

TOWN OF NIVERVILLE

Minutes of the meeting of the Niverville Town Council held on September 6, 2022 at 9:00 a.m. at the Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Councillors Kevin Stott, Chris Wiebe and Nathan Dueck.

- Res#223-22 C. Wiebe – K. Stott
Excuse BE IT RESOLVED that Deputy Mayor John Funk be excused due to a personal commitment.
“Carried”
- Res#224-22 N. Dueck – C. Wiebe
Agenda BE IT RESOLVED that the agenda be approved subject to the following additions:
New Business 10 a) 2021 Audited Financial Statements NHCSI
“Carried”
- Res#225-22 C. Wiebe – K. Stott
Minutes BE IT RESOLVED that the minutes of the regular Council meeting held on August 16, 2022 and Special Council meeting held on August 18, 2022 be approved as presented.
“Carried”
- Res#226-22 N. Dueck – C. Wiebe
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use C21-22 for Lot 16 Plan 61759, civically known as Unit 3 – 735 Schultz Avenue.
“Carried”
- Res#227-22 C. Wiebe – N. Dueck
Resume BE IT RESOLVED that the Public Hearing for Conditional Use C21-22 be closed and Council resume its former order of business. (9:05 a.m.)
“Carried”
- Res#228-22 N. Dueck – C. Wiebe
C21-22 WHEREAS a Public Hearing was held regarding Conditional Use C21-22, an application from Sembhi Renovation Ltd to allow for a cabinet manufacturing business to operate in an Industrial General zone on Lot 16 Plan 61759, civically known as Unit 3 – 735 Schultz Avenue;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C21-22, an application from Sembhi Renovation Ltd to allow for a cabinet manufacturing business to operate in an Industrial General zone on Lot 16 Plan 61759, civically known as Unit 3 – 735 Schultz Avenue.
“Carried”
- Res#229-22 C. Wiebe – K. Stott
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use C22-22 for Lot 4 Block 2 Plan 67815, civically known as 645 Pauls Street.
“Carried”

Res#230-22 C. Wiebe – N. Dueck
Resume BE IT RESOLVED that the Public Hearing for Conditional Use C22-22 be closed and Council resume its former order of business. (9:09 a.m.)
“Carried”

Res#231-22 C. Wiebe – N. Dueck
C22-22 WHEREAS a Public Hearing was held regarding Conditional Use C22-22, an application from Scott Beasant to allow for a HVAC business in one unit of a 3 unit building (other 2 units currently vacant), on Lot 4 Block 2 Plan 67815, civically known as 645 Pauls Street;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C22-22, to allow for a HVAC business in one unit of a 3 unit building (other 2 units currently vacant), on Lot 4 Block 2 Plan 67815, civically known as 645 Pauls Street subject to the following conditions:
a) That all uses for the building be approved through the Conditional Use process; and
b) That the applicant enter into a Development Agreement with the Town.
“Carried”

Res#232-22 C. Wiebe – N. Dueck
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with *The Planning Act* to hold the Public Hearing for Variation V21-22 for Lot 4 Plan 49710, civically known as 200 Drover’s Run.
“Carried”

Res#233-22 C. Wiebe – K. Stott
Resume BE IT RESOLVED that the Public Hearing for Variation V21-22 be closed and Council resume its former order of business. (9:13 a.m.)
“Carried”

Res#234-22 C. Wiebe – K. Stott
V21-22 WHEREAS a Public Hearing was held regarding Variation application V21-22, an application from Steel Creek Developers Inc. to allow for the following variances on Lot 4 Plan 49710, civically known as 200 Drover’s Run
a) Vary building height from 35 feet to 52 feet to top of roof architectural structures; Vary number of storeys from three to four;
b) Vary number of required loading zones from two to one;
c) Vary identification signage to allow for signage on the face of the building an a free-standing sign;
d) Vary signage aggregate area from 100 square feet to 226 square feet; and
e) Vary required parking from 100 stalls to 93 stalls;
AND WHEREAS in accordance with *The Planning Act*, 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 V21-22, an application from Steel Creek Developers Inc. to allow for the following variances on Lot 4 Plan 49710, civically known as 200 Drover’s Run
a) Vary building height from 35 feet to 52 feet to top of roof architectural structures; Vary number of storeys from three to four;
b) Vary number of required loading zones from two to one;
c) Vary identification signage to allow for signage on the face of the building an a free-standing sign;

- d) Vary signage aggregate area from 100 square feet to 226 square feet; and
- e) Vary required parking from 100 stalls to 93 stalls.

“Carried”

Res#235-22 K. Stott – C. Wiebe
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with *The Planning Act* to hold the Public Hearing for
Conditional Use C20-22 for Lot 20 Plan 61759, civically known as 730 Schultz
Avenue.

“Carried”

Res#236-22 C. Wiebe – N. Dueck
Resume BE IT RESOLVED that the Public Hearing for Conditional Use C20-22 be closed
and Council resume its former order of business. (9:20 a.m.)

“Carried”

Res#237-22 C. Wiebe – K. Stott
C20-22 WHEREAS a Public Hearing was held regarding Conditional Use C20-22, an
application from Ben Bullert to allow for outside storage of insulation and
building materials to operate in an Industrial General zone on Lot 20 Plan 61759,
civically known as 730 Schultz Avenue;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C20-
22 to allow for outside storage of insulation and building materials to operate in
an Industrial General zone on Lot 20 Plan 61759, civically known as 730 Schultz
Avenue subject to the following condition:
a) That all a revised engineered drainage plan be submitted to the Town for
approval; and
b) That the applicant enter into a Development Agreement with the Town.

“Carried”

Res#238-22 C. Wiebe – N. Dueck
BL 842-22 BE IT RESOLVED that Council gives second reading to Bylaw 842-22, a Bylaw
2nd Reading to amend Zoning Bylaw 795-18, as amended.

“Carried”

Res#239-22 C. Wiebe – K. Stott
Tax Roll BE IT RESOLVED that in accordance with Section 326 of The Municipal Act,
that supplementary taxes as provided by the Manitoba Assessment Services dated
August 22 and 29, 2022 are hereby added to the Tax Roll.

“Carried”

Res#240-22 K. Stott – C. Wiebe
Sewer Clean BE IT RESOLVED that following the Town’s due tendering process, that the
RFP contract for the Town’s Sewer Main Cleaning be awarded to D&S Industrial Inc.,
who bid \$2.00 per meter for cleaning lines, \$155.00/hour for televising while
cleaning and \$465.00/hour for televising after cleaning, plus applicable taxes.

“Carried”

Res#241-22 C. Wiebe – K. Stott
Canteen BE IT RESOLVED that Council authorizes the purchase of equipment for the
Equipment Community Resource and Recreation Centre canteen as per quote SQ28729 from
DSL Ltd., at a cost of \$39,873.20 plus applicable taxes.

“Carried”

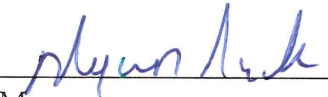
Mayor Myron Dyck wished a congratulations to students who are about to embark on another school year and Mayor Dyck also announced he would be speaking at the Manitoba Municipal Administrators Association District Meetings about the CAO / Mayoral relationship on a panel this Friday.

Res#242-22 C. Wiebe – K. Stott
Accounts BE IT RESOLVED that cheque nos. 41723 to 41785 totalling \$389,716.35 be hereby approved for payment.
“Carried”


Res#243-22 C. Wiebe – N. Dueck
July 31 BE IT RESOLVED that the July 31, 2022 Financial Statement be approved as
F.S. presented.
“Carried”

Res#244-22 N. Dueck – K. Stott
Dec 31/21 BE IT RESOLVED that the December 31, 2021 Audited Financial Statement for
NHCSI F.S Niverville Healthcare Services Inc. be approved as presented.
“Carried”

Res#245-22 N. Dueck – C. Wiebe
Adjourn BE IT RESOLVED that the meeting be adjourned. (9:34 a.m.)
“Carried”



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on September 6, 2022 at 9:02 a.m. regarding Conditional Use C21-22, an application from Gurpreet Sembhi on behalf of Sembhi Renovation Limited to allow for a cabinet making shop to operate in an Industrial General zone on Lot 16 Plan 61759, civically known as Unit 3, 735 Schultz Avenue in the Niverville Business Park. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King noted that the Conditional Use was to allow for a cabinet manufacturing business to operate at Unit 3 – 735 Schultz Avenue in the Niverville Business Park.

Mr. King noted that this location is owned by Bosco Holdings (Avedo).

Gurpreet Singh Sembhi wished their desire to open a cabinet manufacturing business in the community.

Councillor Dueck questioned whether it was new cabinets. Mr. Sembhi confirmed that new cabinet manufacturing is their intent.

Councillor Wiebe questioned whether there would be any exterior storage for which Mr. Sembhi noted that there was no planned exterior storage beyond their covered trailer.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:05 a.m.

Minutes of the Public Hearing held on September 6, 2022 at 9:06 a.m. regarding Conditional Use C22-22, an application from Scott Beasant to allow for a HVAC business and 2 rental suites to operate in an Industrial General zone on Lot 4 Block 2 Plan 67815, civically known as 645 Pauls 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, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King noted that the Conditional Use was to allow for three unit building to be built – which one unit will house the HVAC business and the other two would be rental units and will require future conditional uses as applicable.

Mr. King noted that two conditions would be recommended including:

- a) That all uses for the building be approved through the Conditional Use process; and
- b) That the applicant enter into a Development Agreement with the Town.

Councillor Wiebe asked Mr. Beasant whether it was his building – which Mr. Beasant confirmed it was owned by he and his parents.

Councillor Wiebe asked Mr. Beasant about number of staff anticipated. Mr. Beasant replied that it is just himself so far and he is looking for his garage back and that he has been working with the Town & architect through the design controls for the Business Park.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:09 a.m.

Minutes of the Public Hearing held on September 6, 2022 at 9:10 a.m. regarding Variation application V21-22, an application from Steel Creek Developers Inc. to:

- a) Vary building height from 35 feet to 52 feet to top of roof architectural structures; Vary number of storeys from three to four;
- b) Vary number of required loading zones from two to one;
- c) Vary identification signage to allow for signage on the face of the building and a free-standing sign;
- d) Vary signage aggregate area from 100 square feet to 226 square feet; and
- e) Vary required parking from 100 stalls to 93 stalls;

on Lot 4 Plan 49710, civically known as 200 Drover Run. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King provided background on the process of the hotel to date – through the Conditional Use to date and the outstanding three conditions. Two of the conditions would be accomplished by completion of this variation (signage and variances). The final condition would be the approval of a Development Agreement between the developer and the Town.

Mr. King went on to further provide support from administration and Fire Department that they would recommend approving the variances as presented.

Councillor Stott asked the reason for the signage variation. Mr. King noted this would be for signage on the building and a free-standing sign abutting to the parking lot.

Councillor Stott asked the number of spots per room with the reduction. Mr. King stated that it would be approximately 1.25 per room and that the additional 19 spots being required by the pool as presented would be in addition to the one per room which should cover the needs of staff and extra parking for non-hotel visitors.

Councillor Dueck questioned the ability of the facility to have future shared use agreements with their neighbours to keep parking off the road.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:13 a.m.

Minutes of the Public Hearing held on September 6, 2022 at 9:14 a.m. regarding Conditional Use C20-22, an application from Ben Bullert to allow for outside storage of insulation and building materials to operate in an Industrial General zone on Lot 20 Plan 61759, civically known as 730 Schultz Avenue in the Niverville Business Park. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King noted that the Conditional Use was to allow for outside storage and building materials at 730 Schultz Avenue in the Niverville Business Park. Mr. King noted that two conditions would be recommended: a) that a revised engineered drainage plan be submitted to the Town; and b) that the applicant enter into a Development Agreement with the Town.

Ben Bullert noted that as the business is growing additional storage of materials is needed.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:20 a.m.
