

Minutes of the Public Hearing held on March 5, 2024, at 9:01 a.m. regarding Conditional Use C2-24, an application from LaShawn Giesbrecht to allow for a registered massage therapy practice to operate on Lots 11/12 Block 10 Plan 19955, civically known as 227B Main Street. The proposal was duly advertised as per Section 169 of *The Planning Act*. Mayor Myron Dyck served as chairperson, Deputy Mayor Chris Wiebe and Councillors Nathan Dueck, Bill Fast and Meghan Beasant in attendance.

Mr. Eric King, CAO, gave an overview of the proposal, noting this was an application from LaShawn Giesbrecht to allow for a registered massage therapy practice to operate at 227B Main Street. The applicant is proposing to open up a registered massage therapy practice at 227B Main Street, and this business will be located within the Prairie Glow Beauty rental unit and the recommendation is to approve the Conditional Use as proposed.

Ms. LaShawn Giesbrecht, applicant, advised that she has this practice with over 200 patients, that come from all over southeast Manitoba, and Winnipeg and wants to continue to practice at 229 Main Street. Mayor Myron Dyck questioned the civic address Ms. Giesbrecht referenced (it was advertised as 227B Main Street) and said that it would be confirmed.

Councillor Nathan Dueck asked the applicant if she had any concerns about the wording and if she could continue to work at this point, as well as where she was working right now.

Ms. Giesbrecht advised that she doesn't have another commercial place that is feasible for her.

Deputy Mayor Chris Wiebe asked if this was where that little store used to be, which unit it was.

Councillor Meghan Beasant confirmed that it was where the little boutique used to be.

There was no opposition to the proposal.

The hearing was closed at 9:04 a.m.

---

Minutes of the Public Hearing held on March 5, 2024 at 9:07 a.m. regarding the Public Hearing for Subdivision File #4340-23-8920 (revised), for Lot 104 Plan 66192 WLTO in SE ¼ 36-7-3E, which proposes to create 14 lots from CT 3232676/1, and create a new public road (cul de sac) for single-unit residential development. 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, Bill Fast and Meghan Beasant in attendance.

CAO Eric King provided an overview of the subdivision proposal, noting this was an application for subdivision file no. 4340-23-8920 (revised); a proposal to subdivide Lot 104 Plan 66192 in SE ¼ 36-7-3E, which is Fifth Avenue Estates West. Mr. King clarified the subdivision location for Council and advised that the revision had been submitted yesterday, which decreased the number of cul de sacs from 2 to 1. The recommendation from Administration is to reject the plan of subdivision due to the current phase not aligning with previous concept plans and a revised concept plan showing new development is adequately serviced, compatible with surrounding uses, and properly integrated within the Town's transportation and drainage system, has not been provided as a supporting document for the subdivision.

Mayor Myron Dyck stated that the application had been submitted to the provincial department, and that the Town had received their report which noted a concern for the plan of subdivision being un-zoned. Mr. King clarified that it was for undeveloped surplus lands on the north side of the CRRC. (*Report indicates proposal does not align with previous concept plans or existing zoning classifications of the area, as some of the proposed lots are located within un-zoned areas – areas that were previously left open for public roads.*)

Councillor Nathan Dueck commented that he didn't have a clear picture of what he was seeing in the application; no idea about the drainage, water, sewer, engineering as there was no supporting documentation and we need to know what is going on.

Deputy Mayor Chris Wiebe added that you don't see how the proposal works with the rest of the property.

Mayor Dyck stated that it appears that a developer would have an overall development plan for the site at large, and not piecemeal a street or crescent here or there.

Deputy Mayor Wiebe commented about what happens beside and behind there and down the road; it needs to be complete.

There was no opposition from the public to the subdivision proposal.

The Public Hearing was closed at 9:12 a.m.

---