

# CITY OF MELFORT

May 6, 2019

Minutes of the City of Melfort Regular Meeting held on Monday, May 6, 2019, in the Council Chambers, Melfort, Saskatchewan, commencing at 5:00 p.m.

**PRESENT:** COUNCIL: Mayor Lang and Councillors Mitchell, Phillips, Benson, George and Hoenmans.

STAFF: R. Danberg, City Manager; S. Peterson, City Treasurer; G. Gilmore, Director of Works & Utilities; J. Everitt, Director of Protective Services; B. Lutz, Director of Development, Planning & Community Relations and H. Audette, City Clerk.

**19-102** **MINUTES, REGULAR COUNCIL MEETING, APRIL 15, 2019:**  
**Mitchell** That the minutes of the Regular Council meeting held on April 15, 2019, be adopted as  
**Hoenmans** circulated. **Carried**

**19-103** **PROCLAMATION:**  
**George** That we approve the following proclamation and that we authorize the Mayor to authenticate  
**Phillips** same:  

<u>DATE</u>	<u>ORGANIZATION</u>	<u>PROCLAMATION</u>
May 5-11, 2019	Public Safety Canada	<i>Emergency Preparedness Week</i> <b>Carried</b>

## **GENERAL SUNDRY COMMUNICATION ITEMS**

1. Spring 2019: SUMA Urban Voice, Vol. 24, No. 1.

**19-104** **MINUTES, COMMITTEE OF THE WHOLE, APRIL 15, 2019:**  
**Benson** That the minutes of the Committee of the Whole meeting held on April 15, 2019, be adopted  
**George** as circulated. **Carried**

The Committee of the Whole minutes were amended to state that the date of the Official Community Plan Open House was April 29, 2019, not August 29, 2019.

## **FINANCIAL REPORT – MARCH 31, 2019**

## **TAX COLLECTION COMPARATIVE STATEMENT – APRIL, 2019**

## **LEGISLATIVE & FINANCE DEPARTMENT REPORT**

**19-105** **MINUTES, COMMUNITY SERVICES COMMITTEE, APRIL 24, 2019:**  
**Phillips** That the minutes of the Community Services Committee meeting held April 24, 2019, be  
**George** adopted as circulated. **Carried**

## **BUILDING PERMIT REPORT – APRIL, 2019**

## **COMMUNITY SERVICES DEPARTMENT REPORT**

## **PROTECTIVE SERVICES DEPARTMENT REPORT**

**19-106** **MINUTES, WORKS & UTILITIES COMMITTEE MEETING, APRIL 29, 2019:**  
**George** That the minutes of the Works & Utilities Committee meeting held on April 29, 2019, be  
**Benson** adopted as circulated. **Carried**

## **WORKS & UTILITIES DEPARTMENT REPORT**

**PUBLIC HEARING – BYLAW 2019-09 – AMEND ZONING BYLAW 96-09**

Three written submissions were received objecting to Bylaw 2019-09:

1. April 30, 2019: Letter from Marshall Howell - #12 Whitley Street.
2. April 30, 2019: Letter from Stan and Fran Johnson – 11 Carson Street.
3. May 2, 2019: E-mail from Tami Taylor – 13 Carson Street.

The following individuals spoke at the hearing:

1. Irene Frier – has lived in Melfort for 69 years and built a home in 1981, when they were told a public school would be built in the future and no RTMs would be permitted. Laws change, and RTMs were eventually permitted and there is now a skatepark rather than a school, but they do not affect the value of her property. Mixed zoning is happening in Saskatoon and a home is being rented out in the Creekside neighborhood. Mrs. Frier spoke in favor of the amendment as a prospective buyer. She would like to retire to a home requiring less yard maintenance and continue living in the area. The developer is proposing an attractive building, which will equal or possibly surpass the value of existing homes in the area.
2. Maureen Howell – recently bought a home on Whitley Street, moving from a municipality where zoning bylaws were constantly being changed. She feels the R1A zone was a promise made by the City and change has to happen for a good reason. In addition to the Howell letter submitted in objection to the rezone, she stated the following:
  - a) There is no guarantee of an adult-friendly development, as proposed in the developer's letter to the neighborhood.
  - b) This rezone may open up the lots on the east side of Orr Drive for rezoning in the future. The Mayor replied that there are no guarantees; however, he noted that the original proposal that included the east side lots has been defeated once by Council. Councillor Mitchell added that Council is cognizant of existing homeowners' concerns and want to make sure the development fits in the area, therefore, the City is considering the placement of caveats/restrictions on those lots to have control over what is built now and in the future. Lots will be subdivided so that each unit of the semi-detached dwelling will have a separate title.
3. Garfield Hnatiuk – inquired about what is happening with the Planning Committee? Mayor Lang reported that the Official Community Plan and Zoning Bylaw drafts have been released to the public for input. Council will be determining whether this is an effective use of this property and whether it will fit into the existing neighborhood.
4. Fran Johnson – appeared at the previous public hearing for rezoning and wants to ensure the points raised in her letter of opposition to this rezone are acknowledged. Councillor Phillips noted that this is not the same zoning amendment application and there are far more restrictions on this development. The developer did consider other locations for his build, but rejected them.
5. Tami Taylor – although she is not totally against the plan, she is concerned about these duplexes eventually becoming rental properties, which bring other issues such as noise and neglect.
6. Irene Frier – replied that just because these units are semi-detached, it does not mean they will be less maintained than some of the other homes in the area.

**19-107** **BYLAW 2019-09:**  
**George Phillips** That Bylaw 2019-09, being a bylaw to amend Zoning Bylaw 96-09 by rezoning a portion of Blk/Par 105 from R1A to R2, be read a second time. **Carried**

Council directed that development controls be put in place for the Ruisseau East development. Director Lutz advised that the land sale agreement will be brought to Council for approval and the restrictions for an R2 Zone by Contract will be incorporated into the new Zoning Bylaw.

**19-108** **BYLAW 2019-09:**  
**Hoemans Mitchell** That Bylaw 2019-09 be read a third time and passed. **Carried**

**19-109** **BYLAW 2019-13:**  
**Mitchell Hoemans** That Bylaw 2019-13, known as the Public Notice Policy Bylaw, be introduced and read a first time. **Carried**

**19-110** **BYLAW 2019-13:**  
**Phillips George** That Bylaw 2019-13 be read a second time. **Carried**

**19-111** **BYLAW 2019-13:**  
**George Benson** That Bylaw 2019-13 be given three readings at this meeting. **Carried Unanimously**

**19-112** **BYLAW 2019-13:**  
**Hoemans Mitchell** That Bylaw 2019-13 be read a third time and passed. **Carried**

Administration will research the expansion of public notice methods beyond the minimum notice requirements in the bylaw.

### **ANNOUNCEMENTS**

- Councillor Hoemans thanked the individuals who organized and participated in a clean-up of the Memorial Pond.
- The Communities in Bloom flag raising was held at City Hall today. Councillor George advised that CIB is going National this year and needs everyone's help to clean up their properties.
- Director Gilmore encouraged citizens to visit City Hall to view The Weeping Willow Angel, whose future home is at the cemetery. Councillor George added that this piece was commissioned from Rob Jung by Communities in Bloom and they are in the process of fundraising for it.

**19-113** **ADJOURNMENT:**  
**Benson George** That this meeting be adjourned. **Carried**

The meeting adjourned at 6:15 p.m.

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Mayor

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City Clerk