaction of the Town, that the property can accommodate this retail use prior to the use being established. “Carried”

Res#181-26 Protective Committee	N. Dueck – B. Fast BE IT RESOLVED that Councillor Meghan Beasant is appointed as the Town's Protective Committee chairperson. "Carried"										
Res#182-26 EE Handbook	B. Fast – M. Beasant BE IT RESOLVED that Council approves updates to the Employee Handbook to take effect July 1, 2026. "Carried"										
Res#183-26 Accounts	M. Beasant – B. Fast BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment: <table border="0" style="width: 100%;"> <tr> <td style="width: 70%;">Accounts Payable EFT</td> <td style="text-align: right;">\$ 157,957.37</td> </tr> <tr> <td>June 11, 2026 Payroll EFT</td> <td style="text-align: right;">\$ 72,711.37</td> </tr> <tr> <td>Accounts Payable Cheques 45585 to 45595</td> <td style="text-align: right;">\$ 386,095.93</td> </tr> <tr> <td>Online Banking-BKAP</td> <td style="text-align: right;"><u>\$ 49,090.14</u></td> </tr> <tr> <td style="text-align: right;">Total</td> <td style="text-align: right;">\$ 665,854.81</td> </tr> </table> "Carried"	Accounts Payable EFT	\$ 157,957.37	June 11, 2026 Payroll EFT	\$ 72,711.37	Accounts Payable Cheques 45585 to 45595	\$ 386,095.93	Online Banking-BKAP	<u>\$ 49,090.14</u>	Total	\$ 665,854.81
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Res#184-26 Financial Statement	M. Beasant – B. Fast BE IT RESOLVED that Council approves the May 31, 2026 Financial Statement as presented. "Carried"										
Res#185-26 BL 893-26 1 st Reading	M. Beasant – B. Fast BE IT RESOLVED that Council gives first reading to Bylaw 893-26, a bylaw to re-zone Lots 18 and 19, Plan 8773 from Residential Low Density to Educational and Institutional. "Carried"										
Res#186-26 Adjourn	M. Beasant – B. Fast BE IT RESOLVED that the meeting be adjourned. (7:24 p.m.) "Carried"										


Mayor


Chief Administrative Officer

Minutes of the public hearing held on June 16, 2026, at 7:01 p.m. regarding Conditional Use C13-26, an application from Adam Szendrei to allow a home-based automotive detailing business to continue to operate on Lot 50, Plan 50833, civically known as 73 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 Bill Fast and Meghan Beasant in attendance.

Chief Administrative Officer Eric King reported that this was an application from Adam, a Conditional Use is requested to allow a home-based automotive detailing business to continue to operate at 73 Claremont Drive.

Background:

The applicant originally received approval through Conditional Use C12-24 to operate a home-based automotive detailing business at 73 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;
- (3) That the applicant comply with all Standards for Home-based businesses as noted in the Town's Zoning Bylaw; and
- (4) That this Conditional Use approval will expire on July 16, 2026. The applicant will be required to reapply by June 15, 2026, with the Conditional Use application fee to be waived for the second application if the application is received on or before June 15, 2026.

The Town has not received any complaints since the business was approved by Council; however, the applicant is currently behind on his business licensing, with the last one having expired last year. The recommendation is to approve the Conditional Use 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, including payment of the outstanding license fee;
- (3) That the applicant comply with all Standards for Home-based businesses as noted in the Town's Zoning Bylaw.

Mr. Adam Szendrei, applicant, commented that he hadn't remembered about the business license. Mayor Dyck noted that a business license was required for all home-based businesses and questioned the location in the "eyebrow" of Claremont, which Mr. Szendrei confirmed it was.

Deputy Mayor Nathan Dueck thanked the applicant for dealing with the process.

Councillor Meghan Beasant commented that she goes by his place a lot and it always looks great.

There was no opposition received to the proposal.

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

Minutes of the public hearing held on June 16, 2026, at 7:06 p.m. regarding Conditional Use C14-26, an application to allow for signage advertising the Niverville Farmer's Market to be added to an existing sign at NE-25-07-03E, which is the corner of Arena Road and Main 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 Bill Fast and Meghan Beasant in attendance.

Chief Administrative Officer Eric King reported that this was an application from the Town of Niverville, a Conditional Use is requested to allow for signage advertising the Niverville Farmer's Market to be added to an existing sign located at the corner of Arena Road and Main Street. The recommendation is to approve this.

Mr. King advised that the Town would be adding a banner beneath the CRRC sign.

Deputy Mayor Nathan Dueck questioned whether the banner had already been added, and Mr. King confirmed that it had not and would be added after this approval.

Councillor Meghan Beasant questioned whether this would be up year-round and Mr. King said that this one would probably stay until September and would be a seasonal thing, and he could deal with things that get taken out and put away every Thursday.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:08 p.m.

Minutes of the public hearing held on June 16, 2026, at 7:09 p.m. regarding Conditional Use C15-26, 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 Lot 10 Plan 72884, civically known as Unit 10 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 Bill Fast and Meghan Beasant in attendance.

Chief Administrative Officer Eric King reported that this was a Conditional Use 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 in Unit 10 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. Note that the original owner of the property entered into a Development Agreement with the Town back in 2021. The recommendation from Admin is to approve the Conditional Use as requested subject to the following condition:

1. That the property owner submit an updated parking plan demonstrating to the satisfaction of the Town, that the property can accommodate this retail use prior to the use being established.

Councillor Meghan Beasant questioned if this was the applicant's first time in business.

Mr. Zachery Wiebe, applicant, advised that it was his first time in a completely new business.

Mr. Willie Wiebe, (applicant's father), commented that it was Zachery's second business, as he is already operating one in Steinbach. Deputy Mayor Nathan Dueck asked what type of business and whether he could import this into Niverville, and Mr. Zachery Wiebe replied it was selling day old chicks to farms in Manitoba and Ontario, and the idea is to tie this into this store as well.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:11 p.m.