

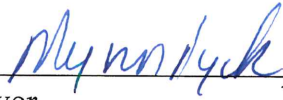
TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held virtually on February 2, 2021 at 9:00 a.m. In attendance were Mayor Myron Dyck, Deputy Mayor John Funk, Councillors Kevin Stott, Chris Wiebe and Nathan Dueck.

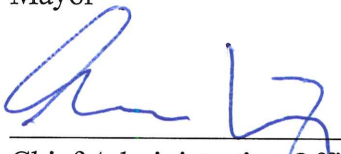
Res#23-21 Agenda	<p>C. Wiebe – J. Funk</p> <p>BE IT RESOLVED that the agenda be approved subject to the following addition:</p> <p>10 b. Niverville Communities in Bloom Grant for Heritage Wall Project</p> <p>“Carried”</p>
Res#24-21 Minutes	<p>C. Wiebe – K. Stott</p> <p>BE IT RESOLVED that the minutes of the regular Council meeting held on January 19, 2021 be approved as presented.</p> <p>“Carried”</p>
Res#25-21 Table Agenda	<p>N. Dueck – 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 Variation application V3-21 (Murcar Street).</p> <p>“Carried”</p>
Res#26-21 Resume	<p>J. Funk – C. Wiebe</p> <p>BE IT RESOLVED that the Public Hearing for Variation application V3-21 be closed and Council resume its former order of business (9:06 a.m.).</p> <p>“Carried”</p>
Res#27-21 V3-21	<p>K. Stott – J. Funk</p> <p>WHEREAS a Public Hearing was held regarding Variation V3-21, an application from Sunset Estates to allow for an increase in the driveway width to no more than 18 feet and vary the minimum permitted dwelling unit size from 800 sq. ft. to no less than 650 sq.ft. on Lots 11-18 Block 3 Deposit #900/2020, civically known as 10 to 24 Murcar Street;</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 V3-21 from Sunset Estates to allow for an increase in the driveway width to no more than 18 feet and vary the minimum permitted dwelling unit size from 800 sq. ft. to no less than 650 sq. ft. on Lots 11-18 Block 3 Deposit #900/2020, civically known as 10 to 24 Murcar Street subject to the following condition:</p> <p>1) That the Variation will be considered to be “acted upon” for an individual lot if a building permit is issued for a dwelling unit by February 1, 2025, and following that date any lot where a building permit for a dwelling unit has not been issued, the Variation will be expired and cease to have any effect.</p> <p>“Carried”</p>
Res#28-21 Table Agenda	<p>C. Wiebe – N. Dueck</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 C1-21 (500 Wittick Street).</p> <p>“Carried”</p>

Res#29-21 Resume	<p>N. Dueck – J. Funk</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use C1-21 be closed and Council resume its former order of business (9:13 a.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#30-21 C1-21	<p>J. Funk – C. Wiebe</p> <p>WHEREAS a Public Hearing was held regarding Conditional Use C1-21, an application from Edgar Haak and Alfred Stirmer on behalf of Innova Prefab Ltd. to allow for the manufacturing of prefab materials for residential and commercial construction on Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street (Niverville Business Park);</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use C1-21 from Innova Prefab Ltd., to allow for the manufacturing of prefab materials for residential and commercial construction on Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street (Niverville Business Park), subject to the applicant entering into a Development Agreement with the Town.</p> <p style="text-align: right;">“Carried”</p>
Res#31-21 D1-21	<p>J. Funk – N. Dueck</p> <p>BE IT RESOLVED that Council approves Rush Fee policy D1-21, to set a fee and policy surrounding the expediting of an application or permit from the Town.</p> <p>AND BE IT FURTHER RESOLVED that a Rush Fee of \$250.00 is added to the Town’s fee schedule.</p> <p style="text-align: right;">“Carried”</p>
Res#32-21 Security Deposit Extension	<p>C. Wiebe – J. Funk</p> <p>BE IT RESOLVED that in recognition of challenges experienced by builders as a result of the COVID-19 pandemic in 2020, that Council approve for building permits dated February 9, 2018 to April 16, 2019 (inclusive), an extension to October 1, 2021, by which date all final inspections need to be completed and the security deposit refund request submitted to the Town in order to be eligible for a refund of the security deposit.</p> <p style="text-align: right;">“Carried”</p>
Res#33-21 Visitation Pod	<p>C. Wiebe – J. Funk</p> <p>WHEREAS a temporary visitation pod was established by the Province of Manitoba at the Heritage Life Personal Care Home (PCH), to provide for a safe environment for visits to residents of the PCH;</p> <p>AND WHEREAS this temporary use was established under section 3.8 of Niverville’s Zoning Bylaw 795-18, as amended, being valid for a period of 6 months with a maximum 6-month renewal as optional;</p> <p>AND WHEREAS the Development Permit was dated September 30, 2020, with the 6-month period expiring at the end of February 2021;</p> <p>AND WHEREAS due to unpredictable circumstances with the COVID-19 pandemic, there is uncertainty as to the time frame that this visitation pod will be required;</p> <p>THEREFORE BE IT RESOLVED that approval is granted to Heritage Life Personal Care Home to allow for the temporary visitation pod established by the Province to remain onsite for its intended continued use, with such approval to end 90 days following the lifting of the State of Emergency by the Province of Manitoba.</p> <p style="text-align: right;">“Carried”</p>

Res#34-21 Accounts	J. Funk – C. Wiebe BE IT RESOLVED that cheque nos. 39647 to 39679 totalling \$176,986.43 be hereby approved for payment. “Carried”
Res#35-21 BL 829-21 2 nd Reading	C. Wiebe – K. Stott BE IT RESOLVED that Council gives second reading to Bylaw 829-21, a by-law to change the name of Balgownie Bay to Balgownie Street and Montrose Avenue. “Carried”
Res#36-21 BL 829-21 3 rd Reading	J. Funk – N. Dueck BE IT RESOLVED that Council gives third reading and passes Bylaw 829-21, a by-law to change the name of Balgownie Bay to Balgownie Street and Montrose Avenue. “Carried” In Favour: M. Dyck, J. Funk, K. Stott, C. Wiebe, N. Dueck
Res#37-21 NHCSI	C. Wiebe – K. Stott WHEREAS the Niverville Health Care Services Inc. (NHCSI) was established to manage the affairs of the Open Health Clinic, which the Town acquired in 2020; THEREFORE BE IT RESOLVED that Council appoints the following community members at large to serve on the Niverville Health Care Services Inc. board for a two-year term commencing February 2, 2021 to February 1, 2023: <ul style="list-style-type: none"> ▪ Dr. Chris Burnett ▪ Scott Wallace ▪ Dr. Ashley Britton “Carried”
Res#38-21 NCIB Grant	K. Stott – C. Wiebe WHEREAS citizens have donated funds to the Town for the Heritage Wall project, an initiative of the Niverville Communities in Bloom Committee for the beautification of Main Street; THEREFORE BE IT RESOLVED that a grant in the amount of \$2,550.00 be issued to the Niverville Communities in Bloom Committee, for the Heritage Wall project on Main Street. “Carried”
Res#39-21 Adjourn	N. Dueck – C. Wiebe BE IT RESOLVED that the meeting be adjourned. (9:34 a.m.) “Carried”



 Mayor



 Chief Administrative Officer

Minutes of the Public Hearing held on February 2, 2021 at 9:04 a.m. regarding Variation V3-21, an application from Sunset Estates to allow for an increase in the driveway width to no more than 18 feet and vary the minimum permitted dwelling unit size from 800 sq. ft. to no less than 650 sq.ft. on Lots 11-18 Block 3 Deposit #900/2020, civically known as 10 to 24 Murcar Street. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor John Funk and Councillors Kevin Stott, Chris Wiebe and Nathan Dueck in attendance.

CAO Eric King provided an overview of the proposal, noting that the application from Sunset Estates is to allow for an increase in the driveway width to no more than 18 feet and vary the permitted dwelling unit size from 800 sq. ft. to no less than 650 sq. ft. for lots civically known as 10 to 24 Murcar Street. The development is planned for small entry level houses with no garages, which has been approved by the Town in principle. Zoning Bylaw 795-18 requires driveways to be no more than 30 percent of the lot frontage or the frontage width of the attached accessory building, whichever is greater, to a maximum of 50% of the lot frontage. In this case, since there will be no garage and the lot frontages have been reduced to 32.1 feet, the maximum driveway width without the variation would be less than 10 feet. The recommendation from Administration is to approve the Variance as requested, subject to a time limit of February 1, 2025, as the request in principle aligns with the goals of Niverville's Development Plan.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:06 a.m.

Minutes of the Public Hearing held on February 2, 2021 at 9:10 a.m. regarding Conditional Use C1-21, an application from Edgar Haak and Alfred Stirmer on behalf of Innova Prefab Ltd., to allow for the manufacturing of prefab materials for residential and commercial construction on Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street (Niverville Business Park). The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor John Funk and Councillors Kevin Stott, Chris Wiebe and Nathan Dueck in attendance.

CAO Eric King provided an overview of the proposal, noting that all uses in the Niverville Business Park are Conditional Uses. The Conditional Use is to allow for the manufacturing of prefab materials for residential and commercial construction on Lot 2 Block 4 Plan 63570, civically known as 500 Wittick Street (Niverville Business Park).

Mr. Edgar Haak (applicant) commented that they were looking for approval of this idea and noted that they will be using ecological materials to build their products, which will be fire protected and sound insulated.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:13 a.m.
