

## TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on April 1, 2025, at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, and Councillors Nathan Dueck, Bill Fast and Meghan Beasant.

Res#70-25 Agenda	C. Wiebe – M. Beasant BE IT RESOLVED that the agenda be approved as presented.  “Carried”
Res#71-25 Minutes	B. Fast – M. Beasant BE IT RESOLVED that the minutes of the regular Council meeting held on March 18, 2025, be approved as presented.  “Carried”
Res#72-25 Table Agenda	C. Wiebe – B. Fast BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C5-25 for Lot 3 Plan 68909, civically known as 300 Drover’s Run.  “Carried”
Res#73-25 Resume	C. Wiebe – B. Fast BE IT RESOLVED that the Public Hearing for Conditional Use application C5-25 for Lot 3 Plan 68909, civically known as 300 Drover’s Run be closed, and Council resume its former order of business (9:04 a.m.).  “Carried”
Res#74-25 C5-25	N. Dueck – B. Fast WHEREAS a Public Hearing was held on April 1, 2025, regarding Conditional Use application C5-25 to allow for a strip mall to be developed on Lot 3 Plan 68909, civically known as 300 Drover’s Run; AND WHEREAS in accordance with <i>The Planning Act</i> 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 C5-25 to allow for a strip mall to be developed on Lot 3 Plan 68909, civically known as 300 Drover’s Run subject to the following condition: 1) That the Developer enters into a Development Agreement with the Town.  “Carried”
Res#75-25 Table Agenda	M. Beasant – B. Fast BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C6-25 for Lot 7 Plan 72884, civically known as Unit 7-735 Schultz Avenue.  “Carried”
Res#76-25 Resume	B. Fast – C. Wiebe BE IT RESOLVED that the Public Hearing for Conditional Use application C6-25 for Lot 7 Plan 72884, civically known as Unit 7-735 Schultz Avenue be closed, and Council resume its former order of business (9:08 a.m.).

Res#77-25  
C6-25

B. Fast – C. Wiebe

WHEREAS a Public Hearing was held on April 1, 2025, regarding Conditional Use application C6-25 to allow for the operation of a wholesale meat distributor on Lot 7 Plan 72884, civically known as Unit 7 – 735 Schultz Avenue;  
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 C6-25 to allow for the operation of a wholesale meat distributor on Lot 7 Plan 72884, civically known as Unit 7 – 735 Schultz Avenue, subject to the following condition:

- 1) That the Property Owner or Condo Corp. ensures that the Town has provided approval in writing for a revised parking plan that addresses the parking required for this type of use.

“Carried”

“Carried”

Res#78-25  
BL 872-24  
Update

B. Fast – M. Beasant

BE IT RESOLVED that Council approves updates to By-law 872-24 Fees & Charges By-law Schedule “G” Recreation Services, which will take effect on August 1, 2025.

“Carried”

Mayor Dyck congratulated the Niverville Nighthawks hockey team on a successful season and to all those involved with the Board and volunteers, and mentioned that it was great to see the facility packed out yesterday. He also congratulated Niverville’s Junior C Team on winning their HTJHL championship (first time in 31 years) and the U18 Triple A team who won their championship.

Res#79-25  
Accounts

M. Beasant – B. Fast

BE IT RESOLVED that cheque nos. 45126 to 45136, totaling \$16,306.81, and Electronic Fund Transfers totaling \$286,592.25 are hereby approved for payment.

“Carried”

Res#80-25  
Award  
Contract

C. Wiebe – N. Dueck

BE IT RESOLVED that following the Town’s due tendering process, that the contract for the Town’s 2025 Gravel & Topsoil Program be awarded to Barkman’s Cartage Ltd. who submitted the overall highest scoring bid.

“Carried”

Res#81-25  
Adjourn

M. Beasant – B. Fast

BE IT RESOLVED that the meeting be adjourned. (9:14 a.m.)

“Carried”

  
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Mayor

  
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Chief Administrative Officer

Minutes of a Public Hearing held on April 1, 2025, at 9:01 a.m. regarding Conditional Use C5-25 to allow for a strip mall to be developed on Lot 3 Plan 68909, civically known as 300 Drover's Run. 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 Nathan Dueck, Bill Fast and Meghan Beasant in attendance.

CAO Eric King advised that this was an application from Ray Dowse on behalf of Stonefield Developments Inc. A Conditional Use is requested to allow for a strip mall to be developed at 300 Drover's Run. Background: The strip mall proposal will include 5 commercial units, and each business that requires a Conditional Use would be applying for it on their own. The recommendation is to approve the Conditional Use subject to the following condition: That the Developer enters into a Development Agreement with the Town.

Mr. King read a statement from Mr. Dowse on behalf of Stonefield Developments who was unable to be in attendance. The statement noted that the strip mall would house 5 different businesses in the retail service industry and their specific operation needs, and the building would be approximately 15,839 sq. ft.

There was no opposition to the proposal.

The public hearing was closed at 9:04 a.m.

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Minutes of a Public Hearing held on April 1, 2025, at 9:06 a.m. regarding Conditional Use C6-25 to allow for the operation of a wholesale meat distributor on Lot 7 Plan 72884, civically known as Unit 7 – 735 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 Nathan Dueck, Bill Fast and Meghan Beasant in attendance.

CAO Eric King advised that this is an application from Finno Halal Meat Distributors for a Conditional Use to allow for the operation of a wholesale meat distributor in Unit 7 of 735 Schultz Avenue. Background: The applicant is a locally owned wholesale provider and distributor of meat to restaurants, shops, hotels, and grocers. They do not sell to individuals, they have a maximum of 2 staff members, and plan to have 1 cooler van for their delivery vehicle. Manitoba Ag has approved this location for food processing and a permit will be obtained once they move in and start to operate the business. The recommendation is to approve the Conditional Use subject to the following condition: That the Property Owner or Condo Corp. ensures that the Town has been provided approval in writing for a revised parking plan that addresses the parking required for this type of use.

There was no opposition to the proposal.

The public hearing was closed at 9:07 a.m.

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