

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on May 20, 2025, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, and Councillors Nathan Dueck, Bill Fast, and Meghan Beasant.

Res#110-25 Agenda	M. Beasant – C. Wiebe BE IT RESOLVED that the agenda be approved as presented.	“Carried”
Res#111-25 Minutes	B. Fast – N. Dueck BE IT RESOLVED that the minutes of the regular Council meeting held on May 6, 2025, be approved as presented.	“Carried”
Res#112-25 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 application C8-25 for Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run.	“Carried”
Res#113-25 Resume	B. Fast – M. Beasant BE IT RESOLVED that the Public Hearing for Conditional Use application C8-25 for Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run be closed, and Council resume its former order of business (7:13 p.m.).	“Carried”
Res#114-25 C8-25	B. Fast – M. Beasant WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C8-25 to allow the operation of a family entertainment center (including arcade, axe throwing, golf and multisport simulator) with direct access to a food establishment next door, on Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run; 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 C8-25, to allow the operation of a family entertainment center (including arcade, axe throwing, golf and multisport simulator) with direct access to a food establishment next door, on Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run.	“Carried”
Res#115-25 Table Agenda	C. Wiebe – 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 application C9-25 for Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street.	“Carried”

Res#116-25 Resume	<p>B. Fast – N. Dueck</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C9-25 for Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street be closed, and Council resume its former order of business (7:24 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#117-25 C9-25	<p>B. Fast – C. Wiebe</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C9-25, to allow on Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street, an indoor participant recreation service where fitness classes are offered to the public;</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 application C9-25 to allow on Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street, an indoor participant recreation service where fitness classes are offered to the public.</p> <p style="text-align: right;">“Carried”</p>
Res#118-25 Table Agenda	<p>M. Beasant – 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 application C10-25 for Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run.</p> <p style="text-align: right;">“Carried”</p>
Res#119-25 Resume	<p>B. Fast – M. Beasant</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C10-25 for Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run be closed, and Council resume its former order of business (7:29 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#120-25 C10-25	<p>B. Fast – N. Dueck</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C10-25, to allow the operation of a licensed sit-down restaurant and an outdoor patio which will be shared with an adjacent unit, on Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run;</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 application C10-25 to allow the operation of a licensed sit-down restaurant and an outdoor patio which will be shared with an adjacent unit, on Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run, subject to the following condition:</p> <p>1) The tenant must provide a waste receptacle on the patio and is responsible for emptying the receptacle as needed.</p> <p style="text-align: right;">“Carried”</p>
Res#121-25 Table Agenda	<p>C. Wiebe – B. Fast</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 application C11-25 for Lot 1 Plan 72884, civically known as Unit 1 – 735 Schultz Avenue.</p> <p style="text-align: right;">“Carried”</p>

Res#122-25 Resume	<p>M. Beasant – B. Fast</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C11-25 for Lot 1 Plan 72884, civically known as Unit 1 – 735 Schultz Avenue be closed, and Council resume its former order of business (7:33 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#123-25 C11-25	<p>M. Beasant – B. Fast</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C11-25, to allow a registered massage therapist to operate at Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue;</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 C11-25 to allow a registered massage therapist to operate at Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue, subject to the following condition:</p> <ol style="list-style-type: none"> 1. This location is approved for a maximum of 6 months only, ending November 20, 2025. The applicant can request an extension of up to an additional 6 months with the Chief Administrative Officer. <p style="text-align: right;">“Carried”</p>
Res#124-25 Table Agenda	<p>M. Beasant – 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 application C12-25 for Lot 3 Plan 68909, civically known as Unit 2 – 300 Drover’s Run.</p> <p style="text-align: right;">“Carried”</p>
Res#125-25 Resume	<p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C12-25 for Lot 3 Plan 68909, civically known as Unit 2 – 300 Drover’s Run be closed, and Council resume its former order of business (7:36 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#126-25 C12-25	<p>B. Fast – M. Beasant</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C12-25, to allow the operation of a physiotherapy clinic on Lot 3 Plan 68909, commonly known as Unit 2 – 300 Drover’s Run;</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 application C12-25 to allow the operation of a physiotherapy clinic on Lot 3 Plan 68909, civically known as Unit 2 – 300 Drover’s Run.</p> <p style="text-align: right;">“Carried”</p>
Res#127-25 Table Agenda	<p>B. Fast – 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 Conditional Use application C13-25 for Lot 3 Plan 68909, civically known as Unit 5 – 300 Drover’s Run.</p> <p style="text-align: right;">“Carried”</p>

unit, and advertising signage consisting of 2 menu boards with an aggregate maximum size of 300 square feet, on Lot 3 Plan 68909, civically known as Unit 5 – 300 Drover’s Run;

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 application C13-25 to allow the operation of an eating and drinking establishment, a drive-through, an outdoor patio to be shared with an adjacent unit, and advertising signage consisting of 2 menu boards with an aggregate maximum size of 300 square feet, on Lot 3 Plan 68909, civically known as Unit 5 – 300 Drover’s Run subject to the following condition:

- 1) The tenant must provide a waste receptacle before the menu boards and one on the patio, and is responsible for emptying the receptacles as needed.

“Carried”

Res#130-25
Table
Agenda

B. Fast – 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 application C14-25 for Lot 3 Plan 68909, civically known as Unit 1 – 300 Drover’s Run.

“Carried”

Res#131-25
Resume

C. Wiebe – B. Fast

BE IT RESOLVED that the Public Hearing for Conditional Use application C14-25 for Lot 3 Plan 68909, civically known as Unit 1 – 300 Drover’s Run be closed, and Council resume its former order of business (7:43 p.m.).

“Carried”

Res#132-25
C14-25

N. Dueck – B. Fast

WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C14-25, to allow the operation of a dental clinic on Lot 3 Plan 68909, commonly known as Unit 1 – 300 Drover’s Run;

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 application C14-25 to allow the operation of a dental clinic on Lot 3 Plan 68909, civically known as Unit 1 – 300 Drover’s Run.

“Carried”

Res#135-25
V6-25

B. Fast – M. Beasant

WHEREAS a Public Hearing was held on May 20, 2025, regarding Variance application V6-25, to vary on Lot 3 Plan 68909, civically known as 300 Drover's Run, the following:

- the east side yard setback from 25 feet to no less than 12 feet;
- the type of permitted identification signage on the property from either an attached sign or a free-standing sign, to allow attached signage and a free-standing sign;
- the permitted aggregate identification signage on the building from 100 sq. ft. to no more than 950 sq. ft., which includes signage on the East and West sides of the building and civic address signage;
- the number of permitted identification signage per use from one to two on the building and the free-standing sign;
- the size of a free-standing identification sign from 100 sq. ft. to no more than 430 sq. ft.; and
- the permitted size of directional signage from 5 sq. ft. per sign to no more than an aggregate of 150 square feet for 3 signs;

AND WHEREAS in accordance with *The Planning Act* the Variance application was duly advertised;

AND WHEREAS there was no opposition received to the proposal;

THEREFORE BE IT RESOLVED that Council approves Variance application V6-25 to vary on Lot 3 Plan 68909, civically known as 300 Drover's Run, the following:

- the east side yard setback from 25 feet to no less than 12 feet;
- the type of permitted identification signage on the property from either an attached sign or a free-standing sign, to allow attached signage and a free-standing sign;
- the permitted aggregate identification signage on the building from 100 sq. ft. to no more than 950 sq. ft., which includes signage on the East and West sides of the building and civic address signage;
- the number of permitted identification signage per use from one to two on the building and the free-standing sign;
- the size of a free-standing identification sign from 100 sq. ft. to no more than 430 sq. ft.; and
- the permitted size of directional signage from 5 sq. ft. per sign to no more than an aggregate of 150 square feet for 3 signs.

"Carried"

Mayor Dyck expressed congratulations to all (from today's public hearings) and a sincere thank you from himself and on behalf of Council for their willingness to develop, to invest, to risk, and to want to come to the community and be a part of "where you belong". He commented that we trust that will be what you feel when you've been here, and that Council will do their best to partner with you on your endeavours. Mayor Dyck concluded with a welcome and said we truly wish you the best.

Res#136-25
Accounts

C. Wiebe – M. Beasant

BE IT RESOLVED that cheque nos. 45168 to 45182, totaling \$462,504.55 and Electronic Fund Transfers totaling \$295,837.54 are hereby approved for payment.

"Carried"

Res#137-25
Scope
Change

C. Wiebe – M. Beasant

BE IT RESOLVED that Council approves a scope change (#3) in the amount of \$33,217.50 to the 2021 contract with Stantec (formerly known as Morrison Hershfield), for the design of traffic signals for the intersection of PR311 and Krahn Road and modifications to the same at PR311 and Mulberry Avenue.

"Carried"

Res#138-25
Adjourn

M. Beasant – B. Fast

BE IT RESOLVED that the meeting be adjourned. (7:57 p.m.)

"Carried"



Mayor



Chief Administrative Officer