

Minutes of the Public Hearing held on December 19, 2023, at 7:01 p.m. regarding Conditional Use application C24-23, an application from Delbert W. Peters to allow for a trucking business including maintenance of trucks and trailers to operate on Lot 4, Plan 68985, civically known as 430 Wittick 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 Deputy Mayor Chris Wiebe, and Councillors Nathan Dueck and Meghan Beasant in attendance.

Mr. Eric King, CAO, provided an overview of the proposal, noting the Conditional Use was requested to allow for a trucking business including maintenance of trucks and trailers to operate at 430 Wittick Street in the Niverville Business Park. He stated that all uses in the Business Park are Conditional Uses and this proposed use is in line with the industrial uses that the Industrial General Zone is intended to accommodate, adding that the applicant has indicated that the trucking business will include parking trucks and trailers, 3 trucks in total, and doing regular maintenance and repairs on their trucks. Mr. King noted that the original owner of the property had entered into a Development Agreement with the Town prior to developing the site, and the Development Agreement indicated that a Conditional Use would be required prior to occupancy.

Mr. King recommended that the Conditional Use be approved as requested.

There was no opposition received to the proposal.

The hearing was closed at 7:02 p.m.

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Minutes of the Public Hearing held on December 19, 2023 at 7:04 p.m. regarding Conditional Use C25-23, an application from Mikaela Wiebe to operate a home-based business (hair salon) on Lot 29, Plan 53344, civically known as 111 Claremont Drive. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, with Deputy Mayor Chris Wiebe, and Councillors Nathan Dueck and Meghan Beasant in attendance.

Eric King, CAO of the Town of Niverville, stated that this was a Conditional Use to operate a homebased business, a hair salon, at 111 Claremont Drive. He advised that the applicant originally applied for a Conditional Use for a homebased business at 111 Claremont Drive in October 2021 and was granted approval until October 19, 2023, subject to providing for on-site parking for clients and obtaining an annual Business License. Mr. King noted that the Town has not received any complaints regarding this business, and that the recommendation is to approve the Conditional Use subject to the following conditions: (1) that the applicant provide on-site parking for clients; and (2) that the applicant obtain an annual Business License from the Town. He also commented that this would now be the permanent approval for this business.

There was no opposition to the proposal.

The Public Hearing was closed at 7:05 p.m.

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