

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on September 9, 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#215-25 Agenda	B. Fast – M. Beasant BE IT RESOLVED that the agenda be approved subject to the following addition: New Business 10 a. Report on Open Health Niverville “Carried”
Res#216-25 Minutes	C. Wiebe – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on August 19, 2025, be approved as presented. “Carried”
Res#217-25 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 the public hearing for Conditional Use Application C19-25 for Lot 2 Plan 73586. “Carried”
Res#218-25 Resume	M. Beasant – C. Wiebe BE IT RESOLVED that the public hearing for Conditional Use Application C19-25 for Lot 2 Plan 73586 be closed, and Council resume its former order of business (9:07 a.m.). “Carried”
Res#219-25 C19-25	N. Dueck – C. Wiebe WHEREAS a Public Hearing was held regarding Conditional Use C19-25, an application from Hillside Legacy Development Corporation to allow a residential Planned Unit Development on Lot 2, Plan 73586; 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 C19-25 to allow for a residential Planned Unit Development on Lot 2, Plan 73586; subject to the following condition: 1) That the Developer enter into a Development Agreement with the Town. “Carried”
Res#220-25 Table Agenda	C. Wiebe – M. Beasant 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 C20-25 for Lots 6 & 7 Plan 44510 and Lots 17 & 18 Plan 61759, civically known as 41095 and 41100 6th Avenue N., and 715 and 725 Schultz Avenue. “Carried”

Res#221-25 Resume	B. Fast – M. Beasant BE IT RESOLVED that the public hearing for Conditional Use Application C20-25 for Lots 6 & 7 Plan 44510 and Lots 17 & 18 Plan 61759, civically known as 41095 and 41100 6th Avenue N., and 715 and 725 Schultz Avenue be closed, and Council resume its former order of business (9:13 a.m.). “Carried”
Res#222-25 C20-25	C. Wiebe – B. Fast WHEREAS a Public Hearing was held regarding Conditional Use C20-25, an application from Subfusion Inc. to permit a Planned Unit Development consisting of multiple buildings on 4 adjacent lots totaling 10.06 acres, on Lots 6 & 7 Plan 44510 and Lots 17 & 18 Plan 61759, civically known as 41095 and 41100 6th Avenue N., and 715 and 725 Schultz Avenue; 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 C20-25 to permit a Planned Unit Development consisting of multiple buildings on 4 adjacent lots totaling 10.06 acres, on Lots 6 & 7 Plan 44510 and Lots 17 & 18 Plan 61759, civically known as 41095 and 41100 6th Avenue N., and 715 and 725 Schultz Avenue subject to the following condition: 1) That the applicant enters into an Amending Development Agreement with the Town. “Carried”
Res#223-25 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 C21-25 for Lot 17 Block 3 Plan 71566, civically known as 600 Wittick Street. “Carried”
Res#224-25 Resume	M. Beasant – B. Fast BE IT RESOLVED that the public hearing for Conditional Use Application C21-25 for Lot 17 Block 3 Plan 71566, civically known as 600 Wittick Street be closed, and Council resume its former order of business (9:23 a.m.). “Carried”
Res#225-25 C21-25	N. Dueck – M. Beasant WHEREAS a Public Hearing was held regarding Conditional Use C21-25, an application from H2 Blinds Ltd. to allow for a manufacturing business that specializes in the production of blinds, cabinets and countertops on Lot 17 Block 3 Plan 71566, civically known as 600 Wittick Street; 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 C21-25 to allow for a manufacturing business that specializes in the production of blinds, cabinets and countertops on Lot 17 Block 3 Plan 71566, civically known as 600 Wittick Street subject to the following condition: 1) That the applicant enters into a Development Agreement with the Town. “Carried”

Res#226-25 B. Fast – C. Wiebe
Table BE IT RESOLVED that the Council meeting agenda be tabled and that Council
Agenda sit in accordance with The Planning Act to hold the public hearing for Conditional
Use Application C22-25 for Lot 1 Block 3 Plan 71566, civically known as 821
Riel Cove.

“Carried”

Res#227-25 M. Beasant – N. Dueck
Resume BE IT RESOLVED that the public hearing for Conditional Use Application C22-
25 for Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove be closed
and Council resume its former order of business (9:35 a.m.).

“Carried”

Res#228-25 N. Dueck – C. Wiebe
C22-25 WHEREAS a Public Hearing was held regarding Conditional Use C22-25, an
application from Rooman Chaudhry to allow for indoor and outdoor storage of
construction materials, as well as a metal-bending business on Lot 1 Block 3 Plan
71566, civically known as 821 Riel Cove;
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 C22-
25 to allow for indoor and outdoor storage of construction materials, as well as a
metal-bending business on Lot 1 Block 3 Plan 71566, civically known as 821 Riel
Cove, subject to the following condition:

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

“Carried”

Mayor Myron Dyck extended congratulations to Providence University on their
100-year anniversary and noted that Niverville feels a kinship with Providence
through the shared use of our gym space.

Mayor Dyck reminded everyone that as it is back to school time, to exercise
caution on the roads near our schools. He also expressed gratitude to our RCMP
officers for their ongoing efforts to keep our community’s children safe.

A special thank you was extended to Scott Stroh for generously volunteering his
time to assist with safety patrols. Mayor Dyck reminded children to look both
ways before crossing the street to ensure the safety of everyone this school season.

Res#229-25 C. Wiebe – B. Fast
Accounts BE IT RESOLVED that the following cheques and electronic fund transfers are
approved for payment:

Accounts Payable EFT	\$ 311,466.73
August 21, 2025 Payroll EFT	\$ 78,451.45
September 4, 2025 Payroll EFT	\$ 72,949.10
Accounts Payable Cheques 45284 to 45300	\$ 121,023.68
Online Banking-BKAP	<u>\$ 62,806.21</u>
Total	\$ 646,697.17

“Carried”

Res#230-25
BL 881-25
1st Reading

B. Fast – M. Beasant

WHEREAS Section 130 of *The Municipal Act* provides that Council may by bylaw establish one or more designated officer positions to carry out the powers, duties and functions of a designated officer under the authority of a municipal bylaw or provincial legislation;

THEREFORE BE IT RESOLVED that Council gives first reading to Bylaw 881-25, being a bylaw to create the positions of designated officers for the Town of Niverville.

“Carried”

Councillor Nathan Dueck reported that Town Council, Mayor Dyck, and administration have been working diligently to strengthen Niverville’s local economy, with particular focus over the past 5–7 years on advancing health care services within the community.

On Wednesday, August 27th, Councillor Dueck had the honour of meeting with representatives from Southern Health and the Minister of Health to discuss the history and development of Open Health. The conversation included reflections on how the initiative began, its guiding mission and values, and a shared vision for future growth. Discussions also explored the potential for continued expansion of the current clinic, as well as the possibility of establishing a secondary Open Health site in the future.

While Niverville may not be among the communities selected for a traditional brick-and-mortar hospital, Councillor Dueck emphasized that the Mayor, Council, community members, and health care providers are actively working to ensure access to quality primary care. He also noted the potential to pursue the development of an urgent care facility as a practical and impactful step forward.

Councillor Dueck concluded by sharing that the Minister was highly impressed with Niverville’s presentation and the Town’s proactive approach to health care planning and community well-being.

Res#231-25
Adjourn

M. Beasant – B. Fast

BE IT RESOLVED that the meeting be adjourned. (9:46 a.m.)

“Carried”



Mayor



Chief Administrative Officer

Minutes of the public hearing held on September 9, 2025, at 9:01 am regarding Conditional Use C19-25, an application from Hillside Legacy Development Corporation to allow a residential Planned Unit Development on Lot 2, Plan 73586. 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.

Director of Planning and Development Audrey Neufeld noted that this Conditional Use application from Hillside Legacy Development Corporation is to allow for a residential Planned Unit Development on Lot 2 Plan 73586 (Station Road). The applicant is proposing as Phase 2 of their development on Fairway Drive, two 3-storey apartment buildings with 35 dwelling units each. The proposed development has already had an Admin Review. The recommendation for Council's consideration would be to approve the Conditional Use as proposed, subject to requiring the Developer to enter into a Development Agreement with the Town.

Deputy Mayor Chris Wiebe questioned how many parking spaces were in the underground car park and how many above ground.

The representative for Hillside noted there were 24 parking spaces under each footprint and a total of 154 parking spaces for the whole complex.

Mayor Dyck asked whether the parking requirement had already been looked at during the Admin Review process and Mrs. Neufeld confirmed it had been.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:07 a.m.

Minutes of the public hearing held on September 9, 2025, at 9:07 a.m. regarding Conditional Use C20-25, an application from Subfusion Inc. to permit a Planned Unit Development consisting of multiple buildings on 4 adjacent lots totaling 10.06 acres, on Lots 6 & 7 Plan 44510 and Lots 17 & 18 Plan 61759, civically known as 41095 and 41100 6th Avenue N., and 715 and 725 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.

Director of Planning and Development Audrey Neufeld, noted that this Conditional Use application from Subfusion Inc. is to permit a Planned Unit Development concept consisting of multiple buildings on 4 adjacent lots totaling 10.06 acres, for 41095 and 41100 6th Avenue N., and 715 and 725 Schultz Avenue. The recommendation for Council's consideration would be to approve the Conditional Use as proposed, subject to requiring the Developer to enter into an amending Development Agreement with the Town. (Original Development Agreement for the 4 lots was done Dec. 17, 2019).

Councillor Nathan Dueck explained that his understanding is that there is currently 4 different titles and 4 different pieces of land and inquired if the plans for the future was to combine the 4 properties to make 1 large property.

Mr. Leon Desmarais, owner of Subfusion Inc., noted that ideally, he would like to keep the 4 properties separate and not cross property lines to allow for him to sell the land later in the future if he so wishes. As of right now they plan to build on 725 Schultz Avenue and to leave the other 3 lots as vacant.

The representatives said a minimum of 20 but potentially more. They wanted to clarify their reason for purchasing 600 Wittick was that the location in Headingly is small, and they need more space to meet the demand for orders as they care about getting better quality for a better price.

Deputy Mayor Wiebe asked how many square feet they were planning for their building.

The representatives responded that it is still to be determined but somewhere around 20,000 square feet with indoor storage mostly.

Mayor Dyck asked how they found out about Niverville.

Mr. Mahmood Hassan, owner of H2 Blinds Ltd., noted he had installed kitchens here and knows one of the Town's residents.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:23 a.m.

Minutes of the public hearing held on September 9, 2025, at 9:25 a.m. regarding Conditional Use C22-25, an application from Rooman Chaudhry to allow for indoor and outdoor storage of construction materials, as well as a metal-bending business on Lot 1 Block 3 Plan 71566, civically known as 821 Riel Cove. 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.

Director of Planning and Development Audrey Neufeld, noted that this Conditional Use application from Rooman Chaudhry is to allow for indoor and outdoor storage of construction materials, as well as a metal-bending business at 821 Riel Cove. The recommendation for Council's consideration would be to approve the Conditional Use as proposed, subject to requiring the Developer to enter into a Development Agreement with the Town.

Deputy Mayor Chris Wiebe asked for clarity on what the business was and when they were planning to build.

The representatives clarified that their business included metal manufacturing, exteriors, flat roofs, and multiple other entities as well as indoor and outdoor storage. They need more space, which is why they were interested in the property. The representatives advised that they are going to build in 2 or 3 phases, and excavation will happen shortly after the possession date. They also said that because the building is estimated to be around 100,000 thousand square feet, something they are considering doing is renting out space in their building to smaller businesses. The representatives commented that their goal is to offer a more affordable option compared to similar businesses in this field, as there is nothing in this area that does what they do and said that our area needs that.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:35 a.m.
