

Council Chamber  
City Hall, Saskatoon, Sask.  
Monday, November 23, 1998  
at 7:00 p.m.

## **MINUTES OF THE SPECIAL MEETING OF CITY COUNCIL**

**PRESENT:** His Worship Mayor Dayday in the Chair:  
Councillors Atchison, Harding, Heidt, Langford, Maddin, Roe,  
Sternberg and Waygood;  
A/City Manager Richards;  
City Solicitor Dust;  
General Manager Planning and Building Coveyduck  
Plan Saskatoon Project Co-ordinator Grauer  
Traffic Operations Engineer Cook  
City Clerk Mann;  
City Councillor's Assistant Holmstrom

### **PROPOSED DEVELOPMENT PLAN - BYLAW NO. 7799** **PROPOSED ZONING BYLAW - BYLAW NO. 7800**

*General Manager Planning and Building Department Coveyduck gave an overview of the Plan Saskatoon process used to develop the Proposed Development Plan Bylaw No. 7799 and the Proposed Zoning Bylaw No. 7800.*

*Moved by Councillor Sternberg, Seconded by Councillor Langford,*

*THAT the report dated November 10, 1998, of the General Manager, Planning and Building Department be brought forward and considered.*

*CARRIED.*

**TO:** City Clerk (Special Council Meeting - Plan Saskatoon)  
**FROM:** General Manager, Planning and Building Department  
**DATE:** November 10, 1998  
**SUBJECT:** Plan Saskatoon Project - Proposed Zoning Bylaw No. 7800  
**FILE NO:** PL4114-1

---

#### **RECOMMENDATION:**

- 1) that Section 9.4.2 of proposed Zoning Bylaw No. 7800 be amended by including "multiple-unit dwellings" as a permitted use in the M4 district, together with the following minimum development standards:

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 2**

site width	15 metres
site depth	30 metres
site area	450 square metres
front yard	3.0 metres, except for properties fronting on Spadina Crescent, north of 19 <sup>th</sup> Street and south of 25 <sup>th</sup> Street, where the front yard shall be 6.0 metres
side yard	1.5 metres, however, the side yard shall be increased in width by 0.3 metres for each additional storey above three storeys, excluding any permitted penthouse; provided further that on a corner site along a flanking street or lane the side yard need not exceed 3.0 metres
rear yard	3.0 metres, with the rear yard having an average minimum depth of 3.0 metres, and a minimum depth of not less than 1.5 metres
building height	limited by a floor area ratio of 5:1
amenity space	5 square metres per dwelling unit; and,

- 2) subject to Council's approval of Bylaw No. 7800, and in accordance with Section 211(2) of *The Planning and Development Act, 1983*, that the Minister of Municipal Affairs, Culture and Housing be requested to dispense with the advertising requirements associated with the amendment to Section 9.4.2 of Zoning Bylaw No. 7800.

*ADOPTED.*

**BACKGROUND**

As an oversight, the M4 institutional zoning district in the proposed Zoning Bylaw does not include multiple-unit dwellings as a permitted use. The M4 district is located primarily near the riverbank in the downtown area and is clearly intended to accommodate multiple-unit dwellings, including high density building forms.

**JUSTIFICATION**

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 3**

The stated purpose of the M4 district is, in part, 'to facilitate high density residential uses within and near the downtown area'. This purpose was advertised in the Plan Saskatoon newspaper supplement, and has always been a key objective of the new Development Plan and Zoning Bylaw. In addition, the text of the proposed Bylaw contains several other references to multiple-unit dwellings being a permitted use in the M4 district, including the provision of parking standards for multiple-unit dwellings.

**OPTIONS**

The only other option to the recommended action is to amend the new Zoning Bylaw following its initial adoption, using the normal advertising procedure. This option is not recommended as it would involve a further \$2,000 advertising expenditure and would take about 10 to 12 weeks to complete the Bylaw amendment process.

Given that the recent Plan Saskatoon advertising supplement clearly stated that the M4 district is intended to facilitate multiple-unit dwellings, any further advertising would be redundant. Furthermore, Section 211(2) of the *Planning and Development Act, 1983* is intended to resolve minor oversights in the drafting of zoning bylaws, such as this case."

**HEARINGS**

- 1. Hearing - Proposed Development Plan  
Proposed Bylaw No. 7799  
(File No. CK. 4110-3)**

**REPORT OF CITY CLERK:**

"Attached is a copy of Clause 1, Report No. 17-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on October 5, 1998.

Notice of this Hearing appeared in the local press on October 17 and October 24, 1998.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendments prior to its consideration of Bylaw No. 7799, copy attached.

Also attached are copies of the following communications:

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL**  
**MONDAY, NOVEMBER 23, 2002**  
**PAGE 4**

- Letter dated October 20, 1998 from Andrea Latsay, 157 Wedge Road, requesting permission to address Council;
- Letter dated October 21, 1998 from Rusty Chartier, 1245 Avenue O South, requesting permission to address Council;
- Letter dated October 23, 1998 from Guy and Janice Amundrud, 1 McAskill Crescent, requesting permission to address Council;
- Letter dated October 26, 1998 from Grady and Indira Goodman, 125 Rossmo Road, requesting permission to address Council;
- Letter dated October 28, 1998 from Larry Wolfe, President, Saskatoon Prairie Lily Chapter, Good Sam Club, requesting permission to address Council;
- Letter dated November 3, 1998 from Terry Boucher, 4 - 1910 Main Street, requesting permission to address Council;
- Letter undated from Shirley Ryan, Executive Director, North Saskatoon Business Association, requesting permission to address Council;
- Letter dated November 12, 1998 from Sean Junor, VP Government Affairs and Leslee Olfert, General Manager, University of Saskatchewan Student's Union, requesting permission to address Council;
- Letter dated November 16, 1998 from Annette Pshebylo, President, De Ville Limousine Service, requesting permission to address Council;
- Letter dated November 18, 1998 from Ian S. Buckwold, Vice President Legal and Corporate Affairs, the Concorde Group of Companies, requesting permission to address Council;
- Letter dated November 18, 1998 from Richard Gryschuk, 11 Baldwin Crescent, requesting permission to address Council;
- Letter dated November 18, 1998 from Diane Sawatzky, 202 - 25<sup>th</sup> Street West, requesting permission to address Council;
- Letter dated November 17, 1998 from Lee B. Farrell, President, Connoisseur Limousine Service Inc., requesting permission to address Council;
- Letter dated November 18, 1998 from Dr. Monte Keene Pishny-Floyd and Annette Floyd, 521 Albert Avenue, requesting permission to address Council;
- Letter dated November 18, 1998 from Craig J. Kuse, Corporate Counsel, ICR Ashford Commercial Real Estate, representing Burrton Lumber, Natcan Leasing Inc., Cantana Investments Limited, Kenmore Land Co. Ltd., Investors Group Trust Co. Ltd. , River City Centre Inc., Dynavest Corporation, Westwind Investments Ltd., Husky Oil, and Pinnacle Developments Inc., requesting permission to address Council;
- Letter dated November 26, 1998 from Norm Robin, 422 Spadina Crescent West, requesting permission to address Council;
- Letter dated November 18, 1998 from Elmer Scheltgen, 606 Avenue B North, requesting permission to address Council;

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL**  
**MONDAY, NOVEMBER 23, 2002**  
**PAGE 5**

- Letter dated November 19, 1998 from El Hrytsak, 135 Avenue K South, requesting permission to address Council;
- Letter dated November 23, 1998 from Ray Fehr, Saskatoon Autobody Association (SABA), requesting permission to address Council;
- Letter undated from Tom Pinkham, President, Colony 2000 Development, requesting permission to address Council;
- Letter dated November 18, 1998 from Byron J. Reynolds, Chairperson, Municipal Advocacy Committee, Saskatchewan Home-Based Business Association, Saskatoon Chapter, requesting permission to address Council;
  
- Letter undated from K. R. Mitchell, Bus #98, Hertz Northern Bus Inc.;
- Letter dated October 21, 1998 from Shirley Fortin, 221 Brock Crescent;
- Letter dated October 20, 1998 from Bill Webster, Night Owl Audio;
- Letter dated October 21, 1998 from Gordon MacKinnon, 183 Meilicke Road;
- Letter dated October 22, 1998 from Doug and Lucille Fergusson;
- Letter dated October 26, 1998 from Ray Johnson, Box 25063, Saskatoon;
- Letter dated October 24, 1998 from Cheryl Hodge, 434 St. Laurent Crescent;
- Letter undated from Grant Ireland, 905 Avenue S North;
- Letter dated October 21, 1998 from Bob Dishaw, 823 Brightsand Terrace;
- Letter dated October 25, 1998 from H. Ryan, 521 Bate Crescent;
- Letter dated October 20, 1998 from Russell Pohoreski, Russell's Contracting Ltd.;
- Letter dated October 29, 1998 from Merv Hepp, 19 Crimp Place;
- Letter dated October 18, 1998 from Colin Wilson, 143 Steiger Crescent;
- Letter dated October 29, 1998 from James Porter, 340 Avenue K North;
- Letter dated October 28, 1998 from Ken Elder, 82 Arnason Crescent;
- Letter dated October 31, 1998 from Kelly Lardner, 342 Armstrong Way;
- Letter dated October 23, 1998 from Barry McKenzie, 5 Moxon Crescent;
- Letter dated November 2, 1998 from Doris Pascoe, 1020 Lansdowne Avenue;
- Letter dated October 28, 1998 from Barbara Schwab, 94 Laurentian Drive;
- Letter dated October 28, 1998 from Mrs. D. McLellan, 212 Campion Crescent;
- Letter dated October 29, 1998 from Randy and Barb Fischer, 2 Richmond Place North;
- Letter dated October 29, 1998 from Bill Greig, 402 Ball Way;
- Letter dated October 29, 1998 from Susan Wagner, 224 - 11<sup>th</sup> Street East;
- Letter undated from Steve D. Robinson, 130 Podiluk Court;
- Letter dated October 30, 1998 from Mary Slusar, 307 George Road;
- Letter dated October 19, 1998 from Gene P. Searcy, 221 Copland Crescent;
- Letter dated November 2, 1998 from Brendan Brown, 1322 - 1<sup>st</sup> Avenue North;
- Letter dated November 5, 1998 from Tony Nuspl, 440 Avenue G South;

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 6**

- Letter dated November 8, 1998 from Elwood and Wilma Holler, 5 MacDermid Crescent;
- Letter dated November 5, 1998 from Brian and Theresa Kostyk, 619 Brightsand Crescent;
- Letter dated November 5, 1998 from Mark Ratz, 504 - 32<sup>nd</sup> Street West;
- Letter dated November 5, 1998 from Mr. and Mrs. Brent Kostyk, 610 Brightsand Crescent;
- Letter dated November 5, 1998 from resident (signature illegible), 118 Lavalee Place;
- Letter dated November 6, 1998 from Margo Parnell, 1127 - 12<sup>th</sup> Street East;
- Letter undated from Brian Sawatzky, 26 Carrothers Court;
- Letter dated October 29, 1998 from Joan Lochel, 115 Costigan Road;
- Letter dated November 12, 1998 from R. F. Fitzpatrick, 227 Huron Court;
- Letter dated November 12, 1998 from Reg Broughton, 930 Kingsmere Boulevard;
- Letter dated November 16, 1998 from Robert Schultz, 326 Brunst Crescent;
- Letter dated November 10, 1998 from Randy L. Meidl, President, Saskatoon Motor Dealers Association;
- Letter dated November 5, 1998 from Miro and Virginia Kostyk, 106 Braemar Crescent;
- Letter undated from Danny Miles;
- Letter dated November 12, 1998 from M. K. Shearer, 6 John East Avenue;
- Letter dated November 12, 1998 from Lisa Peters, 108 - 115<sup>th</sup> Street East;
- Letter dated November 12, 1998 from Albert and Lois Morrison, 1006 - 33<sup>rd</sup> Street West;
- Letter dated November 10, 1998 from Wayne Kerr, 66 Phillips Crescent;
- Letter undated from Colin W. Grant, Director of Housing, Lutheran Sunset Home of Saskatoon;
- Letter dated November 10, 1998 from Eveline Schuster, 209 Hilliard Street West;
- Letter dated November 12, 1998 from Carl Hanson, Wagonmaster, Rambling Rovers Trailer Club;
- Letter dated November 15, 1998 from Ed and Carrie Ranger, 3342 Diefenbaker Drive;
- Letter dated November 9, 1998 from Anne Dyck, 1120 Macklem Drive;
- Letter dated November 10, 1998 from Judy Slavinski, 3521 - 33<sup>rd</sup> Street West;
- Letter dated November 16, 1998 from Darlene and Doug Lockinger, 1012 Avenue E North;
- Letter dated November 5, 1998 from Al Stoski, 322 Emmeline Road;
- Letter dated November 5, 1998 from Julian Dziadyk, 102 Lavalee Place;
- Letter dated November 12, 1998 from Mary Kohanski, 446 Montreal Avenue South;
- Letter dated November 9, 1998 from Bayne and Susan Melrose, 75 Bain Crescent;

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL**  
**MONDAY, NOVEMBER 23, 2002**  
**PAGE 7**

- Letter dated November 16, 1998 from Darwin Seed, 2-2410 Richardson Road;
- Letter dated November 16, 1998 from Ken Achs, President, Mid-West Development (2000) Corp.
- Letter dated November, 1998 from Carley Hansen, 3406 Dieppe Street;
- Letter dated November 16, 1998 from Lil Zerebeski, 425 Avenue P North;
- Letter dated November 7, 1998 from Dale Patterson, 3 Porteous Crescent, submitting a petition with 20 signatures;
- Letter dated November 15, 1998 from Cam M. Sikorsky, 134 Podiluk Court;
- Letter dated November 17, 1998 from Connie Roy, 542 Assiniboine Court;
- Letter dated November 17, 1998 from Raymond W. Rees, 1524 Wiggins Avenue South;
- Letter dated November 16, 1998 from Doreen and Bob Learmonth, 29 Rutter Crescent;
- Letter undated from Wesley Worobec, Vice President, Silverspring Community Association;
- Letter dated November 9, 1998 from Robert Court and William Hryciw, 644270 Saskatchewan Ltd.;
- Letter dated November 17, 1998 from Henry Savoie, President and General Manager, Auto Clearing (1982) Ltd.;
- Letter dated November 16, 1998 from Kim Mah, 831 - 2<sup>nd</sup> Street East;
- Letter dated November 17, 1998 from Roy Swanson, Apollo Machine & Products Ltd.;
- Letter undated from David and Margaret Pillipow, 608 Avenue G South;
- Letter dated November 16, 1998 from Jim Christie, Commercial Sandblasting & Painting Ltd.;
- Letter dated November 16, 1998 from John Hume, Precision Auto Body Repairs Ltd.;
- Letter dated November 13, 1998 from Gordon Bell, G. J. Bell International Trucks Ltd.;
- Letter dated November 16, 1998 from Mervin Grzybowski, Vice President, Chief Financial Officer, Dynavest Corporation;
- Letter dated November 16, 1998 from M. Lazareck, S & L Holdings Ltd.;
- Letter dated November 17, 1998 from Hilary Goldenberg, Russel Metals, Inc.;
- Letter dated November 17, 1998 from Conrad Leclerc, 79 Schwager Crescent;
- Letter dated November 12, 1998 from Phill Elenko, Partner, Ron Ritchie, Partner, Ashford Commercial Property Services;
- Letter dated November 18, 1998 from G. N. Wensley, 2018 Pembina Avenue;
- Letter dated November 18, 1998 from John Dubets, 801 Weldon Avenue;
- Letter dated November 17, 1998 from Peter Bramwell, 434 Birch Crescent;
- Letter undated from Gordon Kenney, 1675 Lancaster Crescent;

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 8**

- Letter undated from Dave Therres, 50 Henigman Place, submitting a petition with 19 signatures;
- Letter dated November 17, 1998 from Ray Korpan, Korpan Tractor & Parts (850 - 60<sup>th</sup> Street East, 2920 Idylwyld Drive North, 2720 Millar Avenue, 905 - 51<sup>st</sup> Street East);
- Letter dated November 18, 1998 from Lauren Barrett, 2613 Melrose Avenue;
- Letter undated from Shawn Koeckertz;
- Letter undated from Maureen Scharf, 34 Harvard Crescent;
- Letter dated November 18, 1998 from George Redekopp, Grandwest Enterprises Inc.;
- Letter dated November 18, 1998 from Paul Tiessen, Tiessen Equities Inc.;
- Letter dated November 17, 1998 from Jeff Howsam, Northstar Innovative Developments Inc.;
- Letter dated November 18, 1998 from Phil Gerbrandt, 38 Robinson Crescent;
- Letter dated November 18, 1998 from Glenn T. Sollosy, 606 Avenue S North;
- Letter dated November 18, 1998 from Janice Amundrud, 1 McAskill Crescent, submitting a petition with 1209 signatures;
- Letter dated November 18, 1998 from Wayne Poletz, 1222 Albert Avenue;
- Letter dated November 18, 1998 from David C. Brown, David Brown Photography;
- Letter dated November 18, 1998 from Ben and Edith Ratke, 1106 - 33<sup>rd</sup> Street West;
- Letter dated November 17, 1998 from Nicole Irvine, 903 Fairbrother Close;
- Letter dated November 18, 1998 from Audrey Bayduza, Secretary, Saskatoon Registered Music Teachers Association;
- Letter dated November 16, 1998 from S. T. Jacobson, 53 Moxon Crescent;
- Letter dated November 17, 1998 from John Loraas, Jancy Holdings Ltd.;
- Letter dated November 19, 1998 from Gordon Bell, G. J. Bell International Trucks Ltd.;
- Letter undated from Ed and Maydolen Hanowski, 1009 Cavers Street;
- Letter dated November 16, 1998 from Craig R. Styles, Vice President, Real Estate, Landex Investments Ltd.;
- Letter dated November 9, 1998 from Cam J. McDonald, 1810 Avenue F North;
- Letter dated November 18, 1998 from Bill Benoit, Executive Officer, The Saskatoon Real Estate Board;
- Letter undated from Angelina Reis, 738 Weldon Avenue;
- Letter dated November 17, 1998 from Marilyn McKay;
- Letter dated November 20, 1998 from Rob McGregor, In-school Mentoring Coordinator, Big Brothers Association of Saskatoon;
- Letter undated from Delores Karst, 239 Sylvian Way; and
- Letter undated from Brian Millions, Co-ordinator/Supervisory Nelson Construction.”



**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 9**

*His Worship Mayor Dayday opened the hearing and ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.*

*Mr. Rusty Chartier, 1245 Avenue O South, expressed concern that the number of non-resident employees may not be appealed to the Development Appeals Board. He also expressed concerns regarding the restriction of the proposed parking of recreational vehicles, the spray painting of vehicles and restriction of the number of garage sales.*

*Ms. Janice Amundrud, 1 McAskill Crescent, spoke against the restriction of parking commercial vehicles on private property.*

*Mr. Grady Goodman, 125 Rossmo Road, spoke against the restriction of parking a RV in the front driveway during the summer if you have a backyard. He indicated that backyards can be used for other purposes, such as gardening.*

*Mr. Terry Boucher, 4 - 1910 Main Street, raised several concerns such as the proposed building height restrictions, the enforcement of number of garage sales, the Architectural Control Overlay District and the Flood Plan Overlay District.*

*Ms. Shirley Ryan, Executive Director, North Saskatoon Business Association, raised concerns regarding retail in Industrial Areas, Discretionary Retail Uses and the Environmental Industrial Park.*

*Mr. Randy Pshebylo, President, De Ville Limousine Service, indicated that the proposed storage of vehicles and the regulations for home-based business would force the closure of his business.*

*Mr. Ian S. Buckwold, Vice President Legal and Corporate Affairs, the Concorde Group of Companies, expressed concern regarding the proposed restrictions in ID zones.*

*Mr. Richard Gryschuk, 11 Baldwin Crescent, spoke against the proposed restriction of garage sales, the parking of commercial and recreational vehicles, and garage set-backs.*

*Ms. Diane Sawatzky, Civic Coordinator, Caswell Hill Community Association, requested an extension for a further review of the proposed bylaw.*

*Mr. Lee B. Farrell, President, Connoisseur Limousine Service Inc., requested that the Planning and Building Department meet with the limousine services to draft an appropriate bylaw relevant to limousines.*

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 10**

*Dr. Monte Keene Pishny-Floyd, 521 Albert Avenue, raised concerns regarding the proposed restrictions on home-based businesses, the restrictions on the number of garage sales and the number of boarders in a one or two-unit dwelling.*

*Mr. Craig J. Kuse, Corporate Counsel, ICR Ashford Commercial Real Estate, representing Burron Lumber, Natcan Leasing Inc., Cantana Investments Limited, Kenmore Land Co. Ltd., Investors Group Trust Co. Ltd. , River City Centre Inc., Dynavest Corporation, Westwind Investments Ltd., Husky Oil, and Pinnacle Developments Inc., expressed opposition to the proposed provisions dealing with discretionary use.*

*Dr. Elmer Scheltgen, 606 Avenue B North, spoke against the proposed restrictions on boarding houses.*

*Mr. El Hrytsak, 135 Avenue K South, spoke against the proposed parking, garage sale, and home-based business restrictions.*

*Mr. Ray Fehr, Saskatoon Autobody Association (SABA), spoke against people working on vehicles in their garages and in support of the proposed bylaw.*

*Mr. Tom Pinkham, President, Colony 2000 Development, suggested that a change from 25% to 33% would be a more realistic proportion for the construction of a legal suite.*

*Mr. Byron J. Reynolds, Chairperson, Municipal Advocacy Committee, Saskatchewan Home-Based Business Association, Saskatoon Chapter, expressed concerns regarding the proposed restrictions on home-based businesses.*

*Mr. Sean Junor, VP Government Affairs and Mr. Leslee Olfert, General Manager, University of Saskatchewan Student's Union, introduced several members who expressed concerns regarding the proposed bylaws.*

*Ms. Paige McGrath, 5<sup>th</sup>-year Engineering Student at the University of Saskatchewan, raised concern regarding the proposed changes to boarding housing*

*Mr. Brendan Powell, 1<sup>st</sup> year Law Student, University of Saskatchewan, indicated that the proposed bylaw change would create a greater shortage of rental property available for students.*

*Mr. Alex Kruger, 2<sup>nd</sup> year Commerce Student, University of Saskatchewan, expressed concern regarding the proposed changes to rental boarding houses.*

*Ms. Diane Wilson-Meyer, Saskatoon Heritage Society, spoke in support of the proposed bylaws particularly in the Local Area Plans and the Architectural Control District concepts.*

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 11**

*Mr. Wayne Kerr, Good Sam Club, spoke against the proposed restriction of parking recreational vehicles on private property.*

*Mr. Merv Hepp, 19 Crimp Place, spoke against the proposed restriction of parking recreational vehicles on private property.*

*Mr. Bill Webster, Night Owl Audio, spoke against the proposed restriction of parking commercial vehicles on private property.*

*Mr. John Dubets, 801 Weldon Avenue, requested a zoning change for the land west of Avenue P between 11<sup>th</sup> and 16<sup>th</sup> Streets.*

*Ms. Cathy Biden, Nutana Suburban Program Advisory Committee, presented a report from Patrick Hopkins, Chair.*

*Mr. Kim Mah, 831 - 2<sup>nd</sup> Street East, a school bus driver, spoke against the proposed parking restrictions of vehicles on private property.*

*Ms. Lauren Barrett, 2613 Melrose Avenue, school bus driver, spoke against the proposed restrictions of parking of vehicles.*

*Ms. Maureen Scarfe spoke in support of discretionary use in industrial areas.*

*Mr. Dean Gallagher spoke against the proposed zoning bylaw.*

*Mr. Bernie Schulte spoke against the proposed zoning bylaw.*

*Mr. Wayne Poletz, 1222 Albert Avenue, spoke in support of the proposed zoning bylaw.*

*Mr. Will Lucyshyn, requested a zoning change for the land west of Avenue P between 11<sup>th</sup> and 16<sup>th</sup> Streets.*

*Ms. Connie Roy, 542 Assiniboine Court, school bus driver, spoke against the proposed vehicle parking restrictions.*

*Mr. Wayne Derkson, truck driver, spoke against the proposed parking restrictions.*

*Mr. David Phillipow, 608 Avenue G South, spoke against the proposed zoning bylaw.*

*Ms. Jeanette spoke against the proposed vehicle parking restrictions.*

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 12**

*Moved by Councillor Roe, Seconded by Councillor Atchison,*

*THAT the submitted correspondence be received.*

*CARRIED.*

*Moved by Councillor Heidt, Seconded by Councillor Roe,*

*THAT the hearing be closed.*

*CARRIED.*

**2. Hearing - Proposed Zoning Bylaw  
Proposed Bylaw No. 7800  
(File No. CK. 4351-1)**

**REPORT OF CITY CLERK:**

“Attached is a copy of Clause 1, Report No. 17-1998 of the Municipal Planning Commission which was adopted by City Council at its meeting held on October 5, 1998. (See Attachment 1)

Notice of this Hearing appeared in the local press on October 17 and October 24, 1998.

Council, at this meeting, is to hear and determine any submissions with respect to the proposed amendment prior to its consideration of proposed Bylaw No. 7800, copy attached.

Attached is report from the General Manager, Planning and Building Department, dated November 19, 1998.”

*His Worship Mayor Dayday opened the hearing and ascertained whether there was anyone present in the gallery who wished to address Council with respect to the matter.*

*Mr. Terry Boucher, 4 - 1910 Main Street, spoke against the decrease in the heights of residential buildings.*

*Mr. Will Lucyshyn requested a zoning change for the land west of Avenue P between 11<sup>th</sup> and 16<sup>th</sup> Streets.*

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 13**

*Moved by Councillor Heidt, Seconded by Councillor Harding,*

*THAT the hearing be closed.*

*CARRIED.*

**INTRODUCTION AND CONSIDERATION OF BYLAWS**

*Moved by Councillor Waygood, Seconded by Councillor Roe,*

*THAT Council consider Bylaw No. 7799.*

*CARRIED.*

**Bylaw No. 7799**

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7799, being "*The Development Plan Bylaw, 1998*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT Bylaw No. 7799 be now read a second time.

CARRIED.

The bylaw was then read a second time.

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 14**

Moved by Councillor Roe, Seconded by Councillor Heidt,

THAT Council go into Committee of the Whole to consider Bylaw No. 7799.

CARRIED.

Council went into Committee of the Whole with Councillor Roe in the Chair.

Committee arose.

Councillor Roe, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7799 was considered clause by clause and approved.

Moved by Councillor Roe, Seconded by Councillor Steernberg,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Maddin,

THAT permission be granted to have Bylaw No. 7799 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Roe, Seconded by Councillor Steernberg,

THAT Bylaw No. 7799 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

YEAS: His Worship the Mayor, Councillors Langford, Maddin, Roe, Steernberg, Waygood,	6
NAYS: Councillors Atchison, Harding, Heidt	3

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 15**

CARRIED.

The bylaw was then read a third time and passed.

*Moved by Councillor Roe, Seconded by Councillor Waygood,*

*THAT Council consider Bylaw No. 7800.*

*CARRIED.*

**Bylaw No. 7800**

Moved by Councillor Roe, Seconded by Councillor Waygood,

THAT permission be granted to introduce Bylaw No. 7800, being "*The Zoning Bylaw, 1998*" and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Roe, Seconded by Councillor Langford,

THAT Bylaw No. 7800 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Roe, Seconded by Councillor Heidt,

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 16**

THAT Council go into Committee of the Whole to consider Bylaw No. 7800.

CARRIED.

Council went into Committee of the Whole with Councillor Roe in the Chair.

Committee arose.

Councillor Roe, Chair of the Committee of the Whole, made the following report:

That while in Committee of the Whole, Bylaw No. 7800 was considered clause by clause and approved.

Moved by Councillor Roe, Seconded by Councillor Steernberg,

THAT the report of the Committee of the Whole be adopted.

CARRIED.

Moved by Councillor Roe, Seconded by Councillor Maddin,

THAT permission be granted to have Bylaw No. 7800 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Roe, Seconded by Councillor Steernberg,

THAT Bylaw No. 7800 be now read a third time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

YEAS: His Worship the Mayor, Councillors Langford, Maddin, Roe, 6  
Steernberg, Waygood,

NAYS: Councillors Atchison, Harding, Heidt 3

CARRIED.



**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 17**

The bylaw was then read a third time and passed.

*Moved by Councillor Steernberg, Seconded by Councillor Roe,*

*THAT the following matters be referred to the Administration for a report to a special meeting of City Council:*

- *commercial vehicles including semi-tractors, school buses, tandem trucks, motor homes, travel trailers and fifth-wheels in residential neighbourhoods;*
- *limousine services; and*
- *occupancy numbers and square footage in auxiliary suites.*

*CARRIED.*

*Moved by Councillor Heidt, Seconded by Councillor Steernberg,*

*THAT the following matters be referred to the Administration for a report to a special meeting of City Council:*

- *basement or cellar to count as a storey (5.12);*
- *accessory building and structures (5.7(3) (h));*
- *the keeping of animals (5.23); and*
- *retail industrial - terms and conditions of discretionary use.*

*CARRIED.*

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 18**

*Moved by Councillor Roe, Seconded by Councillor Langford,*

*THAT the following matters be referred to the Administration for a report to a special meeting of City Council:*

- *garage sales;*
- *home occupations (especially artists with models);*
- *storage for home-based business; and*
- *limiting of number of people as boarders.*

*CARRIED.*

*Moved by Councillor Waygood, Seconded by Councillor Roe,*

*THAT the following matters be referred to the Administration for a report to a special meeting of City Council:*

- *King George area - potential zoning freeze in the industrial area that borders onto the residential.*

*CARRIED.*

*Moved by Councillor Atchison, Seconded by Councillor Steernberg,*

*THAT the following matters be referred to the Administration for a report to a special meeting of City Council:*

- *Bylaw 7800 - Item 5.20 - Carnivals and Transient Sales Events;*
- *Bylaw 7799 - Item 5.1.2 - Neighbourhood Design and Development - Policies, items c), e) and f);*
- *Bylaw 7799 - Item 5.5.2 - Core Neighbourhoods - Policies, items a) and b);*
- *Bylaw 7799 - Item 6.0 - Commercial Land Use Policies;*
- *Bylaw 7799 - Item 6.1.2.2 - Retail Development, items a), c) and d);*
- *Bylaw 7799 - Item 6.1.2.3 - Downtown Housing, items a) and c);*
- *Bylaw 7799 - Item 6.2.1 - Suburban Centre Commercial Areas - Policies;*
- *Bylaw 7799 - Item 6.4.1 - Arterial Commercial Areas - Policies, items b) ii);*

**MINUTES OF SPECIAL MEETING OF CITY COUNCIL  
MONDAY, NOVEMBER 23, 2002  
PAGE 19**

- *Bylaw 7799 - Item 7.0 - Industrial Land Use Policies*
- *Bylaw 7799 - Item 7.4 - Heavy Industrial*

*CARRIED.*

*Moved by Councillor Harding, Seconded by Councillor Atchison,*

*THAT the following matters be referred to the Administration for a report to a special meeting of City Council:*

- *allowing secondary suites as a permitted use in all R1 and R1A areas.*

*CARRIED.*

Moved by Councillor Atchison,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 11:05 p.m.

---

Mayor

---

City Clerk