



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

Wednesday, September 27, 2023, 6:00 p.m.

Committee Room E, Ground Floor, City Hall

PRESENT: Councillor D. Kirton, in the Chair
Councillor C. Block
Councillor R. Donauer
Councillor B. Dubois, via teleconference
Councillor S. Gersher
Councillor D. Hill, via teleconference
Councillor M. Loewen

ABSENT: His Worship, Mayor C. Clark
Councillor T. Davies
Councillor H. Gough
Councillor Z. Jeffries

ALSO PRESENT: City Manager J. Jorgenson, via teleconference
City Solicitor C. Yelland
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 Gersher

Seconded By: Councillor Donauer

1. That the letter from Jashanpreet Kaur, dated September 21, 2023 be added to Item 6.1.1; and
2. That the agenda be approved as amended.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By: Councillor Loewen

Seconded By: Councillor Dubois

That the minutes of the Public Hearing meeting of City Council held on August 30, 2023 be approved.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

**6.1.1 Discretionary Use Application – Day Care – 1509 Early Drive
[MPC2023-0801]**

The following documents were provided:

- Report of the Community Services Division, dated August 29, 2023;
- Report of the Municipal Planning Commission, dated September 27, 2023; and
- Letter from Jashanpreet Kaur, dated September 21, 2023.

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

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

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support. A location slide was displayed.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

Council heard from Jeanne Smith regarding the matter.

Jashanpreet Kaur responded to questions of Council.

Moved By: Councillor Gersher

Seconded By: Councillor Donauer

That the submitted report and correspondence be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Loewen

Seconded By: Councillor Block

That the hearing be closed.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Donauer

That the Discretionary Use Application, submitted by Jashanpreet Kaur, requesting approval to operate a Day Care for a maximum of 12 children, at 1509 Early Drive, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences 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: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

6.1.2 Discretionary Use Application – Multiple Unit Dwelling – 501 Avenue H South [MPC2023-0803]

The following documents were provided:

- Report of the Community Services Division, dated August 29, 2023;
- Report of the Municipal Planning Commission, dated September 27, 2023; and

- Letter from Joshua Campbell, Saskatchewan Housing Corporation, dated September 15, 2023.

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

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

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support. A location slide was displayed.

Kreg Harley, Chair, Municipal Planning Commission, indicated a conflict of interest and noted the Commission's report was submitted.

Deputy Mayor Kirton noted that Julie Untereiner, Saskatchewan Housing Corporation, was available for questions and ascertained that there was nobody present in the gallery who wished to address Council on this matter.

Moved By: Councillor Block

Seconded By: Councillor Donauer

That the submitted report and correspondence be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gersher

That the hearing be closed.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gersher

That the Discretionary Use Application, submitted by the Saskatchewan Housing Corporation, requesting approval to develop a Multiple Unit Dwelling for a maximum of four units, at 501 Avenue H South, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences (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: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

6.1.3 Discretionary Use Application – Private School – 96 33rd Street East [MPC2023-0802]

The following documents were provided:

- Report of the Community Services Division, dated August 29, 2023;
- Report of the Municipal Planning Commission, dated September 27, 2023.

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

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

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Discretionary Use Application and expressed the Division's support. A location slide was displayed.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

Deputy Mayor Kirton ascertained that there was nobody present in the gallery who wished to address Council on this matter.

Moved By: Councillor Block

Seconded By: Councillor Donauer

That the submitted report and correspondence be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gersher

That the hearing be closed.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Donauer

That the Discretionary Use Application, submitted by Kimberly Parent, requesting approval to operate a Private School for a maximum of 30 students at 96 33rd Street East, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences 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: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

6.1.4 Comprehensive Zoning Bylaw Review – Amendment Package Seven - Text Amendment [MPC2023-0804]

The following documents were provided:

- Proposed Bylaw No. 9919;
- Report of the Community Services Division, dated August 29, 2023;
- Supplementary Report of the Community Services Division, dated August 29, 2023;
- Report of the Municipal Planning Commission, dated September 27, 2023; and
- Notice that appeared in the Star Phoenix on September 9 and 11, 2023.

Deputy Mayor Kirton introduced the matter and a motion to consider first reading of Bylaw No. 9919 was passed.

Paula Kotasek-Toth, Senior Planner, Community Services Division, reviewed the proposed zoning bylaw text amendments and expressed the Division's support.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the zoning bylaw text amendments.

Council heard from Greg Lyndon regarding this matter.

The meeting recessed at 6:46 p.m. and reconvened at 6:48 p.m. with all members of Council in attendance, with the exception of Mayor Clark and Councillors Davies, Gough and Jeffries.

Moved By: Councillor Block

Seconded By: Councillor Dubois

That permission be granted to introduce Bylaw No. 9919, and give same its FIRST reading.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Loewen

That the submitted report and correspondence be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Donauer

That the hearing be closed.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gersher

That Bylaw No. 9919 now be read a SECOND time.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Hill

That permission be granted to have Bylaw No. 9919 read a third time at this meeting.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Dubois

That Bylaw No. 9919 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: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

6.1.5 Comprehensive Zoning Bylaw Review – Amendment Package Seven - Map Amendment [MPC2023-0804]

The following documents were provided:

- Proposed Bylaw No. 9920;
- Report of the Community Services Division, dated August 29, 2023 (see Item 6.1.4);
- Supplementary Report of the Community Services Division, dated August 29, 2023 (see Item 6.1.4);
- Report of the Municipal Planning Commission, dated September 27, 2023 (see Item 6.1.4); and
- Notice that appeared in the Star Phoenix on September 9 and 11, 2023.

Deputy Mayor Kirton introduced the matter and a motion to consider first reading of Bylaw No. 9920 was passed.

Paula Kotasek-Toth, Senior Planner, Community Services Division, reviewed the proposed zoning bylaw map amendments and expressed the Division's support.

Kreg Harley, Chair, Municipal Planning Commission, expressed the Commission's support of the zoning bylaw map amendments.

Deputy Mayor Kirton ascertained that there was nobody present in the gallery who wished to address Council on this matter.

Moved By: Councillor Block

Seconded By: Councillor Donauer

That permission be granted to introduce Bylaw No. 9920, and give same its FIRST reading.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Donauer

That the hearing be closed.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Loewen

That Bylaw No. 9920 now be read a SECOND time.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Dubois

That permission be granted to have Bylaw No. 9920 read a third time at this meeting.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Hill

That Bylaw No. 9920 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: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

6.2 Public Notice Matters

6.2.1 Intent to Borrow – Waste Utility Program Development [EUCS2023-0804]

The following documents were provided:

- Report of the Corporate Financial Services Division, dated September 27, 2023;
- Notice that appeared in the Star Phoenix on September 16 and 18, 2023.

Deputy Mayor Kirton introduced the matter and a motion putting forward the recommendations was made.

Clae Hack, Chief Financial Officer, Corporate Financial Services reviewed the report.

Deputy Mayor Kirton ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By: Councillor Block

Seconded By: Councillor Gersher

That the submitted report and correspondence be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Loewen

That the hearing be closed.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

Moved By: Councillor Block

Seconded By: Councillor Gersher

That City Council authorize the following planned borrowing:

1. Up to \$3,500,000 for Capital Project P.02599 Waste Utility Program Development to fund the purchase of Variable Black Carts; and
2. An allowable 10% variance on the borrowing requirement for the project. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

In Favour: (4): Councillor Kirton, Councillor Block, Councillor Gersher, and Councillor Loewen

Against: (3): Councillor Donauer, Councillor Dubois, and Councillor Hill

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED (4 to 3)

7. PROCLAMATIONS AND FLAG RAISINGS [CK 435-48]

A list of flag raising and proclamation requests received for the month of August 2023 was provided.

Moved By: Councillor Dubois

Seconded By: Councillor Loewen

That the information be received.

In Favour: (7): Councillor Kirton, Councillor Block, Councillor Donauer, Councillor Dubois, Councillor Gersher, Councillor Hill, and Councillor Loewen

Absent: (4): Mayor C. Clark, Councillor Davies, Councillor Gough, and Councillor Jeffries

CARRIED UNANIMOUSLY (7 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 7:04 p.m.

Deputy Mayor

City Clerk