

Council Chambers
City Hall, Saskatoon, Sask.
Monday, September 18, 2006
at 6:00 p.m.

MINUTES OF THE REGULAR MEETING OF CITY COUNCIL

PRESENT: His Worship the Mayor, in the Chair;
Councillors Alm, Birkmaier, Dubois, Fortosky, Heidt, Hnatyshyn,
Neault, Paulsen, Penner, and Wyant;
City Manager Richards;
City Solicitor Dust;
General Manager, Corporate Services Bilanski;
A/General Manager, Community Services Grauer;
General Manager, Fire and Protective Services Bentley;
General Manager, Infrastructure Services Uzelman;
General Manager, Utility Services Totland;
A/City Clerk Hall; and
Council Assistant Mitchener

Moved by Councillor Birkmaier, Seconded by Councillor Dubois,

THAT the minutes of meeting of City Council held on September 5, 2006, be approved.

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT Council go into Committee of the Whole to consider the reports of the Administration and Committees.

CARRIED.

His Worship the Mayor appointed Councillor Wyant as Chair of the Committee of the Whole.

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

Committee arose.

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

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THAT while in Committee of the Whole, the following matters were considered and dealt with as stated:

“ADMINISTRATIVE REPORT NO. 17-2006

Section A – COMMUNITY SERVICES

**A1) Community Engagement
(File No.: LS 4110-1; CK. 230-1)**

RECOMMENDATION: that the information be received.

BACKGROUND

The City of Saskatoon actively engages the public in a variety of participation processes on civic development matters. City Council, at their July 19, 2004 meeting, approved the overall direction for creating a public engagement strategy for civic issues. The purpose of the public participation strategy is to provide access to information and provide practical and appropriate opportunities for participation by citizens and stakeholders, regarding proposed developments, services, programs or other issues that may impact them and their quality of life.

REPORT

In order to ensure a consistent and credible approach to the public engagement process, there needs to be formalization of the process and documentation of the public participation processes utilized by City of Saskatoon administrators. The foundation of this process consists of a series of resource materials for both Civic administration and the general public.

The Community Engagement program consists of a number of components as follows:

Community Engagement Resources for Civic Administration

1. Brochure

A brochure (See Attachment 1) has been developed for Civic administration outlining the Community Engagement Process and supports available to Civic administration in designing and implementing community an engagement process. This brochure will be available in an on-line version, as well as hard copies for key administration.

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2. **A Manual For Civic Employees**

A resource manual has been developed to assist Civic administration in planning and implementing a community engagement process. The manual consists of a number of sections including three general categories:

- **Resource Material** on “How to Plan for Public Engagement” (e.g. who do you need to talk to, what are you asking of them, how is it best communicated, and who are the people or stakeholders to be engaged).
- **Tool Kits** Tools provide the vehicle by which you engage people (i.e. public meetings, surveys, etc.)
- **Checklists** – checklists provide a list of details associated with implementing the public participation process (e.g. checklist for planning a meeting to include room rental, flipchart, etc.)

3. **Direct Consultation/Assistance/Training**

The Community Development Branch, Special Projects consultants have for the last two years provided support to other departments to assist with public engagement activities on larger projects which usually have a city-wide impact. The Special Projects consultants will continue to provide training and support in this area.

Community Engagement Resources for the Community

1. **Brochure**

A first step in promoting public awareness, a brochure containing information on Community Engagement has been developed and will be circulated to community association executives and will be available at Civic facilities. (See Attachment 2.)

2. **Community Engagement Logo**

The adoption of the Community Engagement logo on all materials distributed by the Corporation for the purpose of public engagement will ensure consistency and enhance awareness of the process.

3. **Community Engagement Website**

A website has been developed that will provide listings and information on public participation opportunities in civic government, public meetings and other engagement processes. It will also include copies of the training materials and brochures. The website can be found under Community Engagement in the alphabetical listings.

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One of the key services identified in the enhanced model of citizen participation and consultation in civic development issues (report to Council January 6, 2003) was to provide an ongoing public education program that fosters an environment for citizens to have a better understanding of the city planning and development processes that affect them. This has entailed the development of the Planning Education Program.

Planning Education Program

1. **A Guide to City Planning & Development in Saskatoon**

A Guide to City Planning & Development in Saskatoon is designed to provide a quick reference to learn about the city planning and development process. It details the public participation and consultation process, which allows for timelier citizen involvement in the decision-making process.

The Planning Guide consists of three booklets and will be used as resource material for a Planning Skills Training Program:

- **Organizational Overview & Planning Roles** - is a guide to the internal organization, division of duties, and day-to-day operations within the City as well as the roles of the City and community in city planning and development.
- **Planning in Saskatoon** - outlines the tools used to plan and regulate development in the city.
- **How to Review and Comment on Planning Proposals** – shows how the public can get involved in Development Plan and Zoning Bylaw amendments and discretionary use proposals, as well as how to participate in City Council decisions.

The Planning Guide will be distributed to Community Associations, Business Improvement Districts, City Council, Municipal Planning Commission, key City staff and other interested stakeholders. Copies of the Planning Guide will be distributed to the libraries in the city and will be available on the City Planning Branch web page and on CD.

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2. Planning Skills Training Program

The Planning Skills Training Program is for those interested in developing skills and knowledge in city planning and development. This ongoing program offers a series of free half day or evening workshops throughout the year. The Planning Skills Training Program is currently being developed, and will be piloted with the City Park Local Area Planning Committee this winter and launched at the Community Association Volunteer Conference in 2007.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENTS

1. Community Engagement Process for Civic Employees Brochure
2. Community Engagement Get Involved Brochure

The A/City Clerk distributed copies of the binder entitled A Guide to City Planning and Development in Saskatoon.

IT WAS RESOLVED: that the information be received.

**A2) Land-Use Applications Received by the Community Services Department
For the Period Between August 28, 2006 and September 8, 2006
(For Information Only)
(File Nos. PL. 4300, 4350; CK. 4000-5)**

RECOMMENDATION: that the information be received.

ADOPTED.

The following applications have been received and are being processed:

Rezoning

- Application No. Z27/06: Trimble Crescent/Paton Crescent
Applicant: City of Saskatoon
Legal Description: Parcel A, Block 532; Parcels A & C, Block 542; and Parcel D, Block 537
Current Zoning: R1A
Proposed Zoning: RMTN
Neighbourhood: Willowgrove
Date Received: August 24, 2006

Subdivision

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- Application No.55/06: McCormack Road/Skuce Place
Applicant: Webb Surveys for H. Elian Holdings Inc.
Legal Description: Lot C, Block 877, Plan 77S40955 and
Parcels AA & BB, Block 882, Plan 101191362
Current Zoning: R1A
Neighbourhood: Parkridge
Date Received: August 28, 2006
- Application No. 56/06: Lynd Crescent
Applicant: Webster Surveys for Dundee Realty Corporation
Legal Description: Parcel A, Plan 101390655 & Parcel B, Plan
96S02594
Current Zoning: RNTN
Neighbourhood: Stonebridge
Date Received: August 30, 2006
- Application No. 57/06: Apex Street/Thatcher Avenue
Applicant: Webb Surveys for 101073944 Leasing Ltd.
Legal Description: Lots 10, 11, 12 & 13, Block 238, Plan 97S16205
Current Zoning: IL1
Neighbourhood: Agriplace
Date Received: August 21, 2006
- Application No. 58/06: 422 Gardiner Place
Applicant: Webb Surveys for Kelsey Ventures Inc.
Legal Description: Lot 4, Block 451, Plan 78S07845
Current Zoning: R2
Neighbourhood: Sutherland
Date Received: August 31, 2006

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Subdivision

- Application No. 59/06: Cartwright Road
Applicant: Webster Surveys for Dundee Realty Corp.
Legal Description: Part of Parcel BB, Plan 101717658
Current Zoning: DCD4
Neighbourhood: The Willows
Date Received: September 7, 2006

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENTS

1. Plan of Proposed Condominium 10/06
2. Plan of Proposed Rezoning Z27/06
3. Plan of Proposed Subdivision 55/06
4. Plan of Proposed Subdivision 56/06
5. Plan of Proposed Subdivision 57/06
6. Plan of Proposed Subdivision 58/06
7. Plan of Proposed Subdivision 59/06

Section B – CORPORATE SERVICES

- B1) Assessment of Not-for Profit Co-operative Housing
(File No. 1920-1)**
-

RECOMMENDATION: that the direction of Council issue.

IT WAS RESOLVED: that the matter be considered with Item A4 of Communications to Council.

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**B2) Incentive Application Amendment
– Hitachi Canadian Industries Ltd.
(File No. 3500-13)**

- RECOMMENDATION:**
- 1) that the request from Hitachi Canadian Industries Ltd. (HCI) to amend its one-year tax abatement agreement, for the expansion of their manufacturing facility at 835-59th Street East, to a five-year tax abatement, be approved as follows:

100% in Year 1
80% in Year 2
70% in Year 3
60% in Year 4
50% in Year 5; and
 - 2) that the City Solicitor be instructed to prepare the appropriate agreement.

REPORT

Attached is a report from Dwaine Friesen, Chair, Saskatoon Regional Economic Development Authority Inc. (SREDA) Incentives Review Sub-Committee. The report is self-explanatory and provides the required information for City Council to consider the request that their one-year tax abatement agreement for the expansion of their manufacturing facility at 835-59th Street East be amended to five years.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENT

1. Report – Chair, SREDA Incentives Review Sub-Committee.

Councillor Paulsen excused herself from discussion and voting on the matter due to a conflict of interest and left the Council Chamber.

IT WAS RESOLVED: that the recommendation be adopted.

Councillor Paulsen Re-entered the Council Chamber.

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Section D – INFRASTRUCTURE SERVICES

D1) Communications to Council

From: Catherine Weenk and Patrick Boot

Date: May 30, 2006

**Subject: Request for Park Improvement
and**

From: Cora Weenk and Genevieve Bobyn

Date: June 2, 2006

**Subject: Request for Park Improvement
(File No. CK. 4205-1)**

RECOMMENDATION: that the information be received.

BACKGROUND

City Council, at its meeting held on June 12, 2006, considered the above-noted correspondence from Cora Weenk and Genevieve Bobyn (Attachment 1) with respect to a request for improvement to Idylwyld Park. Council passed a motion that the matter be referred to the Administration to join to a previous referral from Catherine Weenk and Patrick Boot (Attachment 2), and to report to Council.

REPORT

The correspondence received is requesting an upgrade to Idylwyld Park, including additional play apparatus. Park upgrades are programmed through Capital Project No. 901 “Park Upgrading – Neighborhoods”. Idylwyld Park is not on the current five year park upgrade list as contained in the 2006 Capital Budget.

Play apparatus upgrades are programmed through Capital Project No. 1938 “Playstructure Upgrade and Replacement”. In 2002, the swings were upgraded in Idylwyld Park. The Facilities Branch of Infrastructure Services confirms that the existing play equipment in Idylwyld Park meets safety standards and is not in the current five year replacement program through Capital Project 1938.

The acquisition of additional play equipment at a particular park is done through the local Community Association by a combination of donations, fund raising, and by the Community Association applying for “Park Enhancement” funding through the Community Development Branch of Community Services. The Community Development Branch has confirmed that interest has been expressed by residents for a play area upgrade at Idylwyld Park. The community consultant has agreed to discuss details of the park and playground enhancement process at an upcoming meeting of the Community Association.

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ATTACHMENTS

1. Letter from Cora Weenk and Genevieve Bobyn
2. Letter from Catherine Weenk and Patrick Boot

IT WAS RESOLVED: that the information be received and that the report be forwarded to the Development Services Branch, Community Services Department, for reference.

**D2) Pinehouse Drive – East and West of La Ronge Road
(File No. 6150-01; CK. 6120-2)**

RECOMMENDATION: that the parking restrictions on Pinehouse Drive at LaRonge Road be extended from their current locations 30 metres to the east and 30 metres to the west as shown on Plan No. 210-0002-004r007.

BACKGROUND

The following enquiry was made by Councilor Wyant at the meeting of City Council held on July 17, 2006:

“Would the Administration please report on the installation of a pedestrian activated corridor or a traffic light on the corner of Pinehouse and La Ronge Road, as well as further restricting parking on the south side of Pinehouse east and west of La Ronge Road. There are now seniors living in this area who have some difficulty crossing here and for those who drive, have difficulty with the east/west traffic movement along Pinehouse given the proximity of parking to the intersection.”

REPORT

Traffic Signals

A peak hour count was performed at the intersection of Pinehouse Drive and La Ronge Road on April 11, 2003, to record the peak traffic movements and pedestrian crossings. The results of the count were used to perform warrant analysis for the installation of:

1. A Traffic Signal
2. A Pedestrian Actuated Signal

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Both analyses did not generate enough points to warrant the installation of either measure. The Traffic Signal Warrant received 38 out of the required 100 points for installation, while the Pedestrian Actuated Signal Warrant received 40 out of the required 100. The Pedestrian Warrant confirmed the need for an existing crosswalk on the west side of the intersection.

Existing Parking Restrictions

Parking restrictions (No Parking zones) are in effect for approximately 35 m west and 20 m east of La Ronge Road on Pinehouse Drive. The existing parking allowances on either side of the intersection restrict the sight distance for vehicles departing from La Ronge Road.

Recommendations

To improve safety at the intersection of Pinehouse Drive and La Ronge Road, Infrastructure Services is recommending the following:

1. Install No Parking signs between the two Pinehouse Drive driveway entrances (approximately 20 m apart) of the Saskatoon Mennonite Care Service home to increase the visibility of westbound traffic for vehicles entering from La Ronge Road.
 - This increases the 'No Parking' zone from 20 m to approximately 50 m.
2. Extend the existing parking restrictions on Pinehouse Drive (west of La Ronge Road) by 20 m in order to improve the visibility of eastbound traffic for vehicles entering from La Ronge Road.
 - This increases the 'No Parking' zone from 35 m to approximately 55 m.

The improvements in sight distance at the intersection, as obtained through the extended parking restrictions, will help to improve the visibility of pedestrians at the crosswalk on the west side of the intersection. As a result, no further measures will be taken regarding the pedestrian crossing at present time.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

IT WAS RESOLVED: 1) that the parking restrictions on Pinehouse Drive at LaRonge Road be extended from their current locations 30 metres to the east and 30 metres to the west as shown on Plan No. 210-0002-004r007; and

2) that the Administration review and report back on this matter in one year's time.

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D3) Award of Tender

Capital Project No. 1397-01

Land Development Marquis Industrial – 01 2000 – A – City - Wanuskewin

(File No. 4111-43; CK. 7320-1 x4125-12)

RECOMMENDATION:

- 1) that City Council approve an increase of \$177,000 for Capital Project 1397-01, Land Development – Marquis Industrial, funded from the General Prepaid Services – Engineering; and
- 2) that the tender submitted by Hamm Construction Ltd., for the Marquis Industrial Phase III Water And Sewer Servicing, Contract No. 6-0081, at a total estimated cost of \$540,817.54, including G.S.T. and P.S.T. be accepted; and
- 3) that His Worship the Mayor and the City Clerk be authorized to execute the contract documents as prepared by the City Solicitor under the Corporate Seal.

ADOPTED.

BACKGROUND

This contract is for construction of the water mains and sewer mains required to service the three industrial lots south of 71st Street and abutting the west side of Wanuskewin Road.

Tenders for Contract No. 6-0081, Marquis Industrial Phase III Water and Sewer Servicing, were received and opened publicly on August 29, 2006. Three tenders were received as shown in the following table:

BIDDER	TOTAL TENDER PRICE
Hamm Construction Ltd. Saskatoon, Saskatchewan	\$540,817.54
Mi-Sask Industries Ltd. Saskatoon, Saskatchewan	\$677,599.23
Unicon Pipeline Ltd. North Battleford, Saskatchewan	\$763,487.26

The Engineer's final estimate of the total tender price was \$550,894.52, including G.S.T. Hamm Construction Ltd. has successfully completed a similar project for the City in the past.

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The net cost to the City for the bid, submitted by Hamm Construction Ltd. is calculated as follows:

Base Tender Amount	\$475,205.23
Contingency	\$ 35,000.00
G.S.T.	<u>\$ 30,612.31</u>
Total Tender Price	\$540,817.54
Less G.S.T. Rebate to City	<u>\$ 30,612.31</u>
Net Cost to City	<u>\$510,205.23</u>

Engineering, inspection, and administrative levies will cost an additional \$48,755.41 for a total project cost of \$558,960.64.

Existing funding includes \$382,000 from Capital Project 1397-01. An additional \$177,000 from the General Prepaid Services – Engineering Reserve is required to fully fund the project. The existing funding was to service the first lot north of Cover-All Building Systems; however, it was decided to service the three lots south of 71st Street.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Section E – UTILITY SERVICES

**E1) Capital Project No. 1342
Electrical Network 14.4 kV Primary Protection
2006 Network Interrupters
(File No. CK 1000-2)**

RECOMMENDATION:

- 1) that the sole source bid submitted by Thomas & Betts for the supply of network interrupters and controllers at a total cost of \$1,102,833.39 (including applicable taxes), to be supplied over a two year period, be approved;
- 2) that 2006 Capital Project 1342 - Electrical Network 14.4 kV Primary Protection be increased by \$800,000; and

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- 3) that this post budget increase of \$800,000 be funded from the Electrical Distribution Replacement Reserve in the amount of \$600,000 and from the Electrical Distribution Extension Reserve in the amount of \$200,000.

ADOPTED.

BACKGROUND

On, March 2, 2005, two bids were received for the supply of high voltage network interrupters and associated controllers. The tender was awarded to the lowest bidder that met our specifications, Thomas & Betts Ltd.

The seven network interrupters and two associated controllers were received from Thomas & Betts in the fall of 2005, and installation of the equipment into Network Vaults 10 and Vault 3/4 was successfully completed in March 2006. The installation of these network interrupters and controllers involved detailed design and engineering to ensure that the equipment operated and communicated properly within the Saskatoon Light & Power network system and with the Utility's Supervisory Control and Data Acquisition (SCADA) System. As this was an innovative concept, Saskatoon Light & Power and Thomas & Betts spent a great deal of time on design and engineering to ensure the success of this project.

The completion of this initial project has given Saskatoon Light & Power the ability to monitor the loads on each network transformer to ensure they are not overloaded, which was not possible before. It has also given Saskatoon Light & Power two-way communication with both the high voltage network interrupter and the secondary network protector, and the ability to remotely open and close these two devices which we were unable able to do in the past. The installation of the network interrupters has made our network system safer for the public by preventing catastrophic failure of the network equipment inside the vault through the use of current limiting fuses, which greatly limits the amount of energy in the event of a fault in the vault. The operating flexibility of our network system has been improved and staff work in a much safer environment by not having to open and close the interrupters and protectors manually inside the confined spaces of the underground network vaults.

To the best of our knowledge, Saskatoon Light & Power is the first electric utility in North America to install this type of unique protection and communication equipment in a network system. In October 2006, Saskatoon Light & Power will be hosting a Canadian Electricity Association Technologies Inc. (CEATI)/Distribution Asset Lifecycle Management (DALCM) meeting in Saskatoon. Due to the interest expressed by the other major Canadian electric utilities who will be attending this meeting, a tour of the upgraded network Vault 10 has been planned.

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REPORT

The Administration is recommending a sole source supply agreement with Thomas & Betts for high voltage network interrupters and controllers required by Saskatoon Light & Power for approved 2006 Capital Project 1342 – Electrical Network 14.4 kV Primary Protection, to be supplied over the next two years. This recommendation will require a post budget funding adjustment to the 2006 approved Capital Project 1342.

Due the complexity of the design and engineering work that has already been done, Saskatoon Light & Power decided to standardize on the proprietary network interrupters and associated controllers supplied by Thomas & Betts for the remaining network vaults. Thomas & Betts will hold the price of the controllers to the same price as was given in 2005 for the next two years. However, the price of the interrupters has increased from \$14,400 each in 2005 to \$16,000 for the next two years (2006 and 2007). Even with this increase, Thomas & Betts' price is lower than the competitive bid received in 2005 from Canada Power Products. To complete the upgrade in all network vaults currently in the Saskatoon Light & Power system, 9 interrupters and 3 controllers in 2006, and 23 interrupters and 8 controllers in 2007 are required.

The following table is a summary of the quantity of equipment and delivery required, and the cost for the two year period:

Manufacturer - Thomas & Betts Ltd.				
Year	2006		2007	
Item	Interrupters	Controllers	Interrupters	Controllers
No. Required	9	3	23	8
Total Bid	\$ 144,000.00	\$ 119,895.00	\$ 368,000.00	\$ 344,108.00
Total Year	\$ 263,895.00		\$ 712,108.00	
G.S.T.	15,833.70		42,726.48	
P.S.T.	<u>18,472.65</u>		<u>49,847.56</u>	
Total Cost to the City	\$ 298,201.35		\$ 804,682.04	
Input Tax Credit	<u>15,833.70</u>		<u>42,726.48</u>	
Net Cost to the City	\$ 282,367.65		\$ 761,955.56	
2006 Total	\$ 298,201.35			
2007 Total	\$ 804,682.04			
Grand Total	\$ 1,102,883.39			

JUSTIFICATION

This project has successfully passed through its most intensive first stage and could possibly be a model for other utilities to follow. The partnership with Thomas & Betts regarding the design and engineering of the initial project has worked well and has resulted in a very valuable and innovative approach to providing improved reliability and safety to the public as well as to the staff of the Utility. It has also improved operating flexibility which will reduce operating costs and increase reliability to downtown customers. The fact that Thomas & Betts has agreed to hold the price on the controllers and do a minimal increase in the price of the interrupters, justifies our continuing with the purchase of this equipment from them. These prices are still lower than the only other competitor's bid in 2005.

OPTIONS

Another option is to tender the required equipment each year. The Administration does not recommend this option due to the risk of higher prices, as well as having to work with new suppliers and again spend hundreds of in house engineering hours on the design and engineering process which could amount to \$50,000 or more for each tendering.

POLICY IMPLICATIONS

There are no policy implications as it is within City Council's authority to award sole source contracts of this nature.

FINANCIAL IMPACT

The cost of the network interrupters and controllers proposed for the 2006 portion of this project is within budget estimates and adequate funding is available. The recommended \$800,000 post budget adjustment will provide the balance of funding required for this purchase. The Electrical Distribution Reserves are sufficiently funded to allow this project to proceed.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

Section F – CITY MANAGER

**F1) Ideas Inc. Lease – 420 Avenue B South
(File No. CC. 4130-2 & SPR 4129-22)**

RECOMMENDATION

- 1) that City Council approve entering into the lease and operating agreement between the City of Saskatoon and Ideas Inc. respecting 420 Avenue B South; and
- 2) that the Mayor and City Clerk be authorized to execute the agreement under corporate seal on behalf of the City of Saskatoon.

BACKGROUND

The concept for a business incubator was first raised as part of the Riversdale-West Central Business Development Strategy developed in 2001. Subsequently, the Incubator Project Feasibility Study and Concept Plan was completed in 2003 and the Saskatoon Business Incubator Business Plan was drafted in 2004.

In response to these opportunities, the South Downtown Concept Plan (approved by City Council on June 21, 2004, and by the Meewasin Valley Authority on October 1, 2004) called for the conversion of the former electrical building on 19th Street to enable it to function as a farmers' market and business support centre. The adjacent square was to be created for summer outdoor markets and special events. These functions are important, both as a gateway to Riversdale, and as one of the major draws to River Landing. The overall objective is to create a building and outdoor space that will be a draw for visitors and residents.

In December of 2004, the City, the Province of Saskatchewan, and the Federal Government, participated in an announcement outlining capital funding for River Landing Phase II that included the funds required for the Farmers' Market, business support centre (Ideas Inc.), and village square. On June 29, 2005, City Council approved the awarding of the functional programming and preliminary design of this facility to Stantec Engineering.

The contract for the renovation of the former electrical garage and offices has been awarded to Dunmac Construction Ltd. and preliminary work has begun. The current construction schedule anticipates a January 2007 opening. Administration has been negotiating agreements to lease the market portion to the Saskatoon Farmers' Market (approved by City Council at its July 17, 2006 meeting) and business support portion to Ideas Inc., a not-for-profit organization which will be governed by a board of directors and governors.

REPORT

In assessing the financial viability of a business support centre, Administration found it difficult to accurately confirm revenues due to the lack of relevant data from other similar projects. The nature of a business incubator - to encourage, mentor, and facilitate new business ventures - is inherently uncertain. To reduce the exposure from expenses, officials representing Ideas Inc. have requested an ongoing 100% abatement of property taxes and a potential reduction to contributions to the maintenance reserve. It is Administration's opinion that a tax exemption and break on the provision to the maintenance reserve will assist the project's viability.

If approved, the City would forgo incremental taxes of approximately \$34,443 annually (no property taxes are currently being paid at this location). The tax abatement, as required by *The Cities Act*, would be renewable every five years.

The lease requires payments to the maintenance reserve based on 50% of the projected annual operating profits. Under this arrangement, should there be no operating profits, there would be no contribution to the reserves. With no contributions to the maintenance reserve, it should be clearly noted that any major renovation or repair to the business support centre would require a capital funding source. As with the Farmers' Market lease, contributions, if any, would not start until year three of operations.

The mandate for Ideas Inc. and reason for civic and federal capital investment is the provision of new business opportunities, economic development, and job creation – not only for the benefit of a challenged neighbourhood, but for the betterment of the entire city. If fully successful and the market for new business support declines, the natural evolution could see the business incubator program phased-out. To this end, the renovations of the building will allow for a simple retail centre on the ground floor and a business centre on the top floors.

The following is a summary of the key terms contained in the lease and operating agreement (the "Agreement"):

- 1) In form, the Agreement has the same essential features as the recently concluded lease and operating agreement between the City of Saskatoon and the Farmers' Market Cooperative.
- 2) The Agreement is a lease and operating agreement for the 20,000 square foot building, such that the City will not be responsible for the day-to-day maintenance and cleaning of the building.
- 3) The term of the Agreement is five years, commencing on the date that Ideas Inc. has possession, and although Ideas Inc. will pay nominal rent, it will be responsible for the operating costs and utilities attributable to the building.

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- 4) As well, Ideas Inc. will be responsible for making the required contributions to the maintenance reserve; however, this is somewhat qualified in that Ideas Inc. has asked that the contributions be limited to no more than 50% of its net income in any one year. The Agreement also provides that the parties will meet periodically to discuss the maintenance reserve contributions to ensure that the required contributions are ultimately received by the City.
- 5) As this is a business support centre, designed to encourage the development of new business enterprises, Ideas Inc. has asked that the City agree to grant it a property tax exemption for the term of the Agreement.
- 6) While Ideas Inc. will be responsible for the day-to-day maintenance, the City, as owner, is responsible for any repairs to the structural elements of the building, the windows, and the roof.
- 7) The permitted use of the building is to use the space as a business incubator, namely, establish a facility and advisory process that provides a space, support system and advisor services to prospective entrepreneurs that, but for the business incubator, might not have the requisite capital to successfully launch a new business.
- 8) It is the expectation that the majority of the building will be occupied by clients of Ideas Inc., in other words, individuals that qualify for admission to the business support centre. The Agreement does provide that Ideas Inc. may sublease part of the building to businesses that would support their program; however, any proposed sublease would require the consent of the City.
- 9) Subject to the relevant zoning rules and the City's consent, Ideas Inc. can place signs bearing its name on or near the entrance doors to the building.
- 10) Minor or major alterations to the interior of the building require the consent of the City, and the City may require, in the case of major alterations, that the work proceed based on professionally prepared working drawings.
- 11) The building will be open for business at least between the hours of 10:00 a.m. and 4:00 p.m., Monday to Friday.
- 12) There are the standard indemnity and insurance requirements that the City would expect of any tenant in a civic building.
- 13) Other than for an act of default, there is no right to terminate the Agreement by either the City or Ideas Inc.

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- 14) There is an option to renew for a further five years, subject to Ideas Inc. providing the City with a notice that it wishes to renew six months before the Agreement expires, and any renewal is subject to the parties agreeing on the new rent, which shall be renegotiated. This is the only renewal period provided for in the Agreement.

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

IT WAS RESOLVED: 1) that City Council approve entering into the lease and operating agreement between the City of Saskatoon and Ideas Inc. respecting 420 Avenue B South;

2) that the Mayor and City Clerk be authorized to execute the agreement under corporate seal on behalf of the City of Saskatoon; and

3) that City Council exempt the subject property from taxation for five years and that the City Solicitor be requested to draft the appropriate agreement.

LEGISLATIVE REPORT NO. 15-2006

Section A – OFFICE OF THE CITY CLERK

**A1) Amendments to Policy C02-001 – Policy Development
(File No CK.: 421-C02-001)**

RECOMMENDATION: that the proposed amendments to Policy C02-001, “Policy Development”, as set out in the attached draft dated August 29, 2006, be approved.

REPORT

The City Clerk’s Office is responsible for the overall administration of all City Council Policies, which includes consulting with departments on policies that have not been reviewed for over five years. The actual research, documentation and reporting is the responsibility of the specific department that administers the policy.

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Policy C02-001, "Policy Development" has been reviewed by the City Clerk's Office. The updates required to this policy are housekeeping in nature to reflect the current corporate structure and the current practice with respect to new policies and policy updates. The proposed revisions are outlined in bold and italics in the attached draft policy dated August 29, 2006 (Attachment 1). Also attached is a copy of the current policy (Attachment 2).

PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.

ATTACHMENTS

1. Proposed Revisions to Policy C02-001.
2. Current Policy C02-001.

IT WAS RESOLVED: that the proposed amendments to Policy C02-001, "Policy Development", as set out in the attached draft dated August 29, 2006, be approved, with the words "upon request" under Section 3 being removed.

**A2) Amendments to Policy C01-003 - Appointments to
Civic Boards, Commissions, Authorities and Committees
(File No. CK. 225-1)**

RECOMMENDATION: that the amendments to Policy C01-003 "Appointments to Civic Boards, Commissions, Authorities and Committees", as outlined in this report, be approved.

ADOPTED.

BACKGROUND

City Council, at its meeting held on July 19, 2004, considered Clause 1, Report No. 11-2004 of the Planning and Operations Committee with respect to a communication outlining barriers to public participation on Council's boards and committees. City Council adopted the following recommendations:

- 1) that citizen members of Council's boards and committees be reimbursed for childcare expenses for all meetings attended, up to a maximum of \$7.50 per hour and upon submission of a receipt; and

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- 2) that the City Clerk be requested to consolidate into one policy all existing provisions for participation on Council's boards and committees and interaction with City Council and its standing committees, such as parking passes, bus passes, interpreters, etc., and submit same to Council for approval.

REPORT

In accordance with the above, the following revisions to Policy C01-003, "Appointments to Civic Boards, Commissions, Authorities and Committees" are proposed:

"2.10 Services Provided to Members

The following services will be provided to members of civic boards, commissions, authorities and committees:

- a) Childcare Expenses – Citizen members will be reimbursed for childcare expenses for all meetings attended, up to a maximum of \$7.50 per hour and upon submission of a receipt to the City Clerk's Office.
- b) Parking Permits and Bus Tickets – Citizen members will be provided with temporary parking permits or bus tickets for attendance at Committee meetings.
- c) Hearing Assistance – Committee Rooms A and E have been equipped with systems to enhance the sound. Should members require an interpreter, the City Clerk's Office will arrange for same, through the Saskatchewan Deaf and Hard of Hearing Services, and will cover the costs.
- d) Visual Assistance – Arrangements have been made with the Saskatoon Library to utilize the JAWS (Job Access with Speech) system as required. This can be facilitated through the City Clerk's Office. (JAWS is a program that translates written text into speech for the use of people who are visually impaired.)

The City will make every effort to ensure that there are no barriers to public participation. Any requests for services not listed above will be considered on a case-by-case basis."

The above amendments incorporate into policy all services currently available to citizen members of civic boards, commissions, authorities and committees. Attached is a copy of the draft revised policy.

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PUBLIC NOTICE

Public Notice pursuant to Section 3 of Policy C01-021, Public Notice Policy, is not required.

ATTACHMENT

1. Policy C01-003, "Appointments to Civic Boards, Commissions, Authorities, and Committees".
2. Clause 1, Report No. 11-2004 of the Planning and Operations Committee.

**A3) Council Meeting Schedule – 2007
(File No. CK. 255-1)**

RECOMMENDATION: 1) that City Council meet on the following dates in 2007:

Monday, January 8, 2007
Monday, January 22, 2007
Monday, February 12, 2007
Monday, February 26, 2007
Monday, March 12, 2007
Monday, March 26, 2007
Monday, April 16, 2007
Monday, April 30, 2007
Monday, May 14, 2007
Monday, May 28, 2007
Monday, June 18, 2007
Monday, July 16, 2007
Monday, August 13, 2007
Tuesday, September 4, 2007
Monday, September 17, 2007
Tuesday, October 9, 2007
Monday, October 22, 2007
Monday, November 5, 2007
Monday, November 19, 2007
Monday, December 3, 2007
Monday, December 17, 2007; and

- 2) that the City Solicitor be requested to prepare the necessary bylaw amendment to the Council and Committee Procedure Bylaw.

Attached is a schedule of recommended Council meeting dates for 2007.

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The proposed schedule has City Council meeting every second week, with the exception of breaks due to the SUMA Convention in February, Easter in April, and the FCM Convention in June. Also, as in the past, there is only one meeting scheduled for the months of July and August.

PUBLIC NOTICE

Public Notice, pursuant to Section 3 of Policy No. C01-021 (Public Notice Policy), is not required.

ATTACHMENT

1. City Council Meeting Schedule – 2007

IT WAS RESOLVED: that that matter be referred to the Executive Committee for further review.

REPORT NO. 14-2006 OF THE PLANNING AND OPERATIONS COMMITTEE

Composition of Committee

Councillor D. L. Birkmaier, Chair
Councillor O. Fortosky
Councillor E. Hnatyshyn
Councillor M. Neault
Councillor G. Wyant

1. **Communications to Council**
From: Peter Levesque
Date: August 30, 2006
Subject: Motorized Vehicles on Meewasin Trail
(File No. CK. 7000-1)

RECOMMENDATION: that signs be posted along the Meewasin Valley Trail to indicate that motorized vehicles are not allowed on the trail.

Attached is a copy of the above communication which was referred to the Planning and Operations Committee for further handling and forwarded to City Council as information.

Your Committee has reviewed the concerns with the City Solicitor's Office and has been advised that the bicycle described in the above letter would be a motor vehicle under the definition provided in *The Traffic Safety Act*. In accordance with City of Saskatoon Recreation Facilities and Parks and Traffic Bylaws, motor vehicles are not allowed in parks or on sidewalks. Both bylaws are enforced by Police Services.

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It was confirmed by the Administration that there are no existing signs to indicate that motor vehicles are not allowed along the Meewasin Valley Trail. Your Committee is recommending that such signs be posted.

Item B6 of Communications to Council was brought forward.

“B6) Peter Levesque, dated September 14

Suggesting that the proposed sign on the Meewasin Trail say “no motorized bicycles/motorcycles” rather than “no motorized vehicles”. (File No. CK. 7000-1)”

IT WAS RESOLVED: that signs be posted along the Meewasin Valley Trail to indicate that motorized vehicles are not allowed on the trail.

**2. Habitat for Humanity – 18th Street Affordable Housing Project
(File No. CK. 750-4)**

RECOMMENDATION:

- 1) that funding of five percent of the total cost of the Affordable Housing Project in the 2700 to 2900 blocks of 18th Street West be approved to Habitat for Humanity Saskatoon Inc. for the new construction of 16 affordable housing units for low income families; and
- 2) that the Administration be authorized to disburse the five percent incentive for each completed unit to date and upon completion of each subsequent unit, and determination of the eligibility of each unit under the City of Saskatoon Policy C09-002 (Innovative Housing Incentives).

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated August 15, 2006, with respect to a request for funding from the Affordable Housing Reserve for the above project, under the Innovative Housing Incentives Policy C09-002.

Your Committee has reviewed the above report and supports the recommendations of the Administration, as outlined above.

3. John Howard Society – Cedar House

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(File No. CK. 750-4)

RECOMMENDATION: that funding of ten percent of the total contribution of the Municipal, Provincial and Federal Government towards the purchase of the house at 1308 – 5th Avenue North totalling \$20,000 from the Affordable Housing Reserve be approved.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated August 22, 2006, with respect to a request for funding to contribute towards the purchase of the house at 1308 – 5th Avenue North from the Affordable Housing Reserve, under the Innovative Housing Incentives Policy.

Your Committee has reviewed the report and supports the recommendation of the Administration, as outlined above.

**4. Landa House – 202 Avenue E South
(Files CK. 710-52 and 1965-1)**

RECOMMENDATION:

- 1) that the owners of 202 Avenue E south receive a tax abatement through the Heritage Conservation Program to a maximum of \$4,000 amortized in equal instalments over ten years commencing in the year following the satisfactory completion of the rehabilitation project under the terms and conditions outlined in the report of the General Manager, Community Services Department dated August 9, 2006, with the source of funding for the abatement being the Heritage Fund; and
- 2) that the City Solicitor be requested to prepare the appropriate agreement regarding the tax abatement.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated August 9, 2006 with respect to a proposed tax abatement through the Heritage Conservation Program for a rehabilitation project to replace the exterior windows in the verandah and two entrance doors of the designated Municipal Heritage Property at 202 Avenue E South.

Your Committee was advised that the Municipal Heritage Advisory Committee considered this matter at its meeting held on September 6, 2006, and supports the recommendations of the Administration.

Following review of this matter, your Committee also supports the recommendations, as outlined above.

**5. Municipal Heritage Property – 1018 McPherson Avenue
(File No. CK. 710-1)**

- RECOMMENDATION:**
- 1) that the City Solicitor be requested to prepare, advertise, and bring forward a Bylaw to designate the property at 1018 McPherson Avenue as a Municipal Heritage Property under the provisions of *The Heritage Property Act*, with such designation limited to the exterior of the building; and
 - 2) that a maximum of \$1,200 be allocated from the Heritage Fund for the supply and installation of a recognition plaque for the property.

ADOPTED.

Attached is a copy of the report of the General Manager, Community Services Department dated July 31, 2006, with respect to the proposed designation of the property at 1018 McPherson Avenue as a Municipal Heritage Property, with such designation limited to the exterior of the building.

Your Committee was advised that the Municipal Heritage Advisory Committee considered this matter at its meeting held on September 6, 2006, and supports the recommendations of the Administration to proceed with the necessary advertising and preparation of a bylaw for the proposed Municipal Heritage Property designation, as well as the allocation of funds for the supply and installation of a recognition plaque, following such designation.

Following consideration of the report, your Committee supports the recommendations of the Administration, as outlined above.

**6. Capital Project No. 786 – Trunk Sewer Assessment
Interceptor Sewer Inspection and Evaluation
(File No. CK. 7820-1)**

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- RECOMMENDATION:**
- 1) that the information be received; and
 - 2) that the Administration be directed to include the identified operating and capital costs in the 2007 budget submissions.

ADOPTED.

Your Committee has reviewed the attached report of the General Manager, Infrastructure Services Department dated August 28, 2006, with respect to the Interceptor Sewer Inspection and Evaluation undertaken in 2005 and recommendations for preventive and preservation treatments over the next five years. Your Committee supports the recommendation for the Administration to include the operating and capital costs, as identified in the August 28, 2006 report, in the 2007 budget submissions.”

Moved by Councillor Wyant, Seconded by Councillor Alm,

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

CARRIED.

His Worship the Mayor assumed the Chair.

COMMUNICATIONS TO COUNCIL

The following communications were submitted and dealt with as stated:

B. ITEMS WHICH REQUIRE THE DIRECTION OF CITY COUNCIL

1) Delores Brent, dated September 5

Submitting various examples of accessibility issues. (File No. CK. 6220-1)

RECOMMENDATION: that the matter be referred to the Administration to respond to the writer.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the matter be referred to the Administration to respond to the writer.

CARRIED.

2) Marcus Davies, dated September 6

Requesting that outdoor pools stay open later in the season. (File No. CK. 613-6)

RECOMMENDATION: that the matter be referred to the Planning and Operations Committee for consideration.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT the matter be referred to the Planning and Operations Committee for consideration.

CARRIED.

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3) Nancy Hyland-Pelletier, dated September 7

Expressing concerns about the odours coming from Saskatoon Processing on Miners Avenue.
(File No. CK 375-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Wyant, Seconded by Councillor Birkmaier,

THAT a meeting be arranged between the Minister of SERM and City Council.

CARRIED.

4) A.G. Tait, President, Royal Canadian Legion, dated August 28

Expressing concern about the Cenotaph being used as a selling stand during the Farmer's Market.
(This matter has been referred to the Saskatoon Farmer's Market and has been taken care of.)
(File No. CK. 205-7)

RECOMMENDATION: that the information be received.

Moved by Councillor Penner, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

5) George Dmyterko, President, Saskatoon Amateur Slo Pitch Association Inc., dated August 28

Requesting the City of Saskatoon build a slo-pitch softball diamond complex. (File No. CK. 4205-1)

RECOMMENDATION: that the direction of Council issue.

Moved by Councillor Alm, Seconded by Councillor Dubois,

THAT the matter be referred to the Planning and Operations Committee for a report.

CARRIED.

6) Peter Levesque, dated September 14

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Suggesting that the proposed sign on the Meewasin Trail say “no motorized bicycles/motorcycles” rather than “no motorized vehicles”. (File No. CK. 7000-1)

DEALT WITH EARLIER. SEE PAGE NO. 24.

C. INFORMATION ITEMS

1) Grant Sommerfeld, dated August 30

Commenting on traffic and construction concerns. (File No. CK. 6000-1)

2) Gloria Kovach, President, Federation of Canadian Municipalities, dated August 30, 2006

Submitting a copy of the 2005-2006 Green Municipal Fund (GMF) Annual Report. (Available for viewing in the City Clerk’s Office.) (File No. CK. 430-1)

3) Sgt. Brent Penner, Crime Stoppers Coordinator, Saskatoon Police Service, dated August 31

Thanking Council for partnering with Crime Stoppers to increase public awareness and to enhance public safety. (File No. CK. 5000-1)

4) Ryan Pepin, dated September 7

Expressing concerns about fluoride added to the City’s water. (File No. CK. 7500-1)

5) Confederation Park Youth, undated

Submitting pictures of Centennial projects created by Youth Centres during the summer of 2006. (Pictures available for viewing in the City Clerk's Office.) (File No. CK. 205-30)

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Heidt,

THAT, with respect to item C5, the Administration arrange for appropriate display of the drawings in City Hall.

CARRIED.

Moved by Councillor Dubois, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

D. ITEMS WHICH HAVE BEEN REFERRED FOR APPROPRIATE ACTION

1) Peter Leveque, dated August 31

Submitting comments and questions about motorized vehicles on the Meewasin Trail. (File No. CK. 7000-1) **(Referred to Planning and Operations Committee.)**

2) Cameron Broten, dated August 31

Submitting comments about the closure of Mayfair Pool for the season. (File No. CK. 613-1) **(Referred to Administration to respond to the writer.)**

3) Lisa Wruck, dated September 1

Expressing concerns about the intersection of Rylston Road and Avenue X North. (File No. CK. 6320-1) **(Referred to Administration to respond to the writer.)**

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4) Dayne Friesen, dated September 4

Expressing concerns with respect to a basement suite. (File No. CK. 150-1) **(Referred to Administration for appropriate Action.)**

5) Warren J. Rutherford, Editor-in-Chief, Canadian Pro Boxing Scene, dated September 4

Submitting comments regarding the re-establishment of a Boxing and Wrestling Commission in Saskatoon. (File No. CK. 175-24) **(Referred to Administration to update the writer on the status of the matter.)**

6) Myrna Rae Dlugos, dated September 6

Requesting that the chartered bus that is commissioned to take residents from Cosmo Court to church on Sundays, be the kind without stairs to enable access for walkers. (File No. CK. 7300-1) **(Referred to Administration to respond to writer.)**

7) Luke Buchan, dated September 9

Suggesting that a rarely-used basketball court in Grosvenor Park double as a skatepark. (File No. CK. 610-8) **(Referred to Administration to respond to the writer.)**

8) Gayle Wagner, dated September 11

Expressing concerns about development in Wilson Park. (File No. CK. 4205-1) **(Referred to Administration to respond to the writer.)**

9) David Balderstone, dated September 12

Expressing concerns about changes in bus routes. (File No. CK. 7310-1) **(Referred to Administration for consideration and response to the writer.)**

10) Geoffrey A. Hopkins, dated September 11, 2006

Expressing concerns about changes in bus routes. (File No. CK. 7310-1) **(Referred to Administration for consideration and response to the writer.)**

RECOMMENDATION: that the information be received.

Moved by Councillor Birkmaier, Seconded by Councillor Penner,

THAT, with respect to item D8, a copy of the response be sent to Councillor Birkmaier.

CARRIED.

Moved by Councillor Heidt, Seconded by Councillor Penner,

THAT the information be received.

CARRIED.

E. PROCLAMATIONS

1) Don Johnston, President, Canada World Youth

Requesting that Council proclaim October 15 to 21, 2006 as Canada World Youth Week. (File No. CK. 205-5)

- RECOMMENDATION:**
- 1) that City Council approve the proclamation as set out in Section E; and
 - 2) that the City Clerk be authorized to sign the proclamation on behalf of City Council.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

1) that City Council approve the proclamation as set out in Section E; and

2) that the City Clerk be authorized to sign the proclamation on behalf of City Council.

CARRIED.

ENQUIRIES

Councillor D. L. Birkmaier
Refuse Containers at Construction Sites
(File No. CK. 7830-1)

Would the Administration please report on the feasibility of introducing a bylaw similar to the City of Calgary which requires construction sites to have containers for refuse on each site and the control and responsibility of access to construction sites.

MOTIONS

Councillor Wyant gave the following Notice of Motion at the meeting of City Council held on September 5, 2006:

“TAKE NOTICE that at the next regular meeting of City Council, I will move the following motion:

‘THAT the Waste Bylaw 8310 be amended so as to provide for the provision by the City of Saskatoon of metal bins for all multi-unit developments accompanied by City collection of the associated waste. The bylaw amendment would require the City to fund the acquisition of such bins to an amount equal to the cost of the number of 300-gallon containers based on one 300-gallon container for each of four units within such developments.’”

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT the Waste Bylaw 8310 be amended so as to provide for the provision by the City of Saskatoon of metal bins for all multi-unit developments accompanied by City collection of the associated waste. The bylaw amendment would require the City to fund the acquisition of such bins to an amount equal to the cost of the number of 300-gallon containers based on one 300-gallon container for each of four units within such developments.

IN REFERRAL

Moved by Councillor Penner, Seconded by Councillor Heidt,

THAT the matter be referred to the Administration and Finance Committee.

THE REFERRAL MOTION WAS PUT AND CARRIED.

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Councillor Hnatyshyn gave the following Notice of Motion at the meeting of City Council held on September 5, 2006:

“TAKE NOTICE that at the next regular meeting of City Council, I will move the following motion:

‘THAT a bylaw be established requiring 72 hours notice be given to a neighbourhood prior to use of a pesticide that would impact on surrounding properties and residents.’”

Moved by Councillor Hnatyshyn, Seconded by Councillor Heidt,

THAT a bylaw be established requiring 72 hours notice be given to a neighbourhood prior to use of a pesticide that would impact on surrounding properties and residents.

IN REFERRAL

Moved by Councillor Alm, Seconded by Councillor Dubois,

THAT the matter be referred to the Administration and Finance Committee.

THE REFERRAL MOTION WAS PUT AND CARRIED.

The meeting recessed at 6:40 and reconvened at 7:00 p.m.

HEARINGS

- 4a) Discretionary Use Application
Bed and Breakfast Home
Lots 10, 11 and 12, Block 14, Plan G48
509 – 5th Street East, Buena Vista Neighbourhood
Applicant: Pauline B. Hampson
(File No. CK. 4355-1)**
-

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider the above-noted discretionary use application.

The City Planner has indicated that notification posters have been placed on site and letters have been sent to all adjacent landowners within 75 metres of the site.

Attached is a copy of a report of the General Manager, Community Services Department

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dated August 22, 2006 recommending that the application submitted by Ms. Pauline Hampson requesting permission to use Lots 10, 11, and 12, Block 14, Plan G48 (509 - 5th Street East) for the purpose of a Bed and Breakfast Home with three guest rooms be approved subject to the following:

- a) the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Bed and Breakfast Home with three guest bedrooms; and
- b) the three guest bedrooms not being used as part of the bed and breakfast operation until all conditions of the required permits noted above are met.

Attached is a copy of a report of the Municipal Planning Commission dated September 6, 2006 advising that the Commission supports the above-noted recommendation.”

His Worship the Mayor opened the hearing.

Mr. Randy Grauer, Community Services Department, expressed the Department’s support of the discretionary use application.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission’s support of the discretionary use application.

His Worship the Mayor ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Penner, Seconded by Councillor Birkmaier,

THAT the application submitted by Ms. Pauline Hampson requesting permission to use Lots 10, 11, and 12, Block 14, Plan G48 (509 - 5th Street East) for the purpose of a Bed and Breakfast Home with three guest rooms be approved subject to the following:

- a) *the applicant obtaining a development permit and all other relevant permits (such as building and plumbing permits) and licenses prior to the use of this site for the purpose of a Bed and Breakfast Home with three guest bedrooms; and*
- b) *the three guest bedrooms not being used as part of the bed and breakfast operation until all conditions of the required permits noted above are met.*

CARRIED.

**4b) Proposed Development Plan Amendment
Pleasant Hill Local Area Plan Implementation
Light Industrial to Mixed Use, Residential to Mixed Use, Industrial to Mixed Use,
and Low Density/No Conversions to Mixed Use
Proposed Bylaw No. 8527
(File No. CK. 4351-1)**

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8527, a copy of which is attached.

Attached is a copy of Clause 1, Report No. 9-2006 of the Municipal Planning Commission which was adopted by City Council at its meeting held on July 17, 2006.

Attached is a copy of the notice that appeared in the local press under dates of August 26, 2006 and September 2, 2006.”

His Worship the Mayor opened the hearing.

Mr. Lorne Sully, Community Services Department, expressed the Department’s support of the proposed development plan amendment.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed development plan amendment.

Ms. Cherrie Martel, Pleasant Hill Community Association, indicated that the Community Association has not had a chance to consult with the residents in the area. She noted that the Community Association is not in favour of high density housing in the area.

Moved by Councillor Fortosky, Seconded by Councillor Dubois,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Fortosky, Seconded by Councillor Alm,

THAT Council consider Bylaw No. 8527.

CARRIED.

**4c) Proposed Development Plan Amendment
Pleasant Hill Local Area Plan Implementation
Light Industrial to Mixed Use and Industrial to Mixed Use
Proposed Bylaw No. 8528
(File No. CK. 4351-1)**

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8528, a copy of which is attached.

Attached is a copy of Clause 1, Report No. 9-2006 of the Municipal Planning Commission which was adopted by City Council at its meeting held on July 17, 2006.

Attached is a copy of the notice that appeared in the local press under dates of August 26, 2006 and September 2, 2006.”

His Worship the Mayor opened the hearing.

Mr. Lorne Sully, Community Services Department, expressed the Department’s support of the proposed development plan amendment.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission’s support of the proposed development plan amendment.

Ms. Cherrie Martel, Pleasant Hill Community Association, indicated that the Community Association does not have any concerns at this time with the proposed development plan amendment.

Moved by Councillor Paulsen, Seconded by Councillor Dubois,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Fortosky, Seconded by Councillor Birkmaier,

THAT Council consider Bylaw No. 8528.

CARRIED.

- 4d) Proposed Development Plan Amendment
Pleasant Hill Local Area Plan Implementation
Low/Medium Density to Community Facility, Medium Density to High Density,
Low Density/No Conversions to Community Facility and
Commercial to Community Facility
Proposed Bylaw No. 8529
(File No. CK. 4351-1)**

REPORT OF THE A/CITY CLERK:

The purpose of this hearing is to consider proposed Bylaw No. 8529, a copy of which is attached.

Attached is a copy of Clause 1, Report No. 9-2006 of the Municipal Planning Commission which was adopted by City Council at its meeting held on July 17, 2006.

Attached is a copy of the notice that appeared in the local press under dates of August 26, 2006 and September 2, 2006.

Attached is a copy of a letter from Rev. Remi Hebert, Pastor, St. Mary's Parish, dated September 11, 2006 expressing support for the proposed development plan amendment."

His Worship the Mayor opened the hearing.

Mr. Lorne Sully, Community Services Department, expressed the Department's support of the proposed development plan amendment.

Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support of the proposed development plan amendment.

Ms. Cherrie Martel, Pleasant Hill Community Association, indicated that the Community Association does not have any concerns at this time with the proposed development plan amendment.

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Moved by Councillor Dubois, Seconded by Councillor Paulsen,

THAT the submitted correspondence be received.

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Penner,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Birkmaier, Seconded by Councillor Fortosky,

THAT Council consider Bylaw No. 8529.

CARRIED.

**4e) Proposed Zoning Bylaw Amendment
Pleasant Hill Local Area Plan Implementation
Zoning Map Amendment – IL1 District to MX1 District and
R2A District to MX1 District
Proposed Bylaw No. 8530
(File No. CK. 4351-1)**

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8530, a copy of which is attached.

Attached is a copy of Clause 1, Report No. 9-2006 of the Municipal Planning Commission which was adopted by City Council at its meeting held on July 17, 2006.

Attached is a copy of the notice that appeared in the local press under dates of August 26, 2006 and September 2, 2006.”

His Worship the Mayor opened the hearing.

Mr. Lorne Sully, Community Services Department, expressed the Department’s support of the proposed development plan amendment.

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Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support of the proposed development plan amendment.

Ms. Cherrie Martel, Pleasant Hill Community Association, indicated that the Community Association does not have any concerns at this time with the proposed zoning bylaw amendment. She also indicated that she is pleased with the public hearing process.

Moved by Councillor Hnatyshyn, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Fortosky, Seconded by Councillor Birkmaier,

THAT Council consider Bylaw No. 8530.

CARRIED.

**4f) Proposed Zoning Bylaw Amendment
Pleasant Hill Local Area Plan Implementation
Zoning Map Amendment – IL1 District to MX1 District
Proposed Bylaw No. 8531
(File No. CK. 4351-1)**

REPORT OF THE A/CITY CLERK:

“The purpose of this hearing is to consider proposed Bylaw No. 8531, a copy of which is attached.

Attached is a copy of Clause 1, Report No. 9-2006 of the Municipal Planning Commission which was adopted by City Council at its meeting held on July 17, 2006.

Attached is a copy of the notice that appeared in the local press under dates of August 26, 2006 and September 2, 2006.”

His Worship the Mayor opened the hearing.

Mr. Lorne Sully, Community Services Department, expressed the Department's support of the proposed development plan amendment.

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Mr. Brad Sylvester, Chair, Municipal Planning Commission, expressed the Commission's support of the proposed development plan amendment.

Mr. Brian Graham, Pleasant Hill Community Association, expressed support for the proposed zoning bylaw amendment indicating that he does not wish to see high density housing as a use in the area.

Moved by Councillor Hnatyshyn, Seconded by Councillor Heidt,

THAT the hearing be closed.

CARRIED.

Moved by Councillor Fortosky, Seconded by Councillor Birkmaier,

THAT Council consider Bylaw No. 8531.

CARRIED.

COMMUNICATIONS TO COUNCIL - CONTINUED

A. REQUESTS TO SPEAK TO COUNCIL

1) Curtis Kimpton, President, Saskatoon Zoo Foundation, dated June 16

Requesting permission to address Council with a PowerPoint presentation with respect to the "Who's Who at the Zoo" campaign. (File No. 1860-1)

RECOMMENDATION: that Curtis Kimpton be heard.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT Curtis Kimpton be heard.

CARRIED.

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Mr. Curtis Kimpton provided a PowerPoint presentation with respect to the “Who’s Whoo at the Zoo” campaign.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

THAT the information be received.

CARRIED.

2) John Maxin, dated July 31

Requesting permission to address Council regarding crime. (File No. CK. 5000-1)

RECOMMENDATION: that John Maxin be heard.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT John Maxin be heard.

CARRIED.

Mr. John Maxin was not present in the gallery.

Moved by Councillor Paulsen, Seconded by Councillor Wyant,

THAT the information be received.

CARRIED.

3) Dave Robinson, dated September 12

Requesting permission to address Council on behalf of Hector Trout Manor Co-operative regarding tax rebate. (File No. CK. 1920-1)

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RECOMMENDATION: that Dave Robinson be heard.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT Clause B1, Administrative Report No. 17-2006 be brought forward and that Dave Robinson be heard.

CARRIED.

**“B1) Assessment of Not-for Profit Co-operative Housing
(File No. 1920-1)”**

RECOMMENDATION: that the direction of Council issue.

BACKGROUND

During its July 17, 2006 meeting, City Council reviewed Clause 5, Report No. 11-2006 of the Administration and Finance Committee and resolved:

“that the matter of declining tax abatement for the Hector Trout Manor residents be referred to the Administration for a report direct to Council; with a sunset clause in 2009 when the rental income approach to assessment will be implemented.”

REPORT

In response to the above resolution, your Administration has developed criteria around a proposed abatement program which attempts to address the issue faced by the Hector Trout Manor residents and similar properties.

In order to qualify for the requested abatement program, the following proposed criteria must be met:

- The property must be a co-operative and cannot be sold or otherwise disposed of without the prior written approval of Saskatchewan Housing Corporation on their specific terms and conditions.
- The applicable property taxes resulting from the 2005 reassessment must have increased by a minimum of 35%.
- Taxes will then be abated at a declining rate, with an abatement of 50% in 2006, 30% in 2007, and 10% in 2008.
- The property owner must make a formal request for the abatement.

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While this proposed program will provide tax relief to the residents of Hector Trout Manor up to and including 2008, there is no guarantee of a reduced property assessment resulting from the 2009 Rental Income Approach to valuation. However, while there may be another value change from 2005 to 2009, future reassessments should not see the volatility in value (both increases and decreases) as has been experienced in the past by Hector Trout Manor and other property owners.

OPTIONS

Entry Percentage

Your Administration has identified 35% as the minimum amount property taxes increased resulting from the 2005 reassessment to qualify for this program. The intent is to limit the abatement to “material” increases. City Council can define “material” as something greater or lesser than 35%.

Rebate Percentage

This percentage has been proposed at a declining rate of 50% in 2006, 30% in 2007, and 10% in 2008. City Council has the following options:

- Revise the declining percentages (i.e. 50%-40%-30%; 50%-25%-0%)
- Set the rebate at a fixed percentage for each of 2006, 2007, and 2008. Hector Trout Manor was levied 50% of the increase in 2005. City Council could establish a rebate of 50% for each of 2006, 2007, and 2008 or at a percentage greater or lesser than 50%.

As previously identified to City Council, Hector Trout Manor property taxes increased by \$27,565.60 as a result of the 2005 reassessment. This increase was phased in over two years, resulting in a \$13,782.75 increase in 2005 and an additional \$13,782.75 increase in 2006. This translates into a 50% increase in property taxes phased-in over two years. A review of the applicability of the above criteria to Hector Trout Manor results in the following:

- The property meets the first criteria in that the property is a co-operative and the sale of the property requires the prior written approval of Saskatchewan Housing Corporation. There are specific terms and conditions that need to be met.
- Property taxes have increased in excess of 35% as a result of the 2005 reassessment.
- Applying a declining rebate of 50% in 2006, 30% in 2007, and 10% in 2008 would eliminate Hector Trout Manor’s 2006 tax increase (exclusive of any increases resulting from mill rate increases). As indicated earlier in this report, there is no guarantee of a reduced property assessment resulting from the 2009 Rental Income Approach to valuation. The declining rebate brings the property taxes closer to the actual levy the year preceding revaluation (2008). A comparison of the options (50% rebate versus three declining abatement percentage scenarios) would provide the following results:

	Total	2005 Levied	2006	2007	2008
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	Increase	& Paid	Rebate	Rebate	Rebate
50% Rebate	\$27,565.60	\$13,782.75	\$13,782.75	\$13,782.75	\$13,782.75
Declining Rebate Percentages					
50%-40%-30%	\$27,565.60	\$13,782.75	\$13,782.75	\$11,026.24	\$8,269.68
50%-30%-10%	\$27,565.60	\$13,782.75	\$13,782.75	\$8,269.68	\$2,756.56
(Proposed)					
50%-25%-0%	\$27,565.60	\$13,782.75	\$13,782.75	\$6,891.40	\$0

PUBLIC NOTICE

Public Notice Pursuant to Section 3 of Policy No. C01-021, Public Notice Policy, is not required.”

Mr. Dave Robinson, Hector Trout Manor Housing Cooperative, asked that Council consider a tax abatement of 50%, for residents of Hector Trout Manor, for the 2006, 2007 and 2008 tax years or the declining abatement of 50%, 40% and 30%. He provided Council with a copy of his presentation.

Moved by Councillor Wyant, Seconded by Councillor Heidt,

THAT the criteria for the tax abatement program for not-for-profit cooperative housing be approved as outlined on page one of the report, and that a 50% rebate be provided to residents of Hector Trout Manor for the 2006, 2007 and 2008 tax years.

CARRIED.

INTRODUCTION AND CONSIDERATION OF BYLAWS

Bylaw 8527

Moved by Councillor Wyant, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8527, being “The Development Plan Amendment Bylaw, 2006 (No. 6)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, seconded by Councillor Neault,

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THAT Bylaw No. 8527 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Fortosky,

THAT Council go into Committee of the Whole to consider Bylaw No. 8527.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8527 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Alm,

THAT permission be granted to have Bylaw No. 8527 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

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THAT Bylaw No. 8527 be now read a third time, that the bylaw be passed and the Mayor and the A/City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8528

Moved by Councillor Wyant, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8528, being “The Development Plan Amendment Bylaw, 2006 (No. 7)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, seconded by Councillor Neault,

THAT Bylaw No. 8528 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Fortosky,

THAT Council go into Committee of the Whole to consider Bylaw No. 8528.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8528 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Alm,

THAT permission be granted to have Bylaw No. 8528 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT Bylaw No. 8528 be now read a third time, that the bylaw be passed and the Mayor and the A/City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8529

Moved by Councillor Wyant, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8529, being “The Development Plan Amendment Bylaw, 2006 (No. 8)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, seconded by Councillor Neault,

THAT Bylaw No. 8529 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Fortosky,

THAT Council go into Committee of the Whole to consider Bylaw No. 8529.

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CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8529 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Alm,

THAT permission be granted to have Bylaw No. 8529 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT Bylaw No. 8529 be now read a third time, that the bylaw be passed and the Mayor and the A/City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8530

Moved by Councillor Wyant, seconded by Councillor Penner,

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THAT permission be granted to introduce Bylaw No. 8530, being "The Zoning Amendment Bylaw, 2006 (No. 14)", and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, seconded by Councillor Neault,

THAT Bylaw No. 8530 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Fortosky,

THAT Council go into Committee of the Whole to consider Bylaw No. 8530.

CARRIED.

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

Committee arose.

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

That while in Committee of the Whole, Bylaw No. 8530 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Alm,

THAT permission be granted to have Bylaw No. 8530 read a third time at this meeting.

CARRIED UNANIMOUSLY.

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Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT Bylaw No. 8530 be now read a third time, that the bylaw be passed and the Mayor and the A/City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

Bylaw 8531

Moved by Councillor Wyant, seconded by Councillor Penner,

THAT permission be granted to introduce Bylaw No. 8531, being “The Zoning Amendment Bylaw, 2006 (No. 15)”, and to give same its first reading.

CARRIED.

The bylaw was then read a first time.

Moved by Councillor Wyant, seconded by Councillor Neault,

THAT Bylaw No. 8531 be now read a second time.

CARRIED.

The bylaw was then read a second time.

Moved by Councillor Wyant, Seconded by Councillor Fortosky,

THAT Council go into Committee of the Whole to consider Bylaw No. 8531.

CARRIED.

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

Committee arose.

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

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That while in Committee of the Whole, Bylaw No. 8531 was considered clause by clause and approved.

Moved by Councillor Wyant, Seconded by Councillor Paulsen,

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

CARRIED.

Moved by Councillor Wyant, Seconded by Councillor Alm,

THAT permission be granted to have Bylaw No. 8531 read a third time at this meeting.

CARRIED UNANIMOUSLY.

Moved by Councillor Wyant, Seconded by Councillor Dubois,

THAT Bylaw No. 8531 be now read a third time, that the bylaw be passed and the Mayor and the A/City Clerk be authorized to sign same and attach the corporate seal thereto.

CARRIED.

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Moved by Councillor Wyant,

THAT the meeting stand adjourned.

CARRIED.

The meeting adjourned at 7:46 p.m.

Mayor

A/City Clerk