

## TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on July 15, 2025, at 7:00 p.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#172-25 Agenda	N. Dueck – B. Fast BE IT RESOLVED that the agenda be approved as presented.	“Carried”
Res#173-25 Minutes	B. Fast – C. Wiebe BE IT RESOLVED that the minutes of the regular Council meeting held on June 17, 2025, and Special Council meeting held on June 26, 2025 be approved as presented.	“Carried”
Res#174-25 Table Agenda	N. Dueck – C. Wiebe 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 the rezoning of 2465 Krahn Road from Agriculture Limited to Residential High Density, By-law 878-25.	“Carried”
Res#175-25 Resume	M. Beasant – B. Fast BE IT RESOLVED that the public hearing for rezoning of 2465 Krahn Road from Agriculture Limited to Residential High Density, By-law 878-25 be closed and Council resume its former order of business (7:08 p.m.).	“Carried”
Res#176-25 Table Agenda	C. Wiebe – M. Beasant 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 C16-25 for Lot 7 Block 2 Plan 23182, civically known as Unit 1 – 346 Bronstone Drive.	“Carried”
Res#177-25 Resume	C. Wiebe – M. Beasant BE IT RESOLVED that the public hearing for Conditional Use C16-25 for Lot 7 Block 2 Plan 23182, civically known as Unit 1 – 346 Bronstone Drive be closed, and Council resume its former order of business (7:10 p.m.).	“Carried”
Res#178-25 C16-25	N. Dueck – B. Fast WHEREAS a Public Hearing was held on July 15, 2025, regarding Conditional Use application C16-25 from 6878289 Manitoba Inc. t/a Diana’s Gourmet Pizzeria, to allow for a bakery and a licensed eating and drinking establishment with an outdoor patio on Lot 7 Block 2 Plan 23182, civically known as Unit 1 – 349 Bronstone Drive; 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 16-25 to allow for a bakery and a licensed eating and drinking establishment with an outdoor patio on Lot 7 Block 2 Plan 23182, civically known as Unit 1 – 349 Bronstone Drive, subject to the following conditions:

- 1) That the tenant supplies a waste receptacle for the patio and ensures it is emptied as necessary; and
- 2) That the property owner submits a revised parking plan that reflects and accommodates all current and proposed uses within the building, to ensure compliance with the Town's Zoning By-law.

"Carried"

Res#179-25  
Table  
Agenda

M. Beasant – B. Fast

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 C17-25 for Lot 2 Block 2 Plan 71566, civically known as 615 Wittick Street.

"Carried"

Res#180-25  
Resume

N. Dueck – C. Wiebe

BE IT RESOLVED that the public hearing for Conditional Use C17-25 for Lot 2 Block 2 Plan 71566, civically known as 615 Wittick Street be closed, and Council resume its former order of business (7:19 p.m.).

"Carried"

Res#181-25  
C17-25

B. Fast – N. Dueck

WHEREAS a Public Hearing was held regarding Conditional Use C17-25, an application from Cazden Harder to permit on Lot 2 Block 2 Plan 71566, civically known as 615 Wittick Street, the operation of a used vehicle dealership specializing in automobiles and light trucks with a gross vehicle weight of 14,000 pounds or less, as well as an automotive garage for the repair and maintenance of vehicles;

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 C17-25, to permit on Lot 2 Block 2 Plan 71566, civically known as 615 Wittick Street, the operation of a used vehicle dealership specializing in automobiles and light trucks with a gross vehicle weight of 14,000 pounds or less, as well as an automotive garage for the repair and maintenance of vehicles, subject to the following condition:

- 1) That the applicant enters into a Development Agreement with the Town.

"Carried"

Res#182-25  
Table  
Agenda

M. Beasant – B. Fast

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 C18-25 for Lot 23 Plan 61759, civically known as 758 Schultz Avenue.

"Carried"

Res#183-25  
Resume

B. Fast – N. Dueck

BE IT RESOLVED that the public hearing for Conditional Use C18-25 for Lot 23 Plan 61759, civically known as 758 Schultz Avenue be closed, and Council resume its former order of business (7:23 p.m.).

"Carried"

Res#184-25  
C18-25

C. Wiebe – N. Dueck

WHEREAS a Public Hearing was held regarding Conditional Use C18-25, an application from MaxxPro Properties Inc. to permit on Lot 23 Plan 61759, civically known as 758 Schultz Avenue, a contractor's yard with office and warehouse space;

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 C18-25 to permit on Lot 23 Plan 61759, civically known as 758 Schultz Avenue, a contractor's yard with office and warehouse space, subject to the following condition:

- 1) That the applicant enters into a Development Agreement with the Town.

"Carried"

Res#185-25  
Noise  
Exemption

M. Beasant – C. Wiebe

BE IT RESOLVED THAT in accordance with Niverville's Noise Bylaw No. 655-07, sub-paragraph 3.1.7, that Council hereby provides permission to create a noise nuisance between 8:00 p.m. and 1:00 a.m. on September 20, 2025, for the Nighthawks Season Kickoff Event being held in the outdoor rink at the Niverville Centennial Arena.

"Carried"

Mayor Myron Dyck formally congratulated the 92 Niverville High School graduates, being Niverville's largest graduating class, extended his best wishes for their future, and expressed hope that they choose to stay in Niverville or return one day, noting they are a gifted and talented class.

The Minister of Municipal Affairs has been invited to attend the official opening of Station Park this Friday, an event that celebrates the site of one of Niverville's first wells. Former local schoolteacher Ernie Braun, who has been an advocate for preserving historical memories in our community, will be speaking at the opening.

Additionally, next week the Town will welcome visitors from outside the province who will be touring the community with interest in potential business opportunities.

Res#186-25  
Accounts

B. Fast – M. Beasant

BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:

Accounts Payable EFT	\$ 292,406.34
June 26, 2025 Payroll EFT	\$ 80,255.04
July 10, 2025 Payroll EFT	\$ 63,486.27
Accounts Payable Cheques 45214 to 45249	\$ 184,509.88
Online Banking-BKAP	<u>\$ 95,091.62</u>
Total	\$ 715,749.15

"Carried"

Res#187-25  
June F.S.

B. Fast – M. Beasant

BE IT RESOLVED that the June 30, 2025 Financial Statement be approved as presented.

"Carried"

Res#188-25 BL 878-25 2 <sup>nd</sup> Reading	B. Fast – C. Wiebe BE IT RESOLVED that Council gives 2 <sup>nd</sup> reading to By-law 878-25, a by-law to re-zone 2465 Krahn Road from Agricultural Limited to Residential High Density. “Carried”
Res#189-25 BL 878-25 3 <sup>rd</sup> Reading	N. Dueck – B. Fast BE IT RESOLVED that Council gives 3 <sup>rd</sup> reading and passes By-law 878-25, a by-law to re-zone 2465 Krahn Road from Agricultural Limited to Residential High Density. “Carried”  In Favour: M. Dyck, C. Wiebe, N. Dueck, B. Fast, M. Beasant
Res#190-25 BL 879-25 1 <sup>st</sup> Reading	C. Wiebe – B. Fast BE IT RESOLVED that Council gives 1 <sup>st</sup> reading to By-law 879-25, a by-law to re-zone Lot 1 Deposit #370-2025 from Agricultural Limited to Educational and Institutional. “Carried”
Res#191-25 BL 880-25 1 <sup>st</sup> Reading	C. Wiebe – B. Fast BE IT RESOLVED that By-law 880-25, being a Staff Remuneration By-law for 2025 and 2026 is given first reading. “Carried”
Res#192-25 Oct Council Meetings	N. Dueck – C. Wiebe BE IT RESOLVED that Council authorizes the following changes to the start times for the October 2025 Council meetings as follows: October 7, 2025 7:00 p.m. October 21, 2025 9:00 a.m. “Carried”
Res#193-25 Adjourn	B. Fast – M. Beasant BE IT RESOLVED that the meeting be adjourned. (7:33 p.m.) “Carried”

  
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Mayor

  
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Chief Administrative Officer

Minutes of the Public Hearing held on July 15, 2025, at 7:01 p.m. regarding Bylaw 878-25; a bylaw to rezone 2465 Krahn Road from Agricultural Limited (AL) to Residential High Density (RHD). The proposal was duly advertised as per Section 168 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 noted that this is an amendment of Zoning By-law 795-18, as amended, to change the zoning from Agriculture Limited to Residential High Density for the parcel known as 2465 Krahn Road.

Mr. Stefan Hodelmann, on behalf of 10185894 Manitoba Inc., advised that the property is currently a farmstead, and they are looking at plans for residential development. He mentioned that in other communities, residential high density referred to buildings greater than 3 stories, while their intention is to build 3 storey buildings with a parkade. Mr. Hodelmann noted that they are doing market studies and looking at growing demographics to build something that it useable and meets the requirements. He stated that easements are still needed and anticipated to done within a year or two, depending on surrounding development. The development proposal will be on a collector street, adding infrastructure improvements, which is also good for the surrounding developers.

Mayor Myron Dyck confirmed that this hearing was only to address the zoning of the property.

Mr. King explained that Mr. Hodelmann and company are exploring options for the property and confirmed that the residential high-density zoning is for 7 or more units.

Deputy Mayor Chris Wiebe questioned the timeline for development and what the surrounding lots would have to do with their development.

Mr. Hodelmann replied nothing other than easements, and later services can help other developers.

Mr. King confirmed that on 6<sup>th</sup> Avenue, other developers have brought in water to make it more feasible.

Councillor Nathan Dueck questioned whether 2<sup>nd</sup> and 3<sup>rd</sup> Reading of the By-law could be done today and Mr. King confirmed yes.

There was no opposition received to the proposal.

The hearing was closed at 7:08 p.m.

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Minutes of the Public Hearing held on July 15, 2025, at 7:09 p.m. regarding Conditional Use C16-25, an application from 6878289 Manitoba Inc. t/a Diana's Gourmet Pizzeria to allow for a bakery and a licensed eating and drinking establishment with an outdoor patio on Lot 7 Block 2 Plan 23182, civically known as Unit 1 – 349 Bronstone Drive. 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.

Chief Administrative Officer Eric King noted that this was for a Conditional Use to allow in Unit 1 of 349 Bronstone Drive, a bakery and a licensed eating and drinking establishment with an

outdoor patio, known as Diana's Gourmet Pizzeria. Background - the applicant plans to establish a bakery and a licensed restaurant with an outdoor patio in Unit 1 of 349 Bronstone Drive. The recommendation from Admin is to approve the Conditional Use subject to the following conditions:

- 1) That the tenant supplies a waste receptacle for the patio and ensures it is emptied as necessary; and
- 2) That the property owner submits a revised parking plan that reflects and accommodates all current and proposed uses within the building, to ensure compliance with the Town's Zoning By-law.

There was no opposition received to the proposal.

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

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Minutes of the Public Hearing held on July 15, 2025, at 7:15 p.m. regarding Conditional Use C17-25, an application from Cazden Harder to permit on Lot 2 Block 2 Plan 71566, civically known as 615 Wittick Street, the operation of a used vehicle dealership specializing in automobiles and light trucks with a gross vehicle weight of 14,000 pounds or less, as well as an automotive garage for the repair and maintenance of vehicles. 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 noted this was for a Conditional Use to permit at 615 Wittick Street, the operation of a used vehicle dealership specializing in automobiles and light trucks with a gross vehicle weight of 14,000 pounds or less, as well as an automotive garage for the repair and maintenance of vehicles. Background - all uses in the Niverville Business Park are Conditional Uses, and the proposed use aligns with comparable uses previously authorized within the park. The recommendation is to approve the Conditional Use as requested, subject to the following condition, that the applicant enters into a Development Agreement with the Town.

Mr. Cazden Harder, application advised that he was looking to move to Niverville from Steinbach, being a growing community and closer to the City. He provided details of his business, noting it would be maximum of 20 vehicles at a time and down the road it would include a repair shop.

Councillor Meghan Beasant questioned if he had staff, and Mr. Harder confirmed it was just himself for now, with hiring intended for the future.

Councillor Nathan Dueck asked for confirmation that both uses were included with the Conditional Use, and Mr. King confirmed yes.

Deputy Mayor Chris Wiebe asked where he was setting up and Mr. Harder confirmed at 615 Wittick.

Mayor Dyck questioned if it was a purchase or lease and Mr. Harder confirmed it was a purchase.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:19 p.m.

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Minutes of the Public Hearing held on July 15, 2025, at 7:21 p.m. regarding Conditional Use C18-25, an application from MaxxPro Properties Inc. to permit on Lot 23 Plan 61759, civically

known as 758 Schultz Avenue, a contractor's yard with office and warehouse space. 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 noted that this was an application from MaxxPro Properties Inc. for a Conditional Use to permit a contractor's yard with office and warehouse space at 758 Schultz Avenue. Background - all uses in the Niverville Business Park are Conditional Uses, and the proposed use aligns with comparable uses previously authorized within the park. The recommendation from Admin is to approve the Conditional Use as requested, subject to the following condition:

- a) That the applicant enters into a Development Agreement with the Town.

Mr. Marty Ritchot, on behalf of MaxxPro Properties Inc., advised that his daughter just got married and lives in Town, while he is from Ile des Chenes, has two businesses that he runs out of Grande Pointe and as he downsizes those, he can spend more time here.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:23 p.m.

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