

## TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held virtually on June 1, 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#163-21 Agenda	<p>K. Stott – C. Wiebe</p> <p>BE IT RESOLVED that the agenda be approved subject to the following addition:</p> <p>10 c. Communities in Bloom Project Update</p> <p>“Carried”</p>
Res#164-21 Minutes	<p>C. Wiebe – J. Funk</p> <p>BE IT RESOLVED that the minutes of the regular Council meeting held on May 18, 2021 be approved as presented.</p> <p>“Carried”</p>
Res#165-21 Table Agenda	<p>K. Stott – 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 a Public Hearing for Conditional Use application C12-21 (Lot 1 File #4340-21-8317 for Drovers Run).</p> <p>“Carried”</p>
Res#166-21 Resume	<p>J. Funk – K. Stott</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C12-21 (Lot 1 File #4340-21-8317 for Drovers Run) be closed and Council resume its former order of business (9:14 a.m.).</p> <p>“Carried”</p>
Res#167-21 C12-21	<p>Councillor Chris Wiebe excused himself from the vote on the next item on the agenda due to an indirect pecuniary interest.</p> <p>N. Dueck – K. Stott</p> <p>WHEREAS a Public Hearing was held regarding Conditional Use C12-21, an application from Blue Buffalo Car Wash Factory Inc. to allow for the development of an automatic car wash, a self-serve car wash, convenience store, detailing centre and outdoor operations (propane sales) on Lot 1 of Subdivision File #4340-21-8317 (Drovers 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 Conditional Use C12-21 from Blue Buffalo Car Wash Factory Inc. to allow for the development of an automatic car wash, a self-serve car wash, convenience store, detailing centre and outdoor operations (propane sales) on Lot 1 of Subdivision File #4340-21-8317 (Drovers Run) be approved subject to the applicant entering into a Development Agreement with the Town.</p> <p>“Carried”</p> <p>Mayor Myron Dyck commented on the Stage 2 watering restrictions and directed residents to the website for more information. Residents were also advised that due to anticipated warmer weather, that the Town may need to move to Stage 3 water restrictions.</p>

Res#168-21 C. Wiebe – J. Funk  
Accounts BE IT RESOLVED that cheque nos. 40077 to 40109 totalling \$1,205,579.31 be hereby approved for payment.  
“Carried”

Res#169-21 C. Wiebe – J. Funk  
Extension WHEREAS the Town’s policy on refunds for building permit security deposits  
#B2184 states that the time limit on refunds expires after a period of 2 years from the date of the permit;  
AND WHEREAS a request was received for an extension to the security deposit refund for building permit #B2184, 28 Briarfield Court, originally dated June 21, 2019;  
THEREFORE BE IT RESOLVED that Council approves an extension to June 21, 2022, to the time limit allowed for the security deposit refund request for 28 Briarfield Court (original permit #B2184 dated June 21, 2019).  
“Carried”

Res#170-21 K. Stott – J. Funk  
Waive Fees WHEREAS Niverville VBS has submitted a request to waive the facility rental fee for the picnic shelter for August 9-13, 2021, as they are hosting a community youth event;  
AND WHEREAS Niverville VBS has complied with the Town’s requirements under Facility Fee Rebate Policy R1-17;  
THEREFORE BE IT RESOLVED that Council waives the facility rental fee for the picnic shelter for August 9-13, 2021, to allow Niverville VBS to host a community youth event.  
“Carried”

Communities In Bloom (CIB) Update - Councillor Nathan Dueck noted that 78 trees were planted in Fifth Avenue Estates on Wyndham Court, Stratford Place and Wyldewood Crescent. Councillor Dueck expressed appreciation to TC Energy who provided the grant for the trees, the CIB committee for organizing the event, and the street captains. He also advised that he was looking forward to planting again next year.

Res#171-21 N. Dueck – C. Wiebe  
Adjourn BE IT RESOLVED that the meeting be adjourned. (9:26 a.m.)  
“Carried”

  
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Mayor

  
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Chief Administrative Officer

Minutes of the Public Hearing held on June 1, 2021 at 9:04 a.m. regarding Conditional Use C12-21, an application from Blue Buffalo Car Wash Factory Inc. to allow for the development of an automatic car wash, a self-serve car wash, convenience store, detailing centre and outdoor operations (propane sales) on Lot 1 of Subdivision File #4340-21-8317 (Drovers Run). The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with all members of Council in attendance.

Eric King, CAO of the Town of Niverville, noted the application was from Blue Buffalo Car Wash Factory Inc. to allow for the development of an automatic car wash, a self-serve car wash, convenience store, detailing centre and outdoor operations (propane sales) on Lot 1 of Subdivision File #4340-21-8317 (Drovers Run Commercial stretch). The applicant has completed an Administrative Review of the proposal to add an automatic car wash, a self-serve car wash, convenience store, detailing centre and outdoor operations (propane sales) on Drovers Run.

Mr. Harsimran Sandhu, applicant, noted that this proposal was similar to his existing business in Winnipeg and would include a 12 bay self-serve wand wash and 1 or potentially 2 automatic car wash bays, rental unit (auto-related use), propane sales and convenience store for vehicle products.

There were no concerns brought forward from the public.

Councillor Wiebe asked whether the water would be recycled.

Mr. Sandhu advised that he had no plans to recycle the water at this point.

Councillor Wiebe asked the CAO for the calculation of the sewer units (lagoon capacity).

Mr. King advised it would be 17 units.

Councillor Stott asked how far away they were from the lake and whether this was an option for dumping the water.

Mayor Dyck noted that this was graywater and any discharge into a lake would be governed by Manitoba Water Stewardship/environmental.

Deputy Mayor John Funk asked the CAO if there were plans to use Church Drive (Station Road) for an entrance/exit to 311.

Mr. King advised that everything would be on Drover's Run at this point.

Councillor Dueck commented that the diagram was not accurate at this point.

Mr. King advised the diagram was a present representation of what it may look like, but all traffic would be going to Drovers, and Station Road would not be touched at this point.

Councillor Dueck questioned whether the amount of water usage per day will be a problem in light of the current water shortage issue, and how this fit in terms of timing with water expansion and building being built.

Mayor Dyck clarified for the media that the water shortage was on treated water, not raw water and the Town has a bottleneck with processing and has been working on that.

Councillor Dueck further clarified his position; as the Town works on the ability to retain water with expansion on the system, issues such as using large amounts of water during a hot day, the fire department needing water, and having extra water for commercial use, that this should be resolved by a certain date.

Mr. King noted that the (water) plant will not be operational in the next year and based on research, the maximum water use for this business would be approximately 23 litres a day.

Councillor Dueck questioned the impact of the situation on an extremely hot 2 weeks with lawn watering.

Mr. King noted it would be 2/10 of a percent of entire use.

Councillor Dueck questioned whether the CAO felt that it would have no significant impact.

Mr. King advised that if there was no long-term plan for improvements to Town water processing, this business would be the equivalent of 17 homes.

The Public Hearing was closed at 9:14 a.m.