

## TOWN OF NIVERVILLE

Minutes of the regular meeting of the Niverville Town Council held on May 20, 2025, at 7:00 p.m. at the Niverville Community Resource and Recreation Centre. In attendance were Mayor Myron Dyck, Deputy Mayor Chris Wiebe, and Councillors Nathan Dueck, Bill Fast, and Meghan Beasant.

Res#110-25 Agenda	M. Beasant – C. Wiebe BE IT RESOLVED that the agenda be approved as presented.	“Carried”
Res#111-25 Minutes	B. Fast – N. Dueck BE IT RESOLVED that the minutes of the regular Council meeting held on May 6, 2025, be approved as presented.	“Carried”
Res#112-25 Table Agenda	B. Fast – N. Dueck BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C8-25 for Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run.	“Carried”
Res#113-25 Resume	B. Fast – M. Beasant BE IT RESOLVED that the Public Hearing for Conditional Use application C8-25 for Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run be closed, and Council resume its former order of business (7:13 p.m.).	“Carried”
Res#114-25 C8-25	B. Fast – M. Beasant WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C8-25 to allow the operation of a family entertainment center (including arcade, axe throwing, golf and multisport simulator) with direct access to a food establishment next door, on Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run; AND WHEREAS in accordance with <i>The Planning Act</i> the Conditional Use application was duly advertised; AND WHEREAS there was no opposition received to the proposal; THEREFORE BE IT RESOLVED that Council approves Conditional Use application C8-25, to allow the operation of a family entertainment center (including arcade, axe throwing, golf and multisport simulator) with direct access to a food establishment next door, on Lot 3 Plan 68909, civically known as Unit 3 – 300 Drover’s Run.	“Carried”
Res#115-25 Table Agenda	C. Wiebe – M. Beasant BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C9-25 for Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street.	“Carried”

Res#116-25 Resume	<p>B. Fast – N. Dueck</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C9-25 for Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street be closed, and Council resume its former order of business (7:24 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#117-25 C9-25	<p>B. Fast – C. Wiebe</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C9-25, to allow on Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street, an indoor participant recreation service where fitness classes are offered to the public;</p> <p>AND WHEREAS in accordance with <i>The Planning Act</i> the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use application C9-25 to allow on Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street, an indoor participant recreation service where fitness classes are offered to the public.</p> <p style="text-align: right;">“Carried”</p>
Res#118-25 Table Agenda	<p>M. Beasant – N. Dueck</p> <p>BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C10-25 for Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run.</p> <p style="text-align: right;">“Carried”</p>
Res#119-25 Resume	<p>B. Fast – M. Beasant</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C10-25 for Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run be closed, and Council resume its former order of business (7:29 p.m.).</p> <p style="text-align: right;">“Carried”</p>
Res#120-25 C10-25	<p>B. Fast – N. Dueck</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C10-25, to allow the operation of a licensed sit-down restaurant and an outdoor patio which will be shared with an adjacent unit, on Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run;</p> <p>AND WHEREAS in accordance with <i>The Planning Act</i> the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use application C10-25 to allow the operation of a licensed sit-down restaurant and an outdoor patio which will be shared with an adjacent unit, on Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run, subject to the following condition:</p> <p>1) The tenant must provide a waste receptacle on the patio and is responsible for emptying the receptacle as needed.</p> <p style="text-align: right;">“Carried”</p>
Res#121-25 Table Agenda	<p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C11-25 for Lot 1 Plan 72884, civically known as Unit 1 – 735 Schultz Avenue.</p> <p style="text-align: right;">“Carried”</p>

Res#122-25 Resume	<p>M. Beasant – B. Fast</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C11-25 for Lot 1 Plan 72884, civically known as Unit 1 – 735 Schultz Avenue be closed, and Council resume its former order of business (7:33 p.m.).</p> <p>“Carried”</p>
Res#123-25 C11-25	<p>M. Beasant – B. Fast</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C11-25, to allow a registered massage therapist to operate at Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue;</p> <p>AND WHEREAS in accordance with <i>The Planning Act</i> the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use C11-25 to allow a registered massage therapist to operate at Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue, subject to the following condition:</p> <ol style="list-style-type: none"> <li>1. This location is approved for a maximum of 6 months only, ending November 20, 2025. The applicant can request an extension of up to an additional 6 months with the Chief Administrative Officer.</li> </ol> <p>“Carried”</p>
Res#124-25 Table Agenda	<p>M. Beasant – N. Dueck</p> <p>BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C12-25 for Lot 3 Plan 68909, civically known as Unit 2 – 300 Drover’s Run.</p> <p>“Carried”</p>
Res#125-25 Resume	<p>C. Wiebe – B. Fast</p> <p>BE IT RESOLVED that the Public Hearing for Conditional Use application C12-25 for Lot 3 Plan 68909, civically known as Unit 2 – 300 Drover’s Run be closed, and Council resume its former order of business (7:36 p.m.).</p> <p>“Carried”</p>
Res#126-25 C12-25	<p>B. Fast – M. Beasant</p> <p>WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C12-25, to allow the operation of a physiotherapy clinic on Lot 3 Plan 68909, commonly known as Unit 2 – 300 Drover’s Run;</p> <p>AND WHEREAS in accordance with <i>The Planning Act</i> the Conditional Use application was duly advertised;</p> <p>AND WHEREAS there was no opposition received to the proposal;</p> <p>THEREFORE BE IT RESOLVED that Council approves Conditional Use application C12-25 to allow the operation of a physiotherapy clinic on Lot 3 Plan 68909, civically known as Unit 2 – 300 Drover’s Run.</p> <p>“Carried”</p>
Res#127-25 Table Agenda	<p>B. Fast – C. Wiebe</p> <p>BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with <i>The Planning Act</i> to hold the Public Hearing for Conditional Use application C13-25 for Lot 3 Plan 68909, civically known as Unit 5 – 300 Drover’s Run.</p> <p>“Carried”</p>



unit, and advertising signage consisting of 2 menu boards with an aggregate maximum size of 300 square feet, on Lot 3 Plan 68909, civically known as Unit 5 – 300 Drover’s Run;

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 Council approves Conditional Use application C13-25 to allow the operation of an eating and drinking establishment, a drive-through, an outdoor patio to be shared with an adjacent unit, and advertising signage consisting of 2 menu boards with an aggregate maximum size of 300 square feet, on Lot 3 Plan 68909, civically known as Unit 5 – 300 Drover’s Run subject to the following condition:

- 1) The tenant must provide a waste receptacle before the menu boards and one on the patio, and is responsible for emptying the receptacles as needed.

“Carried”

Res#130-25  
Table  
Agenda

B. Fast – M. Beasant

BE IT RESOLVED that the Council meeting agenda be tabled and that Council sit in accordance with *The Planning Act* to hold the Public Hearing for Conditional Use application C14-25 for Lot 3 Plan 68909, civically known as Unit 1 – 300 Drover’s Run.

“Carried”

Res#131-25  
Resume

C. Wiebe – B. Fast

BE IT RESOLVED that the Public Hearing for Conditional Use application C14-25 for Lot 3 Plan 68909, civically known as Unit 1 – 300 Drover’s Run be closed, and Council resume its former order of business (7:43 p.m.).

“Carried”

Res#132-25  
C14-25

N. Dueck – B. Fast

WHEREAS a Public Hearing was held on May 20, 2025, regarding Conditional Use application C14-25, to allow the operation of a dental clinic on Lot 3 Plan 68909, commonly known as Unit 1 – 300 Drover’s Run;

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 Council approves Conditional Use application C14-25 to allow the operation of a dental clinic on Lot 3 Plan 68909, civically known as Unit 1 – 300 Drover’s Run.

“Carried”

Res#135-25  
V6-25

B. Fast – M. Beasant

WHEREAS a Public Hearing was held on May 20, 2025, regarding Variance application V6-25, to vary on Lot 3 Plan 68909, civically known as 300 Drover's Run, the following:

- the east side yard setback from 25 feet to no less than 12 feet;
- the type of permitted identification signage on the property from either an attached sign or a free-standing sign, to allow attached signage and a free-standing sign;
- the permitted aggregate identification signage on the building from 100 sq. ft. to no more than 950 sq. ft., which includes signage on the East and West sides of the building and civic address signage;
- the number of permitted identification signage per use from one to two on the building and the free-standing sign;
- the size of a free-standing identification sign from 100 sq. ft. to no more than 430 sq. ft.; and
- the permitted size of directional signage from 5 sq. ft. per sign to no more than an aggregate of 150 square feet for 3 signs;

AND WHEREAS in accordance with *The Planning Act* the Variance application was duly advertised;

AND WHEREAS there was no opposition received to the proposal;

THEREFORE BE IT RESOLVED that Council approves Variance application V6-25 to vary on Lot 3 Plan 68909, civically known as 300 Drover's Run, the following:

- the east side yard setback from 25 feet to no less than 12 feet;
- the type of permitted identification signage on the property from either an attached sign or a free-standing sign, to allow attached signage and a free-standing sign;
- the permitted aggregate identification signage on the building from 100 sq. ft. to no more than 950 sq. ft., which includes signage on the East and West sides of the building and civic address signage;
- the number of permitted identification signage per use from one to two on the building and the free-standing sign;
- the size of a free-standing identification sign from 100 sq. ft. to no more than 430 sq. ft.; and
- the permitted size of directional signage from 5 sq. ft. per sign to no more than an aggregate of 150 square feet for 3 signs.

"Carried"

Mayor Dyck expressed congratulations to all (from today's public hearings) and a sincere thank you from himself and on behalf of Council for their willingness to develop, to invest, to risk, and to want to come to the community and be a part of "where you belong". He commented that we trust that will be what you feel when you've been here, and that Council will do their best to partner with you on your endeavours. Mayor Dyck concluded with a welcome and said we truly wish you the best.

Res#136-25  
Accounts

C. Wiebe – M. Beasant

BE IT RESOLVED that cheque nos. 45168 to 45182, totaling \$462,504.55 and Electronic Fund Transfers totaling \$295,837.54 are hereby approved for payment.

"Carried"

Res#137-25  
Scope  
Change

C. Wiebe – M. Beasant

BE IT RESOLVED that Council approves a scope change (#3) in the amount of \$33,217.50 to the 2021 contract with Stantec (formerly known as Morrison Hershfield), for the design of traffic signals for the intersection of PR311 and Krahn Road and modifications to the same at PR311 and Mulberry Avenue.

"Carried"

Res#138-25  
Adjourn

M. Beasant – B. Fast

BE IT RESOLVED that the meeting be adjourned. (7:57 p.m.)

"Carried"

  
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Mayor

  
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Chief Administrative Officer

Minutes of a Public Hearing held on May 20, 2025, at 7:11 p.m. regarding Conditional Use application C8-25, to allow the operation of a family entertainment center (including arcade, axe throwing, golf and multisport simulator) with direct access to a food establishment next door, on Lot 3 Plan 68909, civically known as Unit 3– 300 Drover’s Run. 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 advised that this was an application from Trevor Rempel on behalf of The Warehouse Family Entertainment. The Conditional Use is requested for the following: to allow in Unit 3 of 300 Drover’s Run, the operation of a family entertainment center (including arcade, axe throwing, golf and multisport simulator) with direct access to a food establishment next door. Background: The applicant is proposing to operate a family entertainment center including arcade, axe throwing, golf and multisport simulator. There will be no food or drink prepared or sold by the arcade, however, they will have direct access to George’s Burgers next door and allow their food and drink to be consumed in the arcade space.

There was no opposition to the proposal.

The public hearing was closed at 7:13 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:16 p.m. regarding Conditional Use application C9-25, to allow on Lot 2 Plan 51623, civically known as Unit 2 – 21 Main Street, an indoor participant recreation service where fitness classes are offered to the public. 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 advised that this was an application from Stephanie and Maxine on behalf of Atelier Cycle. The Conditional Use is requested for the following: to allow in Unit 2-21 Main Street, an indoor participant recreation service, where fitness classes are offered to the public. This business will be located in the east side of the building, where the car wash is currently operating. Background: The applicants propose to establish a new business in Town featuring two fitness rooms. Their plan is to offer spin classes along with other formats, beginning with barre fusion. The business will operate seven days a week, with classes scheduled from 5:30 a.m. to 9 p.m.

There was no opposition to the proposal.

Ms. Maxine Carels and Ms. Stephanie Comte, applicants, noted that they were bringing a cycle studio to Niverville. Ms. Carels advised that she has been an instructor for 5 years, and that they have 2 business locations; Notre Dame and Portage la Prairie. Ms. Comte advised that she became an instructor for their Portage location in November of 2023, and is also on the Notre Dame team. She added that they both instruct, manage, work full time, are runners, and both married farmers. Niverville is where they want to come and after talking with friends, someone suggested Niverville and talked about how our community was booming and growing exponentially. They drove around Town, found Ray’s number on the side of a building and connected with him and fell in love with Niverville. Niverville doesn’t have a spin studio and spin changes lives and it changed their lives; the spin community is a place where you feel accepted, loved and feel the energy and it totally changes your day. Spin is for everybody, not for one type of person, and anybody and any age can try it, and you can do what you want to do on the bike; you are welcome in class to sit on the saddle and just pedal or be up (pedaling). They also have the potential of having another room to bring in barre fusion as another group of fitness.



Councillor Nathan Dueck questioned whether their concept would be running classes every hour or two hours throughout the day and whether there would be classes super late at night.

Ms. Carels noted that they would start as early as 6 a.m. but not have classes every hour. They would find out what the community is looking for.

Ms. Comte added that they try to adjust based on the needs of the community, and the most popular time is 6 a.m.

Deputy Mayor Wiebe questioned whether they were applying for a Conditional Use for both of the rooms – which the applicants confirmed that this was for both rooms.

The public hearing was closed at 7:24 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:26 p.m. regarding Conditional Use application C10-25, to allow the operation of a licensed sit-down restaurant and an outdoor patio which will be shared with an adjacent unit, on Lot 3 Plan 68909, civically known as Unit 4 – 300 Drover’s Run. 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.

There was no opposition to the proposal.

Deputy Mayor Chris Wiebe questioned what type of business this was.

Mr. Makrigiannis, applicant, advised that this was Georges Burgers and Subs.

CAO Eric King advised that this was to allow in Unit 4 of 300 Drover’s Run, the operation of a licensed sit-down restaurant and an outdoor patio which will be shared with an adjacent unit. The applicant plans to operate a licensed sit-down restaurant, Georges Burgers and Subs, and will share an outdoor patio with the adjacent unit. Recommendation: To approve the Conditional Use subject to the following condition:

- 1) The tenant must provide a waste receptacle on the patio and is responsible for emptying the receptacle as needed.

Councillor Meghan Beasant asked for clarification on the direct access to the entertainment center and how this would happen.

Mr. Makrigiannis advised that inside of the wall that is connected to the arcade they plan to have 2 sliding doors for separation or however they decide to do it, so you can walk right through without stepping outside.

The public hearing was closed at 7:29 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:31 p.m. regarding Conditional Use application C11-25, to allow a registered massage therapist to operate on Lot 1 Plan 72884, civically known as Unit 1 of 735 Schultz Avenue. 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 advised that this was an application from LaShawn Giesbrecht. This Conditional Use is requested to allow a registered massage therapist to operate in Unit 1 of 735 Schultz Avenue, in the Niverville Business Park. Background: The applicant intends to operate a massage therapy business in the boardroom of the Keller Williams' office at Unit 1 - 735 Schultz Avenue, for about 4 to 5 months, as an interim location until the new physiotherapy clinic is constructed. Recommendation: To approve the Conditional Use subject to the following:

1. This location is approved for a maximum of 6 months only, ending November 20, 2025.

There was no opposition to the proposal.

Deputy Mayor Chris Wiebe questioned whether Justin (Giesbrecht) planned to do physiotherapy out of that location as well. Mr. Giesbrecht confirmed no.

The public hearing was closed at 7:32 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:35 p.m. regarding Conditional Use application C12-25, to allow the operation of a physiotherapy clinic on Lot 3 Plan 68909, commonly known as Unit 2 – 300 Drover's Run. 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 advised that this was an application from Justin Giesbrecht to allow in Unit 2 of 300 Drover's Run, the operation of a physiotherapy clinic. Background: The applicant plans to operate a physiotherapy clinic providing physical therapy service in Unit 2 of 300 Drover's Run.

There was no opposition to the proposal.

Deputy Mayor Chris Wiebe questioned whether the applicant would be working alone or have staff.

Mr. Justin Giesbrecht advised that he would be working with a staff of up to 3 and have space for a massage therapist as well.

The public hearing was closed at 7:36 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:37 p.m. regarding Conditional Use application C13-25, to allow the operation of an eating and drinking establishment, a drive-through, an outdoor patio to be shared with an adjacent unit, and advertising signage consisting of 2 menu boards with an aggregate maximum size of 300 square feet, on Lot 3 Plan 68909, civically known as Unit 5– 300 Drover's Run. 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 advised that this was an application from Negash Coffee Ltd. to allow in Unit 5 of 300 Drover's Run, the operation of an eating and drinking establishment, a drive-through, an outdoor patio to be shared with an adjacent unit, and advertising signage consisting of 2 menu boards with an aggregate maximum size of 300 square feet. Background: The applicant plans to move space for their storefront into a new building and will be adding a drive-through with menu boards, and an outdoor patio to be shared with an adjacent unit. Recommendation:

To approve the Conditional Use subject to the following condition:

- 1) The tenant must provide a waste receptacle near the menu boards and one on the patio, and is responsible for emptying the receptacles as needed.

Deputy Mayor Chris Wiebe questioned whether a location was mentioned for the receptacle by the menu board. Mr. King advised that it was before the menu boards. Deputy Mayor Wiebe noted it should be on the driver's side of the lane.

There was no opposition to the proposal.

The public hearing was closed at 7:40 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:42 p.m. regarding Conditional Use application C14-25, to allow the operation of a dental clinic on Lot 3 Plan 68909, commonly known as Unit 1 – 300 Drover's Run. 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 advised that this was an application from David Kindrat to allow in Unit 1 of 300 Drover's Run, the operation of a dental clinic. Background: The applicant plans to operate a dental clinic in Unit 1 of 300 Drover's Run. Recommendation: To approve the Conditional Use as requested.

There was no opposition to the proposal.

The public hearing was closed at 7:43 p.m.

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Minutes of a Public Hearing held on May 20, 2025, at 7:44 p.m. regarding Variance application V6-25, to vary on Lot 3 Plan 68909, civically known as 300 Drover's Run, the following:

- the east side yard setback from 25 feet to no less than 12 feet;
- the type of permitted identification signage on the property from either an attached sign or a free-standing sign, to allow attached signage and a free-standing sign;
- the permitted aggregate identification signage on the building from 100 sq. ft. to no more than 950 sq. ft., which includes signage on the East and West sides of the building and civic address signage;
- the number of permitted identification signage per use from one to two on the building and the free-standing sign; and
- the size of a free-standing identification sign from 100 sq. ft. to no more than 430 sq. ft.; and
- the permitted size of directional signage from 5 sq. ft. per sign to no more than an aggregate of 150 square feet for 3 signs.

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 advised that this was an application from Ray Dowse on behalf of Stonefield Developments Inc. The Variance is requested for the following: to vary the following requirements for the strip mall at 300 Drover's Run:

- the east side yard setback from 25 feet to no less than 12 feet;
- the type of permitted identification signage on the property from either an attached sign or a free-standing sign, to allow attached signage and a free-standing sign;
- the permitted aggregate identification signage on the building from 100 sq. ft. to no more than 950 sq. ft., which includes signage on the East and West sides of the building and civic address signage;
- the number of permitted identification signage per use from one to two on the building and the free-standing sign;

- the size of a free-standing identification sign from 100 sq. ft. to no more than 430 sq. ft.; and
- the permitted size of directional signage from 5 sq. ft. per sign to no more than an aggregate of 150 square feet for 3 signs.

Background: The applicant is proposing a strip mall with a reduced east side yard setback where the drive-through will be for Negash and the signage variance is to accommodate proposed signage, which will be similar to the strip mall at 40 Drover's Run. Recommendation: To approve the Variance as requested.

There was no opposition to the proposal.

The public hearing was closed at 7:46 p.m.

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