

TOWN OF NIVERVILLE

Minutes of the Special meeting of the Niverville Town Council held on August 2, 2022 at 9:00 a.m. at the Niverville Community Resource and Recreation Centre. Mayor Myron Dyck chaired the meeting, with Deputy Mayor John Funk, Councillors Chris Wiebe and Nathan Dueck in attendance. All members of Council had been advised in advance of the agenda.

- Res#195-22 J. Funk – C. Wiebe
Agenda BE IT RESOLVED that the agenda be approved as presented.
“Carried”
- Res#196-22 C. Wiebe – N. Dueck
Table BE IT RESOLVED that the Council meeting agenda be tabled and that
Agenda Council sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use C17-22 for Lot 3 Block 4 Plan 63750, civically known as 520 Wittick Street.
“Carried”
- Res#197-22 C. Wiebe – J. Funk
Resume BE IT RESOLVED that the Public Hearing for Conditional Use C17-22 be closed and Council resume its former order of business (9:04 a.m.).
“Carried”
- Res#198-22 J. Funk – N. Dueck
C17-22 WHEREAS a Public Hearing was held regarding Conditional Use C17-22, an application from Niverville Towing to allow for a towing business to operate with exterior storage / vehicle compound in an Industrial General zone on Lot 3 Block 4 Plan 63750, civically known as 520 Wittick Street;
AND WHEREAS there was no opposition received to the proposal;
THEREFORE BE IT RESOLVED that Council approves Conditional Use C17-22 to allow for a towing business to operate with exterior storage / vehicle compound in an Industrial General zone on Lot 3 Block 4 Plan 63750, civically known as 520 Wittick Street subject to the following conditions:
a) That the Landlord enters into a Development Agreement with the Town;
b) That the property cannot be used for an automobile wrecking yard, junk yard or scrap yard; and
c) That all exterior storage is enclosed within an opaque fence.
“Carried”
- Res#199-22 C. Wiebe – J. Funk
Table BE IT RESOLVED that the Council meeting agenda be tabled and that
Agenda Council sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use C18-22 for Lot 4 Plan 68909, civically known as 200 Drover’s Run.
“Carried”
- Res#200-22 N. Dueck – C. Wiebe
Resume BE IT RESOLVED that the Public Hearing for Conditional Use C18-22 be closed and Council resume its former order of business (9:03 a.m.).
“Carried”
- Res#201-22 C. Wiebe – J. Funk
C18-22 WHEREAS a Public Hearing was held regarding Conditional Use C18-22, an application from Steel Creek Developers Inc. to allow for a hotel, indoor

participant recreation service (pool, hot tub, waterslides), eating and drinking establishment, liquor sales and 2 patio spaces on Lot 4 Plan 68909, civically known as 200 Drover's Run (Commercial Corridor Zone):

AND WHEREAS there was no opposition received to the proposal;

THEREFORE BE IT RESOLVED that Council approves Conditional Use C18-22 to allow for a hotel, indoor participant recreation service (pool, hot tub, waterslides), eating and drinking establishment, liquor sales and 2 patio spaces on Lot 4 Plan 68909, civically known as 200 Drover's Run (Commercial Corridor Zone) subject to the following conditions:

- (1) That the applicant apply for any Variances required to comply with the Town's Zoning Bylaw;
- (2) That all signage will be in compliance with the Town's Zoning Bylaw; and
- (3) That the Developer enter into a development agreement with the Town.

"Carried"

Res#202-22 J. Funk – C. Wiebe

Table BE IT RESOLVED that the Council meeting agenda be tabled and that
Agenda Council sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use C19-22 for Lot 1 Plan 47042, civically known as 18 3rd Avenue South.

"Carried"

Res#203-22 C. Wiebe – N. Dueck

Resume BE IT RESOLVED that the Public Hearing for Conditional Use C19-22 be closed and Council resume its former order of business (9:16 a.m.).

"Carried"

Res#204-22 C. Wiebe – J. Funk

C19-22 WHEREAS a Public Hearing was held regarding Conditional Use C19-22, an application from Brianna Marchand to allow for a tattoo studio on Lot 1 Plan 47042, civically known as 18 3rd Avenue S.;

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 Conditional Use C19-22 to allow for a tattoo studio on Lot 1 Plan 47042, civically known as 18 3rd Avenue S. be approved subject to the following condition:

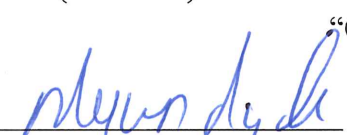
- 1) That the Landlord ensure that the Town has provided approval in writing for a parking plan that addresses the parking required for all businesses at this location prior to the commencement of the tattoo business.

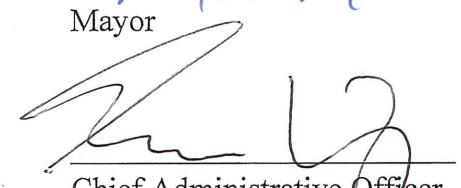
"Carried"

Res#205-22 N. Dueck – J. Funk

Adjourn BE IT RESOLVED that the meeting be adjourned. (9:18 a.m.)

"Carried"


Mayor


Chief Administrative Officer