

## TOWN OF NIVERVILLE

Minutes of the Special meeting of the Niverville Town Council held on February 22, 2022 at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck chaired the meeting, with Deputy Mayor John Funk and Councillors Kevin Stott, Chris Wiebe and Nathan Dueck in attendance. All members of Council had been advised in advance of the agenda.

Res#51-22  
Agenda

C. Wiebe – J. Funk  
BE IT RESOLVED that the agenda be approved as presented.

“Carried”

Res#52-22  
Table  
Agenda

C. Wiebe – K. Stott  
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 C1-22; to allow for the development of four residential units on the second floor of Lot 6, Plan 9965, civically known as 290 Main Street, Niverville.

“Carried”

Res#53-22  
Resume

N. Dueck – J. Funk  
BE IT RESOLVED that the Public Hearing for Conditional Use application C1-22 be closed and Council resume its former order of business (9:06 a.m.).

“Carried”

Res#54-22  
C1-22

K. Stott – C. Wiebe  
WHEREAS a Public Hearing was held regarding Conditional Use C1-22, an application from Knebel Prairie Developments Inc. to allow for the development of four residential units on the second floor of Lot 6, Plan 9965, civically known as 290 Main Street, Niverville;  
AND WHEREAS the application was duly advertised;  
AND WHEREAS there were individuals who came to speak to the proposal;  
THEREFORE BE IT RESOLVED that Council approves Conditional Use application C1-22 to allow for the development of four residential units on the second floor of Lot 6, Plan 9965, civically known as 290 Main Street, Niverville subject to the following conditions:

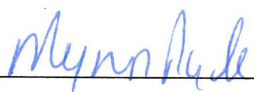
- 1) That the applicant establish 8 permanently dedicated parking spots on the property, with two parking spaces assigned to each of the new dwelling units;
- 2) That the southwest existing fire escape and the proposed west fire escape have doors that are alarmed; and
- 3) That any windows to be added to the west and north sides of the building be of a size that is in keeping with the size of the existing west window (or smaller), subject to meeting minimum egress standards.

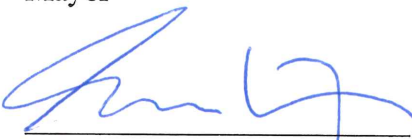
“Carried”

Res#55-22  
Adjourn

N. Dueck – C. Wiebe  
BE IT RESOLVED that the meeting be adjourned. (9:57 a.m.)

“Carried”

  
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Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

Minutes of the Public Hearing held on February 22, 2022 at 9:01 a.m. regarding Conditional Use C1-22, an application from Knebel Prairie Developments Inc. to allow for the development of four residential units on the second floor of Lot 6, Plan 9965, civically known as 290 Main Street, Niverville. 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.

Ms. Katie Knebel was present on behalf of Knebel Prairie Developments to answer any questions and advised that this concept had already been done in the complex 2 or 3 times.

Ms. Heather Fast of 270 Main Street referred to the existing apartment in the building that faces their yard and wanted to ensure that there were no changes to the façade in keeping Conditional Use C3-25 (which has a condition that the development of the residential unit does not include any physical changes to the west side upper floor façade). Ms. Fast also noted that there have been incidences of kids coming down fire escape and entering their yard, which has a pool.

Mr. Carl Fast of 270 Main Street voiced concern regarding residents from the residential units coming into their yard and using it as park space and the associated risk as they have a pool in their back yard (which is fenced). He also commented that the future use of his property could revert to commercial and how residential would fit if this were the case.

Ms. Knebel advised that the plan would be to have one window to the back and add one fire escape as a second egress is required. The second egress would be a common area fire escape, not one that is attached to one unit and would be at the back of the property. She also advised that the original fire escape was removed and was planning to add this back but locate it further south on the property. Ms. Knebel also noted that she had not received a copy of the Conditional Use requirement from the previous owner when she purchased the property.

There was no opposition received electronically to the proposal.

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

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