

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on August 18, 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, Bill Fast and Meghan Beasant were in attendance.

Res#227-26 Agenda	N. Dueck – B. Fast BE IT RESOLVED that the agenda be approved subject to the following addition: New Business 10 a. Recommendation to Change Street Name 10 b. Safety Reminder “Carried”
Res#228-26 Minutes	C. Wiebe – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on July 21st, 2026, and Special Council meeting held on July 27, 2026, be approved as presented. “Carried”
Res#229-26 Table Agenda	B. Fast – M. Beasant 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 C22-26 for Lot 1 Plan 72884, civically known as Unit 1, 735 Schultz Avenue. “Carried”
Res#230-26 Resume	N. Dueck – B. Fast BE IT RESOLVED that the public hearing for Conditional Use C22-26 for Lot 1 Plan 72884, civically known as Unit 1, 735 Schultz Avenue be closed, and Council resume its former order of business (7:14 p.m.). “Carried”
Res#231-26 C22-26	B. Fast – C. Wiebe WHEREAS a Public Hearing was held on August 18, 2026, regarding Conditional Use C22-26, an application from Thi Thuy Trang Doan to allow for a single chair, by appointment only, nail salon at Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue; 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 application C22-26, to allow for a single chair, by appointment only, nail salon at Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue subject to the following condition: 1) That the business owner acknowledge that the primary intent of the Industrial General Zone is to accommodate industrial uses and to provide areas where industrial operations can function and expand without negatively affecting other development and therefore may not object to future industrial uses or expansions within the Niverville Business Park that are permitted under the Zoning Bylaw. “Carried”

Res#232-26 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 C23-26 for Lot 46, Plan 47826, civically known as 50 Claremont Drive. “Carried”
Res#233-26 Resume	C. Wiebe – M. Beasant BE IT RESOLVED that the public hearing for Conditional Use C23-26 for Lot 46, Plan 47826, civically known as 50 Claremont Drive be closed, and Council resume its former order of business (7:21 p.m.). “Carried”
Res#234-26 C23-26	B. Fast – N. Dueck WHEREAS a Public Hearing was held regarding Conditional Use C23-26, an application from Cedarsgreen Bed and Breakfast to allow for a bed and breakfast business to continue to operate on Lot 46, Plan 47826, civically known as 50 Claremont Drive; 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 Conditional Use application C23-26 to allow for a bed and breakfast business to continue to operate on Lot 46, Plan 47826, civically known as 50 Claremont Drive be approved subject to the following conditions: 1) That the business complies with the use-specific standards for Bed and Breakfasts as outlined in the Town’s Zoning By-law; and 2) That the business owner obtains an annual Business License from the Town. “Carried”
Res#235-26 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 C24-26 for Lot 7 Plan 51356, civically known as Unit 7, 41089 6th Ave. N. “Carried”
Res#236-26 Resume	C. Wiebe – B. Fast BE IT RESOLVED that the public hearing for Conditional Use C24-26 for Lot 7 Plan 51356, civically known as Unit 7, 41089 6th Ave. N. be closed, and Council resume its former order of business (7:28 p.m.). “Carried”
Res#237-26 C24-26	M. Beasant – C. Wiebe WHEREAS a Public Hearing was held regarding Conditional Use C24-26, an application from Gloria Laing on behalf of Magnesium Lab to allow for the operation of a bath and body products production facility along with storage at Lot 7 Plan 51356, civically known as Unit 7, 41089 6th Avenue N; 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 C24-26, to allow for the operation of a bath and body products production facility along with storage at Lot 7 Plan 51356, civically known as Unit 7, 41089 6th Avenue N., subject to the following condition: 1. That any exterior storage shall either;

- a) be enclosed within a fence that is opaque on the side facing 6th Avenue N;
or
- b) comply with the Niverville Business Park Design Guidelines in effect at the time of development.

"Carried"

Res#238-26
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 a Public Hearing for Variance V25-26 for Lots 9 to 12 Plan 70784 civically known as 43, 47, 51 and 55 Fairway Drive.

"Carried"

Res#239-26
Resume

N. Dueck – C. Wiebe

BE IT RESOLVED that the Public Hearing for Variance V25-26 for Lots 9 to 12 Plan 70784 civically known as 43, 47, 51 and 55 Fairway Drive be closed, and Council resume its former order of business (7:31 p.m.).

"Carried"

Res#240-26
V25-26

C. Wiebe – B. Fast

WHEREAS a Public Hearing was held regarding Variation application V25-26 from Prairie Sky Properties, to allow for a reduced front yard setback from 30' to no less than 25' and a reduced rear yard setback from 25' to no less than 16' 6" on Lots 9 to 12 Plan 70784, and to reduce the North side yard setback of Lot 9 Plan 70784 and South side yard setback of Lot 12 Plan 70784 from 15' to no less than 7'6", for the properties civically known as 43, 47, 51 and 55 Fairway Drive;
AND WHEREAS in accordance with *The Planning Act*, the Variation application was duly advertised;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Variation application V25-26 to allow for a reduced front yard setback from 30' to no less than 25' and a reduced rear yard setback from 25' to no less than 16' 6" on Lots 9 to 12 Plan 70784, and to reduce the North side yard setback of Lot 9 Plan 70784 and South side yard setback of Lot 12 Plan 70784 from 15' to no less than 7'6", for the properties civically known as 43, 47, 51 and 55 Fairway Drive.

"Carried"

Mayor Myron Dyck, on behalf of Council, extended thanks and best wishes to Drs. Chris and Mairi Burnett on their retirement. He acknowledged their investment in the community through the establishment of their medical clinic after moving from Boissevain to Niverville approximately 20 years ago. Mayor Dyck noted that what began as a clinic serving part-time physicians has grown into a regional healthcare hub, now home to 15 physicians and a variety of other healthcare professionals.

Mayor Dyck also advised that he has contacted Hon. Tracy Schmidt, Minister of Education and Early Childhood Learning and is awaiting a meeting in September to discuss daycare needs and addressing existing service gaps.

Res#241-26 Accounts	C. Wiebe – B. Fast BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment: <table> <tr> <td>Accounts Payable EFT</td><td>\$ 475,651.30</td></tr> <tr> <td>July 23, 2026 Payroll EFT</td><td>\$ 127,981.86</td></tr> <tr> <td>August 6, 2026 Payroll EFT</td><td>\$ 81,632.08</td></tr> <tr> <td>Accounts Payable Cheques 45636 to 45670</td><td>\$1,698,909.58</td></tr> <tr> <td>Online Banking-BKAP</td><td>\$ 99,790.52</td></tr> <tr> <td>Total</td><td>\$2,483,965.34</td></tr> </table> "Carried"	Accounts Payable EFT	\$ 475,651.30	July 23, 2026 Payroll EFT	\$ 127,981.86	August 6, 2026 Payroll EFT	\$ 81,632.08	Accounts Payable Cheques 45636 to 45670	\$1,698,909.58	Online Banking-BKAP	\$ 99,790.52	Total	\$2,483,965.34
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Res#242-26 July F.S.	M. Beasant – C. Wiebe BE IT RESOLVED that the July 31, 2026, Financial Statement be approved as presented. "Carried"												
Res#243-26 2025 Y/E Fin. Stmt.	N. Dueck – C. Wiebe BE IT RESOLVED that the December 31, 2025, Audited Consolidated Financial Statement be approved as presented. "Carried"												
Res#244-26 BL 898-26 1 st Reading	C. Wiebe – B. Fast BE IT RESOLVED that Council gives first reading to Bylaw 898-26, a bylaw to establish sewer rates within the Town of Niverville. "Carried"												
Res#245-26 BL 894-26 1 st Reading	N. Dueck – M. Beasant BE IT RESOLVED that Bylaw 894-26, being a Bylaw to adopt a new Development Plan for the Town of Niverville be given first reading. "Carried"												
Res#246-26 BL 895-26 1 st Reading	C. Wiebe – B. Fast BE IT RESOLVED that Bylaw 895-26, being a Bylaw to adopt a new Zoning By-law for the Town of Niverville be given first reading. "Carried"												
Res#247-26 Bylaw Request	N. Dueck – M. Beasant BE IT RESOLVED that Council direct Administration to prepare a bylaw to rename Arena Road to Nighthawks Way and to bring the bylaw forward for first reading at the September 1, 2026 Council meeting. "Carried"												
	Deputy Mayor Nathan Dueck reminded residents not to park vehicles across sidewalks when using their driveways, as doing so can create safety concerns for pedestrians.												

Res#248-26
Adjourn

B. Fast – M. Beasant

BE IT RESOLVED that the meeting be adjourned. (7:46 p.m.)

"Carried"



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on August 18, 2026, at 7:03 p.m. regarding Conditional Use C22-26, an application from Thi Thuy Trang Doan to allow for a single chair, by appointment only, nail salon at Lot 1 Plan 72884, civically known as Unit 1 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, Bill Fast and Meghan Beasant in attendance.

Chief Administrative Officer Eric King noted this is an application from Thi Thuy Trang Doan for a Conditional Use to allow for a single chair, by appointment only, nail salon in Unit 1 of 735 Schultz Avenue. Background: The applicant proposes to operate a small, by appointment-only nail studio within an existing 135 sq. ft. office unit. The business will serve one client at a time by appointment only. No walk-in customers. Recommendation: While the proposed use is not expected to negatively impact surrounding businesses or the operation of the business park, Administration's concern is the precedent that approval would establish, as this business is commercial in nature and does not align necessarily with the intent of the Industrial General Zone.

Mr. King advised for Council's consideration, that land use decisions must be considered not only on their individual merits but also in terms of the precedent they establish. The Town's Zoning Bylaw states that the intent of the Industrial General Zone is to accommodate industrial uses, including construction, manufacturing, processing, distribution, transportation, and warehousing, and to provide areas where industrial operations can function and expand without negatively affecting other development. Although the current application may be low impact, approval could encourage similar commercial-oriented uses to seek approval within the Industrial Zone in the future, making it more difficult to consistently preserve the industrial character and long-term planning objectives of the area and maintain the intent of the Industrial General Zone.

Should Council choose to approve this commercial use within the Industrial General Zone, it is recommended that the following condition could be imposed:

- 1) That the business owner acknowledge that the primary intent of the Industrial General Zone is to accommodate industrial uses and to provide areas where industrial operations can function and expand without negatively affecting other development and therefore may not object to future industrial uses or expansions within the Niverville Business Park that are currently permitted under the Zoning Bylaw.

Ms. Thi Thuy Trang Doan, applicant, advised she wanted to open a nail salon business, by appointment only, with only 1 customer at a time, no walk-in traffic and it wouldn't generate any noise or traffic.

Councillor Chris Wiebe asked what the hours of business would be.

Ms. Doan advised that it depended on the appointment, and that hours were between 10 am and 6 pm, but no nights.

Mayor Myron Dyck commented that the applicant might have heard a lot about the intent of the industrial park, and to simplify that, Council tries to keep businesses that are loud and smelly in certain parts of the Town, and things that are not so loud and smelly in different parts of the Town and that this would be potentially a mix of the two types. He wanted the applicant to be aware of what "could be" with the neighbours around her if suddenly there was noise or smells, to ensure she understood what could happen. Mayor Dyck asked whether she understood this or needed it explained again. He added that for instance, someone could be welding or driving a forklift and you hear the noise of the machinery, or hammers hitting on steel, and questioned

whether she was trying to have more of a spa-like experience for her customers, where the expectation would be to have a quiet space for them.

Ms. Doan said it would be ok as it wouldn't be too loud when the door was closed.

Mayor Dyck reiterated that he wanted to make sure she knew what she was applying for (in terms of location within an industrial business park) and there wouldn't be questions later and that she didn't know.

Mr. Clare Braun, the owner of Unit 1-735 Schultz Avenue, stated that he respected the intent of the industrial park being industrial in nature, and said that the zoning that was asked for was specific to a real estate office when this use was approved, and the building was constructed that way. He commented that perhaps they should have applied for commercial zoning to sell the business, and that this use is something that doesn't fit long term. He went on to explain that there are 7 other offices in that unit and the reason it is attractive for rental by someone like Thi is the size of the square footage for rent. He recalled a year ago when LeShawn Giesbrecht, (physical therapist) came before Council and had a 6-month term approved and needed an extension as this was her interim space while she was waiting for her permanent space to be built. Mr. Braun suggested that he could come back and speak with Council about the challenges of their building itself and how he didn't want to be in this situation every single time, where Council allows for a building to be built, and that he was given the ability to manage this. He noted that he doesn't want to cross heads with Council, but the challenge is that they have 9 offices in an industrial area that have no commercial attachment to it. He added that situations like this are perfect for starting a business.

Mayor Dyck mentioned that there is a win/win situation for business owners in the park, that they can be there and its suitable for them and how they don't want to see friction between business owners, as they are trying to be mindful of this, that someone that might need more peace and quiet isn't located beside someone that is hammering away all day long and why Council would allow this type of thing. He added that Council is all about incubator businesses and trying to get people started and see where that goes from there.

Mr. Braun commented that there is a significant welding operation to the south of them, how this hasn't cause interruptions to their business, how their previous tenant had no issues with noise and that he has talked with this tenant about noise and them not complaining about what happens in the industrial park. He added that LeShawn has been in the office from 4 pm on and neither she nor he himself have ever had any problems.

Councillor Chris Wiebe added that there was also a sandblasting business, Fusion, that is going year-round as well.

Deputy Mayor Nathan Dueck noted he had no issues with this proposed use for this building, and that he was pleased that Mr. Braun was working with different businesses to get them up and running.

There was no opposition to the proposal.

The public hearing ended at 7:14 p.m.

Minutes of the Public Hearing held on August 18, 2026, at 7:18 p.m. regarding Conditional Use C23-26, an application from Cedarsgreen Bed and Breakfast to allow for a bed and breakfast business to continue to operate on Lot 46, Plan 47826, civically known as 50 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, Bill Fast and Meghan Beasant in attendance.

Chief Administrative Officer Eric King noted that this was an application from Cedarsgreen Bed and Breakfast for a Conditional Use, to continue to operate a home-based bed and breakfast business at 50 Claremont Drive. Background: The applicant originally received approval through Conditional Use C18-24 to operate a bed and breakfast business at 50 Claremont Drive subject to the following conditions:

- 1) That the applicants comply with the use-specific standards for Bed and Breakfasts as outlined in the Town's Zoning By-law;
- 2) That the applicants obtain an annual Business License from the Town; and
- 3) That this Conditional Use approval will expire on September 17, 2026. Applicant(s) 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 August 14, 2026.

Mr. King noted that the Town has not received any complaints about the business, and the applicant is up to date on their business license. He added that the recommendation from Admin is in keeping with past precedent, to approve the Conditional Use subject to the following conditions:

- 1) That the business complies with the use-specific standards for Bed and Breakfasts as outlined in the Town's Zoning By-law; and
- 2) That the business owner obtains an annual Business License from the Town.

Mr. Shawn Dyck, on behalf of Cedarsgreen Bed and Breakfast, noted the various clients that they had served, such as the parents of Nighthawk team members, grandparents, those visiting Town from various provinces, etc. and that it was going good. He added that they may want to add another room and wanted more information on that.

There was no opposition to the proposal.

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

Minutes of the Public Hearing held on August 18, 2026, at 7:24 p.m. regarding Conditional Use C24-26, an application from Gloria Laing on behalf of Magnesium Lab to allow for the operation of a bath and body products production facility along with storage at Lot 7 Plan 51356, civically known as Unit 7, 41089 6th Avenue N. 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, Bill Fast and Meghan Beasant in attendance.

Ms. Gloria Laing, the owner and formulator of Magnesium Lab, started her business in her kitchen in 2019, and when it got too big 2 years ago, she rented space at a kitchen to maintain manufacturing. She was now looking to find space of her own where she can go and manufacture and store products. She advised that there would be no store front and that local stores sell her products in addition to her website. Ms. Laing was looking for permission to rent the space to put in a lotion manufacturing facility and storage of products. She added that there wouldn't be a lot of operating hours.

Deputy Mayor Nathan Dyck asked whether she would be doing 3-d printing and other things with metal.

Ms. Laing replied not at all, as this was a natural magnesium lotion and she manufactures other related products as well.

Councillor Chris Wiebe asked whether her unit was in the same complex as Heritage Lane Builders and whether it was in the front or back of the building.

Ms. Laing replied it was in the back, unit 7, as Stephen Kehler (landlord) was downsizing to one unit.

There was no opposition to the proposal.

The public hearing ended at 7:28 p.m.

Minutes of the Public Hearing held on August 18, 2026, at 7:30 p.m. regarding Variation application V25-26 from Prairie Sky Properties, to allow for a reduced front yard setback from 30' to no less than 25' and a reduced rear yard setback from 25' to no less than 16' 6" on Lots 9 to 12 Plan 70784, and to reduce the North side yard setback of Lot 9 Plan 70784 and South side yard setback of Lot 12 Plan 70784 from 15' to no less than 7'6", for the properties civically known as 43, 47, 51 and 55 Fairway 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, Bill Fast and Meghan Beasant in attendance.

Chief Administrative Officer Eric King noted that this was an application from Prairie Sky Properties for a variance to allow for a reduced front yard setback from 30' to no less than 25' and a reduced rear yard setback from 25' to no less than 16' 6" on 43, 47, 51 and 55 Fairway Drive, and to reduce the North side yard setback of 43 Fairway Drive and South side yard setback of 55 Fairway Drive from 15' to no less than 7'6". Background: The property owner is requesting this variance to allow the continued development of their lots on Fairway Drive. The proposed variance is consistent with approvals previously granted for the neighbouring properties, including 11, 15, 19, and 23 Fairway Drive on October 3, 2023, and 27, 31, 35, and 39 Fairway Drive on March 17, 2026. The recommendation from Admin is to approve the variance as requested, to align with the previous precedent set.

There was no opposition to the proposal.

The public hearing ended at 7:31 p.m.
