

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held virtually on June 15, 2021 at 7:00 p.m. In attendance were Mayor Myron Dyck, Deputy Mayor John Funk, Councillors Kevin Stott, Chris Wiebe and Nathan Dueck.

Res#172-21 Agenda	K. Stott – C. Wiebe BE IT RESOLVED that the agenda be approved as presented. “Carried”
Res#173-21 Minutes	J. Funk – N. Dueck BE IT RESOLVED that the minutes of the regular Council meeting held on June 1, 2021 be approved as presented. “Carried”
Res#174-21 Table Agenda	C. Wiebe – 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 a Combined Public Hearing for Bylaw 833-21 and Conditional Use C11-21; a bylaw to amend Niverville’s Zoning Bylaw 795-18, as amended and allow for a two unit Planned Unit Development at 1795 PR311. “Carried”
Res#175-21 Resume	C. Wiebe – J. Funk BE IT RESOLVED that the Public Hearing for Combined Public Hearing for Bylaw 833-21 and Conditional Use C11-21 be closed and Council resume its former order of business. (7:09 p.m.). “Carried”
Res#176-21 BL 833-21 2 nd Reading	K. Stott – C. Wiebe BE IT RESOLVED THAT Bylaw 833-21, a Bylaw to amend Niverville’s Zoning Bylaw 795-18, as amended, to rezone Lots 4 and 5 Plan 47174 from Residential Single Unit to Residential Medium Density be given second reading. “Carried”
Res#177-21 BL 833-21 3 rd Reading	J. Funk – C. Wiebe BE IT RESOLVED THAT Bylaw 833-21, a Bylaw to amend Niverville’s Zoning Bylaw 795-18, as amended, to rezone Lots 4 and 5 Plan 47174 from Residential Single Unit to Residential Medium Density be given third reading and passed. “Carried”
	In Favour: M. Dyck, J. Funk, K. Stott, C. Wiebe, N. Dueck
Res#178-21 C11-21	N. Dueck – C. Wiebe WHEREAS a Public Hearing was held regarding Conditional Use C11-21, an application from Kerry and Suzanne Church to allow for a two unit Planned Unit Development on Lots 4 and 5 Plan 47174, civically known as 1794 PR 311; AND WHEREAS in accordance with <i>The Planning Act</i> , 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 C11-21 to allow for a two unit Planned Unit Development on Lots 4 and 5 Plan 47174, civically known

as 1794 PR 311 be approved subject to the applicant entering into a Development Agreement with the Town.

“Carried”

Res#179-21
Table
Agenda

J. Funk – C. Wiebe

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 Conditional Use application C13-21 for Unit 1-41 Main Street.

“Carried”

Res#180-21
Resume

C. Wiebe – J. Funk

BE IT RESOLVED that the Public Hearing for Conditional Use application C13-21 for Unit 1-41 Main Street be closed and Council resume its former order of business. (7:16 p.m.).

“Carried”

Res#181-21
C12-21

C. Wiebe – K. Stott

WHEREAS a Public Hearing was held regarding Conditional Use C13-21, an application from BSI Insurance Brokers Ltd. to allow for an Autopac advertising sign no larger than 216 sq. ft. on Lot 13 Block 12 Plan 19955, civically known as Unit 1 – 41 Main Street;

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 C13-21 to allow for an Autopac advertising sign no larger than 216 sq. ft. on Lot 13 Block 12 Plan 19955, civically known as Unit 1 – 41 Main Street.

“Carried”

Res#182-21
Subdivision

N. Dueck – J. Funk

BE IT RESOLVED that Council approves subdivision application File no. 4340-21-8452 for NE ¼ 36-7-3 EPM, subject to the following conditions:

- 1) That the property owner enter into a Development Agreement with the Town;
- 2) That the property owner connect both lots to a municipal potable water and waste system within 2 years of distribution system being established along the property;
- 3) That a Building Location Certificate, prepared by a Manitoba Land Surveyor and showing the location of all buildings and the sewage disposal systems in relation to the proposed lot lines be provided to the Town; and
- 4) That any other variance order be obtained, if required, as a result of the building location certificate.

“Carried”

Res#184-21
Added Taxes

C. Wiebe – N. Dueck

BE IT RESOLVED that in accordance with Section 326 of *The Municipal Act*, that supplementary taxes as provided by the Manitoba Assessment Services dated May 26, 2021 are hereby added to the Tax Roll.

“Carried”

Res#185-21 Extension	<p>C. Wiebe – K. Stott</p> <p>WHEREAS the Town's policy on refunds for building permit security deposits states that the time limit on refunds expires after a period of 2 years from the date of the permit;</p> <p>AND WHEREAS a request was received for an extension to the security deposit refund for building permit #B2196, 34 Briarfield Court, originally dated July 29, 2019;</p> <p>THEREFORE BE IT RESOLVED that Council approves an extension to July 29, 2022, to the time limit allowed for the security deposit refund request for 34 Briarfield Court (original permit #B2196 dated July 29, 2019).</p> <p style="text-align: right;">“Carried”</p> <p>Mayor Myron Dyck congratulated the graduating class of 2021 and wished them the best in their future endeavours and encouraged them to give back to their hometown.</p>
Res#186-21 Accounts	<p>J. Funk – K. Stott</p> <p>BE IT RESOLVED that cheque nos. 40110 to 40159 totalling \$445,170.26 be hereby approved for payment.</p> <p style="text-align: right;">“Carried”</p>
Res#187-21 May F.S.	<p>K. Stott – C. Wiebe</p> <p>BE IT RESOLVED that Council approves the May 31, 2021 Financial Statement as presented.</p> <p style="text-align: right;">“Carried”</p>
Res#188-21 BL 832-21	<p>C. Wiebe – J. Funk</p> <p>BE IT RESOLVED THAT Council gives third reading and passes Bylaw 832-21, as amended, a bylaw to authorize spending up to \$4,000,000.00 to construct upon approval by the Province of Manitoba, an extension to the Spruce Drive Water Treatment Plant.</p> <p style="text-align: right;">“Carried”</p> <p>In Favour: M. Dyck, J. Funk, K. Stott, C. Wiebe, N. Dueck</p>
Res#189-21 Meter Rate	<p>C. Wiebe – J. Funk</p> <p>BE IT RESOLVED that Council approves an increase to \$600.00 effective July 1, 2021, for the Water Meter Fee charged for 5/8” water meters and installation.</p> <p style="text-align: right;">“Carried”</p>
Res#190-21 Extension #B2192	<p>J. Funk – C. Wiebe</p> <p>WHEREAS the Town's policy on refunds for building permit security deposits states that the time limit on refunds expires after a period of 2 years from the date of the permit;</p> <p>AND WHEREAS a request was received for an extension to the security deposit refund for building permit #B2192, 32 Briarfield Court, originally dated July 22, 2019;</p> <p>THEREFORE BE IT RESOLVED that Council approves an extension to July 22, 2022, to the time limit allowed for the security deposit refund request for 32 Briarfield Court (original permit #B2192 dated July 22, 2019).</p> <p style="text-align: right;">“Carried”</p>

Res#191-21
Supplies
Contract

C. Wiebe – J. Funk

BE IT RESOLVED that following the Town's due tendering process, that the contract for the Town's Cleaning Supplies be awarded to Wood Wyant, who submitted the lowest overall bid on the cleaning supplies product list.

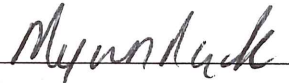
"Carried"

Res#192-21
Adjourn

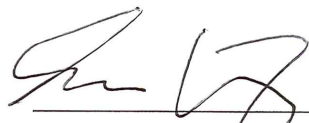
N. Dueck – C. Wiebe

BE IT RESOLVED that the meeting be adjourned. (7:37 p.m.)

"Carried"



Mayor



Chief Administrative Officer

Minutes of the combined Public Hearing held on June 15, 2021 at 7:04 p.m. regarding Bylaw 833-21 and Conditional Use C11-21, an application from Kerry and Suzanne Church to rezone Lots 4 and 5 Plan 47174 from Residential Single Unit to Residential Medium Density and allow for a two unit Planned Unit Development on Lots 4 and 5 Plan 47174, civically known as 1794 PR 311. The proposal was duly advertised as per Section 168 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 proposal for the re-zoning is to allow for a two unit Planned Unit Development under Residential Medium Density zoning (currently Residential Single Unit Zoning), to enable the current owners to put an RTM on the property to live in while transitioning into retirement and enable the son's family to move into the existing home. The homes will be connected to the Town sewer.

Kerry Church, the applicant, noted some of the characteristics of the property and isolation of the property in relation to others. Mr. Church spoke to their desire to transition into retirement and keep the homestead in their family by selling it to their son.

Payton Brown, town resident, spoke to wanting to know the plan and was happy with it.

Robyn, town resident, spoke to support for the proposal.

Tetang Renaud, town resident, spoke to support for the proposal.

There was one concern brought forward from Anne Eastman which was related to prior development challenges.

Councillor Dueck asked clarification on whether the two lots were separate.

Mr. King confirmed this.

Councillor Wiebe asked Mr. Church if there would be a basement.

Mr. Church confirmed there would not be.

Councillor Dueck asked whether more units would be allowed.

Mr. King confirmed that subdivisions would be required and would come to council.

The Public Hearing was closed at 7:09 p.m.

Minutes of the Public Hearing held on June 15, 2021 at 7:10 p.m. regarding Conditional Use C13-21, an application from BSI Insurance Brokers Ltd. to allow for an Autopac advertising sign no larger than 216 sq. ft. on Lot 13 Block 12 Plan 19955, civically known as Unit 1 – 41 Main Street. 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 to allow for the placement of an Autopac advertising sign no larger than 216 sq. ft. on Unit 1 – 41 Main Street. Advertising signs are a Conditional use in the Commercial Main Street Zone. New sign is to be posted on the building and this will bring it into compliance with the current Zoning Bylaw.

Tetang Renaud, town resident, spoke in support of the signage.

There were no concerns brought forward from the public.

Deputy Mayor Funk asked for clarification if this sign was replacing the existing as is.

Mr. King confirmed this is believed to be the case.

The Public Hearing was closed at 7:16 p.m.
