

# **CITY OF MELFORT**

**August 12, 2019**

Minutes of the City of Melfort Regular Meeting held on Monday, August 12, 2019, in the Council Chambers, Melfort, Saskatchewan, commencing at 5:00 p.m.

**PRESENT:** COUNCIL: Mayor Lang and Councillors Mitchell, Phillips, Benson, George, Terry and Hoenmans (by speakerphone).

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.

**19-157  
Mitchell  
George**

## **MINUTES, REGULAR COUNCIL, JULY 8, 2019:**

That the minutes of the Regular Council meeting held on July 8, 2019, be adopted as circulated. **Carried**

## **DELEGATIONS – Discretionary Approval – Third Ave S Six-Plex**

### **Garry Carbno**

Mr. Carbno appeared before Council to express his opposition to the relocation of a six-plex to 107 & 109 Third Ave S proposed by Trevis McConaghy. Mr. Carbno stated that theirs is a unique neighborhood where owners are in the process of improving their properties and cited several areas that would be more appropriate for the project. He feels the City's letter advising of the discretionary approval application was misleading, whereby the residents thought it was new multi-unit construction that had already been approved by Council. He referred to the list of 100% of local residents, attached to his presentation, who have also signed in opposition.

### **Leland Boulanger**

Mr. Boulanger referred to his presentation dated August 4, 2019, pointing out his concerns about potential asbestos and other environmental hazards from old, decommissioned buildings, the effects of low-income rental properties in the neighborhood, the cost of an increased police presence, increased traffic and a decrease in market value. He commented that no one will benefit from this development and these units do not belong anywhere in the city.

### **Linda Carbno**

Mrs. Carbno expressed her concern about the potential market for temporary lodging. Neighborhood residents have invested in improving their properties and a real estate agent advised that property values could decrease by 20% with these rental units close by. She questioned whether a similar project would be built on 111 & 113 Third Ave S if this project is approved? Mrs. Carbno stated that she wishes Cobalt Bay well, but not at their expense.

### **Jason Murray**

Mr. Murray commented that he has four children and there are multiple families on their street. They currently have problems with two rental homes on the street and these low rental units are a big concern, as stated in his letter dated August 7, 2019. He has just put a \$150,000 addition on his home and is very concerned about a potential 20% decrease in value.

### **Holly Currey**

As a new property owner in the City, Mrs. Currey expressed opposition to the project, detailed in her letter dated August 7, 2019, questioning how long these units will last before they become a problem for the City and that 'cheap invites cheap'. She stressed that she holds Council to a higher standard and urged them to give serious consideration of the consequences of their decision, who they speak for and what they speak against.

**Dennis Wood Jr.**

Mr. Wood advised that it is not pleasant sharing an alley with low income rentals and he does not want to share a fence line with these proposed units. Property values are currently increasing in their neighborhood and the south side needs the City to encourage new single family dwellings. Residents on the south side feel neglected and the approval of this project would be another blow, and the start of a decline in the area. Drainage is an issue on the street and pavement has not been done as promised. He stated that until they see infrastructure development in the neighborhood, people will not want to build homes there. Mr. Wood was advised that there is a new storm water drain proposed for the area. Further, City has applied for infrastructure funding and all south side number avenues are on the priority list for waterline replacement.

**19-158**  
**Phillips**  
**George**

**PROPOSED SUBDIVISION – LOT 13, BLOCK 110 & PORTION HODGINS DRIVE:**

That the Council of the City of Melfort approve the subdivision of part of S.E. ¼ Section 6, Township 45, Range 18, W2M, to create new Lot 13, Block 110, and the portion of Hodgins Drive to Highway 41, as shown on the attached Plan of Proposed Subdivision dated July 15, 2019, prepared by Meridian Surveys Ltd. **Carried**

**19-159**  
**George**  
**Phillips**

**PROPOSED SUBDIVISION – PARCELS H & J – BEMISTER PLACE CONDOMINIUMS:**

That the Council of the City of Melfort approve the subdivision of part of Bemister Place Condominiums, Plan No. 102052369, E. 1/2 Section 7, Township 45, Range 18, W2M, to create new Parcels H & J, as shown on the attached Plan of Proposed Subdivision dated June 26, 2019, prepared by George, Nicholson, Franko & Associates, a Division of Meridian Surveys. **Carried**

**19-160**  
**Phillips**  
**George**

**MUNICIPAL HERITAGE ALTERATION – LEGION:**

Whereas Bylaw 91-14 has declared the property known as the former SaskTel building, located on Lots 24 & 25, Block 8, Plan E4566, 101 MacLeod Avenue East, a Municipal Heritage Property;

And whereas the property owner, The Royal Canadian Legion, Melfort Branch No. 30, is proposing an alteration to the designated property, which requires municipal approval;

Be it resolved that the Council of the City of Melfort approve the proposal to remove and replace the steps to the entrance of The Royal Canadian Legion building, as detailed in their e-mail request dated August 2, 2019. **Carried**

**19-161**  
**George**  
**Phillips**

**MUNICIPAL HERITAGE ALTERATION – QUEEN'S BENCH COURT HOUSE:**

Whereas Bylaw 91-15 has declared the property known as the Queen's Bench Court House building, located on Lots 3 - 9, Block 21, Plan G3640, 409 Main Street, a Municipal Heritage Property;

And whereas the property owner, Saskatchewan Property Management Corporation, is proposing an alteration to the designated property, which requires municipal approval;

Be it resolved that the Council of the City of Melfort approve the proposal to replace the roof of the Queen's Bench Court House building, which includes replacing the cedar shakes, eavestroughs and repainting the wood soffit elements and cupola, as detailed in their request dated August 8, 2019. **Carried**

19-162  
Terry  
Benson

### **BRUNSWICK SCHOOL CROSSING IMPROVEMENTS:**

That we approve the reallocation of capital funding in the amount of \$117,273.18 plus applicable taxes, from the 2019 unexpended budget for LED lighting at the airport, to fund the Brunswick School crossing improvements from the Trans-Airport Equip/Site/Facilities reserve. **Carried**

### **GENERAL SUNDRY COMMUNICATION ITEMS**

1. Summer 2019: SUMA Urban Voice, Vol. 24, No. 2.
2. Jul 4/19: Mayor P. Mood, Yarmouth, NS re: invitation to attend Communities in Bloom Symposium and Awards Sept 25-28, 2019.
3. May 2/19: S. Finn, CN Corporate Services re: 2019 edition of CN in your Community – CN's 100<sup>th</sup> birthday.
4. Jun/2019: Water Loss Statement – Plant Consumptions vs Billed Consumptions.
5. Jul 23/19: Water Security Agency – Lagoon Compliance Inspection
6. Aug/19: Ed Donais – objection to discretionary approval for a six-plex on 3<sup>rd</sup> Avenue S.
7. Aug 8/19: Allan & Kerri Beuker – objection to discretionary approval for a six-plex on 3<sup>rd</sup> Avenue S.

19-163  
George  
Mitchell

### **MINUTES, LEGISLATIVE & FINANCE COMMITTEE, JULY 22, 2019:**

That the minutes of the Legislative & Finance Committee meeting held on July 22, 2019, be adopted as circulated. **Carried**

19-164  
Mitchell  
George

### **2018 SURPLUS ALLOCATION:**

That Council approve the following 2018 surplus allocations:

<u>Surplus</u>	<u>Amount</u>	<u>Reserve</u>
General Operating	\$ 2,930	Special Capital – 50%
	\$ 2,930	Facility Maintenance – 50%
Landfill Operating	\$226,948	Waste Disposal Site Reserve
Waste Collection Operating	\$ 64,834	Waste Disposal Site Reserve
<u>Deficit</u>	<u>Amount</u>	<u>Reserve</u>
Utility Operating	\$156,726	Water Rate Stabilization Fund

Further, that the 2018 utility deficit, funded from the Water Rate Stabilization Fund, be replenished through future utility operating surpluses. **Carried**

19-165  
George  
Mitchell

### **AMEND CONFERENCE/CONVENTION/LOCAL EVENTS POLICY 1.2.10:**

That we approve the amendment of City of Melfort Policy 1.2.10, entitled "*Conference/Convention/Local Events*". **Carried**

### **FINANCIAL STATEMENT – 2<sup>ND</sup> QUARTER TO JUNE 30, 2019**

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

### **LEGISLATIVE & FINANCE DEPARTMENT REPORT**

19-166  
Terry  
Benson

### **MINUTES, PROTECTIVE SERVICES COMMISSION, JULY 9, 2019:**

That the minutes of the Protective Services Commission meeting held on July 9, 2019, be received. **Carried**

19-167  
Phillips  
George

**MINUTES, COMMUNITY SERVICES COMMITTEE, JULY 24, 2019:**

That the minutes of the Community Services Committee meeting held on July 24, 2019, be adopted as circulated. **Carried**

19-168  
George  
Phillips

**ADOPT MAINTENANCE OF BOULEVARDS POLICY 7.1.80:**

That we adopt City of Melfort Policy 7.1.80, entitled "*Maintenance of Boulevards*". **Carried**

Councillor Phillips declared financial conflict of interest and exited the meeting at 6:31 p.m.

19-169  
Mitchell  
George

**DISCRETIONARY APPROVAL – 110 & 112 SASK DR W – CAR DEALERSHIP LOT:**

That in accordance with subsection 10.7.2(4) of Zoning Bylaw 96-09, we grant discretionary approval to Orr's Furniture & Appliances Ltd. for the establishment of a car dealership parking lot on Lots 14-17, Blk/Par 2, Plan E4566, Ext. 0, 110 & 112 Saskatchewan Drive West, which is a discretionary use in a C1 - Retail Commercial District, subject to compliance with all applicable municipal, provincial and federal acts and regulations. **Carried**

Councillor Phillips returned to the meeting at 6:33 p.m.

19-170  
George  
Phillips

**DISCRETIONARY APPROVAL – 107 & 109 THIRD AVE S – SIX-PLEX MULTI-UNIT:**

That in accordance with subsection 10.4.2(1) of Zoning Bylaw 96-09, we grant discretionary approval to Trevis McConaghy to develop a six-plex, multi-unit structure on Lots 4-5, Blk/Par 8, Plan I362, 107 & 109 Third Avenue South, which is a discretionary use in an R2 – Medium Density Residential District, subject to compliance with all applicable municipal, provincial and federal acts and regulations. **Motion Defeated**

**MUNICIPAL POLICING REPORT – JUNE, 2019**

**COMMUNITY SERVICES DEPARTMENT REPORT**

**PROTECTIVE SERVICES DEPARTMENT REPORT**

19-171  
Terry  
Benson

**MINUTES, WORKS & UTILITIES COMMITTEE, JULY 31, 2019:**

That the minutes of the Works & Utilities Committee meeting held on July 31, 2019, be adopted as circulated. **Carried**

**WORKS & UTILITIES DEPARTMENT REPORT**

19-172  
Phillips  
George

**BYLAW 2019-18:**

That Bylaw 2019-18, being a bylaw to adopt an Official Community Plan for the City of Melfort, be introduced and read a first time. **Carried**

19-173  
George  
Phillips

**BYLAW 2019-19:**

That Bylaw 2019-19, being a bylaw to adopt a Zoning Bylaw for the City of Melfort, be introduced and read a first time. **Carried**

A public hearing will be held on Wednesday, September 25, 2019, at 5:00 pm to hear all Comments on the proposed Official Community Plan and Zoning Bylaw.

**ANNOUNCEMENTS**

- Councillor George reported that the national Communities in Bloom judges were impressed during their visit July 15-17 and will be releasing the results of the competition on September 29, 2019.

- The City Manager advised that September 4, from 6-9 pm at the Kerry Vickar Centre, the City will be hosting Community Connections where community organizations will be represented to take program registrations and recruit volunteers.
- The Spruce Haven Spray Park has been selected for a video/photo shoot for Aquatix on Wednesday, August 21<sup>st</sup>. If children wish to participate they must register. Contact City Hall for more information.
- On behalf of Council and City staff, Mayor Lang offered condolences to the family of Lester Holoien, a former long-time city employee.

19-174  
Terry  
Benson

**ADJOURNMENT:**

That this meeting be adjourned. **Carried**

The meeting adjourned at 7:01 p.m.

---

Mayor

---

City Clerk