

## TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on June 17, 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#151-25 Agenda	N. Dueck – B. Fast BE IT RESOLVED that the agenda be approved as presented.  “Carried”
Res#152-25 Minutes	M. Beasant – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on June 3, 2025, be approved as presented.  “Carried”
Res#153-25 Table Agenda	B. Fast – C. Wiebe BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Municipal Act</i> and <i>The Planning Act</i> to hold a combined public hearing for By-law 876-25, to close Venture Way, sell the land and open a municipal road allowance and By-law 877-25, to close a portion of lands taken for a public reserve and open a public reserve.  “Carried”
Res#154-25 Resume	N. Dueck – B. Fast BE IT RESOLVED that the combined public hearing for By-law 876-25 and By-law 877-25 be closed and Council resume its former order of business (7:05 p.m.).  “Carried”
Res#155-25 Table Agenda	N. Dueck – 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 Variation application V8-25 for Lots 1 and 2 Plan 68909, civically known as 400 and 500 Drover’s Run.  “Carried”
Res#156-25 Resume	N. Dueck – B. Fast BE IT RESOLVED that the public hearing for Variation application V8-25 for Lots 1 and 2 Plan 68909, civically known as 400 and 500 Drover’s Run be closed, and Council resume its former order of business (7:50 p.m.).  “Carried”
Res#157-25 V8-25	N. Dueck – C. Wiebe WHEREAS a Public Hearing was held regarding Variance application V8-25, an application from Mr. Ray Dowse on behalf of Fairway Vistas Inc. to vary the building height from 35 feet to a maximum height of 71 feet from grade to the top of the façade parapet, and to vary the number of building storeys from 3 storeys to 6 storeys to accommodate a multi-use building with commercial and residential development on Lots 1 and 2 Plan 68909, civically known as 400 and 500 Drover’s Run; AND WHEREAS in accordance with <i>The Planning Act</i> , the Variance application was duly advertised;

AND WHEREAS there were 2 letters and one petition submitted, and 3 people attending the public hearing who were opposed, and 7 people attending the hearing were in favor of the proposal;

THEREFORE BE IT RESOLVED that Council approves Variance application V8-25, to vary the building height from 35 feet to a maximum height of 71 feet from grade to the top of the façade parapet and to vary the number of building storeys from 3 storeys to 6 storeys to accommodate a multi-use building with commercial and residential development on Lots 1 and 2 Plan 68909, civically known as 400 and 500 Drover's Run.

"Carried"

Res#158-25  
Noise  
Exemption

M. Beasant – C. Wiebe

WHEREAS a request for a noise exemption was received from Gillian Groening to host a private event at 2 Errington Place on September 6, 2025, from 6 p.m. to 11 p.m.;

THEREFORE BE IT RESOLVED that Council approves a noise exemption for Gillian Groening to host a private event at 2 Errington Place on September 6, 2025, from 6 pm to 11 pm, subject to the applicant notifying their adjacent neighbours as per revised Policy A2-15, Noise Exemption Policy.

"Carried"

Mayor Myron Dyck commented about the ongoing needs in the community, mentioning schools and daycares. He emphasized that taxpayer dollars are being used as effectively as possible, citing the town's sponsorship of key provincial events. He explained that this is the second time we've sponsored the Manitoba Chamber of Commerce's Minister's Dinner, and that our level of sponsorship allows us to have three provincial cabinet ministers seated at our table during the event's courses. Mayor Dyck noted that the Minister of Health, the Minister of Infrastructure, and the Minister of Municipal Relations sat at our table, providing direct access to discuss our community's priorities.

Mayor Dyck advised that the Town also sponsored Manitoba Chamber of Commerce's Premier's Breakfast, where representatives from Niverville—including the entire Council, the high school principal, Chamber of Commerce members, legal advisors, other community leaders, a residential developer and a commercial developer were present among over 500 business leaders. Mayor Dyck commented that this was an opportunity to showcase who Niverville is. He mentioned that a 90-second video showcasing Niverville concluded the event, preceded by a comment on why people should consider moving here.

While acknowledging that growth brings challenges, Mayor Dyck noted that with more people come more opportunities—new businesses, more jobs, and dedicated individuals who coach teams and strengthen our community. He ended by saying he doesn't know the answer to growth but is always seeking more information.

Res#159-25  
Accounts

M. Beasant – B Fast

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

Accounts Payable EFT	\$ 183,111.01
June 12th 2025 Payroll EFT	\$ 65,049.86
Accounts Payable Cheques 45197 to 45213	\$ 506,826.80
Online Banking-BKAP	<u>\$ 11,747.29</u>
Total	\$ 766,734.96

"Carried"

Res#160-25 May F.S.	C. Wiebe – B. Fast BE IT RESOLVED that the May 31, 2025 Financial Statement be approved as presented.  "Carried"
Res#161-25 BL 872-24 Updates	M. Beasant – B. Fast BE IT RESOLVED that Council approves updates to Schedule "F" for By-law 872-24 Fees & Charges By-law, to include a fee for temporary storage of materials on Town property and a restoration fee.  "Carried"
Res#162-25 BL876-25 2 <sup>nd</sup> Reading	C, Wiebe – N. Dueck BE IT RESOLVED that Council gives 2 <sup>nd</sup> reading to By-law 876-25, a by-law to close Venture Way, sell the land, and open a municipal road allowance.  "Carried"
Res#163-25 BL876-25 3 <sup>rd</sup> Reading	C. Wiebe – N. Dueck BE IT RESOLVED that Council gives 3 <sup>rd</sup> reading and passes By-law 876-25, a by-law to close Venture Way, sell the land, and open a municipal road allowance.  "Carried"  In Favour: M. Dyck, C. Wiebe, N. Dueck, B. Fast, M. Beasant
Res#164-25 BL 877-25 2 <sup>nd</sup> Reading	C. Wiebe – B. Fast BE IT RESOLVED that Council gives 2 <sup>nd</sup> reading to By-law 877-25, a by-law to close a portion of lands taken for a public reserve and open a public reserve.  "Carried"
Res#165-25 BL 877-25 3 <sup>rd</sup> Reading	C. Wiebe – N. Dueck BE IT RESOLVED that Council gives 3 <sup>rd</sup> reading and passes By-law 877-25, a by-law to close a portion of lands taken for a public reserve and open a public reserve.  "Carried"  In Favour: M. Dyck, C. Wiebe, N. Dueck, B. Fast, M. Beasant
Res#166-25 BL 878-25	C. Wiebe – B. Fast BE IT RESOLVED that Council gives 1 <sup>st</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#167-25 Donation	C. Wiebe – M. Beasant WHEREAS citizens have donated funds to support the Niverville Nighthawks Legacy Capital; AND WHEREAS the Niverville Nighthawks are owned by the Niverville Junior A Hockey Club, a community-owned not-for-profit hockey organization representing Niverville and region; THEREFORE BE IT RESOLVED a grant in the amount of \$30,710.00 representing donations received for the Niverville Nighthawks Legacy Capital be provided to the Niverville Junior A Hockey Club Inc.  "Carried"

Res#168-25  
Adjourn

M. Beasant – B. Fast  
BE IT RESOLVED that the meeting be adjourned. (8:25 p.m.)

“Carried”

  
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Mayor

  
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Chief Administrative Officer