

TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on May 5, 2026, at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. Deputy Mayor Nathan Dueck and Councillors Chris Wiebe, Bill Fast and Meghan Beasant were in attendance.

Res#121-26 Excuse	B. Fast – M. Beasant BE IT RESOLVED that Mayor Myron Dyck be excused due to a personal commitment.	“Carried”
Res#122-26 Agenda	B. Fast – M. Beasant BE IT RESOLVED that the agenda be approved as presented.	“Carried”
Res#123-26 Minutes	M. Beasant – B. Fast BE IT RESOLVED that the minutes of the regular Council meeting held on April 21, 2026 be approved as presented.	“Carried”
Res#124-26 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 Municipal Act</i> to hold a public hearing for Bylaw 889-26, a Bylaw to close a Public Lane and a portion of First Street N., consolidate the lands, and authorize the sale of the closed portions.	“Carried”
Res#125-26 Resume	B. Fast – C. Wiebe BE IT RESOLVED that the public hearing for Bylaw 889-26 be closed and Council resume its former order of business (9:04 a.m.).	“Carried”
Res#126-26 Table Agenda	C. Wiebe – 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 Conditional Use C10-26 for Lot 3 Block 2 Plan 67815, civically known as 629 Pauls Street.	“Carried”
Res#127-26 Resume	B. Fast – C. Wiebe BE IT RESOLVED that the public hearing for Conditional Use C10-26 for Lot 3 Block 2 Plan 67815, civically known as 629 Pauls Street be closed, and Council resume its former order of business (9:07 a.m.).	“Carried”
Res#128-26 C10-26	C. Wiebe – M. Beasant WHEREAS a Public Hearing was held regarding Conditional Use C10-26, an application from Sembhi Renovation Ltd. to allow for the manufacturing of kitchen cabinets and countertops with the possibility of renting out part of the building on Lot 3 Block 2 Plan 67815, civically known as 629 Pauls Street; AND WHEREAS there was no opposition received to the proposal; THEREFORE BE IT RESOLVED that Council approves Conditional Use C10-26 to allow for the manufacturing of kitchen cabinets and countertops with the	

possibility of renting out part of the building on Lot 3 Block 2 Plan 67815, civically known as 629 Pauls Street subject to the following conditions:

- a) That the applicant enter into a Development Agreement with the Town; and
- b) That all tenant uses be approved through the Conditional Use process or in accordance with the zoning bylaw in effect at the time.

“Carried”

Res#129-26
Pt. 3 Bldg.
Inspections

C. Wiebe – B. Fast

WHEREAS the Rural Municipality of Hanover provided formal notice to the Town on April 9, 2026, of its intention to terminate the Part 3 Building Inspection Agreement effective June 15, 2026, or an earlier date mutually agreed upon by both parties;

THEREFORE BE IT RESOLVED that the Town enter into an agreement with the Rural Municipality of Ritchot for the provision of Part 3 Building Inspection Services effective June 15, 2026, or an earlier date mutually agreed upon by both parties.

“Carried”

Res#130-26
Subdivision
Bronstone

M. Beasant – C. Wiebe

BE IT RESOLVED that Council approves subdivision application File no. 4340 26-9239 for Lots 2 – 6 Block 2 Plan 23182 WLTO in SE ¼ 31-7-4 EPM, civically known as 329 Bronstone Drive, which proposes to create one additional lot from the existing title to enable the construction of a new public works shop and fire hall servicing the Town of Niverville.

“Carried”

Deputy Mayor Nathan Dueck noted that Mayor Dyck was absent from the meeting, and he reported that over the past few weeks there has been steady activity across the community as we move further into our spring season, starting with community growth and development. Residential development continues at a very strong pace in our community with ongoing construction in multiple neighbourhoods. This growth reflects continued demand to live in Niverville and forces the importance of maintaining a balanced approach to infrastructure, road capacity and long-term planning. As development progresses, attention to parking, traffic flow, snow clearing logistics and higher density areas remain important. In our healthcare and services, efforts to attract and retain health care professionals remains a priority of our community; continued collaboration with local clinics and our regional partners is essential to ensuring our residents have access to reliable primary healthcare services. Any additions to medical staff are a positive step in our community towards improving local services for residents, and the best story out of this year is the opening up a second phase of Open Healthcare, which we are really excited about with our existing staff. There have been many articles written by media on this, Deputy Mayor Dueck thanked the media for covering that. Infrastructure and public works - with the transition out of winter, our public works has shifted focus towards spring maintenance, which includes road repairs, drainage management and general clean up, and as snow melt concludes, identifying areas where drainage has been challenging, but will continue and help in regards to planning and mitigating future issues. Community engagement and events – our community programming and events are beginning to ramp up for the spring and summer months, as these events play an important role in maintaining Niverville as a strong sense of community in supporting local organizations and businesses. Lastly, economic activity – local businesses that we have including an active Chamber continue to show resilience and strength, supporting local commerce remains important, and our Council’s role in fostering

business friendly environment continues to be a priority. We have a lot of new businesses opening up this year and we ask the public for as much support as possible when available for shopping locally. In closing, Niverville continues to experience positive momentum in multiple areas, and as Council it is important for us that we are proactive and address challenges that come with growth while continuing to support quality of life of our residents and their values.

- Res#131-26 Accounts M. Beasant – B. Fast
BE IT RESOLVED that the following cheques and electronic fund transfers are approved for payment:
- | | |
|---|---------------------|
| Accounts Payable EFT | \$ 117,247.42 |
| April 30, 2026 Payroll EFT | \$ 109,563.19 |
| Accounts Payable Cheques 45554 to 45565 | \$ 186,098.27 |
| Online Banking-BKAP | <u>\$ 78,956.94</u> |
| Total | \$ 491,865.82 |
- “Carried”
- Res#132-26 BL 889-26 2nd Reading B. Fast – M. Beasant
BE IT RESOLVED that Council gives second reading to Bylaw 889-26, a Bylaw to close a Public Lane and a portion of First Street N., consolidate the lands, and authorize the sale of the closed portions.
- “Carried”
- Res#133-26 BL 889-26 3rd Reading C. Wiebe – B. Fast
BE IT RESOLVED that Council gives third reading and passes Bylaw 889-26, a Bylaw to close a Public Lane and a portion of First Street N., consolidate the lands, and authorize the sale of the closed portions.
- “Carried”
- In Favour: N. Dueck, C. Wiebe, B. Fast, M. Beasant
Absent: M. Dyck
- Res#134-26 Financial Statements C. Wiebe – B. Fast
BE IT RESOLVED that Council approves the January 2026, February 2026 and March 2026 Financial Statements as presented.
- “Carried”
- Res#135-26 Added Taxes M. Beasant – C. Wiebe
BE IT RESOLVED that in accordance with Section 326 of *The Municipal Act*, that supplementary taxes as provided by the Manitoba Assessment Services dated April 28, 2026, are hereby added to the Tax Roll.
- “Carried”
- Res#136-26 Adjourn M. Beasant – B. Fast
BE IT RESOLVED that the meeting be adjourned. (9:23 a.m.)
- “Carried”



Mayor



Chief Administrative Officer

Minutes of the Public Hearing held on May 5, 2026, at 9:02 a.m. regarding Bylaw 889-26, a bylaw to close a Public Lane and a portion of First Street N., consolidate the lands, and authorize the sale of the closed portions. The proposal was duly advertised as per Section 420(2)(d) of *The Municipal Act*. Deputy Mayor Nathan Dueck served as chairperson, with Councillors Chris Wiebe, Bill Fast, and Meghan Beasant in attendance.

Chief Administrative Officer Eric King advised this bylaw authorizes the Town of Niverville to close a public lane and a portion of First Street North, consolidate the affected lands with adjacent parcels, and proceed with the sale of the closed areas. Background: The closures relate to the extension of First Street North to the west side of Prairie Trail, as well as the closure of a public lane that currently provides an additional access point to lands west of Prairie Trail. These portions of roadway and lane are no longer required for public use. Once closed, the lands will be formally consolidated with the adjoining properties. Arrangements have been made to sell the closed portions to the respective property owners in exchange for land along Krahn Road North, which will be used to accommodate the construction of a turning lane as part of the highway project.

Deputy Mayor Nathan Dueck noted that the Town had received a letter from Manitoba Municipal Relations, Community Planning, with no concerns about the proposal.

Councillor Chris Wiebe asked for confirmation that this was not for the easement where the drainage goes west out of but refers to the south side of the easement and Mr. King confirmed it was not the north side and that they went to where the elevator was.

There was no opposition to the proposal.

The Public Hearing was closed at 9:04 a.m.

Minutes of the public hearing held on May 5, 2026, at 9:05 a.m. regarding Conditional Use C10-26, an application from Sembhi Renovation Ltd. to allow for the manufacturing of kitchen cabinets and countertops with the possibility of renting out part of the building on Lot 3 Block 2 Plan 67815, civically known as 629 Pauls Street. The proposal was duly advertised as per Section 169 of *The Planning Act*. Deputy Mayor Nathan Dueck served as chairperson, with Councillors Chris Wiebe, Bill Fast and Meghan Beasant in attendance.

Mr. Gurpreet Singh Sembhi, representative from Sembhi Renovation Ltd., advised that right now they were renting a bay and has outgrown his space.

Deputy Mayor Nathan Dueck questioned whether the representative was currently operating a business and Mr. Sembhi confirmed he was.

Councillor Chris Wiebe questioned how long they had been there (in the Niverville Business Park at 735 Schultz Avenue).

Mr. Sembhi responded 3 years. He advised that he currently has two employees and is expanding to more in the new space. He currently drives to Town from Winnipeg (doesn't live here).

Deputy Mayor Dueck reiterated that Mr. Sembhi was currently operating and now moving to his own lot, and asked whether he was enjoying working in Town.

Mr. Sembhi responded yes.

Mr. King advised the recommendation from Admin would be to approve the Conditional Use subject to the following conditions:

- a) That the applicant enter into a Development Agreement with the Town; and
- b) That all tenant uses be approved through the Conditional Use process or in accordance with the zoning bylaw in effect at the time.

There was no opposition received to the proposal.

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