

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on January 7, 2025, at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, Councillors Bill Fast and Meghan Beasant.

Res#01-25  
Excuse  
C. Wiebe – B. Fast  
BE IT RESOLVED that Councillor Nathan Dueck be excused due to a personal commitment.  
“Carried”

Res#02-25  
Agenda  
M. Beasant – B. Fast  
BE IT RESOLVED that the agenda be approved as presented.  
“Carried”

Res#03-25  
Minutes  
C. Wiebe – B. Fast  
BE IT RESOLVED that the minutes of the regular Council meeting held on December 17, 2024, be approved as presented.  
“Carried”

Res#04-25  
Table  
Agenda  
B. Fast – C. Wiebe  
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 C1-25 for 726 and 730 Schultz Avenue.  
“Carried”

Res#05-25  
Resume  
M. Beasant – B. Fast  
BE IT RESOLVED that the Public Hearing for Conditional Use application C1-25 for 726 and 730 Schultz Avenue be closed, and Council resume its former order of business (9:03 a.m.).  
“Carried”

Res#06-25  
C1-25  
B. Fast – M. Beasant  
WHEREAS a Public Hearing was held regarding Conditional Use C1-25, an application from Company 55724 Ltd. to allow for a warehouse, administrative offices, retail warehouse sales, and exterior storage on Lots 19 and 20, Plan 61759, civically known as 726 and 730 Schultz Avenue;  
AND WHEREAS the application was duly advertised;  
AND WHEREAS the properties already have Development Agreements registered against them;  
AND WHEREAS there was no opposition received to the proposal;  
THEREFORE BE IT RESOLVED that Council approves Conditional Use C1-25, to allow for a warehouse, administrative offices, retail warehouse sales, and exterior storage on Lots 19 and 20, Plan 61759, civically known as 726 and 730 Schultz Avenue.  
“Carried”

Mayor Myron Dyck reported that the Federation of Canadian Municipalities (FCM) Annual Conference will be in Ottawa this year and that he had talked to our MP and arranged a behind-the-scenes tour for those who would be attending, which would also include spouses or partners. Mayor Dyck also wished everyone a Happy New Year.

Res#07-25  
Accounts

B. Fast – M. Beasant

BE IT RESOLVED that cheque nos. 44990 to 45007, totaling \$151,358.37, and Electronic Fund Transfers totaling \$971,314.71 are hereby approved for payment.

“Carried”

Res#08-25  
Tax Sale

C. Wiebe – M. Beasant

BE IT RESOLVED that in accordance with Section 365(2) of *The Municipal Act*, that Council designate 2023 as the designated year for tax sale and that all properties in tax default for 2022 or earlier be offered for sale by auction on December 16, 2025 to recover the tax arrears and costs.

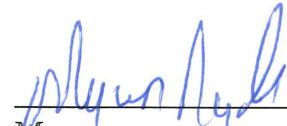
“Carried”

Res#09-25  
Adjourn

B. Fast – M. Beasant

BE IT RESOLVED that the meeting be adjourned. (9:11 a.m.)

“Carried”

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

Minutes of a Public Hearing held on January 7, 2025, at 9:01 a.m. regarding Conditional Use C1-25, an application from Company 55724 Ltd. to allow for a warehouse, administrative offices, retail warehouse sales, and exterior storage on Lots 19 and 20, Plan 61759, civically known as 726 and 730 Schultz Avenue. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck, served as chairperson, with Deputy Mayor Chris Wiebe and Councillors Bill Fast and Meghan Beasant in attendance.

CAO Eric King advised that this was an application from Company 55724 Ltd., being a Conditional Use to allow for a warehouse, administrative offices, retail warehouse sales, and exterior storage at 726 and 730 Schultz Avenue. This Conditional Use is required due to the sale of the properties and proposed new uses for the lots. There is an existing Development Agreement for 726 Schultz Avenue from 2018 and 730 Schultz Avenue from 2024. The recommendation from Administration is to approve the Conditional Use application as requested.

Deputy Mayor Chris Wiebe asked what type of outdoor storage they would have, whether they were planning to add sea cans to the property, and whether they owned the lot on Cedar Drive.

Mr. Dylan Wiens, on behalf of Company 55724 Ltd., responded by stating that they own 2 semi-trailers that are currently situated on their Cedar Drive property and the plan is to move them to the new property, that they are not really planning for sea cans, but need to see what happens after they move in and what happens at Cedar Drive, and confirmed that they own the lot on Cedar Drive.

There was no opposition to the proposal.

The public hearing was closed at 9:03 a.m.

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