

**TOWN OF NIVERVILLE**

Minutes of the regular meeting of the Niverville Town Council held on February 17, 2026, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck and Councillors Chris Wiebe, Bill Fast and Meghan Beasant were in attendance.

Res#33-26 Excused	M. Beasant – C. Wiebe BE IT RESOLVED that Deputy Mayor Nathan Dueck be excused due to a personal commitment.	“Carried”
Res#34-26 Agenda	B. Fast – M. Beasant BE IT RESOLVED that the agenda be approved as presented.	“Carried”
Res#35-26 Minutes	B. Fast – C. Wiebe BE IT RESOLVED that the minutes of the regular Council meeting held on February 3, 2026, be approved as presented.	“Carried”
Res#36-26 Table Agenda	M. Beasant – 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 Highlands West, Bylaw 884-25.	“Carried”
Res#37-26 Resume	B. Fast – M. Beasant BE IT RESOLVED that the public hearing for rezoning of Highlands West, Bylaw 884-25 be closed and Council resume its former order of business (7:15 p.m.).	“Carried”
Res#38-26 Table Agenda	C. Wiebe – B. Fast 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 C4-26 for Lot 3 Block 3 Plan 63570, civically known as 525 Wittick Street.	“Carried”
Res#39-26 Resume	B. Fast – C. Wiebe BE IT RESOLVED that the public hearing for Conditional Use C4-26 for Lot 3 Block 3 Plan 63570, civically known as 525 Wittick Street be closed, and Council resume its former order of business (7:17 p.m.).	“Carried”
Res#40-26 C4-26	M. Beasant – B. Fast WHEREAS a Public Hearing was held regarding Conditional Use C4-26, an application from Gurparkash Singh to permit the use of the lot for outdoor storage of vehicles and implements on Lot 3 Block 3 Plan 63570, civically known as 525 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 C4-26 to permit the use of the lot for outdoor storage of vehicles and implements on Lot 3 Block 3 Plan 63570, civically known as 525 Wittick Street, subject to the following conditions:

1) That all exterior storage is enclosed by a fence consistent with the Niverville Business Park Design Guidelines, including the outlined opacity standards and storage requirements; and

2) That the property owner enter into a Development Agreement with the Town.  
"Carried"

Res#41-26  
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 C5-26 for Lot 15 Bock 3 Plan 71566, civically known as 640 Wittick Street.  
"Carried"

Res#42-26  
Resume

C. Wiebe – M. Beasant

BE IT RESOLVED that the public hearing for Conditional Use C5-26 for Lot 15 Bock 3 Plan 71566, civically known as 640 Wittick Street be closed, and Council resume its former order of business (7:24 p.m.).

"Carried"

Res#43-26  
C5-26

C. Wiebe – M. Beasant

WHEREAS a Public Hearing was held regarding Conditional Use C5-26, an application from Kamaljeet Sidhu to allow for a structural steel and metals fabrication business that includes heavy-duty equipment and vehicle repair (including trucks and trailers), container modification, custom metal work, finishing services such as painting and powder coating, and the retail sale of metals, hardware, rebar and related custom products on Lot 15 Block 3 Plan 71566, civically known as 640 Wittick Street;

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 C5-26 to allow for a structural steel and metals fabrication business that includes heavy-duty equipment and vehicle repair (including trucks and trailers), container modification, custom metal work, finishing services such as painting and powder coating, and the retail sale of metals, hardware, rebar and related custom products on Lot 15 Block 3 Plan 71566, civically known as 640 Wittick Street, subject to the following conditions:

1) That all exterior storage is enclosed by a fence consistent with the Niverville Business Park Design Guidelines, including the outlined opacity standards and storage requirements; and

2) That the property owner enter into a Development Agreement with the Town.  
"Carried"

Res#44-26  
R1-26

C. Wiebe - B. Fast

BE IT RESOLVED that Council approves the Recreation Subsidy Program Policy R1-26, which outlines the opportunity for financial assistance for Town residents to participate in Niverville Recreation programs, camps, and spaces, a copy of which is attached hereto as Schedule "A".

"Carried"

Res#45-26 C. Wiebe – M. Beasant  
F1-20 BE IT RESOLVED that Council rescinds the Commercial & Industrial Square  
Rescinded Footage Incentive Grant Policy F1-20.  
“Carried”

Res#46-26 M. Beasant - B. Fast  
BL 872-24 BE IT RESOLVED that Council approves updates to Schedules “A” and “F” of  
Updates Bylaw 872-24, the Fees and Charges Bylaw.  
“Carried”

Mayor Myron Dyck reported that he had coffee with both candidates running for the Progressive Conservative MLA position, and wished them both well in their endeavours.

Res#47-26 C. Wiebe – B. Fast  
Accounts BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:

Accounts Payable EFT	\$ 177,208.94
February 5, 2026 Payroll EFT	\$ 65,478.45
Accounts Payable Cheques 45492 to 45508	\$ 229,529.30
Online Banking-BKAP	<u>\$ 45,073.32</u>
Total	\$ 517,290.01

“Carried”

Res#48-26 C. Wiebe – B. Fast  
BL 884-25 BE IT RESOLVED that Council gives 2<sup>nd</sup> reading to Bylaw 884-25, including the  
2<sup>nd</sup> Reading minor alteration as reflected in Schedule “A” dated January 27, 2026.  
“Carried”

Res#49-26 B. Fast – C. Wiebe  
BL 884-25 BE IT RESOLVED that Council gives 3<sup>rd</sup> reading and passes Bylaw 884-25,  
3<sup>rd</sup> Reading including the minor alteration as reflected in Schedule “A” dated January 27, 2026.  
“Carried”

In Favour: M. Dyck, C. Wiebe, B. Fast, M. Beasant  
Absent: N. Dueck

Res#50-26 M. Beasant – B. Fast  
BL 886-26 BE IT RESOLVED that Council gives second reading to Bylaw 886-26, a bylaw  
2<sup>nd</sup> Reading to regulate noises within the Town of Niverville.  
“Carried”

Res#51-26 M. Beasant – C. Wiebe  
BL886-26 BE IT RESOLVED that Council gives third reading and passes Bylaw 886-26, a  
3<sup>rd</sup> Reading bylaw to regulate noise in the Town.  
“Carried”

In Favour: M. Dyck, C. Wiebe, B. Fast, M. Beasant  
Absent: N. Dueck

Res#52-26  
BL 778-17

C. Wiebe – B. Fast  
BE IT RESOLVED that Schedule "A" of By-law 778-17 By-law Enforcement be amended by removing Bylaw 655-07, Noise Regulation, and replacing it with Bylaw 886-26, Noise Regulation.

"Carried"

Res#53-26  
BL 887-26  
1<sup>st</sup> Reading

C. Wiebe – B. Fast  
BE IT RESOLVED that Council gives first reading to Bylaw 887-26, a bylaw to rename Balgownie Street and Montrose Avenue to Balgownie Drive.

"Carried"

Res#54-26  
BL 887-26  
2<sup>nd</sup> Reading

B. Fast – C. Wiebe  
BE IT RESOLVED that Council gives second reading to Bylaw 887-26, a bylaw to rename Balgownie Street and Montrose Avenue to Balgownie Drive.

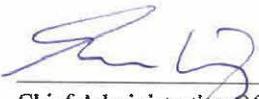
"Carried"

Res#55-26  
Adjourn

B. Fast – M. Beasant  
BE IT RESOLVED that the meeting be adjourned. (7:35 p.m.)

"Carried"

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Chief Administrative Officer

Schedule "A"



Town Of Niverville-Recreation

**Policy No. R1-26:** Recreation Subsidy Program  
**Effective Date:** February 17, 2026      **Resolution#** 44-26  
**Revision Date:** \_\_\_\_\_      **Resolution#** \_\_\_\_\_

**Purpose:** To provide financial assistance for Town residents to attend Niverville Recreation programs, camps and spaces. The Town will partner with organizations and agencies who serve newcomers, refugees, individuals and families living on low income to remove barriers to accessing recreation opportunities in our community. Financial assistance will be provided for memberships, program and camps fees as well as any insurance required by the Town of Niverville. Financial assistance will not be given for any equipment or items outside of Niverville Recreation.

Financial assistance will only be provided through partner organizations, not through Town of Niverville staff or council.

**Policy:**

Partner Organization

1. To be an authorized partner organization, the organization will need to email the Town's designated officer with a request.
2. They must provide proof that they have eligibility requirements connected to household income.

Funding Criteria

1. Applicants will need to be a resident of the Town of Niverville.
2. Applicants need to qualify with a partner organization approved by the Town of Niverville.
3. Partner organizations have worked with the families to exhaust other funding avenues (ex Jumpstart and Kidsport) before applying for a Town of Niverville subsidy.
4. Only recreation opportunities offered by the Town of Niverville apply.
5. Funding will be provided to a maximum of \$350 per applicant per year.

Funding Procedures

1. Parent/legal guardian/individual (over the age of 18) will work with partner organization to submit Town of Niverville subsidy application.
2. Applicants can apply for financial assistance at any time throughout the year.
3. Applicants will need to create an account on Niverville's recreation software.
4. The partner organization will submit the request to the Town's designated officer.
5. If funds are available, the Town will place a credit on the account provided and will be able to use the credit to sign up for the membership, program or camp.

6. Programs and camps are first come, first served so there is no guarantee of someone getting into the program or camp because financial assistance was provided.
7. If the program or camp is full at the time of registration, an opportunity to select another event of same or lesser value will be provided. If no alternate option is suitable, the credit will be removed from the account, and the applicant can apply for future events.
8. In the event of a cancellation of program or event, an opportunity to select another event of same or lesser value will be provided. If no alternate option is suitable, the credit will be removed from the account, and the applicant can apply for future events.
9. If the applicant does not attend the program or camp future funding may not be available.

Minutes of the Public Hearing held on February 17, 2026, at 7:02 p.m. regarding Bylaw 884-25; a bylaw to rezone lots of subdivision file no. 4340-25-9176 (Highlands West) including the minor alteration as reflected in Schedule "A" dated January 27, 2026. The proposal was duly advertised as per Section 168 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King noted that this is an application from 10108464 Manitoba Ltd. Bylaw 884-25 proposes to amend the Town of Niverville Bylaw 795-18 map by rezoning the proposed lots of subdivision file no. 4340-25-9176 for Highlands West, which includes the minor alteration as reflected in Schedule "A" dated January 27, 2026.

The minor alteration was submitted to Community Planning after first reading was given to this bylaw, which removed a strip of public reserve land, formerly known as "Public Reserve A" located in the middle of Stirling Bay.

The report from Community Planning advises that overall, the proposed rezoning generally complies with the intent and policies within Niverville's Development Plan and that no concerns were raised by commenting agencies during the circulation process. Community Planning recommends that this rezoning as a condition of subdivision for file 4340-25-9176 be approved and therefore have no concerns with this application.

Two letters letter of objection received to the proposal:

1. Deputy Mayor Nathan Dueck noted that he objects to the third reading of this zoning amendment, as he has concerns with the lands designated as RSL and RMD, for parking capacity, traffic flow and winter snow clearing logistics, as these issues could significantly impact safety, accessibility, and overall livability for both future residents and the surrounding neighbourhood.
2. Ms. Yulia Shvets of 130 Saint Andrews Way expressed a concern for the rezoning due to the lack of designated areas for a new playground or small park for children, citing the nearest playground is on Krahn Road, which is outdated and in need of upgrades, and also registered an objection to the proposal.

Councillor Chris Wiebe questioned that Ms. Shvets letter appeared to address the Development Agreement rather than the rezoning issue.

Mr. King responded that with respect to parks and playgrounds, that the Developer is about to undertake certain things on the east side of Krahn Road, which haven't been developed yet, including a larger park of a few acres that will be on the south side.

Councillor Chris Wiebe asked for clarification on the location.

Mr. King noted this was in the Montrose area.

Mr. Len Peters, on behalf of 10108464 Manitoba Ltd., added to Mr. King's comments, stating that the 4-5 acre park will be in the last phase of Balgownie, with a fairly large play structure. He also mentioned that the new development will have 20 acres; Grant Park (10 acres) on the corner and another 10 acres zoned Educational & Institutional for a future school, which would typically have its own play structures and other amenities. In addition, further phases of the development will also include more play areas and structures.

Councillor Wiebe questioned where the 2.7 parking amount mentioned in the letter from Councillor Dueck came from, when our parking regulation for high density is 2.

Mayor Myron Dyck assumed there was research done with data available to the individual, although none was provided.

Mr. Peters noted that every house will have driveways and/or garages and they will be strict on driveway pairings to ensure there is enough room on the street to park inbetween two driveways, so between most houses there will always be room for at least 1 parking spot. He commented that while a garage is parking spot, even though some people don't choose to park there, and most driveways are long enough to fit 2 vehicles, with the setback of 25 feet plus the boulevard. There is room for a minimum of 2 vehicles on driveways, plus a garage in some cases, and some driveways accommodate 2 vehicles with the width. On the other side with the high density, there will be a garage and room for 2 vehicles on the driveway. The front setback is 5 feet longer on the multi-family lots/medium density(5-plex) lots, so it actually gives an extra 5 feet of driveway on those than it does on the others. He would argue there is enough parking for 2.7 vehicles per house to park there. Also, in the Town's bylaw for medium density housing, it calls for 15 foot sideyards, which would allow for 30 feet between buildings, and they have followed that and provided that amount of space for the sake of parking, if needed, on that side of the road, and also for snow and those types of things. Mr. Peters added that parking is front of mind when doing a subdivision like this and that they had deliberately chosen 2 different types of density to make it less dense than having higher density on both sides of the road, and to mix it up with the wider stuff on the other side.

Councillor Meghan Beasant questioned whether the Town's Operations staff had concerns about snow clearing. Mr. King responded no, and that staff have had more input on this, allowing for more thought and consideration for where things like hydrants are located so parking stalls are not lost.

The Public Hearing was closed at 7:15 p.m.

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Minutes of a public hearing held on February 17, 2026, at 7:16 p.m. regarding Conditional Use C4-26, an application from Gurparkash Singh to permit the use of the lot for outdoor storage of vehicles and implements on Lot 3 Block 3 Plan 63570, civically known as 525 Wittick Street. The proposal was duly advertised as per Section 169 of The Planning Act. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King noted that this was an application from Mr. Singh for Conditional Use to permit the use of the lot for outdoor storage of vehicles and implements at 525 Wittick Street. The recommendation from Admin is to approve the Conditional Use as requested, subject to the following conditions:

- 1) That all exterior storage is enclosed by a fence consistent with the Niverville Business Park Design Guidelines, including the outlined opacity standards and storage requirements; and
- 2) That the property owner enter into a Development Agreement with the Town.

There was no opposition to the proposal.

The Public Hearing was closed at 7:17 p.m.

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Minutes of a public hearing held on February 17, 2026, at 7:21 p.m. regarding Conditional Use C5-26, an application from Kamaljeet Sidhu to allow for a structural steel and metals fabrication business that includes heavy-duty equipment and vehicle repair (including trucks and trailers), container modification, custom metal work, finishing services such as painting and powder

coating, and the retail sale of metals, hardware, rebar and related custom products on Lot 15 Block 3 Plan 71566, civically known as 640 Wittick Street. The proposal was duly advertised as per Section 169 of The Planning Act. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King noted that this was an application from Kamaljeet Sidhu for a Conditional Use to allow for a structural steel and metals fabrication business that includes heavy-duty equipment and vehicle repair (including trucks and trailers), container modification, custom metal work, finishing services such as painting and powder coating, and the retail sale of metals, hardware, rebar and related custom products at 640 Wittick Street. The recommendation from Admin is to approve subject to the following conditions:

- 1) That all exterior storage is enclosed by a fence consistent with the Niverville Business Park Design Guidelines, including the outlined opacity standards and storage requirements; and
- 2) That the property owner enter into a Development Agreement with the Town.

Councillor Chris Wiebe questioned what size of building was going on the property, whether there would be a separate building for the powder coating, and how big the powder coating area would be.

Mr. Kamaljeet Sidhu, applicant, responded that the building would be 4,050 square feet, the powder coating would be in part of this building, and that they would be working with raw steel, and need some sort of paint booth, mainly painting and that powder coating is included for small parts, and it won't be a big compound.

There was no opposition to the proposal.

The Public Hearing was closed at 7:24 p.m.

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