

Minutes of the Public Hearing held on September 6, 2022 at 9:02 a.m. regarding Conditional Use C21-22, an application from Gurpreet Sembhi on behalf of Sembhi Renovation Limited to allow for a cabinet making shop to operate in an Industrial General zone on Lot 16 Plan 61759, civically known as Unit 3, 735 Schultz Avenue in the Niverville Business Park. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King noted that the Conditional Use was to allow for a cabinet manufacturing business to operate at Unit 3 – 735 Schultz Avenue in the Niverville Business Park.

Mr. King noted that this location is owned by Bosco Holdings (Avedo).

Gurpreet Singh Sembhi wished their desire to open a cabinet manufacturing business in the community.

Councillor Dueck questioned whether it was new cabinets. Mr. Sembhi confirmed that new cabinet manufacturing is their intent.

Councillor Wiebe questioned whether there would be any exterior storage for which Mr. Sembhi noted that there was no planned exterior storage beyond their covered trailer.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:05 a.m.

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Minutes of the Public Hearing held on September 6, 2022 at 9:06 a.m. regarding Conditional Use C22-22, an application from Scott Beasant to allow for a HVAC business and 2 rental suites to operate in an Industrial General zone on Lot 4 Block 2 Plan 67815, civically known as 645 Pauls Street in the Niverville Business Park. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King noted that the Conditional Use was to allow for three unit building to be built – which one unit will house the HVAC business and the other two would be rental units and will require future conditional uses as applicable.

Mr. King noted that two conditions would be recommended including:

- a) That all uses for the building be approved through the Conditional Use process; and
- b) That the applicant enter into a Development Agreement with the Town.

Councillor Wiebe asked Mr. Beasant whether it was his building – which Mr. Beasant confirmed it was owned by he and his parents.

Councillor Wiebe asked Mr. Beasant about number of staff anticipated. Mr. Beasant replied that it is just himself so far and he is looking for his garage back and that he has been working with the Town & architect through the design controls for the Business Park.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:09 a.m.

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Minutes of the Public Hearing held on September 6, 2022 at 9:10 a.m. regarding Variation application V21-22, an application from Steel Creek Developers Inc. to:

- a) Vary building height from 35 feet to 52 feet to top of roof architectural structures; Vary number of storeys from three to four;
- b) Vary number of required loading zones from two to one;
- c) Vary identification signage to allow for signage on the face of the building and a free-standing sign;
- d) Vary signage aggregate area from 100 square feet to 226 square feet; and
- e) Vary required parking from 100 stalls to 93 stalls;

on Lot 4 Plan 49710, civically known as 200 Drover Run. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King provided background on the process of the hotel to date – through the Conditional Use to date and the outstanding three conditions. Two of the conditions would be accomplished by completion of this variation (signage and variances). The final condition would be the approval of a Development Agreement between the developer and the Town.

Mr. King went on to further provide support from administration and Fire Department that they would recommend approving the variances as presented.

Councillor Stott asked the reason for the signage variation. Mr. King noted this would be for signage on the building and a free-standing sign abutting to the parking lot.

Councillor Stott asked the number of spots per room with the reduction. Mr. King stated that it would be approximately 1.25 per room and that the additional 19 spots being required by the pool as presented would be in addition to the one per room which should cover the needs of staff and extra parking for non-hotel visitors.

Councillor Dueck questioned the ability of the facility to have future shared use agreements with their neighbours to keep parking off the road.

There was no opposition received to the proposal.

The Public Hearing was closed at 9:13 a.m.

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Minutes of the Public Hearing held on September 6, 2022 at 9:14 a.m. regarding Conditional Use C20-22, an application from Ben Bullert to allow for outside storage of insulation and building materials to operate in an Industrial General zone on Lot 20 Plan 61759, civically known as 730 Schultz Avenue in the Niverville Business Park. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Councillors Chris Wiebe, Kevin Stott and Nathan Dueck in attendance.

CAO Eric King noted that the Conditional Use was to allow for outside storage and building materials at 730 Schultz Avenue in the Niverville Business Park. Mr. King noted that two conditions would be recommended: a) that a revised engineered drainage plan be submitted to the Town; and b) that the applicant enter into a Development Agreement with the Town.

Ben Bullert noted that as the business is growing additional storage of materials is needed.

There was no opposition received to the proposal.

