

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on August 19, 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#194-25 Agenda	B. Fast – N. Dueck BE IT RESOLVED that the agenda be approved, subject to the following addition: New Business: 10 b. Award 2025 Sewer Cleaning Contract “Carried”
Res#195-25 Minutes	M. Beasant – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on July 15, 2025, be approved as presented. “Carried”
Res#196-25 Table Agenda	N. Dueck – C. Wiebe BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with The Planning Act to hold a combined public hearing for Community Planning Subdivision file #4340-25-9081 and By-law 879-25. “Carried”
Res#197-25 Resume	C. Wiebe – B. Fast BE IT RESOLVED that the combined public hearing for Community Planning Subdivision file #4340-25-9081 and By-law 879-25 be closed and Council resume its former order of business (7:02 p.m.). “Carried”
Res#198-25 Subdivision 4340-25-9081	B. Fast – N. Dueck WHEREAS Section 125(2) of The Planning Act requires Council to hold a public hearing if a proposed subdivision will result in the creation of a new public road; AND WHEREAS Section 74(2) of The Planning Act requires Council to hold a public hearing for a Zoning By-law Amendment; AND WHEREAS a combined public hearing was duly advertised and held regarding Community Planning Subdivision file #4340-25-9081, being Pt. of NW ¼ 25-7-3EPM, to create one new lot intended for the future construction of a school and open a public road to provide access to the property from Krahn Road, and rezoning the new lot from Agricultural Limited to Educational and Institutional; AND WHEREAS no opposition was received to the proposal; THEREFORE BE IT RESOLVED that Council hereby approves Community Planning Subdivision file #4340-25-9081, subject to the following conditions: 1. That the applicant enters into a Development Agreement with the Town regarding the construction of municipal infrastructure; and 2. That the Developer of the land enters into a Development Agreement with the Town. “Carried”
Res#199-25 Table Agenda	C. Wiebe – B. Fast BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with The Planning Act to hold a public hearing for subdivision 4340-25-9064, Fifth Avenue Estates West. “Carried”

Res#200-25 Resume	<p>M. Beasant – C. Wiebe</p> <p>BE IT RESOLVED that the public hearing for Community Planning Subdivision #4340-25-9064 be closed and Council resume its former order of business (7:10 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#201-25 Subdivision 4340-25-9064	<p>C. Wiebe – M. Beasant</p> <p>WHEREAS Section 125(2) of The Planning Act requires Council to hold a public hearing if a proposed subdivision will result in the creation of a new public road; AND WHEREAS the plan of subdivision for Lots 3 & 4 Plan 66192 and Pt. Weiland Point (to be closed) SE ¼ 36-7-3 EPM, being Community Planning file #4340-25-9064 will create a new public road; AND WHEREAS the Public hearing for the proposed plan of subdivision and road opening was duly advertised; AND WHEREAS no opposition was received to the proposal; THEREFORE BE IT RESOLVED that Community Planning file #4340-25-9064 for Lots 3 & 4 Plan 66192 and Pt. Weiland Point (to be closed) SE ¼ 36-7-3 EPM, be approved subject to the following condition:</p> <p>1. That the applicant enters into a Development Agreement with the Town.</p> <p style="text-align: right;">“Carried”</p>
Res#202-25 Table Agenda	<p>B. Fast – M. Beasant</p> <p>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 Variance Application V20-25 for Lot 22 Plan 61759, civically known as 746 Schultz Avenue.</p> <p style="text-align: right;">“Carried”</p>
Res#203-25 Resume	<p>B. Fast – M. Beasant</p> <p>BE IT RESOLVED that the public hearing for Variance Application V20-25 for Lot 22 Plan 61759, civically known as 746 Schultz Avenue be closed, and Council resume its former order of business (7:21 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#204-25 V20-25	<p>B. Fast – M. Beasant</p> <p>WHEREAS a Public hearing was held regarding Variance V20-25, an application from Prairie Select Exteriors Ltd. to allow for a reduced north side yard from 20 feet to 0 feet to accommodate the location of the existing principal building on Lot 22 Plan 61759, civically known as 746 Schultz Avenue; AND WHEREAS in accordance with The Planning Act, the Variance application was duly advertised; AND WHEREAS there was no opposition received to the proposal; THEREFORE BE IT RESOLVED that Council grants approval for Variance application V20-25 permitting a reduction of the north side yard from 20 feet to 0 feet to accommodate the existing principal building situated on Lot 22 Plan 61759, civically known as 746 Schultz Avenue, subject to the following condition:</p> <p>1) That the property owner undertakes, in good faith, to resolve any and all drainage-related issues in coordination with the owner of the adjoining property to the north.</p> <p style="text-align: right;">“Carried”</p>

Res#205-25
BL801-18
Updates

C. Wiebe – M. Beasant

BE IT RESOLVED that Council approves various updates to the Traffic and Parking By-law 801-18, Schedule "A".

"Carried"

Mayor Myron Dyck shared that he and Councillor Beasant recently attended the St-Pierre-Jolys Frog Follies and wanted to pass on congratulations to the Village of St-Pierre-Jolys and Mayor Maynard for a very successful weekend. Mayor Dyck advised that he is planning to attend the grand opening of the Southeast Event Centre on August 21st, following an invitation from Mayor Earl Funk.

Reflecting on the season, Mayor Dyck reminisced about graduating with his Grade 12 diploma 40 years ago, noting that this time of year often marks new beginnings and prompts reflection on the year ahead. He addressed ongoing challenges in community infrastructure, reporting that a meeting was held with Manitoba Hydro to discuss the Town's current and future energy capacity needs, and to review Hydro's proposed plans.

Mayor Dyck also announced that Councillor Dueck will soon lead a delegation to meet with the Minister of Health in the community. The focus of this meeting will be on expanding the local clinic, as Council sees promising opportunities for growth in healthcare services.

He emphasized that businesses are eager to establish themselves here, with existing opportunities and more on the horizon. As growth continues, the demand for employees will rise. He noted that our community is largely made up of young families with children, yet daycare availability remains limited. To attract and retain these families, we need to create a community they feel confident moving to. Council will be exploring the municipality's role in supporting this essential service to meet the needs of current businesses and those looking to invest here.

Mayor Dyck raised an important question about the municipality's role in introducing young people to potential career paths, including entrepreneurship. He suggested that engagement should begin in elementary and middle schools to inspire youth about their future possibilities. Council will be exploring initiatives over the coming year to support this vision.

Res#206-25
Accounts

M. Beasant – C. Wiebe

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

Accounts Payable EFT	\$ 379,354.89
July 24, 2025 Payroll EFT	\$ 111,202.09
July 30, 2025 Payroll EFT	\$ 1,993.48
August 7, 2025 Payroll EFT	\$ 70,901.09
Accounts Payable Cheques 45250 to 45283	\$ 326,154.24
Online Banking-BKAP	<u>\$ 80,769.72</u>
Total	\$ 970,375.51

"Carried"

Res#207-25
July F.S.

N. Dueck – M. Beasant

BE IT RESOLVED that the July 31, 2025 Financial Statement be approved as presented.

"Carried"

- | | |
|--|--|
| Res#208-25
BL 879-25
2 nd Reading | <p>C. Wiebe – Fast</p> <p>BE IT RESOLVED that Council gives 2nd reading to By-law 879-25, a by-law to re-zone Lot 1 Deposit #370-2025 from Agricultural Limited to Educational and Institutional.</p> <p style="text-align: right;">“Carried”</p> |
| Res#209-25
BL 879-25
3 rd Reading | <p>N. Dueck – B. Fast</p> <p>BE IT RESOLVED that Council gives 3rd reading and passes By-law 879-25, a by-law to re-zone Lot 1 Deposit #370-2025 from Agricultural Limited to Educational and Institutional.</p> <p style="text-align: right;">“Carried”</p> <p>In Favour: M. Dyck, C. Wiebe, N. Dueck, B. Fast, M. Beasant</p> |
| Res#210-25
BL 880-25
2 nd Reading | <p>B. Fast – M. Beasant</p> <p>BE IT RESOLVED that By-law 880-25, being a Staff Remuneration By-law for 2025 and 2026 is given second reading, subject to a minor amendment to a position title on Schedule “A”.</p> <p style="text-align: right;">“Carried”</p> |
| Res#211-25
BL 880-25
3 rd Reading | <p>M. Beasant – B. Fast</p> <p>BE IT RESOLVED that By-law 880-25, as amended, being a Staff Remuneration By-law for 2025 and 2026 is given third reading and passed.</p> <p style="text-align: right;">“Carried”</p> <p>In Favour: M. Dyck, C. Wiebe, N. Dueck, B. Fast, M. Beasant</p> |
| Res#212-25
Policy R1-25 | <p>M. Beasant – B. Fast</p> <p>BE IT RESOLVED that Council approves Library Donation Policy R1-25, which provides clarification regarding the donation of books and other materials to the Take One Leave One Library.</p> <p style="text-align: right;">“Carried”</p> |
| Res#213-25
Award
Contract | <p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED that following the Town’s due tendering process, that the contract for the Town’s 2025 Sewer Cleaning be awarded to 3231275 Manitoba Ltd. O/A Ray Bateman Enterprises, who submitted the lowest overall bid.</p> <p style="text-align: right;">“Carried”</p> |
| Res#214-25
Adjourn | <p>M. Beasant – fast</p> <p>BE IT RESOLVED that the meeting be adjourned. (7:46 p.m.)</p> <p style="text-align: right;">“Carried”</p> |



 Mayor



 Chief Administrative Officer

Schedule "A"



Town Of Niverville-Recreation

Policy No. R1-25: Library Donation Policy

Effective Date: August 19, 2025 **Resolution#** 212-25

Revision Date: _____ **Resolution#** _____

Purpose: To provide clarification regarding the donation of books and other materials to the Take One Leave One Library.

The Town of Niverville Library accepts gifts of books if they are in good condition and fall within the guidelines of the library. All donated material becomes the property of the library. If not needed for the library's collection, the material may be sold at a seasonal sale to raise money for the library or disposed of in an appropriate manner.

Due to the number of donations received and the limited space available for storage, processing, and display, guidelines for preferred donations and those not suitable are offered (see below). The library does not provide receipts for income tax purposes for donations of books.

Preferred Donations

- Best sellers
- Paperback and hardcover books in good condition
- Local history (Niverville/Manitoba/Canada)
- Material covering specific subject areas (as determined by library staff)

Not Suitable

- CDs, DVDs etc.
- Books in poor condition (i.e. yellowed pages, ripped pages, broken bindings, marked etc.)
- Encyclopedias and other multi-volume sets
- University and college textbooks
- Books with outdated content
- Reader's Digest condensed books
- Magazines

Minutes of the combined public hearing held on August 19, 2025, at 7:01 p.m. regarding subdivision #4340-25-9081, being Pt. of NW ¼ 25-7-3EPM, to create one new lot intended for the future construction of a school and open a public road to provide access to the property from Krahn Road, and rezoning of the new lot from Agricultural Limited to Educational and Institutional. The proposal was duly advertised as per Sections 168/169 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.

Mr. Eric King, Chief Administrative Officer, advised that this was a combined public hearing scheduled to review the subdivision file #4340-25-9081, which will create a new lot and public road for the future construction of a school, and for the proposed new lot to be rezoned from Agricultural Limited to Educational and Institutional, with By-law 879-25, which is being done to support its intended use as a school site.

There was no opposition received to the proposal.

The hearing was closed at 7:02 p.m.

Minutes of the public hearing held on August 19, 2025, at 7:09 p.m. regarding subdivision #4340-25-9064, being Lots 3 & 4 Plan 66192 and Pt. Weiland Point (to be closed) SE ¼ 36-7-3 EPM, to create 64 lots and open a public reserve from two existing titles, close a portion of a public road, and open a new public road. 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.

Mr. Eric King, Chief Administrative Officer, advised that this was an application from Cornell Friesen, to create 64 lots and open a public reserve from two existing titles, close a portion of a public road, and open a new public road on the land north of Centre Street, and south of Ridgemont Drive, and between the lots that back onto Mulberry Avenue and Krahn Road.

There was no opposition received to the proposal.

The hearing was closed at 7:10 p.m.

Minutes of the public hearing held on August 19, 2025, at 7:16 p.m. regarding Variance V20-25, an application from Prairie Select Exteriors Ltd. to allow for a reduced north side yard from 20 feet to 0 feet to accommodate the location of the existing principal building on Lot 22 Plan 61759, civically known as 746 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.

Chief Administrative Officer Eric King noted that this application was from Prairie Select Exteriors to allow for a reduced north side yard from 20 feet to 0 feet to accommodate the location of an existing principal building at 746 Schultz Avenue. Background - this variance is requested to bring the location of an existing principal building into compliance with the setback requirements from the Zoning By-law. The building permit was taken out on December 14, 2018, when the minimum side yard setback was 5 feet for a "warehouse", and because By-law 663-08 has been repealed, the current Zoning By-law 795-18, as amended, is the standard that

the property needs to be brought into compliance with. The eaves of one corner of the building encroach over the property line; however, this is a civil matter between property owners. The recommendation for Council's consideration would be to approve the variance application subject to the following condition:

- 1) That the property owner undertakes, in good faith, to resolve any and all drainage-related issues in coordination with the owner of the adjoining property to the north.

Deputy Mayor Chris Wiebe questioned if Mr. Laing was the property owner, how the building got built on the property line and whether there were property pins there.

Mr. Ray Laing confirmed he was the owner, that he had his guys mark out the lot, and that it was unbeknownst to him until 3 months ago. He thought he had built it right and that there had been stakes further over. He advised that there was a new property pin put in on the corner that is subject.

Mayor Myron Dyck commented to Mr. King that he had mentioned drainage as a condition and that he had also mentioned the eaves hang over, and whether there should be anything between neighbours to ensure that along with drainage, that there be no civil seeking compensation or otherwise for encroachment onto another's property. Mr. King confirmed that the drainage is on them to work out and that these things are between him and his neighbour. Mayor Dyck asked whether along with drainage, the condition should also mention eaves. Mrs. Audrey Neufeld confirmed that the matter of eaves is a civil matter and Mr. King confirmed that drainage is the Town's jurisdiction.

Councillor Nathan Dueck questioned whether a caveat would be put on the property for legal in the event of it ever being sold, and whether anything would fall back on the Town in the future. Mrs. Neufeld confirmed it would not, and Mayor Dyck commented it was "buyer beware".

There was no opposition received to the proposal.

The Public Hearing was closed at 7:21 p.m.
