

CITY OF PRINCE ALBERT CITY COUNCIL REGULAR MEETING MINUTES

Monday, August 19, 2024, 2:00 p.m. COUNCIL CHAMBER, CITY HALL

Council Present: Mayor Greg Dionne

Councillor Charlene Miller Councillor Terra Lennox-Zepp

Councillor Tony Head Councillor Don Cody

Councillor Dennis Ogrodnick Councillor Blake Edwards Councillor Dawn Kilmer Councillor Darren Solomon

Admin Present: Sherry Person, City Manager

Terri Mercier, City Clerk Kris Olsen, Fire Chief

Mitchell Holash, K.C., City Solicitor

Jeffrey Da Silva, Director of Public Works Kiley Bear, Director of Corporate Services Wilna Furstenberg, Communications Manager Ramona Fauchoux, Director of Financial Services Craig Guidinger, Director of Community Development

Tim Yeaman, Acting Director of Parks, Recreation and Culture

1. CALL TO ORDER

Mayor Dionne called the meeting to order, stated the Land Acknowledgement and asked the City Clerk to offer the Prayer.

2. APPROVAL OF AGENDA

Motion No. 0246.

Moved by: Councillor Head

Seconded by: Councillor Ogrodnick

That the Agenda for this meeting be approved, with the following amendments, and, that the presentations, delegations and speakers listed on the Agenda be heard when called forward by the Mayor:

- 1. That the Correspondence from Gloria Korsak dated August 16, 2024, be added for consideration with Item No. 10.11.
- 2. That the Correspondence from Ron Pederson dated August 19, 2024, be added for consideration with Item No. 10.11.
- 3. That the Correspondence from Mark and Kathryn Nagy dated August 16, 2024, be added for consideration with Item No. 10.6.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

- 3. PRESENTATIONS & RECOGNITIONS
- 4. DECLARATION OF CONFLICT OF INTEREST
- 5. ADOPTION OF MINUTES
- 5.1 July 22, 2024 City Council Meeting Minutes for Approval

Motion No. 0247.

Moved by: Councillor Miller Seconded by: Councillor Kilmer

That the Minutes of the Council Regular Meeting held July 22, 2024, be taken as read and adopted.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

6. NOTICE OF PROCLAMATIONS

- 6.1 Ukrainian Heritage Day in Prince Albert September 7, 2024
- 6.2 International Literacy Day September 8, 2024
- 6.3 Arthritis Awareness Month September 2024

7. PUBLIC HEARINGS

7.1 Bylaw No. 21 of 2024 – 2nd & 3rd Reading – Rezoning FUD to R4 and Adding Street Townhouses (RPT 2024-238)

Mayor Dionne declared the Hearing open.

Craig Guidinger, Director of Community Development presented the matter of the Zoning Amendment on behalf of Administration.

Mayor Dionne declared the Hearing closed.

Motion No. 0248.

Moved by: Councillor Head Seconded by: Councillor Miller

That Bylaw No. 21 of 2024, to amend Zoning Bylaw No. 1 of 2019, be given second and third readings.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0249.

Moved by: Councillor Head Seconded by: Councillor Miller

That Bylaw No. 21 of 2024 be read a second time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Motion No. 0250.

Moved by: Councillor Head Seconded by: Councillor Miller

That Bylaw No. 21 of 2024 be read a third time and passed; and, that Bylaw No. 21 of 2024 be now adopted, sealed and signed by the Mayor and City Clerk.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

7.2 Bylaw Nos. 24 and 25 of 2024 - Rezoning 302 Riverside Drive from CMU to R2 - 2nd and 3rd Reading (RPT 2024-249)

Mayor Dionne declared the Hearing open.

Craig Guidinger, Director of Community Development presented the matter of the Official Community Plan and Zoning Bylaw Amendments on behalf of Administration.

Mayor Dionne declared the Hearing closed.

Motion No. 0251.

Moved by: Councillor Solomon

Seconded by: Councillor Lennox-Zepp

- That Bylaw No. 24 of 2024, to amend Zoning Bylaw No. 1 of 2019, to rezone 302 Riverside Drive, legally described as Lot 1, Block 13, Plan Cl2892, Extension 0 from CMU - Commercial Mixed Use to R2 - Small Lot Residential, be given second and third reading;
- 2. That Bylaw No. 25 of 2024, to amend Official Community Plan Bylaw No. 21 of 2015, be amended as follows:
 - a. That Subsection 1a) be deleted in its entirety; and,
 - b. That the following Subsection 1a) be added:

"That the land use shown on Schedule 16.1.1 and 16.1.2 for Lot 1, Block 13, Plan Cl2892, Prince Albert, Saskatchewan, be amended from Neighbourhood Mixed Use to Country Residential - Service Level 2;"

3. That Bylaw No. 25 of 2024, as amended, be given second and third reading.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0252.

Moved by: Councillor Solomon

Seconded by: Councillor Lennox-Zepp

That Bylaw No. 24 of 2024 be read a second time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0253.

Moved by: Councillor Solomon

Seconded by: Councillor Lennox-Zepp

That Bylaw No. 24 of 2024 be read a third time and passed; and, that Bylaw No. 24 of 2024 be now adopted, sealed and signed by the Mayor and City Clerk.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Motion No. 0254.

Moved by: Councillor Solomon

Seconded by: Councillor Lennox-Zepp

- 1. That Bylaw No. 25 of 2024, be amended as follows:
 - a. That Subsection 1a) be deleted in its entirety; and,
 - b. That the following Subsection 1a) be added:

"That the land use shown on Schedule 16.1.1 and 16.1.2 for Lot 1, Block 13, Plan Cl2892, Prince Albert, Saskatchewan, be amended from Neighbourhood Mixed Use to Country Residential - Service Level 2;"

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0255.

Moved by: Councillor Solomon

Seconded by: Councillor Lennox-Zepp

That Bylaw No. 25 of 2024, as amended, be read a second time.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

Motion No. 0256.

Moved by: Councillor Solomon

Seconded by: Councillor Lennox-Zepp

That Bylaw No. 25 of 2024, as amended, be read a third time and passed; and, that Bylaw No. 25 of 2024 be now adopted, sealed and signed by the Mayor and City Clerk.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

7.3 Bylaw No. 26 of 2024 – Rezoning 325 15th Avenue East from R2 to R3 – 2nd and 3rd Reading (RPT 2024-247)

Mayor Dionne declared the Hearing open.

A neighboring resident of 325 15th Avenue East spoke in opposition of the rezoning.

Craig Guidinger, Director of Community Development presented the matter of the Zoning Bylaw Amendment on behalf of Administration.

Mayor Dionne declared the Hearing closed.

Motion No. 0257.

Moved by: Councillor Lennox-Zepp **Seconded by:** Councillor Kilmer

That Bylaw No. 26 of 2024, to amend Zoning Bylaw No. 1 of 2019, to rezone 325 15th Avenue East, legally described as Lot B, Block 105, Plan 101376064, Extension 66 from R2 – Small Lot Residential to the R3 – Medium Density Residential Zoning District, be given second and third reading.

In Favour (3): Councillor Lennox-Zepp, Councillor Head, and Councillor Kilmer

Against (6): Mayor Dionne, Councillor Miller, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, and Councillor Solomon

MOTION DEFEATED (3 to 6)

8. **DELEGATIONS**

9. COMMUNICATIONS

10. REPORTS OF ADMINISTRATION & COMMITTEES

10.1 2024 Sanitation Division Environmental Services (RPT 2024-237)

Motion No. 0258.

Moved by: Councillor Kilmer

Seconded by: Councillor Edwards

1. That the Professional Services Agreement for the 2024 Environmental Services be awarded to Tetra Tech Canada Inc. in the amount of \$69,000, plus applicable taxes, and,

2. That the Mayor and City Clerk be authorized to execute the Agreement and any other applicable documents on behalf of The City, once prepared.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.2 Lifeguard Training Funding Agreement (RPT 2024-242)

Motion No. 0259.

Moved by: Councillor Edwards Seconded by: Councillor Kilmer

- 1. That the Funding Agreement up to \$60,000 between The City and Metis Central Western 2 for Lifeguard Training be approved; and,
- 2. That the Mayor and City Clerk be authorized to execute the Agreement on behalf of The City, once prepared.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.3 Rotary Adventure Park Shortfall Funding (RPT 2024-231)

Motion No. 0260.

Moved by: Councillor Ogrodnick **Seconded by:** Councillor Solomon

That up to \$70,000 be funded from the Community Services Land Fund Reserve to fund the shortfall in funding for the Rotary Adventure Park Enhancements.

In Favour (8): Mayor Dionne, Councillor Miller, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Against (1): Councillor Lennox-Zepp

CARRIED (8 to 1)

10.4 2023 Public Accounts (RPT 2024-239)

Motion No. 0261.

Moved by: Councillor Miller Seconded by: Councillor Kilmer

That the 2023 Public Accounts, as attached to RPT 2024-239, be approved and posted on The City's website.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.5 Request for Tax Relief – SPCA, Masonic Temple Corporation and Catholic Family Services Inc. (RPT 2024-236)

Motion No. 0262.

Moved by: Councillor Cody Seconded by: Councillor Head

- That an abatement to Catholic Family Services of Prince Albert Inc. for the 2024 tax portion attributed to the Prince Albert Roman Catholic Separate School Division No. 6, for the property at 1008 1st Avenue West, in the amount of \$3,100.72, be approved, conditional upon approval by the School Board;
- 2. That an abatement to Prince Albert Society for the Prevention of Cruelty to Animals Inc. for the property located at 1125 North Industrial Drive, in the amount of \$6,191.71, be approved; and,
- 3. That an abatement to Masonic Temple Corporation for the property located at 292 15th Avenue East, in the amount of \$830.53, be approved.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

- 10.6 Bylaw No. 23 of 2024 Closure of the Agnew Street Walkway (RPT 2024-213)
- 10.6.1 Letters of Support Closure of Agnew Street Walkway (CORR 2024-36)
 - 1. Carolyn Vis
 - 2. Lee-Ann Hackl & Ray Harper
 - 3. Amber Kletzel & Craig Grainger
 - 4. Shalayn Fielder
 - 5. Mark & Kathryn Nagy (Presented at Meeting)

Motion No. 0263.

Moved by: Councillor Ogrodnick **Seconded by:** Councillor Kilmer

- 1. That Bylaw No. 23 of 2024, to close the Agnew Street Walkway, be introduced and given first reading; and,
- 2. That Administration be authorized to proceed with Public Notice.

In Favour (8): Mayor Dionne, Councillor Miller, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Against (1): Councillor Lennox-Zepp

CARRIED (8 to 1)

Motion No. 0264.

Moved by: Councillor Ogrodnick Seconded by: Councillor Kilmer

That Bylaw No. 23 of 2024 be introduced and read a first time.

In Favour (7): Mayor Dionne, Councillor Miller, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Against (1): Councillor Lennox-Zepp

Absent (1): Councillor Head

CARRIED (7 to 1)

10.7 Permanent Sign Permit Application (Digital Sign) – 1601 2nd Avenue West (RPT 2024-244)

Motion No. 0265.

Moved by: Councillor Edwards **Seconded by:** Councillor Solomon

That the Permanent Sign Application for a Digital Sign to be located at 1601 2nd Avenue West, legally described as Lot 47, Block 13, Plan No. 101843760, be approved.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.8 Affordable Housing Program Application – 354 6th Street East – Prince Albert (RPT 2024-219)

Motion No. 0266.

Moved by: Councillor Head

Seconded by: Councillor Lennox-Zepp

- 1. That the Affordable Housing Program Application made by Prince Albert Community Housing Society Incorporated for \$30,000, for the development of eight (8) affordable housing units, to be located at 354 6th Street East, be approved, subject to the Applicant entering into a fifteen (15) year Operating Agreement with The City; and,
- 2. That the Mayor and City Clerk be authorized to execute the Agreement and any other related documents on behalf of The City, once prepared.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

10.9 Development Permit Application – Casino Expansion – 44 Marquis Road West (RPT 2024-245)

Motion No. 0267.

Moved by: Councillor Cody

Seconded by: Councillor Edwards

That the Discretionary Use Development Permit Application for the expansion of the Northern Lights Casino located at 44 Marquis Road West, legally described as Block CC, Plan No. 101305280, Extension 95, be approved subject to submission and approval of the final plans by Administration.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.10 Lease Agreement – Bioreactor Site Buildings (RPT 2024-240)

Motion No. 0268.

Moved by: Councillor Edwards Seconded by: Councillor Kilmer

- 1. That the Lease Agreement between The City and Garden River Contracting Ltd. for the two (2) buildings located at the former Bioreactor Site legally described as South East quarter (1/4) 29-25-W2nd, be approved at a rate of \$18,802.74 per year, plus a two percent (2%) per annum rate increase for each year thereafter, for a five (5) year term commencing June 1, 2024 to May 31, 2029; and,
- 2. That the Mayor and City Clerk be authorized to execute the Lease Agreement and any other required documentation on behalf of The City, once prepared.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

- 10.11 Discretionary Use Development Permit Residential Care Home at 696 6th St E (RPT 2024-246)
- 10.11.1 Letter of Opposition Discretionary Use Development Permit Residential Care Home at 696 6th Street East
 - 1. Gloria Korsak (Presented at Meeting)
- 10.11.2 Letter of Support Discretionary Use Development Permit Residential Care Home at 696 6th Street East
 - 1. Ron Pederson (Presented at Meeting)

Motion No. 0269.

Moved by: Councillor Head Seconded by: Councillor Miller

That the Discretionary Use Development Permit Application for a Residential Care Home for up to five (5) people not including staff or receiving family, to be located at 696 6th Street East, legally described as Lot 35, Block 7, Plan A, Extension 0, be approved, subject to:

- 1. The final review and approval of the site plans by Administration; and,
- 2. Completion of a public meeting to be held at City Hall regarding the proposed care home.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

10.12 Action Items from City Council, Executive Committee and Budget Committee (RPT 2024-232)

Motion No. 0270.

Moved by: Councillor Solomon **Seconded by:** Councillor Kilmer

That the Action Items be updated as indicated in the Open Items document, as attached to RPT 2024-232.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

10.13 Strategic Plan 2024 Mid-Year Progress Update (RPT 2024-248)

Motion No. 0271.

Moved by: Councillor Head Seconded by: Councillor Miller

That RPT 2024-248 be received as information and filed.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

11. UNFINISHED BUSINESS

12. MAYOR & COUNCILLORS FORUM

13. INQUIRIES

13.1 Councillor Edwards - Aquatic and Arenas Project

Is the Aquatic and Arenas project on budget and on time.

The City Manager advised that the costs outlined in the project funding models approved by Council are on budget and on time.

- 13.2 Councillor Ogrodnick Sibbald Drive Paving
 - 1. Why is only half of Sibbald Drive being repaved this year.
 - 2. How was the decision made to only complete the Southern half of the Drive over the Northern half of the Drive.
- 13.3 Councillor Head Contaminated Soil Removal on 15th Street East

What information can you provide about the dig/development on 15th Street East, and when will the contaminated soil be removed.

The Director of Public Works advised that the land owner is complying with environmental regulations to ensure the contaminated soils are removed from the land.

13.4 Councillor Head - Midtown Splash Park Official Opening

When will the splash park at Midtown officially open.

The Acting Director of Parks, Recreation and Culture advised that the splash park is waiting for the completion of concrete and asphalt along with reviewing proper drainage on the East side of Community Centre prior to opening the park.

14. INQUIRY RESPONSES

14.1 July 22, 2024 City Council Inquiry Responses

Motion No. 0272.

Moved by: Councillor Edwards **Seconded by:** Councillor Head

That the July 22, 2024 City Council Inquiry Responses be received as information and filed.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

15. NOTICE OF MOTION

15.1 Councillor Lennox-Zepp - Report Regarding Lead Pipe Replacement

That Administration prepare a report for the 2025 Budget Committee regarding removal of private side residential lead pipe replacements in conjunction with the City's lead pipe removal efforts, including payment options for the removal of lead pipes on the private side.

15.2 Councillor Edwards - Proposal for Consideration of a Complex Needs Centre

That Administration proceed with developing a proposal for consideration by the Province for a Complex Needs Centre, that will provide a safe place for people who are intoxicated and pose a danger to themselves or others. The proposal will speak to a collaborative multi-disciplinary approach and The City will play a leading role in establishing this Centre.

16. MOTIONS

16.1 Councillor Edwards - Proposal for Consideration of a Complex Needs Centre

Motion No. 0273.

That pursuant to the provisions of the City's Procedure Bylaw No. 23 of 2021, that the Notice of Provisions be waived to permit consideration of Councillor Edwards motion regarding the need for a Complex Needs Centre.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Motion No. 0274.

Moved by: Councillor Edwards Seconded by: Councillor Kilmer

That Administration proceed with developing a proposal for consideration by the Province for a Complex Needs Centre that will provide a safe place for people who are intoxicated and pose a danger to themselves or others. The proposal will speak to a collaborative multi-disciplinary approach and the City will continue to play a leading role in establishing this Centre.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

CARRIED UNANIMOUSLY (9 to 0)

17. PUBLIC FORUM

18. ADJOURNMENT

Motion No. 0275.

Moved by: Councillor Kilmer

Seconded by: Councillor Lennox-Zepp

That the Council adjourn at 4:10 p.m.

In Favour (9): Mayor Dionne, Councillor Miller, Councillor Lennox-Zepp, Councillor Head, Councillor Cody, Councillor Ogrodnick, Councillor Edwards, Councillor Kilmer, and Councillor Solomon

Courtemen (Amino), and Courtemen Colombin	CARRIED UNANIMOUSLY (9 to 0)
MAYOR	CITY CLERK