

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on October 21, 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#258-25
Agenda

B. Fast – M. Beasant

BE IT RESOLVED that the agenda be approved as presented subject to the following addition:

10 c. Request from Remembrance Day Committee

“Carried”

Res#259-25
Minutes

M. Beasant – B. Fast

BE IT RESOLVED that the minutes of the regular Council meeting held on October 7, 2025, be approved as presented.

“Carried”

Res#260-25
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 C24-25 for Lot 14 Plan 61759, civically known as Unit G, 460 Kuzenko Street (west side of building).

“Carried”

Res#261-25
Resume

B. Fast – C. Wiebe

BE IT RESOLVED that the public hearing for Conditional Use Application C24-25 for Lot 14 Plan 61759, civically known as Unit G, 460 Kuzenko Street (west side of building), be closed, and Council resume its former order of business (9:06 a.m.).

“Carried”

Res#262-25
C24-25

N. Dueck – C. Wiebe

WHEREAS a Public Hearing was held regarding Conditional Use C24-25, an application from Akram Kassem to allow for the minor maintenance of semi-trucks and storage of vehicles on Lot 14 Plan 61759, civically known as Unit G – 460 Kuzenko Street (west side of building);

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 C24-25 to allow for the minor maintenance of semi-trucks and storage of vehicles at Lot 14 Plan 61759, civically known as Unit G – 460 Kuzenko Street (west side of building) subject to the following conditions:

- 1) That the property cannot be used for a vehicle scrap yard; and
- 2) That all exterior storage is enclosed within an opaque fence as per the Design Guidelines.

“Carried”

Res#263-25
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 C25-25, for Lot 14 Plan 61759, civically known as Unit H, 460 Kuzenko Street (east side of building)

“Carried”

Res#264-25 Resume	<p>B. Fast – M. Beasant</p> <p>BE IT RESOLVED that the public hearing for Conditional Use Application C25-25, for Lot 14 Plan 61759, civically known as Unit H, 460 Kuzenko Street (east side of building), be closed, and Council resume its former order of business (9:23 a.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#265-25 C25-25	<p>B. Fast – C. Wiebe</p> <p>WHEREAS a Public Hearing was held regarding Conditional Use C25-25, an application from IndigiVision Inc. to accommodate the maintenance of production equipment, storage of vehicles, and potential use as a studio space on Lot 14 Plan 61759, civically known as Unit H, 460 Kuzenko Street (east side of building); AND WHEREAS in accordance with <i>The Planning Act</i>, the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves C25-25, an application to accommodate the maintenance of production equipment, storage of vehicles, and potential use as a studio space on Lot 14 Plan 61759, civically known as Unit H, 460 Kuzenko Street (east side of building), subject to the following conditions:</p> <ol style="list-style-type: none"> 1) That the property cannot be used for a vehicle scrap yard; and 2) That all exterior storage is enclosed within an opaque fence as per the Design Guidelines. <p style="text-align: right;">“Carried”</p>
Res#266-25 Table Agenda	<p>M. Beasant – B. Fast</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 Conditional Use Application C26-26 Lot 1 Plan 54107 (the parking lot along Arena Road adjacent to the CPR tracks) and Lot 1 Plan 63084, civically known as 1 Arena Road.</p> <p style="text-align: right;">“Carried”</p>
Res#267-25 Resume	<p>C. Wiebe – M. Beasant</p> <p>BE IT RESOLVED that the public hearing for Conditional Use Application C26-25 for Lot 1 Plan 54107 (the parking lot along Arena Road adjacent to the CPR tracks) and Lot 1 Plan 63084, civically known as 1 Arena Road be closed, and Council resume its former order of business (9:35 a.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#268-25 C26-25	<p>N. Dueck – M. Beasant</p> <p>WIIEREAS a Public Hearing was held regarding Conditional Use C26-25, an application from the Niverville Chamber of Commerce to permit an outdoor summer market to operate on Fridays from May through September on Lot 1 Plan 54107 (the parking lot along Arena Road adjacent to the CPR tracks) and Lot 1 Plan 63084, civically known as 1 Arena Road;</p> <p>AND WHEREAS in accordance with <i>The Planning Act</i>, the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use C26-25 to permit an outdoor summer market to operate on Fridays from May through September on Lot 1 Plan 54107 (the parking lot along Arena Road adjacent to the CPR tracks) and Lot 1 Plan 63084, civically known as 1 Arena Road, subject to the following conditions:</p>

- 1) That all mobile food service vendors (e.g., food trucks) must comply with the licensing requirements set forth in the Town's Mobile Food Service Unit By-law;
- 2) That all vendors must remove personal belongings promptly following each event and ensure the site is left clean and free of garbage or debris; and
- 3) That businesses that would ordinarily require licensing under the Town's Licensing of Temporary For-Profit Businesses By-law must comply with all applicable licensing provisions. In cases where a business's exemption status is unclear, the Designated Officer shall determine whether an exemption applies for this event.

"Carried"

Res#269-25
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 Variation Application V25-25 for Lot 3 Block 2 Plan 8285, civically known as 195 Ritchot Drive.

"Carried"

Res#270-25
Resume

M. Beasant – C. Wiebe

BE IT RESOLVED that the public hearing for Variation Application V25-25 for Lot 3 Block 2 Plan 8285, civically known as 195 Ritchot Drive, be closed, and Council resume its former order of business (9:41 a.m.).

"Carried"

Res#271-25
V25-25

B. Fast – M. Beasant

WHEREAS a Public hearing was held regarding Variance V25-25, an application from Jenn Neufeld to vary the rear (east) and side (south) yard fence height from 6 feet to 9.5 feet on Lot 3 Block 2 Plan 8285, civically known as 195 Ritchot Drive;

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 V25-25, to vary the rear (east) and side (south) yard fence height from 6 feet to 9.5 feet on Lot 3 Block 2 Plan 8285, civically known as 195 Ritchot Drive.

"Carried"

Mayor Myron Dyck commented that next week Monday, there would be a grand opening of the library space (south end of the Centennial Arena). He advised that the Town's CAO has been asked to attend the Manitoba Chamber of Commerce event at the Convention Centre on Oct. 31st. He also mentioned that the Heritage Centre Gala is this evening, and that the RM of Hanover has been invited.

Res#272-25
Accounts

B. Fast – C. Wiebe

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

Accounts Payable EFT	\$ 468,666.81
October 16th, 2025 Payroll EFT	\$ 70,004.67
Accounts Payable Cheques 45342 to 45371	\$3,023,534.82
Online Banking-BKAP	<u>\$ 3,665.59</u>
Total	\$3,565,871.89

"Carried"

Res#273-25
Sept. F.S.

N. Dueck – B. Fast
BE IT RESOLVED that Council approves the September 30, 2025, Financial Statement as presented.

“Carried”

Res#274-25
Award
Contract

C. Wiebe – B. Fast
BE IT RESOLVED that following the Town’s due tendering process, that the contract for the Town of Niverville Flower Tender 2026 Summer Season be awarded to the Red Valley Plant Market and Landscaping Inc., who submitted the overall lowest bid of \$11,363.44.

“Carried”

Res#275-25
BL 870-24
Updates

C. Wiebe – M. Beasant
BE IT RESOLVED that Council approves updates to Schedule “A” for Building By-law 870-24, to reflect current procedure for the Access Over Town Property permits and include the initial lot elevation staking for clarity.

“Carried”

Councillor Nathan Dueck advised that he had received a request from the Remembrance Day Committee to host their November 11th event at the CRRC, which would include the use of the fieldhouse, kitchen facility, and Town flags. Due to current rentals, setup would need to be done after 10 p.m. on November 10th. The Town’s Director of Recreation and Wellness will be asked to follow up with the Committee regarding arrangements to accommodate the event.

Res#276-25
Adjourn

M. Beasant – B. Fast
BE IT RESOLVED that the meeting be adjourned. (9:58 a.m.)

“Carried”



Mayor



Chief Administrative Officer

Minutes of the public hearing held on October 21, 2025, at 9:01 a.m. regarding Conditional Use C24-25, an application from Akram Kassem to allow for the minor maintenance of semi-trucks and storage of vehicles on Lot 14 Plan 61759, civically known as Unit G, 460 Kuzenko Street (west side of building). 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 an application from Akram Kassem for a Conditional Use to allow for the minor maintenance of semi-trucks and storage of vehicles at Unit G – 460 Kuzenko Street (west side of building). The owner of the property entered into a Development Agreement with the Town in 2023. The recommendation from Admin is to approve the Conditional Use as requested, subject to the following conditions:

- 1) That the property cannot be used for a vehicle scrap yard; and
- 2) That all exterior storage is enclosed within an opaque fence.

Deputy Mayor Chris Wiebe asked if the applicant had room in the compound for the semi-trailer.

Mr. Akram Kassem, applicant, confirmed that there was room for at least 6 in back.

Deputy Mayor Wiebe asked if the semi-trailer would be moved into the compound.

Mr. Kassem asked whether that was required.

Mayor Myron Dyck and Deputy Mayor Wiebe confirmed that it needed to be moved into the back to avoid getting a ticket from bylaw enforcement.

Mr. Kassem advised that he would need 2 weeks time to be able to move it.

Councillor Nathan Dueck questioned the difference between “scrap yard” (wording from the recommendation) and “storage”.

Mayor Dyck commented on his personal experience with trucks, where you can wait for months to get parts, whether those trucks should be stored in the front or back, how is bylaw enforcement going to know the difference, and for what time period.

Councillor Dueck commented that Council’s concern is to protect the applicant as we have had other incidents in the business park regarding storage.

Mayor Dyck commented that other owners (in the business park) are monitoring things and why we do what we do. He added his personal experience with the trucking industry and understanding of trucks sitting and waiting for parts.

Director of Planning & Development Audrey Neufeld added that storage outside the fence would be something for 2-3 days, and anything beyond that should be within the fence.

Deputy Mayor Wiebe added clarification about the west side yard fence not needing to be opaque.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:06 a.m.

Minutes of the public hearing held on October 21, 2025, at 9:09 a.m. regarding Conditional Use C25-25, an application from IndigiVision Inc. to accommodate the maintenance of production equipment, storage of vehicles, and potential use as a studio space on Lot 14 Plan 61759, civically known as Unit H, 460 Kuzenko Street (east side of building). 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 is from Aaron Goldman and is for a Conditional Use for IndigiVision Inc. to accommodate the maintenance of production equipment, storage of vehicles, and potential use as a studio space at Unit H, 460 Kuzenko Street (east side of building). Production equipment is a broad category and includes anything used in production. Examples provided to council Current staffing consists of one to two part-time personnel, as the business is not presently in active production. During production periods, staffing may increase to a maximum of six individuals on site. While most production activities occur outdoors or on location, the owner intends to occasionally use the shop space for filming. This would be reserved for scenarios requiring a controlled environment. At present, there are no specific plans for shop-based filming. However, any sound recording conducted in the shop would need to occur during evening hours due to daytime noise levels in the surrounding area. The owner of the property entered into a Development Agreement with the Town in 2023. The recommendation would be to approve the Conditional Use as requested.

Mr. Aaron Goldman, on behalf of IndigiVision Inc. noted that they do a lot of indigenous language and culture preservation work. They are still moving into the space, setting up racking, with most of the equipment not onsite yet, and they are not operating yet. Mr. Goldman asked whether a reduction in the application fee was a possibility (was charged post-use application fee of \$900.00 instead of pre-use application fee of \$300.00), explaining that the landlord had mentioned that this was a formality, that he has a head injury that affects his memory, and that when picking up the application form from the Town Office that no urgency was mentioned.

Councillor Nathan Dueck questioned the sound recording and understanding of noise requirements.

Mayor Myron Dueck added that sometimes neighbours want to and should know about noise in advance that would be beyond normal.

Mr. Goldman didn't think there would be any noise beyond their location. He added that the storage space has enough room and that they need to reorganize it. He noted that he had made arrangements for extra storage with a company in a red building just down the road from them that has an empty compound, which is where they will be storing their 4 or 5 buses when they get moved to Town.

Deputy Mayor Chris Wiebe questioned the unlicensed truck. Mr. Goldman advised that he has dealer status with a dealer plate and that the truck has a plate as well. He noted that they are in the midst of transferring equipment and that the compound will be much larger than needed. He added that he wasn't aware of the storage rule when he had received the bylaw enforcement notice, and that some trucks are difficult to move.

Deputy Mayor Chris Wiebe questioned whether there was enough storage at the back.

Mr. Goldman noted that they are juggling things because they had to deal with the swale, which made things difficult, and confirmed that there was enough room.

Mayor Myron Dyck commented about how we were being purposeful about not making the business park cluttered or a junk yard, relayed his personal experience about how equipment breaks down and waiting for parts, and how we don't want to use bylaw enforcement if we don't have to, but that we can't have this type of vehicle in front of the building.

Mr. Goldman advised that they had 2 vehicles in front, and one has since been repaired and is now inside the fence, and the 2 in front are holding items.

Mayor Dyck commented that we are not micro-managing, but creating an overall environment where businesses want to be and design standards are in for that reason, and we are asking for conformity.

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 October 21, 2025, at 9:31 a.m. regarding Conditional Use C26-25, an application from the Niverville Chamber of Commerce to permit an outdoor summer market to operate on Fridays from May through September on Lot 1 Plan 54107 (the parking lot along Arena Road adjacent to the CPR tracks) and Lot 1 Plan 63084, civically known as 1 Arena 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.

Chief Administrative Officer Eric King noted that this is an application from the Niverville Chamber of Commerce for a Conditional Use to permit an outdoor summer market to operate on Fridays from May through September on the parking lot along Arena Road adjacent to the CPR tracks and at 1 Arena Road. These events aim to bring together home-based businesses from the community in an outdoor market-style setting. They also serve to spotlight the Niverville Chamber of Commerce and promote greater visibility for local entrepreneurs and businesses. The recommendation is to approve the Conditional Use as requested, subject to the following conditions:

1. That all mobile food service vendors (e.g., food trucks) must comply with the licensing requirements set forth in the Town's Mobile Food Service Unit Bylaw;
2. That all vendors must remove personal belongings promptly following each event and ensure the site is left clean and free of garbage or debris; and
3. That businesses that would ordinarily require licensing under the Town's Licensing of Temporary For-Profit Businesses Bylaw must comply with all applicable licensing provisions. In cases where a business's exemption status is unclear, the Designated Officer shall determine whether an exemption applies for this event.

Councillor Beasant asked for clarification on the hours and why Friday was chosen.

Mr. King provided clarification on point 3 of the recommendation, using the scenario of a windshield repair business showing up, which is why that bylaw was established for people coming in who compete directly with "bricks and mortar" businesses, not crafters.

Ms. Bre-Ann Boulet, Executive Director with the Niverville Chamber of Commerce, noted that the timeframe would be between 2 and 7 p.m. to capture those people who will be coming and going. She commented that Sandra (Ingenmey) is the person looking after the events and has previous experience with these types of events, and found that this is the best time with people coming/going into town.

Deputy Mayor Chris Wiebe questioned if they would be providing garbage cans.

Mr. King noted that garbage would be covered under an operational agreement and that vendors will bag it up and the Town will haul it away.

There was no opposition received to the proposal.

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

Minutes of the public hearing held on October 21, 2025, at 9:38 a.m. regarding Variance application V25-25, an application from Jenn Neufeld to vary the rear (east) and side (south) yard fence height from 6 feet to 9.5 feet on Lot 3 Block 2 Plan 8285, civically known as 195 Ritchot 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 is a Variance application from Jenn Neufeld to vary the rear (east) and side (south) yard fence height from 6 feet to 9.5 feet on 195 Ritchot Drive. The applicant seeks approval to increase the fence height beyond 6 feet, as the current height does not provide sufficient privacy due to the close proximity of McDonald's 24-hour drive-thru. She feels that a taller fence would align with the neighboring property's existing fence and help mitigate the visual and noise impact of ongoing commercial activity, as well as the effects of recent re-grading on McDonald's property. The recommendation from Admin is to approve the Variance as requested.

Ms. Jenn Neufeld, applicant, conveyed her disappointment that they were now paying the bill for a fence, how the ball was dropped, and that it was a big price to pay.

Mayor Myron Dyck said he could appreciate her point of view and that it is a learning experience. He also advised that the concept (from what point a fence would be measured) would be reviewed at Planning Session.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:41 a.m.
