

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on September 15, 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#260-26 Agenda	N. Dueck – B. Fast BE IT RESOLVED that the agenda be approved subject to the following changes: Remove: Item 2 Excuse Councillor Bill Fast Item 5 a. Board of Revision (agreements reached with assessor) “Carried”
Res#261-26 Minutes	M. Beasant – C. Wiebe BE IT RESOLVED that the minutes of the regular Council meeting held on September 1, 2026, be approved as presented. “Carried”
Res#262-26 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 Combined Public Hearing for the Town’s Development Plan By-law 894-26 and Zoning By-law 895-26. “Carried”
Res#263-26 Resume	M. Beasant – B. Fast BE IT RESOLVED that the Combined Public Hearing for the Town’s Development Plan By-law 894-26 and Zoning By-law 895-26 be closed, and Council resume its former order of business (7:02 p.m.). “Carried”
Res#264-26 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 C25-26 for Lot 7 Plan 35785, civically known as 16 Elmdale Place. “Carried”
Res#265-26 Resume	B. Fast – M. Beasant BE IT RESOLVED that the public hearing for Conditional C25-26 for Lot 7 Plan 35785, civically known as 16 Elmdale Place be closed, and Council resume its former order of business (7:07 p.m.). “Carried”
Res#266-26 C25-26	M. Beasant – B. Fast WHEREAS a Public Hearing was held regarding Conditional Use C25-26, an application from Brenda Chaput to allow for a rooming house to operate with two individual rooms available for rent on Lot 7 Plan 35785, civically known as 16 Elmdale Place; AND WHEREAS in accordance with The Planning Act, the Conditional Use application was duly advertised; AND WHEREAS there was one letter of opposition received to the proposal; THEREFORE BE IT RESOLVED that Conditional Use C25-26 to allow for a rooming house to operate with two individual rooms available for rent on Lot 7

Plan 35785, civically known as 16 Elmdale Place be approved subject to the following conditions:

- 1) That the applicant obtains an annual Business License from the Town;
- 2) That each room for rent requires an on-site parking stall, in addition to the 2 parking stalls required for the primary use;
- 3) That the two parking stalls required for the primary residential use may be arranged in tandem (stacked); however, at least one primary-use parking stall, and each parking stall required for a room rental, shall have independent access to the street or lane, such that no vehicle is required to be moved to allow another vehicle to enter or exit the property;
- 4) That this Conditional Use approval will expire on September 15, 2028. Applicant will be required to reapply a minimum of 4 weeks in advance of expiry date if they wish to continue with this use, with Conditional Use application fee to be waived for second application if application received on or before August 15, 2028;
- 5) That the Towns Building Inspector, conduct an inspection to confirm that any bedrooms available for rent complies with the Manitoba Building Code for egress windows; and
- 6) That the owner must live on the property.

“Carried”

Res#267-26
Table
Agenda

C. Wiebe – M. Beasant

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 C26-26 for Lot 9 Block 5 Plan 71566, civically known as 735 Yellowquill Avenue.

“Carried”

Res#268-26
Resume

N. Dueck – B. Fast

BE IT RESOLVED that the public hearing for Conditional Use C26-26 for Lot 9 Block 5 Plan 71566, civically known as 735 Yellowquill Avenue be closed, and Council resume its former order of business (7:26 p.m.).

“Carried”

Res#269-26
C26-26

C. Wiebe – N. Dueck

WHEREAS a Public Hearing was held regarding Conditional Use C26-26, an application from Baysalex International Trade Inc. to allow a heavy equipment spare parts business, including inventory storage and distribution activities to operate on Lot 9 Block 5 Plan 71566, civically known as 735 Yellowquill Avenue with the site containing office space as well as a warehouse for interior storage; 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 Council approves Conditional Use C26-26, an application from Baysalex International Trade Inc. to allow a heavy equipment spare parts business, including inventory storage and distribution activities to operate on Lot 9 Block 5 Plan 71566, civically known as 735 Yellowquill Avenue with the site containing office space as well as a warehouse for interior storage, subject to the following condition:

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

“Carried”

Res#270-26 Table Agenda	<p>N. Dueck – M. Beasant</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 C27-26 for Lot 4 Block 3 Plan 63570, civically known as Unit 2 – 535 Wittick Street.</p> <p style="text-align: right;">“Carried”</p>
Res#271-26 Resume	<p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED that the public hearing for Conditional Use C27-26 for Lot 4 Block 3 Plan 63570, civically known as Unit 2 – 535 Wittick Street be closed, and Council resume its former order of business (7:30 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#272-26 C27-26	<p>C. Wiebe – B. Fast</p> <p>WHEREAS a Public Hearing was held regarding Conditional Use C27-26, an application from Henok Negash Gebre to allow a coffee roasting facility at Lot 4 Block 3 Plan 63570, civically known as Unit 2 – 535 Wittick Street;</p> <p>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 C27-26, to allow a coffee roasting facility at Lot 4 Block 3 Plan 63570, civically known as Unit 2 – 535 Wittick Street.</p> <p style="text-align: right;">“Carried”</p>
Res#273-26 Table Agenda	<p>M. Beasant – C. Wiebe</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 Variance application V28-26 for Lots 1-16 Block 2 Plan 68024 and Lots 1 – 26 Block 2 Plan 76325, civically known as #1-83 Balgownie Drive (odd numbers only).</p> <p style="text-align: right;">“Carried”</p>
Res#274-26 Resume	<p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED that the public hearing for Variance application V28-26 for Lots 1-16 Block 2 Plan 68024 and Lots 1 – 26 Block 2 Plan 76325, civically known as #1-83 Balgownie Drive (odd numbers only) be closed, and Council resume its former order of business (7:32 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#275-26 V28-26	<p>C. Wiebe – B. Fast</p> <p>WHEREAS a Public Hearing was held regarding Variation V28-26, an application from Sunset Estates to allow for a reduction in the side yard setbacks from 5 feet to 4 feet on Lots 1-16 Block 2 Plan 68024 and Lots 1 – 26 Block 2 Plan 76325, civically known as #1-83 Balgownie Drive (odd numbers only);</p> <p>AND WHEREAS in accordance with <i>The Planning Act</i>, the Variation 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 Variation application Variation V28-26, to allow for a reduction in the side yard setbacks from 5 feet to 4 feet on Lots 1-16 Block 2 Plan 68024 and Lots 1 – 26 Block 2 Plan 76325, civically known as #1-83 Balgownie Drive (odd numbers only).</p> <p style="text-align: right;">“Carried”</p>

Res#276-26 Scope Change	<p>M. Beasant – B. Fast</p> <p>BE IT RESOLVED THAT Council approves a scope change to the contract with Prairie Ag Contracting Co. Inc. in the amount of \$4,344,747.50 plus applicable taxes, for the Fire Hall and Operations Shop.</p> <p>AND BE IT FURTHER RESOLVED that Council authorizes an overall project cost of \$5,406,758.25 plus applicable taxes for the completion of associated site works.</p> <p style="text-align: right;">“Carried”</p>										
Res#277-26 Change Work Order #1	<p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED THAT Council approves Change Work Order #1 in the amount of \$10,868.00 plus applicable taxes to the contract with Maple Leaf Construction Ltd., for the removal and salvage of the ten streetlight bases on the south side of PR 311.</p> <p style="text-align: right;">“Carried”</p> <p>Mayor Myron Dyck thanked everyone for participating in the recent recreation study. He commented that he had six grade 4 students ring his doorbell that day to let him know that they took part in a vote for the recreation survey in their classroom and they had voted for a heated outdoor pool with water slides. Mayor Dyck told the students he would let the rest of Council know about their request.</p>										
Res#278-26 Accounts	<p>N. Dueck – C. Wiebe</p> <p>BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:</p> <table> <tr> <td>Accounts Payable EFT</td><td style="text-align: right;">\$ 349,670.78</td></tr> <tr> <td>September 3, 2026 Payroll EFT</td><td style="text-align: right;">\$ 84,033.76</td></tr> <tr> <td>Accounts Payable Cheques 45685 to 45697</td><td style="text-align: right;">\$ 342,113.33</td></tr> <tr> <td>Online Banking-BKAP</td><td style="text-align: right;"><u>\$ 40,765.63</u></td></tr> <tr> <td style="text-align: right;">Total</td><td style="text-align: right;">\$ 816,583.50</td></tr> </table> <p style="text-align: right;">“Carried”</p>	Accounts Payable EFT	\$ 349,670.78	September 3, 2026 Payroll EFT	\$ 84,033.76	Accounts Payable Cheques 45685 to 45697	\$ 342,113.33	Online Banking-BKAP	<u>\$ 40,765.63</u>	Total	\$ 816,583.50
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Total	\$ 816,583.50										
Res#279-26 Aug. F.S.	<p>M. Beasant – B. Fast</p> <p>BE IT RESOLVED that the August 31, 2026 Financial Statement be approved as presented.</p> <p style="text-align: right;">“Carried”</p>										
Res#280-26 BL 899-26 2 nd Reading	<p>N. Dueck – B. Fast</p> <p>BE IT RESOLVED that Council gives second reading to Bylaw 899-26, a bylaw to rename Arena Road to Nighthawks Way.</p> <p style="text-align: right;">“Carried”</p>										
Res#281-26 BL 900-26 3 rd Reading	<p>M. Beasant – C. Wiebe</p> <p>BE IT RESOLVED that Bylaw 900-26, being a Staff Remuneration Bylaw for 2025 and 2026 is given third reading and passed.</p> <p style="text-align: right;">“Carried”</p> <p>In Favour: M. Dyck, N. Dueck, C. Wiebe, B. Fast, M. Beasant</p>										

Res#282-26
Adjourn

B. Fast – M. Beasant

BE IT RESOLVED that the meeting be adjourned. (7:41 p.m.)

“Carried”



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on September 15th, 2026, at 7:00 p.m. regarding Development Plan By-law 894-26 and Zoning By-law 895-26. 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, Bill Fast and Meghan Beasant in attendance.

Mayor Myron Dyck explained that Council will be adjourning the public hearing until October 20, 2026, at 7:00 p.m. Community Planning and the Province of Manitoba have requested several edits, which staff only received late yesterday. Additional time is needed to review the requested changes and make the necessary adjustments.

The public hearing closed at 7:03 p.m.

Minutes of the Public Hearing held on September 15th, 2026, at 7:03 p.m. regarding Conditional Use C25-26, an application from Brenda Chaput to allow for a rooming house to operate with two individual rooms available for rent at Lot 7 Plan 35785, civically known as 16 Elmdale Place. 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.

Planning and Development Director Audrey Neufeld note that this is an application from Brenda Chaput for a Conditional Use to allow for a rooming house to operate with two individual rooms available for rent in 16 Elmdale Place. The applicant proposes to rent 2 rooms to local students attending a post-secondary school such as Providence University or U of M. Rooms will be furnished but board is not included. One letter of opposition was received from Edward and Denise McGory of 12 Elmdale Place, whose letter noted the following concerns:

1. The rezoning could set a precedent that may allow other homes on Elmdale Place to be converted into rooming houses in the future, fundamentally changing the character of the neighborhood;
2. Since purchasing the property, the owner has rented it to numerous different occupants, which has already caused significant disruption on what has traditionally been a quiet street;
3. The home has only two bedrooms that meet egress requirements, while the owner is advertising three bedrooms for rent and currently has a tenant occupying a basement bedroom which they believe does not meet egress standards;
4. A rooming house would result in a higher turnover of occupants and increased traffic, bringing many unfamiliar individuals into the area and disrupting the close-knit community atmosphere; and
5. Approving the rezoning would negatively impact the safety, stability, and family-friendly nature of their neighborhood.

Mayor Myron Dyck asked Ms. Chaput if she would like to speak to the letter of opposition that was received to her Conditional Use application.

Ms. Chaput extended her regrets that the residents from 12 Elmdale Place feel the rooming house would be a disturbance to the neighborhood. She explained that 2 of the students currently living there are her children who attend U of M and she feels strongly about providing other students with independence and housing while they are in post-secondary. Ms. Chaput said that they have found that students attending Providence University have trouble finding places to stay as many of their students are not local. She added that these concerns had not been voiced to her and she is surprised and disappointed to hear the residents feel this way.

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

Minutes of the Public Hearing held on September 15th, 2026, at 7:25 p.m. regarding Conditional Use C26-26, an application from Baysalex International Trade Inc to allow for a heavy equipment spare parts business, including inventory storage and distribution activities. The site will include office space as well as a warehouse utilized for interior storage on Lot 9, Block 5, Plan 71566, civically known as 735 Yellowquill 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.

There was no opposition to the proposal.

The public hearing closed at 7:26 p.m.

Minutes of the Public Hearing held on September 15th, 2026, at 7:29 p.m. regarding Conditional Use C27-26, an application from Henok Negash Gebre to allow for a coffee roasting facility at Lot 4, Block 3, Plan 63570, civically known as Unit 2, 535 Wittick 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, Bill Fast and Meghan Beasant in attendance.

There was no opposition to the proposal.

The public hearing closed at 7:30 p.m.

Minutes of the Public Hearing held on September 15th, 2026, at 7:31 p.m. regarding Variation application V28-26 from Sunset Estates Ltd., to allow for a reductions in the side yard setbacks from 5 feet to 4 feet on Lots 1-16 Block 2 Plan 68024 and Lots 1-26 Block 2 Plan 76325, civically known as #1-83 Balgownie Drive (odd numbers only) 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.

There was no opposition to the proposal.

The public hearing closed at 7:32 p.m.
