



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

**Monday, September 26, 2022, 6:00 p.m.
Council Chamber, City Hall**

PRESENT: His Worship, Mayor C. Clark, in the Chair
Councillor C. Block, via teleconference
Councillor T. Davies, via teleconference
Councillor R. Donauer
Councillor B. Dubois
Councillor S. Gersher
Councillor H. Gough
Councillor D. Hill, via teleconference
Councillor Z. Jeffries
Councillor M. Loewen

ABSENT: Councillor D. Kirton

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
General Manager, Community Services L. Lacroix
City Clerk A. Tittlemore
Committee Assistant M. Lasby

1. CALL TO ORDER

The Chair called the Public Hearing Meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People and confirmed roll call.

2. CONFIRMATION OF AGENDA

Moved By: Councillor Donauer

Seconded By: Councillor Dubois

That the agenda be approved as presented.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Gersher

Seconded By: Councillor Donauer

That the minutes of the Public Hearing meeting of City Council held on August 29, 2022 be approved.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – Residential Care Home Type II Expansion – 3230 Mountbatten Street [CK. 4355-022-004]

The following documents were provided:

- Report of the General Manager, Community Services, dated August 29, 2022;
- Letter from the Municipal Planning Commission, dated September 2, 2022;
- Requests to speak:
 - Shantelle Gerbrandt, Montgomery Carehome Corp., dated September 16, 2022;
 - Daniel Prefontaine, dated September 16, 2022; and
 - Connie Lachapelle, dated September 17, 2022.

The City Planner advised that notification posters had been sent to all adjacent landowners within 150 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Brent McAdam, Senior Planner, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

City Council heard from the following speakers:

- Shantelle Gerbrandt and Chris Diab, Montgomery Carehome
- Daniel Prefontaine - photograph display
- Connie Lachapelle

Moved By: Councillor Donauer

Seconded By: Councillor Loewen

That the submitted correspondence and report be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Loewen

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Jeffries

That the Discretionary Use Application submitted by Yehia Diab, requesting approval to expand the existing Residential Care Home –Type II, at 3230 Mountbatten Street, by adding six permitted residents to the current nine for a total of up to 15 residents and two staff members at any given time, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licenses (including a Building Permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Discretionary Use – Tavern – 334 20th Street West [CK 4355-022-005]

The following documents were provided:

- Report of the General Manager, Community Services, dated August 29, 2022; and
- Letter from the Municipal Planning Commission, dated September 2, 2022.

The City Planner advised that notification posters had been sent to all adjacent landowners within 150 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Brent McAdam, Senior Planner, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support.

Joshua Delaine, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Mayor Clark noted that Christie Peters, POP Wine Bar Ltd., was present in the gallery for questions, and ascertained that there was nobody present in the gallery who wished to address Council on this matter.

Moved By: Councillor Jeffries

Seconded By: Councillor Gough

That the submitted correspondence and report be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Gersher

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Dubois

That the Discretionary Use Application submitted by Christie Peters and POP Wine Bar Ltd., which requests permission for a Tavern use at 334 20th Street West, be approved, subject to the following conditions:

1. The applicant obtains a development permit, all other relevant permits and licences, including a building permit and business licence; and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use application.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Proposed Stonebridge Neighbourhood Concept Plan Amendment – 250 Hunter Road [CK 4351-022-010 x 4131-27]

The following documents were provided:

- Report of the General Manager, Community Services, dated August 29, 2022;

- Letter from the Municipal Planning Commission, dated September 2, 2022;
- Letter submitting comments from Devin Stus, Modus Ventures, dated September 10, 2022; and
- Notice that appeared in the Star Phoenix on September 10, 17, and 19, 2022.

The City Planner advised that notification posters had been sent to all adjacent landowners within 150 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Brent McAdam, Senior Planner, Community Services Division, reviewed the Stonebridge Neighbourhood Concept Plan amendment and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed the Commission's support of the Stonebridge Neighbourhood Concept Plan amendment and rezoning [6.1.4].

Mayor Clark noted that Karl Miller, Meridian Development, was present via teleconference to answer questions, and ascertained that there was nobody present in the gallery who wished to address Council on this matter.

Moved By: Councillor Jeffries

Seconded By: Councillor Gersher

That the proposed amendment to the Stonebridge Neighbourhood Concept Plan and rezoning as outlined in the August 30, 2022 report of the General Manager, Community Services, be approved.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

6.1.4 Proposed Stonebridge Neighbourhood Rezoning – 250 Hunter Road [CK 4351-022-010 x 4131-27]

The following documents were provided:

- Bylaw No. 9841;
- Report of the General Manager, Community Services, dated August 29, 2022 (see Item 6.1.3);
- Letter from the Municipal Planning Commission, dated September 2, 2022 (see Item 6.1.3);
- Letter submitting comments from Devin Stus, Modus Ventures, dated September 10, 2022 (see Item 6.1.3); and
- Notice that appeared in the Star Phoenix on September 10, 17, and 19, 2022.

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9841 was passed.

Brent McAdam, Senior Planner, Community Services Division, reviewed the proposed rezoning and expressed the Division's support.

Joshua Delainey, Chair, Municipal Planning Commission, expressed support under Item 6.1.3.

Mayor Clark noted that Karl Miller, Meridian Development, was present via teleconference to answer questions, and ascertained that there was nobody present in the gallery who wished to address Council on this matter.

Moved By: Councillor Jeffries

Seconded By: Councillor Donauer

That permission be granted to introduce Bylaw No. 9841, and give same its FIRST reading.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Loewen

That the submitted report and correspondence be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Dubois

That the hearing be closed.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Gersher

That Bylaw No. 9841 now be read a SECOND time.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Donauer

That permission be granted to have Bylaw No. 9841 read a third time at this meeting.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Gersher

That Bylaw No. 9841 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Jeffries

Seconded By: Councillor Dubois

That, upon completion of the subdivision process for the subject site, the City Solicitor's Office be requested to update the legal land description in the existing Zoning Agreement.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS [File No. CK 435-48]

A list of flag raising and proclamation requests received for the month of August 2022 is provided.

Moved By: Councillor Jeffries

Seconded By: Councillor Dubois

That the information be received.

In Favour: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (1): Councillor Kirton

CARRIED UNANIMOUSLY (10 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 7:03 p.m.

Mayor

City Clerk