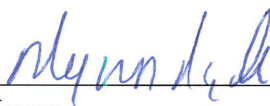


TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held virtually on August 17, 2021 at 7:00 p.m. In attendance were Mayor Myron Dyck, Deputy Mayor John Funk, Chris Wiebe, and Nathan Dueck.

Res #215-21 Excuse	C. Wiebe – J. Funk BE IT RESOLVED that Councillor Kevin Stott be excused due to a personal commitment. “Carried”
Res#216-21 Agenda	C. Wiebe – N. Dueck BE IT RESOLVED that the agenda be approved subject to the following addition: New Business 10 a. July 31, 2021 Financial Statement “Carried”
Res#217-21 Minutes	J. Funk – N. Dueck BE IT RESOLVED that the minutes of the regular Council meeting held on July 20, 2021 be approved as presented. “Carried”
Res#218-21 Table Agenda	C. Wiebe – J. Funk 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 Variation Application V26-21, 55 2 nd Avenue South. “Carried”
Res#219-21 Resume	J. Funk – N. Dueck BE IT RESOLVED that the Public Hearing for Variation Application V26-21 be closed and Council resume its former order of business. (7:10 p.m.). “Carried”
Res#220-21 V26-21	J. Funk – C. Wiebe WHEREAS a Public Hearing was held regarding Variation V26-21, an application from Evelyn McFarlane to allow for a reduced rear yard setback from 25 feet to 15 feet on Lot 2 Plan 52125, civically known as 55 2 nd Avenue S. to accommodate the construction of a 4-season sunroom and deck; AND WHEREAS in accordance with <i>The Planning Act</i> the Variation application was duly advertised; AND WHEREAS there was no opposition received to the proposal; THEREFORE BE IT RESOLVED that Council approves Variation application V26-21 to permit a reduced rear yard setback from 25 feet to 15 feet on Lot 2 Plan 52125, civically known as 55 2 nd Avenue S., subject to the drainage being maintained for the property. “Carried”
Res#221-21 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 Public Hearing for Conditional Use C16-21; to allow for an agricultural processing facility on Lot 12 Plan 61759, civically known as 440 Kuzenko Street. “Carried”

- Res#222-21
Resume
C. Wiebe – J. Funk
BE IT RESOLVED that the Public Hearing for Conditional Use C16-21 be closed and Council resume its former order of business. (7:26 p.m.).
“Carried”
- Res#223-21
C16-21
N. Dueck – C. Wiebe
WHEREAS a Public Hearing was held regarding Conditional Use C16-21, an application from 10104095 MB Ltd. to allow for an agricultural processing facility on Lot 12 Plan 61759, civically known as 440 Kuzenko Street in the Niverville Business Park;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C16-21 to allow an agricultural processing facility on Lot 12 Plan 61759, civically known as 440 Kuzenko Street in the Niverville Business Park.
“Carried”
- Mayor Myron Dyck was pleased to report that when he had visited the (new) Community Resource and Recreation Centre (CRRC), there were at least seven user groups in the building. Mayor Dyck also commented that through his discussion with the President of Providence College, the President had advised that they are looking forward to utilizing the CRRC for team home games and also creating additional connections with Niverville.
- Res#224-21
Accounts
J. Funk – C. Wiebe
BE IT RESOLVED that cheque nos. 40252 to 40378 totalling \$1,106,986.56 be hereby approved for payment.
“Carried”
- Res#225-21
July F.S.
N. Dueck – C. Wiebe
BE IT RESOLVED that Council approves the July 31, 2021 Financial Statement as presented.
“Carried”
- Res#226-21
Adjourn
N. Dueck – C. Wiebe
BE IT RESOLVED that the meeting be adjourned. (7:36 p.m.)
“Carried”



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on August 17, 2021 at 7:03 p.m. regarding Variation V26-21, an application from Ms. Evelyn McFarlane to allow for a reduced rear yard setback from 25 feet to 15 feet on Lot 2 Plan 52125, civically known as 55 2nd Avenue S. to accommodate the construction of a 4-season sunroom and deck. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson.

Audrey Neufeld, Assistant CAO of the Town of Niverville, noted the proposal is to allow for a reduced rear yard setback from the permitted 25 feet to 15 feet to allow for a four-season sunroom and a deck at the property civically known as 55 2nd Avenue S.

Ms. Evelyn McFarlane, applicant, advised that there is currently no access to the rear of the property from the home; there is currently a four to five foot drop to the yard from the back door. Her options would be either a sunroom or a deck, with the preference being a sunroom and small deck.

Mayor Dyck confirmed that there was no opposition received to the proposal.

Councillor Dueck inquired as to what was to the west of the property line.

Ms. McFarlane advised that there is another residence behind the property.

Deputy Mayor Funk asked for confirmation on the size of the requested deck.

Ms. McFarlane advised it would be 5 feet by 10 feet.

Councillor Dueck inquired on the height of the sunroom.

Ms. McFarlane advised that the sunroom will be slightly higher than the fence.

Ms. McFarlane advised that she spoke with the rear neighbour and that privacy is an issue for both of them. Having a sunroom would provide privacy for both property owners.

The Public Hearing was closed at 7:10 p.m.

Minutes of the Public Hearing held on August 17, 2021 at 7:15 p.m. regarding Conditional Use C16-21, an application from 10104095 MB Ltd. to allow for an agricultural processing facility on Lot 12 Plan 61759, civically known as 440 Kuzenko Street in the Niverville Business Park; The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson.

Audrey Neufeld, Assistant CAO of the Town of Niverville, noted the proposal is to allow for an agricultural processing facility on Lot 12 Plan 61759, civically known as 440 Kuzenko Street in the Niverville Business Park.

Mr. Graham Taylor, president of 10104095 Manitoba Limited, advised that he along with John Fayed are working along side of Rogue Botanicals to help open an agricultural processing facility which will be located across the street from Rogue Botanicals, located at 451 Kuzenko Street.

Mr. Bryan Trottier, landlord, added his support to the project.

Mayor Dyck confirmed that there was no opposition received to the proposal.

Deputy Mayor Funk asked what type of processing is involved.

Mr. Taylor advised that it will be a dry processing facility.

Councillor Wiebe asked about smell and/or noise outside the buildings or chemicals being used.

Mr. Taylor stated that there will be no noise or smells outside the building and no chemicals used, as the process is very environmentally safe, developed by Nitrofin out of B.C.

Councillor Wiebe asked about visitors or walk-up traffic.

Mr. Taylor advised that it will be a very secure building with no walk-ups permitted - all visits are pre-scheduled.

Councillor Dueck asked if they will be using an existing building.

Mr. Taylor stated that it is an existing building.

Councillor Wiebe asked if it will be a whole-sale business.

Mr. Taylor stated that it is strictly business to business transactions.

Councillor Dueck asked about the security of the building.

Mr. Taylor indicated that it is a highly regulated business and the building will be very secure.

Mayor Dyck enquired about the use of water, sewer and electricity.

Mr. Taylor indicated that use would be normal.

Deputy Mayor Funk asked about a security camera on the building.

Mr. Taylor indicated that a security system is one of the requirements set out by Health Canada.

Councillor Wiebe asked about cameras monitoring the streets and added security in the NBP.

Mr. Taylor indicated that the cameras will pick up full coverage of the direct intersection, as 100% exterior coverage is required.

The Public Hearing was closed at 7:26 p.m.