

**CITY OF MELFORT
SPECIAL COUNCIL MEETING
September 25, 2019**

Minutes of the City of Melfort Special Meeting held on Wednesday, September 25, 2019, in the City Hall Council Chambers, Melfort, Saskatchewan, commencing at 5:00 p.m.

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

STAFF: R. Danberg, City Manager; J. Everitt, Director of Protective Services; B. Lutz, Director of Planning, Development & Community Relations and H. Audette, City Clerk.

Mayor Lang welcomed Ms. Leanne DeLong and Mr. Jim Walters, Consultants from Crosby, Hanna & Associates who have been assisting the City in the preparation of the new Official Community Plan and Zoning Bylaw.

PUBLIC HEARING

BYLAW 2019-18: Official Community Plan and BYLAW 2019-19: Zoning Bylaw

Ms. DeLong gave an overview of the new Official Community Plan, which reflects goals and policies for a twenty-year timeframe using a growth scenario of population up to 10,000. She described some of the new aspects of the Zoning Bylaw, which is used to implement the City's Official Community Plan. Mayor Orr called the Public Hearing to order.

Pastor R. Cashman – Melfort Emmanuel Baptist Church

Pastor Cashman inquired whether the proposed rezone of the Emmanuel Baptist Church from Residential to Community Service will affect their tax status or result in any required improvements to their facility? Ms. DeLong replied that the existing church can be accommodated on the property and will require no changes to the building. Further, the rezone will not affect the Church's tax status, to which Pastor Cashman replied that he was satisfied.

Wayne Claggett

Mr. Claggett commented that his land is zoned FUD – Future Urban Development, but is designated Industrial on the Future Land Use Map. Ms. DeLong advised that his FUD zoning does not change under the new Zoning Bylaw; however, if a proposal were to come forward, or if and when the zoning needs to be aligned with the Future Land Use Map, there would be an opportunity to work with the City to change the zoning in the area if it is based on sound planning concepts. The Director of Planning, Development & Community Relations commented that proposed uses on the Future Land Use Map are speculative and can be changed in the future if necessary.

Mr. Claggett questioned why he is just hearing about this process now, to which the Clerk replied that the City held a public information session last fall, an open house in April, followed by this public hearing. All events were advertised to the public in the newspaper, on social media and the documents have been available on the City website for viewing.

Correspondence – Rural Municipality of Flett's Springs No. 429

Council was provided with a copy of a letter from the RM of Flett's Springs dated September 24, 2019, objecting to the Future Land Use Map due to the potential impact on their ratepayers.

The Director of Planning, Development and Community Relations reported that the City has engaged with the surrounding rural municipalities to schedule an inter-municipal meeting in November to discuss matters of general interest, which will include any concerns raised in this letter.

Garfield Hnatiuk

Mr. Hnatiuk noted that his zoning (at 11 Orr Drive) is changing from R1A to R1 and questioned why his minimum front yard is being changed. The Director of Planning, Development and Community Relations explained that the north leg of Orr Drive currently has a minimum front yard of 7.5 metres as an exception in the R1A zone, which requires a minimum front yard of 4.57 metres. The north leg of Orr Drive is being rezoned to R1, which requires a minimum front yard of 7.5 metres; therefore, Mr. Hnatiuk's minimum front yard requirement will not change.

**19-184
Benson
Mitchell**

AMEND 2019 UTILITY CAPITAL BUDGET – 3RD AVE STORM SEWER:

That we approve the increased scope of the 3rd Avenue Storm Sewer project and a revision to the 2019 Utility Capital Budget from \$75,000.00 to \$194,620.00, to be funded as follows:

Existing capital budget – 3 rd Avenue	\$ 75,000.00
Defer Data Collector until meters are replaced	38,000.00
Defer Sask Dr S east side waterline extension	59,500.00
Engineering costs – funded from Land Development Fund	<u>22,120.00</u>
Revised 2019 Capital Budget – 3rd Avenue Storm Sewer	\$194,620.00
Carried	

Council recessed at 5:25 p.m. for an in-camera Committee of the Whole meeting and resumed the Special Council meeting at 5:57 p.m.

**19-185
Mitchell
Benson**

HELIPORT SERVICE CONTRACT:

That we approve the Agreement between the City of Melfort and JD Carpentry – Project Management Services: Jason de Haan, for the pre-construction phase (approximately a two-month term) of the Heliport Project, to review the revised plans, supply a preliminary revised construction budget and work with the Municipal Health Advocacy Committee to break down the construction budget for the purpose of soliciting donations of gifts-in-kind, in accordance with the terms of the Project Management Contract. **Carried**

Mayor Lang noted that the timeline in the Agreement will be changed to October – November, 2019.

19-186
Mitchell
Benson

ADJOURNMENT:

That this meeting be adjourned. **Carried**

The meeting adjourned at 5:58 p.m.

Mayor

City Clerk