

Minutes of the Public Hearing held on October 22<sup>nd</sup>, 2019 at 7:03 p.m. regarding Conditional Use C13-19, an application from Subfusion Inc. to allow for custom metal fabrication and welding services on Lots 6 & 7 Plan 44510 and Lots 17 & 18 Plan 61759, civically known as 41095 and 41100 6<sup>th</sup> Avenue North and 715 and 725 Schultz Avenue. The proposal was duly advertised as per Section 169 of *The Planning Act*. Deputy Mayor John Funk served as chairperson, with Councillors Kevin Stott, Chris Wiebe and Nathan Dueck in attendance.

Mr. Eric King, CAO of the Town provided a brief overview of the proposal, noting the applicant had always owned one lot and was now the owner of 4 lots.

Mr. Leon Desmarais was present on behalf of Subfusion Inc. and noted that he intended to put a parking lot on 715 Schultz (lot directly behind them), which would also enable traffic to drive through.

Councillor Wiebe asked whether the properties would be fenced.

Mr. King noted that a perimeter fence (phased project) would be a condition of a (required) Development Agreement for the 4 properties, with the fence on the south side of 41095 6<sup>th</sup> Avenue N. (property with the driveway) as the first phase.

Councillor Wiebe asked whether the applicant intended to install a barrier on his borrow pit as a safety measure for both animals and people.

Mr. Desmarais noted that he had not considered this.

Councillor Wiebe suggested the applicant consider a berm or use of dirt to block this area off for safety purposes.

Councillor Stott asked whether any buildings were to be moved or new buildings were planned.

Mr. Desmarais advised that there would be no new buildings on the properties.

There was no opposition received to the proposal.

The Public Hearing was closed at 7:06 p.m.

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