

CITY OF MEADOW LAKE

REGULAR COUNCIL MEETING
April 28, 2014

M I N U T E S

PRESENT:

Mayor:	Gary Vidal	Diana Burton, City Manager
Councillors:	Layne Shkopich	Cheryl Dodds, City Clerk
	Merlin Seymour	Neil Marsh, Fire Chief/Building Official
	Curtis Paylor	Phil Ambroziak, Northern Pride
	Conrad Read	Ryan King, AECOM
	Annette Klassen	Ralph Balanik
Regrets:	Deputy Mayor	Kathleen Gazey
	Elaine Yaychuk	Chris MacFarlane
		Howard Thompson

Mayor Gary Vidal called the meeting to order at 7:00 p.m.

109/14

PAYLOR - KLASSEN

That the amended agenda be adopted as a guideline for the meeting.

CARRIED

110/14

SEYMOUR - PAYLOR

That the Minutes of the Regular Council Meeting of April 14, 2014 be approved.

CARRIED

BUSINESS ARISING FROM THE MINUTES:

Marlie Bundschuh informed the City Clerk she has successfully raised the funding she requires for the Saskatchewan Miss Teenage Canada Pageant 2014.

HEARING:

Discretionary Use Development Application – 509 – 2nd Avenue West –
7-Plex Unit

Mayor Vidal explained the hearing process prior to the hearing being opened.

Mayor Vidal opened the hearing at 7:08 p.m.

The City Clerk reported three letters of concern had been received regarding the development. The writers were Kathleen Gazey, Audrey Marsh and Chris MacFarlane. Members of Council were given copies.

Ralph Balanik expressed concern there would be another rental property on his block, the infrastructure would be affected as the water pressure was already low, as time passed maintenance on the unit would not be kept up, and that it would be situated almost in the middle of the block. He felt the lot could be subdivided and two houses could be built there instead.

Kathleen Gazey also spoke to the development. Her concerns are safety, the size of the development will take up a large portion of the property leaving very little green space, the units will always be rental properties and not sold, the infrastructure and poor water pressure, and drainage issues.

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Chris MacFarlane indicated the need for rental properties in the City and that because it is a rental doesn't mean it will be a bad thing. He did state there is a place for this type of development and Council needs to get a plan in place defining where multi-unit developments should go as this keeps coming up.

Howard Thompson, applicant for the development, stated there this building would be for people 55+ and there is a need for this type of unit in the community. Because of this, there will not be any children there full time. There will be one bathroom per unit. His concern is the drainage in this area needs to be fixed as it is below grade. The building itself is within the square footage regulations allowed for this property. Some people indicated their property value would decrease, but he believes it will increase with this development nearby.

Council was given the opportunity to ask questions of Mr. Thompson and administration related to the development.

Councillor Klassen thought there were going to be three-bedroom units. Mr. Thompson said they had to change the design to fit the lot, so the end unit has three bedrooms.

Councillor Paylor asked if the access to the units would be on the west side, is the present house being condemned, and will the yard be fenced? Mr. Thompson confirmed access would be on the west side, the present house is being demolished, and he plans on fencing the yard along the alley. His preference would be to close off the alley permanently with a fence.

Councillor Seymour mentioned the lot is low and will the lot be built up? Mr. Thompson said he would build up the lot to the alley level for drainage to flow to the front of the property and onto the street drainage system.

Mayor Vidal asked how the parking and traffic access would work from the front to the back. Mr. Thompson said there would be a 16 foot lane running north and south and there would be 18 foot driveways in front of the garage of each unit. Mayor Vidal also asked how the 55+ age limit will be enforced. Mr. Thompson said they are not sure but they will put some kind of policy in place. They checked with the Human Rights Commission and it could be set at 55 but not lower. The question of whether the City could stipulate age as one of the regulations was put forward. The City Manager believed not, that it would be the owner's responsibility, but that the City could check into that further.

Mayor Vidal closed the hearing at 7:32 p.m.

REPORTS/MINUTES:

111/14 KLASSEN - SHKOPICH
That the RCMP report be received.

CARRIED

112/14 PAYLOR - SHKOPICH
That the Fire Chief/Building Official's monthly report be received.

CARRIED

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- 113/14 READ - SHKOPICH
That the Minutes from Lakeland Library Regional Annual Board & Executive Meeting of April 12, 2014 be received.

CARRIED

CORRESPONDENCE:

- 114/14 KLASSEN - READ
That the following correspondence be received for filing:

Prairie North Health Region
Meadow Lake & District Museum & Historical Society
Government of Saskatchewan Disability Strategy
Interagency Committee
Meadow Lake Stampede Association
Meadow Lake Lions Club
Cst. J. Tremblay, RCMP

CARRIED

- 115/14 READ - SEYMOUR
That the Meadow Lake Stampede Association parade route be approved as presented for Monday, June 2, 2014, starting at 7:30 p.m.

CARRIED

COUNCIL ENQUIRIES:

Councillor Read asked if the section of pavement on the west side of Bridger Drive, in front of Young's, is getting repaired this year? The City Manager believes it is but will check into this.

Councillor Seymour mentioned the signage along Railway Avenue and that some of it is in disrepair and fallen over. He asked if this could get cleaned up.

Councillor Klassen mentioned the section of road dug up in front of the hospital, on the east side of the boulevard in the 700 block, is in very bad shape and could it get fixed. She also asked if the City could apply to the Kinsmen Foundation for the other 25% for the new handivan lift. The City Manager will check into this. Councillor Klassen also mentioned it would be nice to see who the active members are with the Meadow Lake & District Chamber of Commerce. The City Clerk informed Council the Chamber of Commerce has been contacted and they will be supplying an up-to-date membership list before the next Council meeting.

Councillor Shkopich mentioned the intersection at 9th Avenue West and Highway 4 is also very bad. An accident could happen as vehicles are swerving into the other lane to avoid the potholes.

OLD BUSINESS:

None

NEW BUSINESS:

- 116/14 KLASSEN - SHKOPICH
That the Accounts Payable for the month of March, 2014 relating to cheque numbers 4312 to 4448 for the total amount of \$444,931.85, and Payroll cheques for the total amount of \$113,469.84 be approved for payment.

CARRIED

cd
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117/14 KLASSEN - READ
That the March, 2014 Financial Statements be approved.

CARRIED

118/14 PAYLOR - SEYMOUR
That Council allow Ryan King to speak to the infrastructure needed for a 7-plex development prior to voting on motion #117/14.

CARRIED UNANIMOUSLY

119/14 PAYLOR - SEYMOUR
That the Discretionary Development Permit Application for Howard Thompson to construct a 10,741 square foot 7-plex multi-unit residential dwelling on Lot 8, Block 1, Plan AZ4936, Ext. 0; also known as 509 – 2nd Avenue West, be approved.
Councillor Klassen requested a recorded vote.

FOR: None AGAINST: Read
 Klassen
 Paylor
 Vidal
 Shkopich
 Seymour

DEFEATED

120/14 PAYLOR - READ
That That the Discretionary Development Permit Application for Howard Thompson to construct a 10,741 square foot 7-plex multi-unit residential dwelling on Lot 8, Block 1, Plan AZ4936, Ext. 0; also known as 509 – 2nd Avenue West, be denied based on the fact it does not meet the following criteria:

- a) consistency with the character and scale of existing developments;
- b) fit with the residential frontage typical of the community;
- c) evidence of significant community support for the proposed use;
- d) located on a corner lot.

CARRIED

121/14 READ - KLASSEN
That the City of Meadow Lake exchange Municipal Reserve Parcel 149820688, Lot R3, Block 6, Plan AZ4936, Ext. 2, with Parcel 130329514, Lot 6, Block 6, Plan AZ4936, Ext. 0, and Parcel 130329479, Lot 7, Block 6, Plan AZ4936, Ext. .0; and

That Parcel 149820688, Lot R3, Block 6, Plan AZ4936, Ext 2, be tendered for sale; and

That public notice of this exchange and sale be given and the necessary documentation and bylaws be prepared.

CARRIED

122/14 READ - SHKOPICH
That City Council go to a closed meeting, as defined in Section 94(2) of *The Cities Act*, to discuss one of the exemptions in Part III of the Local Authority Freedom of Information and Protection of Privacy Act.

CARRIED

Council entered a closed meeting at 8:33 p.m.

The closed meeting adjourned at 9:50 p.m. and the Regular Council Meeting re-convened at this time.

123/14 KLASSEN – PAYLOR
That Council adopt the 2006 Northwest Commercial/Industrial Development Final Report prepared by AECOM as the concept design for this area and include it in our draft Official Community Plan and Zoning Bylaw.

CARRIED

124/14 READ - SEYMOUR
That the subdivision application for Gordon and Clara Clark for proposed Parcels O and P on LSD 15 and 16 ¼ Section 27-59-17-W3M be required to comply with the Northwest Commercial/Industrial Development concept design.

CARRIED

125/14 PAYLOR - READ
That Council adopt the 2010 South Residential/Commercial Development Concept Plan and its inclusion in the Official Community Plan.

CARRIED

126/14 READ - KLASSEN
That Council approve the draft servicing agreement with Prairie North Regional Health Authority subject to the following insertions:


Article 5.1 – Fee for Application and Review: *“The Developer agrees to pay, upon execution of this Agreement, a fee to the City in the sum of \$5,000 as consideration for the City entering this Agreement, and in recognition of the City’s costs in connection herewith.”*

Schedule C – Offsite Servicing Fees: *“The offsite servicing fee shall be the full recovery of the costs incurred by the City for the inspection of the work. This fee is due and to be paid upon receiving the Construction Completion Certificates, with any outstanding balance payable at the end of 36 months after the signing of this agreement, whichever is earlier.”*

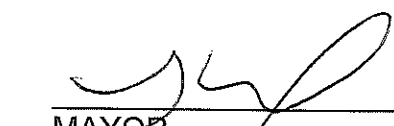
CARRIED

ADJOURNMENT:

127/14 PAYLOR
That the meeting be adjourned at 9:54 p.m.



CITY CLERK



MAYOR