



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

**Wednesday, February 28, 2024, 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, via teleconference
Councillor B. Dubois
Councillor H. Gough, via teleconference
Councillor D. Hill, via teleconference
Councillor Z. Jeffries
Councillor D. Kirton
Councillor M. Loewen

ABSENT: Councillor S. Gersher

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
City Clerk A. Titemore
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 Dubois

Seconded By: Councillor Jeffries

That the agenda be approved as presented.

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

Absent: (1): Councillor Gersher

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 Kirton

Seconded By: Councillor Jeffries

That the minutes of the Public Hearing meeting of City Council held on January 31, 2024 be approved.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – Place of Worship – 3124 Millar Avenue [MPC2024-0101]

The following documents were provided:

- Report of the Community Services Division, dated January 30, 2024; and
- Report of the Municipal Planning Commission, dated February 28, 2024.

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.

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

Councillor Jeffries, on behalf of the Municipal Planning Commission, expressed the Commission's support of the Discretionary Use Application.

Mayor Clark noted that the applicant, Pelumi Okumodi, Winners Chapel International, 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 Jeffries

Seconded By: Councillor Dubois

That the submitted report and correspondence be received.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kirton

Seconded By: Councillor Jeffries

That the hearing be closed.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Jeffries

That the Discretionary Use Application, submitted by Pelumi Okumodi, requesting approval to develop a place of worship at 3124 Millar Avenue, 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: (10): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

6.1.2 Concept Plan Amendment Application – Hampton Village Business Park [MPC2024-0102]

The following documents were provided:

- Report of the Community Services Division, dated January 30, 2024;
- Report from the Municipal Planning Commission, dated February 28, 2024; and
- Notice that appeared in the Star Phoenix on February 10 and 12, 2024.

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

Darryl Dawson, Development Review Section Manager, Community Services Division, reviewed the Hampton Village Business Park Concept Plan amendment and expressed the Division's support.

Councillor Jeffries, on behalf of the Municipal Planning Commission, expressed the Commission's support of the Hampton Village Business Park Concept Plan amendment.

Mayor Clark noted that representatives for the applicant, Jeff Balon, Kahkewistahaw First Nation, and Devin Clarke, Catterall and Wright, were available 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 Dubois

That the submitted report and correspondence be received.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Kirton

Seconded By: Councillor Jeffries

That the hearing be closed.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Jeffries

That proposed amendments to the Hampton Village Business Park Concept Plan, as outlined in the January 30, 2024 report of the Community Services Division, be approved.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

6.1.3 Removal of Municipal Reserve Designation - 421 Central Avenue

This matter has been withdrawn at this time.

6.2 Public Notice Matters

6.2.1 Intent to Borrow 2024 [CC2024-0201]

The following documents were provided:

- Report of the Corporate Financial Services Division, dated February 28, 2024; and
- Notice that appeared in the Star Phoenix on February 17, 2024.

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

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

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

Moved By: Councillor Jeffries

Seconded By: Councillor Dubois

That the submitted report and correspondence be received.

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

Absent: (1): Councillor Gersher

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 Gough, Councillor Hill, Councillor Jeffries, Councillor Kirton, and Councillor Loewen

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Loewen

Seconded By: Councillor Dubois

That the planned borrowing to finance the following projects be approved, in principle, through capital budgets and capital plans:

- a. Up to \$23,500,000 for the Transit Replacement Bus Project (Capital Project P.00583);
- b. Up to \$23,076,000 for the Transit Implementation Plan (Capital Project P.02328);
- c. Up to \$8,028,000 for the Wastewater Biosolids Forcemain (Capital Project P.02592);
- d. Up to \$6,618,000 for the New Fire Stations and Upgrades Project (Capital Project P.10074);
- e. Up to \$5,000,000 for the Landfill Optimization (Capital Project P.02051);
- f. Up to \$2,000,000 for the Indoor Recreation Facilities Project (Capital Project P.02600);
- g. Up to \$1,282,000 for the Corp Fuel and Fueling Infrastructure Management Project (Capital Project P.10076); and
- h. An allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

6.2.2 Change in Delegated Authority for Tag Days [FI2023-0302]

The following documents were provided:

- Report of the Standing Policy Committee on Finance, dated February 28, 2024;
- Report of the Corporate Financial Services Division, dated February 7, 2024; and
- Notice that appeared in the Star Phoenix on January 20 and 22, 2024.

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

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

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

Moved By: Councillor Loewen

Seconded By: Councillor Jeffries

That the submitted report and correspondence be received.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Jeffries

That the hearing be closed.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

Moved By: Councillor Dubois

Seconded By: Councillor Jeffries

1. That the Administration be delegated the Authority to approve Tag Day applications as required by Bylaw No. 9773, The Tag Days Bylaw, 2021;
2. That the proposed amendments to Council Policy No. C02-010, Tag Days, be approved as outlined in the February 7, 2024 report of the Corporate Financial Services Division;
3. That the City Clerk be instructed to update Council Policy No. C02-010, Tag Days, as outlined in the February 7, 2024 report of the Corporate Financial Services Division; and
4. That the City Solicitor be instructed to make the required amendments to the Procedures and Committees and Tag Days Bylaws as outlined in the February 7, 2024 report of the Corporate Financial Services Division.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

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

A list of flag raising and proclamation requests received for the month of January 2024 was provided.

Moved By: Councillor Dubois

Seconded By: Councillor Jeffries

That the information be received.

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

Absent: (1): Councillor Gersher

CARRIED UNANIMOUSLY (10 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 6:25 p.m.

Mayor

City Clerk