

CITY OF YORKTON
REGULAR COUNCIL MEETING AGENDA
Monday, April 11, 2022 - 5:00 p.m.
Council Chambers, City Hall

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **PUBLIC ACKNOWLEDGEMENTS**
4. **APPROVAL OF MINUTES**
 - Regular Council Meeting Minutes – March 28, 2022
5. **UNFINISHED BUSINESS**
6. **REPORTS OF COUNCIL COMMITTEES AND MATTERS REFERRED**
 - Recreation & Community Services Committee Meeting Minutes – February 17, 2022
7. **HEARING OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**
 - Presentation - Zion 8th Scouts – Being Prepared
 - Presentation - Manager of Community, Culture & Heritage - National Volunteer Week 2022
 - Presentation - Yorkton Business Improvement District – Annual Report 2022
 - Presentation - Ted Knight Saskatchewan Hockey Hall of Fame Banquet – June 24, 2022
 - Presentation - Ward Brown - Groundwater Contamination from Fertilizer
8. **BUSINESS ARISING OUT OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**
9. **CORRESPONDENCE**
10. **BYLAWS**
 - Director of Finance – 2022 Tax Policy
 - Proposed Bylaw No. 7/2022 Fixing the Mill Rate for the Year 2022, Providing for a Business Improvement District Levy and Establishing Mill Rate Factors and Base Taxes for Classes and Sub-classes of Land and Improvements
 - Proposed Bylaw No. 8/2022 to Provide for the Exemption of Taxation for Certain Properties within the City of Yorkton
 - Director of Planning, Building & Development
 - Proposed Bylaw No. 9/2022 Rezone 129 and 135 Myrtle Avenue from C-1 to CMI-1 and Amend Zoning Map of Bylaw No. 14/2003 to Reflect Rezoning [1st Reading & Public Notice Authorization]
11. **ADMINISTRATIVE REPORTS**
 - Manager of Community, Culture & Heritage
 - Investing in Infrastructure Program (ICIP) - Community, Culture and Recreation Infrastructure Stream – Arena Improvement Project
 - Director of Recreation & Community Services
 - Deer Park Fees & Charges
 - Director of Engineering & Asset Management
 - Purchase of Two (2) Wheel Loaders – Tender Award
 - Solid Waste and Environmental Programs Manager
 - Spring Yard Waste Clean-up Week 2022
 - Director of Planning, Building & Development
 - Discretionary Use Application for 129 & 135 Myrtle Ave to Allow for a Storage Facility [Public Notice Authorization]
12. **GIVING NOTICE OF MOTION**
13. **IN CAMERA SESSION**
 - 2 Other Items
 - Other Item A
 - Other Item B
14. **ADJOURNMENT**

MINUTES**FEBRUARY 17, 2022****5:00 P.M.****YORKTON PUBLIC LIBRARY**

Attendees	Chairperson: Delmar Zwirsky, Tonia Vermette, Melinda Sevilla, Tamara Hall, Yuri Forbes-Petrovich
Regrets	Councillor Randy Goulden, Councillor Ken Chyz, Katie Ecklund, Scott Sharpe
Absent	Donna Brothwell
Staff	Darcy McLeod, Lisa Washington, Julia Schofer
Recording	Shauntel Randall
Call to order	5:03 p.m.
Adjourn	6:11 p.m.

Agenda topics**1. CALL TO ORDER****2. INTRODUCTIONS/ICEBREAKER**

Introductions of Staff and Committee Members: Name & Volunteer/Community activities and/or groups

3. ADOPTION OF AGENDA**Motion 22-001****Tonia Vermette**

That the agenda be adopted as presented. CARRIED.

4. MINUTES OF PREVIOUS MEETING**a. Minutes of the October 20, 2021 Meeting**

Minutes from the October 20, 2021 meeting of the committee were circulated.

Motion 22-002**Melinda Sevilla**

That the minutes be adopted as presented. CARRIED.

5. REVIEW AND SIGNING OF DOCUMENTS**a. Acknowledgement Form**

The City Committee handbook requires that an acknowledgment form be signed by all Committee members that they have read and understand the information. Committee members signed and handed in their forms. The forms of absent members will be signed and collected at the next meeting.

b. Confidentiality Agreement

All City Committee members are required to sign a Confidentiality Agreement. Committee members present signed and handed in their forms. The forms of absent members will be signed and collected at the next meeting.

6. ELECTION OF OFFICERS (CHAIR & VICE-CHAIR)**a. Chairperson Election**

1. Chairperson Zwirsky called for Chairperson Nominations. Tonia Vermette nominated Delmar Zwirsky. Delmar Zwirsky accepted his nomination for Chairperson.
2. Second call for nominations of Chairperson. None received.
3. Third call for nominations of Chairperson. None received.
4. Nominations cease and Delmar Zwirsky is acclaimed as Chairperson of the Recreation & Community Services Committee.

b. Vice-Chairperson Election

1. Chairperson Zwirsky called for Vice-Chairperson Nominations. Tamara Hall nominated

- Tonia Vermette. Tonia Vermette accepted her nomination for Vice-Chairperson.
2. Second call for nominations of Vice-Chairperson. None received.
 3. Third call for nominations of Vice-Chairperson. None received.
 4. Nominations cease and Tonia Vermette is acclaimed as Vice-Chairperson of the Recreation & Community Services Committee.

Motion 21-003

Yuri Forbes-Petrovich

That the Officers for Recreation & Services Committee be accepted as elected.

7. ORIENTATION

- a. Recreation and Community Services Bylaw – Roles of a RCS Committee Member
Darcy highlighted areas of the Bylaw for the Committee members.
- b. PowerPoint Presentation – Darcy provided a presentation about how recreation in Yorkton is tied to the Canadian vision, which has been endorsed by the provincial and territorial ministers responsible for recreation. Darcy further discussed the Benefits of Recreation and how the Department is connected to both the National Framework for Recreation in Canada and the Benefits of Recreation through the Department's Strategic Plan including Core Values of how the Department does their work. Darcy also provided an overview of the City and Department organizational charts and staff functions.
- c. SaskLotteries Community Grant Program (\$113,094 funded each year) – Lisa provided an overview of this program to the Committee that included:
 - i. Policy – Lisa provided highlights of the policy to the Committee.
 - ii. Conflict of Interest Guidelines & Declaration – A Conflict of Interest Declaration was handed out for each Committee member to list any potential conflicts, sign and return to Administration. This form will be brought back to each SLCGP Adjudication meeting to update and inform other Committee members.

8. MEETING FORMAT, DATES, TIME, LOCATION, CORRESPONDENCE, EXPECTATIONS

Darcy informed the Committee that all correspondence will be completed through email, however, hard copies of meeting packages will be provided upon request. Meetings are typically on the third Wednesday of every second month and usually held at the Yorkton Public Library at 5:00 p.m. It is expected that Committee members come prepared to discuss the information in the package, as the role of Committee members is to provide advice and guidance to City Council and Administration on matters referred to them. The Committee was reminded that they are not representatives of the City and should refrain from speaking on behalf of the City or the RCS Committee. If they receive any questions from the public, the Committee member should forward those inquiries to Administration to ensure the proper information and context is shared.

9. Questions

None

10. FUTURE MEETING DATES/TIMES/LOCATIONS

A list of dates was provided for 2022 Committee meeting dates, which will typically be held at the Yorkton Public Library at 5:00 pm. This info will be confirmed at the time the meeting

package is sent.

Mar 16, 2022 – SLCGP Adjudication Mtg

May 18, 2022 – Regular/Policy

Sep 21, 2022 – Regular/Policy

Oct 19, 2022 – SLCGP Adjudication Mtg

Dec 14, 2022 – Regular/Policy (lunch Meeting)

Feb 15, 2023 –Orientation Mtg (for 2023 Committee members)

Confirmed next meeting Mar 16, Library 5pm

Motion 22-004

Tamara Hall

That the list of future Recreation & Community Services Committee meeting dates be approved as presented. CARRIED.

11. ADJOURNMENT

Motion 22-005

Yuri Forbes-Petrovich

That the Recreation & Community Services Committee Meeting be adjourned at 6:11 p.m. CARRIED.

Delmar Zwirsky

Chairperson, Delmar Zwirsky

Shauntel Randall

Recording, Shauntel Randall



Being Prepared

By Zion 8th Scouts



What does “being prepared” mean?

- Having the right items for the situation
- Having the skills needed for the situation
- Having skills and tools to use in each situation
- Looking ahead



Scout items and what they are used for:

- Knife - used to build things and to make shelters
- Flashlight – used to see in the dark
- Tarp – used to build shelters and to keep dry
- Matches – used to light fires
- Water and food – used to keep hydrated and nourished
- First aid kit – used to heal injuries
- Rope – for building shelters and to tie things together
- Whistle – used to let people know where you are if you get lost.



Having everything that you need:

- Having a list
- Packing weather appropriate clothing
- Understanding the landscape of where you're going
- Training for any possible situation
- Read magazines and books about the area
- Ask people who have visited the area before



Having the skills for the situation:

- Gain the skills from experience
- Test your skills
- Train for your skills
- Do research about the skill
- Join a group that practices the skill
- Compete in competitions
- Camp and test your skills
- Watch educational videos on online video platforms
- Read educational books



Common tools needed in different situations:

- Knife
- Backpack
- Water
- Food
- Axe
- Fishing line and hook
- Clothing
- Compass
- Flint and steel or lighter



Planning Ahead:

- Looking at the forecast
- Planning a location
- Give yourself time
- Bring healthy food
- Have a plan for any possible injury
- Rules and regulations of the area
- What wildlife you may encounter
- Always remember:

“Failing to Plan, is Planning to Fail, so Be Prepared.”



TITLE: National Volunteer Week 2022	DATE OF MEETING: April 11, 2022
	REPORT DATE: March 28, 2022
CLEARANCES:	ATTACHMENTS: 1. Poster for National Volunteer Week
Written by: Lisa Washington, Manager of Community, Culture and Heritage Lisa Washington	
Reviewed by: Jessica Matsalla, City Clerk Jessica Matsalla	
Approved by: Lonnie Kaal, City Manager Lonnie Kaal	

PURPOSE/BACKGROUND

Since 1977, Volunteer Canada has collaborated closely with volunteer centres, businesses, nonprofit organizations, government departments, and educational institutions to promote and broaden volunteering. Their programs, research, training, resources, and national initiatives provide leadership on issues and trends in Canada's volunteer landscape.

According to Volunteer Canada, these past couple of years have been like no other. For example:

- Just like every aspect of our lives, volunteering was fundamentally and, in some ways irreversibly changed, as a result of the pandemic. This disruption was felt by organizations of all sizes and mandates.
- We also know that the world of volunteering and community engagement has changed dramatically over the past 20 years and we have seen more intense and accelerated change these past two years. Statistics Canada, for the first time, reported on the rate and nature of informal volunteering in Canada, with a combined total of 24 million Canadians 15 years and older volunteering on average 206 hours in 2018.
- Informal volunteering, neighbourhood groups, and organic movements surged as people helped extended family, friends, neighbours, and strangers with basic needs; people gave voice to social injustice, racism, and economic inequalities. Businesses have been finding innovative ways to co-deliver community programs with non-profit partners.

National Volunteer Week is a time to recognize and thank volunteers in and around Yorkton, Saskatchewan and Canada for their time and energy, contributing to causes that benefit our communities. This year, during April 24 – 30, 2022, we celebrate the contributions of Canada's millions of volunteers: their actions, their understanding, and their genuine concern for the world around them.

The theme this year, "Volunteering is Empathy in Action", affirms the strong connection between volunteerism and empathy. (See attachment) This profoundly human connection is at

the heart of healthier individuals and stronger communities. Volunteering helps us develop empathy, to see the world through the eyes of others. Empathy is a quality where can people relate to others and build awareness around different experiences. Volunteering connects people in ideas and actions and helps create bonds forged in common goals and aspirations. It connects people from diverse backgrounds and life experiences, expanding our views. It builds our capacity to work collectively and contribute to a vibrant, inclusive society. Volunteering, putting empathy into action, builds communities where people feel happier, healthier, and more welcome – creating a stronger, more connected city, province and country. The empathy, compassion and generosity of volunteers creates connected communities and builds a stronger Yorkton, a stronger Province and, a stronger Canada.

National Volunteer Week is a time to celebrate and thank Canada's 24 million volunteers. They give their time through formal or informal types of volunteering, contributing close to 5 billion volunteer hours per year. Locally, volunteers in Yorkton mentor our children, support those feeling isolated, beautify our green spaces, and fundraise for our charitable organizations. Volunteers locally have stepped up during the COVID-19 pandemic to support families, friends, neighbours, and strangers, people standing up to systemic racism, and people sharing insights on how to create a more just and equitable society. Yorkton's volunteers are individuals, families, workers, retirees, community members of all ages and backgrounds. Numerous sport, culture, recreation, health and social justice organizations in Yorkton rely on volunteers.

We ask our residents to stop and reflect on the contributions of our community's volunteers and volunteer organizations and thank them for their time, energy and commitment to the betterment of Yorkton. From formal and informal settings, volunteers create caring, collaborative, and compassionate communities, the collective result helping make Yorkton a more desirable place to live, work and play. Therefore, we encourage fellow citizens to recognize the crucial role played by volunteers in our community and to thank a volunteer and to seek more information about Volunteer Canada and National Volunteer Week at www.volunteer.ca

FINANCIAL IMPLICATIONS

None

COMMUNICATION PLAN/PUBLIC NOTICE

We are promoting National Volunteer Week in the Newspaper and online through our social media platforms.

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

Recognizing National Volunteer Week at this level aligns with the Council's strategic priorities of creating a welcoming and inclusive community where contributions to the collective well-being are recognized and publicly appreciated.

OPTIONS

1. That Council receive and file this presentation.
2. Provide alternate direction to Administration.

ADMINISTRATIVE RECOMMENDATION(S)

That Council receive and file the ‘National Volunteer Week 2022’ presentation given by the Manager of Community, Culture and Heritage for the City of Yorkton, and further, recognize and thank all the volunteers that contribute to our community.



VOLUNTEERING IS EMPATHY IN ACTION

Volunteers Bring Heart to Canada's Communities



VOLUNTEER
BÉNÉVOLES
CANADA

NATIONAL VOLUNTEER WEEK
APRIL 24-30, 2022

Introduction:

A Presentation from
YBID by
Executive Director
Donna Brothwell



YBID



2022 Budget	Annual
Revenue	
Business Levy	\$ 112,000.00
Grant - City of Yorkotn	\$ 100,000.00
Interest	\$ 500.00
Santa Claus Parade	\$ 10,000.00
Other/Grants/ Funding	\$ 15,900.00
Total Revenue	\$ 238,400.00
Administration Costs	
OFFICE COSTS	TOTAL
Bank Charges	\$ 250.00
Board Expenses	\$ 1,000.00
Convention and Travel	\$ 4,000.00
Salary and Benefits	\$ 37,500.00
Meetings and Promotion	\$ 4,000.00
Memberships and Subscriptions	\$ 1,000.00
Office Expenses	\$ 1,000.00
Professional Fees	\$ 1,700.00
Promotions and Advertising	\$ 12,000.00
Rent	\$ 4,800.00
Sponsorships*	\$ 5,750.00
Telephone	\$ 1,400.00
Santa Claus Parade	\$ 4,000.00
Total Administration Costs	\$ 78,400.00
Programs and Projects	
MARKETING COSTS	TOTAL
Flowers and Pots	\$ 40,000.00
Dracup Reserve/Highway #9/Broadway*	\$ 50,000.00
BIIP program	\$ 50,000.00
Old Mill*	\$ 5,000.00
Total Programs and Projects	\$ 160,000.00
Excess of Revenue Over Expenses	\$ -

Long Term Commitments

Dracup Project 2017	\$ 50,000.00	PD Nov. 21st 2018
Dracup Project 2018	\$ 50,000.00	2017 and 2018 paid Nov. 21st 2018
Dracup Project 2019	\$ 50,000.00	Paid Aug. 30th 2019
Dracup Project 2020	\$ 50,000.00	Pd July 2020
Dracup Project 2021	\$ 50,000.00	Pd Aug 2021
Dracup Project 2022	\$ 50,000.00	
Dracup Project 2023	\$ 50,000.00	
Total	\$ 350,000.00	
Highway #9/Broadway 2024	\$ 50,000.00	
Highway #9/Broadway 2025	\$ 50,000.00	
Highway #9/Broadway 2026	\$ 50,000.00	
Total	\$ 150,000.00	

Old Mill 2018	\$5,000.00	Pd July 2018
Old Mill 2019	\$5,000.00	Pd March 2019
Old Mill 2020	\$5,000.00	Pd April 2020
Old Mill 2021	\$5,000.00	Pd Feb. 2021
Old Mill 2022	\$5,000.00	Pd Feb. 2022
Total	\$25,000.00	

Santa Claus Parade

Revenue - Sponso	\$ 10,000.00
Expense	\$ 4,000.00
Surplus	\$ 6,000.00 for winter fest

2021 Sponsorships

Tourism	\$ 250.00
Yorkton Film Fest	\$ 1,000.00
Yorkton Cardinals ??	
Sign Mobility	\$ 1,000.00
Other	\$ 3,500.00 Possible for June days
Total Sponsorshij	\$ 5,750.00

Budget Projects

Clean Sweep: This project continues for 2022 with our partnership with SIGN. Our local workers will once again be out on the sidewalks keeping our District clean. We have also manufactured two new carts and signs in 2020 to hit the sidewalks for beginning of June to end of Sept. weather permitting. Also for winter of 2020 we added shoveling to this program. Now the program includes keeping the walks clean in the District DT area to be walkable and shoppable. This program is looking at a further expansion as a possible fundraising project for the District. For winter of 2021 the workers are doing as needed so if they come across a location that has not been shoveled they will do.

Flower and pots: This project which will continues with two partners. Youngs Plant World and Prairie Harvest Employment Centre. The pots are started early in the year and are placed in several locations in the District and cared for by our Partners during the year. In the early spring of 2021 we received a Grant from PHCDC to replace 40 of the older pots and will now for this year have the program back up to the 300 pots as it was in inception.

Dracup Reserve: The walking bridge along the Dracup area in our District is on-going and a part of our budget does include payment for this in partnership with the City of Yorkton. We have a couple more payments to do and are watching the beautification that will happen this summer. This is a 5 year commitment of \$50,000/year.

Old Mill: 2022 marks the final payment of a 25,000 dollar donation to our Old Mill. We also dedicated two YBID benches to the project for 2021. They have approached us for another donation and we will review the budget in Oct. to make that decision.

Budget Projects

Santa Claus Parade: Taken on in 2016 we are proud to be the organizers of this wonderful project.

We raise money for this to host movies and support other projects related to the event. In 2020 our committee was bound and determined to do the project and the reverse parade idea was born. It all came to fruition in late Nov. and we had over 800 vehicles through the parade. Salvation Army food bank received donations of 800 pounds of non-perishable food and \$6000 was raised for the Salvation Army Red Kettle Drive as well. In 2021 we decided to continue the parade as a reverse one for safety and to meet covid restrictions. We saw great support from the Community once again with 650 vehicles through the parade. We applied for and were granted funding from Sask. Lotteries to help with event promotions.

Highway #9 and Broadway: This project broke ground in 2021 and is a great partnership with the City of Yorkton to beautify our District and a chance for YBID to put some money in that end of the District for a beautiful welcome to Yorkton. This is a commitment of \$150,000 with the City paid out \$50,000/year over three years. If you have not seen the gateway corner especially at night you will not be disappointed and it will be worth your time.

BIIP: This project got started in Jan. 2021 with applications coming in and has been a huge success. Our City and District will see several businesses renovating their facades for the 2021 construction season. We went out with our City Liaison and Mayor to present cheques to 5 businesses.

The application process is online at the City website and a link on the YBID site as well.

Marketing: We allocate \$12000 to marketing our District and our message is simple and clear,..... SHOP YORKTON!

This message is on our billboards, in our papers, TV, Radio and social media!

Budget Projects

Mural Restoration: As asked by Council, we confirmed that the YBID has assumed all fiduciary and maintenance responsibilities for the mural since the Renaissance Group dissolved a few years ago. With the grandfathered monies, we contacted the original Artist as well as local artists who came onboard to restore the mural. The Mural is now restored to almost original or better state. The local artists will also check it every year and let us know its condition and if more restoration is needed. Keeping it local.

City Centre Clock: Another item of question from Council last year was about the Clock, and the YBID got to work to see what could be done on it. It was losing time and would completely shut off during cold spells and many complaints were coming in to the City about that. With the help of a local contractor it got fixed and this local contractor has taken ownership of the Clock and has fixed it, and has been working all winter.

BIIP: This project got started in Jan. 2021 with applications coming in and has been a huge success. Our City and District will see several businesses renovating their facades for the 2021 construction season. We went out with our City Liaison and Mayor to present cheques to 5 businesses. The application process is online at the City website and a link on the YBID site as well.

YBID Chats: Our Zoom interview series is also now an Access show! YBID Chat series communications strategy has done some very well viewed interviews with our members which include how they are doing and advice to others during these unprecedented times. Also to showcase our District Businesses in a candid interview on themselves. The views are amazing and with the reopening Access had already produced our new show on Access Now which airs Mon, Wed, and Fri each week at 1:30 pm. This is all in the effort to #shopyorkton and bring to light the businesses we have in our District and Community that are available.

Sponsors and Programs

Film Festival: Early in 2021 we have donated 1000 to the Film Festival for their virtual event. We were assured that the festival money will be going to an online viewing process for the over 300 entries. Which was shown on Access Now. For 2022 we hope to see the full event back to live and can attend the events and have the draw to the community and our businesses that this event brings.

SIGN Mobility Car: In partnership with SIGN the Mobility Car continues, and we are proud to sponsor this much needed service. Our Logo is on the car which is out and about in the community helping persons to and from locations. YBID donates \$1000 each year to this service.

Chamber of Commerce: We are a proud supporter of our Chamber of Commerce and were a sponsor for the Business Dinner and are an upcoming sponsor of the Celebrate Success Awards and the Business Summit.

Communications

Membership list: Our membership list has been a forever changing list so ongoing is the word. Our members include all businesses in the District. The Covid pandemic has hindered businesses to say the least but each member we talk to and get their information from, is a great way to touch base and discuss the YBID and their business. ED walked the District in the summer of 2021 stopping in at all the members for updates and just to keep in touch with how things are going.

Press releases: YBID has committed to letting our members know what we are up to. Press releases for 2021 include the New Board Members, SIGN Clean sweep program, the Brick Mill presentation and more to come. The Clock repair, the Mural restoration, Santa Claus Parade.

News articles: We have a spot in the Yorkton This Week that we regularly use for information on programs and Information needed to support local. #shopyorkton is our support cry that we constantly publicize and use as ways to let our Community know to ... Shop Yorkton, shop local and Yorkton BID.

Social Media: With Covid 19 we have gone full social media for our Members in 2020 and continue for 2021. On our website is not only information on us but a separate spot for Government information available to help our Members. We share what we can find to make it easier for our Members to find and understand what is out there for help. More focus is now put into sharing our members posts.

Partners: We partner with many organizations and groups. Our Executive Director sits on the Community Parks and Recreation committee of the City, the Local Immigration Project or LIP, as well as the Reconciliation Yorkton Group; which is moving forward gradually as we can putting into place several actions that encourage and support reconciliation in our Community. Also our ED was asked to join the Economic Development Committee of the City as a non-voting member but a good voice for the Membership of the YBID.

New projects or other programs

Strategic Planning: Our last Strategic Planning session was in 2017 which developed a plan for 2018 – 2020.

As it is time for a new Strategic Plan we are excited that the restrictions are being removed and look forward to meeting face to face for this planning session. We will be scheduling a planning session this year 2022.

Veterans Banner Program: The Banners went up on our light fixtures in the District and had huge response for 2021. The Legion saw an increase in the banners and is an amazing project and a wonderful tribute to our Veterans.

Party in the Park/Street: We are always looking at ways to increase the traffic in the District and we wish to utilize the streets and park more.

This summer we could see events in the district again and are looking forward to the new ideas that will come forth. We are currently trying to organize June Days of Summer and do food or activity events each Thursday in June by different ethnic groups. We have approached the New Commers Organization to partner to highlight different groups and let them introduce us to their culture.

District Lights: We are Looking at doing a clean up of the lights and signs for the District. Work such as painting the bases, replacing street signs, maintenance of current programs. We have applied for funding for a student for 2022 summer to be able to achieve this.

Historic information: In partnership with the City Historian we are working on an information guide of empty buildings in the District. Posting pictures and information on the history of the District buildings and how to get a hold of the owners, is in the works. In an effort to help fill the buildings we will start with the empty or for lease spots and grow into a history of all the buildings and a link to each location is in consideration.

GET in the LOOP: With Get In The Loop we are excited to see how this will help our members and community. Shop Yorkton once again is the goal whether it be online or in the bricks and mortar shops. You will see on our website the businesses we linked in by the GITL app and have used 15 spots for a free trial for our membership. These spots will also rotate once the free trial is up for that business.

Winter Festival: We are looking to partner with an organization or City to do a winter carnival in Feb. of 2023. We have funding set aside for this and would be instrumental in organization for this winter activity.

Summary

Other ongoing programs that continue are things like the benches and garbage cans recycling and rest spots, signs and numbers on the doors. You see the lights down Broadway and Smith St. every time you travel those streets and they are continually commented on even today. Our City Park is a must mention with the clock and the Mural, just the area to sit and relax or come to an event.

We hope to attend countless business openings and events now that the restrictions are gone, and is a great way to show our support for local Businesses and our Community.

So in summary we know that the YBID projects and sponsorships are a crucial part of beautifying our District so we have a great and prosperous place to shop. We partner with our City with the funds that are collected by the levy as well as the matching Grant of up to 100,000 each year. We are a making of our Partners and wish to thank all of them as we move into 2022 and forward. Just step outside your door and you see us everywhere.

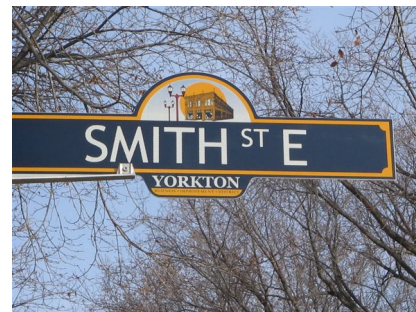
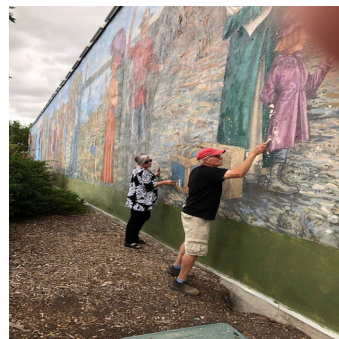
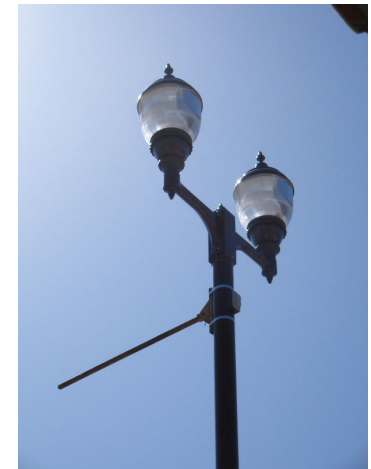
Remember to #ShopYorkton as it is our great Businesses that allows us to have the Community we do and truly a place where “Good Things Happen”!

Thank you

Donna Brothwell
Executive Director
Yorkton Business Improvement District.



Pictures!



From: ccpolicy@redactiongroup.ca
To: [Rachel Knudsen](#)
Subject: New Response Completed for Request to Appear Before Council Form
Date: Saturday, March 12, 2022 1:20:00 PM

CAUTION: External Email

Hello,

Please note the following response to Request to Appear Before Council Form has been submitted at Saturday March 12th 2022 1:19 PM with reference number 2022-03-12-011.

- **First name:**
Chad
- **Last Name:**
Holinaty
- **Committee/Organization name:**
Ted Knight Saskatchewan Hockey Hall of Fame

Redacted pursuant to LAFOIP Sec. 23(1)

- **Address:** *
- **City:**
Springside
- **Province:**
Saskatchewan
- **Postal code:**
- **Name:**
Chad Holinaty
- **Title:**
Committee Member
- **Daytime phone number:**
- **Email:**
- **Date of request:**
3/12/2022
- **Date of council meeting that the presenter is wishing to attend:**
3/28/2022
- **Topic being presented:**
Ted Knight Saskatchewan Hockey Hall of Fame Banquet
- **Description of request: (Clearly state what is being asked of Council. Provide detailed information about why the information is being presented and the importance to the community)**
For the first time since it's inception, Yorkton will host the Ted Knight Saskatchewan Hockey Hall of Fame Induction Banquet. This event was originally scheduled to be held in 2020, but was postponed due to COVID restrictions. We are excited to prepare for the event scheduled for Friday, June 24th at St. Mary's Cultural Centre. The committee requests an opportunity to present to Council additional information regarding the event. We hope City Council will support promoting the event as a celebration of hockey and several individuals and teams from Yorkton and area into the Hall of Fame. We will request a brief note from the Mayor for the banquet program, request the City support promotion of the event, request support from the City for items that could go toward the auctions & fundraising efforts, and invite all Councilors to attend. Proceeds generated from this event will be shared equally between the Ted Knight Saskatchewan Hockey Hall of Fame and the Yorkton Terriers.

[This is an automated email notification -- please do not respond]



“Sometimes People Just Have to
Accept What Their Neighbors are
Doing”

--Redacted--,

Saskatchewan Ministry of Environment

April 11, 2019 email to

--Redacted—

Saskatchewan Ministry of Environment

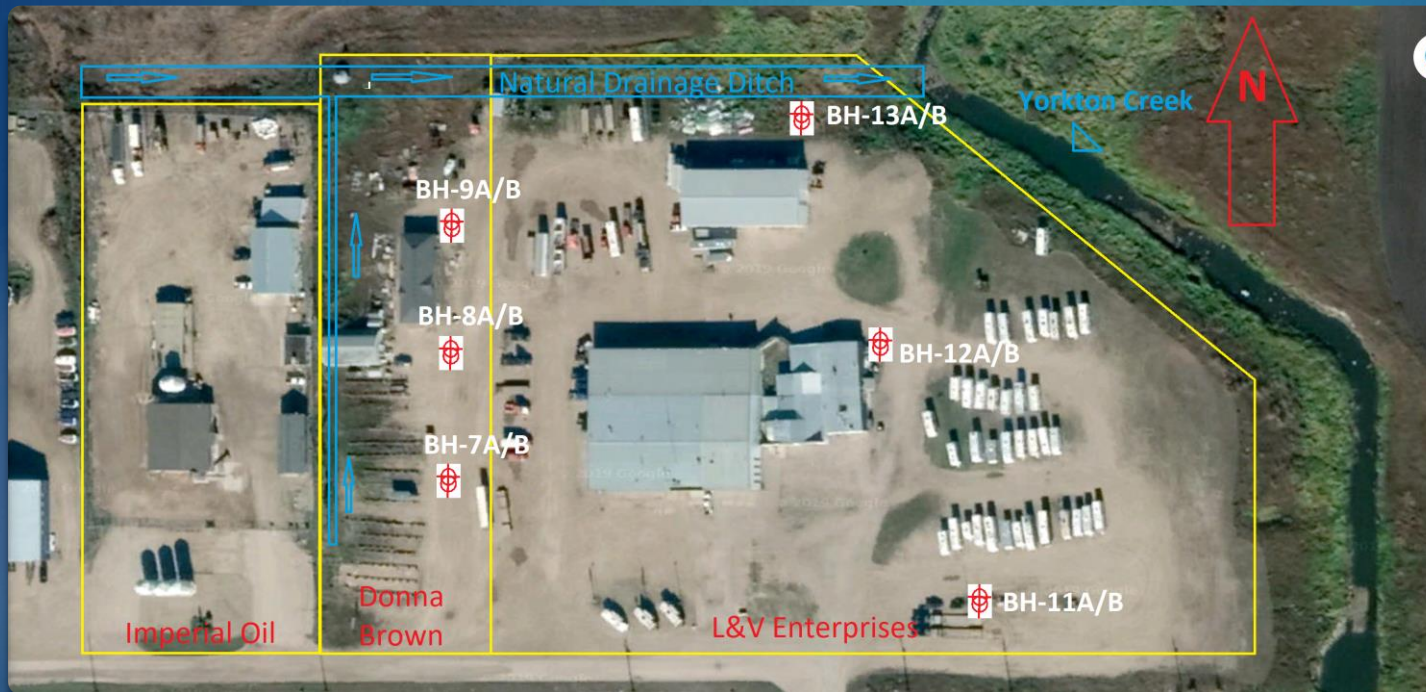
GROUNDWATER CONTAMINATION FROM FERTILIZER

Intro

- ▶ Thank you for the opportunity to speak to the Yorkton City Council
- ▶ We are not experts
- ▶ We are here to speak on behalf of the property owners: Donna Brown and L. & V. Enterprises Ltd.
- ▶ The property owners want to share what has been learned and communicate concerns about contamination east of the City of Yorkton

Groundwater

- ▶ Groundwater is water found underground in cracks and spaces in soil, sand, and rock. It is stored and moves slowly through aquifers. Groundwater supplies drinking water and recharges lakes, rivers and wetlands ¹
- ▶ Yorkton is reliant on groundwater for its water supply for drinking water and industry. ² Protecting the water supply supports economic development in the region ³
- ▶ Once groundwater is contaminated it can be very expensive or impossible to clean up. Once an aquifer is contaminated it can be unusable for decades ⁴
- ▶ There is a general lack of knowledge around how groundwater behaves ⁴



Location

Background

- ▶ A fertilizer plant has been in operation on the Imperial Oil site in excess of 18 years – currently operated by Nutrien
- ▶ The Yorkton Creek is approximately 175 m from the Imperial Oil site ⁵ – this means the maximum allowable levels of chemicals are lower because of aquatic life ⁶
- ▶ Drinking water wells are within a 500 m radius of the Imperial Oil site ⁷
- ▶ The Imperial Oil site management plan for more than 14 years included taking soil and groundwater samples twice a year on the Imperial Oil site and the Donna Brown and L. & V. Enterprises Ltd. properties until they stopped in 2019 ⁸
- ▶ The chemicals measured include ammonia, calcium, chloride, magnesium, nitrate, nitrite, sodium, sulphate, total dissolved solids ⁹

2016

- ▶ In 2016 L. & V. Enterprises Ltd., which had clear title to its property, went to a financial institution to obtain financing and were asked for an environmental study on the L. & V. property (routine we thought)
- ▶ L. & V. received a Phase II report from Imperial Oil and forwarded it to the financial institution – they called shortly thereafter to say that the L. & V. property is contaminated and could not be used for security (shocking)
- ▶ We have many pictures and videos of fertilizer spills, fertilizer blowing in the wind, and trucks driving through fertilizer on the ground on the Imperial Oil property
- ▶ Historical data shows contamination levels higher at or near the fertilizer site, and levels gradually decreasing toward the creek. The groundwater flows from west to east toward the creek.⁷
- ▶ None of the material that has been the subject of the contamination has ever been stored or handled on Donna Brown's property or the L. & V. property

2018 - 2022

- ▶ Donna Brown and L. & V. Enterprises Ltd. launched a lawsuit against Imperial Oil in 2018
- ▶ We made numerous Freedom of Information requests to the Saskatchewan Ministry of Environment and acquired hundreds of documents and reports
- ▶ It has been established that Imperial Oil knew that the contamination was migrating to adjoining properties as early as 2007, but did not report this to the Saskatchewan Ministry of Environment or the property owners.¹⁰ We found out by accident. In 2020 the Ministry of Environment issued a warning letter of non-compliance (no fines or prosecution to our knowledge)¹¹
- ▶ It was decided to wind down the active business that was operating in the L. & V. property due to the inability to acquire an operating line through the financial institution secured by the property, as a result of the contamination

Present

- ▶ The lawsuit is ongoing and could go on for years
- ▶ There have been no groundwater samples taken on the Donna Brown and L. & V. properties since October 2019
- ▶ Through Freedom of Information we have obtained the reports for the Donna Brown and L. & V. properties and the Imperial Oil property, so we know what the results have been – we have the info
- ▶ The 2019 groundwater samples show elevated levels of contaminants on the Imperial Oil property, and the Donna Brown and L. & V. properties – including from sample locations very close to the Yorkton Creek ⁹
- ▶ The Ministry of Environment, Government of Saskatchewan wants to close the file, and is no longer requiring monitoring. They have told us that we haven't been harmed and that we can still use the property, so no further action is required ¹²

Points of Consideration

- ▶ The RM of Wallace received a letter from Imperial Oil on May 15, 2020 which was a notification of substance discovery near the south property line bordering the RM ¹³
- ▶ The City of Yorkton and the RM of Wallace received letters which enclosed the report by Equilibrium Environmental Inc. that was commissioned by Imperial Oil. We are currently questioning the validity of the report as the data used appears to be incomplete^{14 15}

Future

- ▶ We are asking that the City of Yorkton consider requesting regular monitoring of groundwater twice a year on Imperial Oil, Donna Brown, and L&V Enterprises Ltd. properties
- ▶ The Saskatchewan government through the Ministry of Environment was not able to protect our property – do you trust them to protect the water supply and the Yorkton Creek?
- ▶ You may wish to consider requesting a qualified person (not commissioned by Imperial Oil) to conduct an environmental study around the risk to the creek and to the City of Yorkton's water supply
- ▶ Should the fertilizer plant continue to operate at the current location, given the risk – we know there is contamination now – how can we be sure that the contamination will not continue to spread?
- ▶ It is far better to prevent further groundwater contamination than to try to clean it up after the fact ⁴

Neighbors

- ▶ We know there is contamination of groundwater. We know that Yorkton relies on groundwater for its water supply. We know that contamination can affect property values. There is no longer monitoring taking place on the Donna Brown and L. & V. Enterprises Ltd. properties. The fertilizer plant continues to operate. There have been little to no consequences put on the responsible parties
- ▶ Although the odds are against us, we are pushing back and raising awareness about the risk to the City of Yorkton water supply and the Yorkton Creek
- ▶ No... in this case we do NOT accept what our neighbors are doing

Thank you for allowing us to share our story

TITLE: Bylaw No. 7/2022 - 2022 Mill Rate Factors for Classes and Sub-Classes of Land and Improvements	DATE OF MEETING: April 11, 2022
	REPORT DATE: April 6, 2022
CLEARANCES:	ATTACHMENTS: 1. DRAFT Bylaw No. 7/2022 – 2022 Mill Rate/Business Improvement District Levy, Base Taxes and Mill Rate Factors for Classes and Sub-Classes of Land and Improvements
Written by: Ashley Stradeski – Director of Finance <div style="text-align: right;">Ashley Stradeski</div>	
Reviewed by: Jessica Matsalla - City Clerk <div style="text-align: right;">Jessica Matsalla</div>	
Approved by: Lonnie Kaal - City Manager <div style="text-align: right;">Lonnie Kaal</div>	

BACKGROUND

The 2022 budget was approved in February of this year with a 4.86% increase in tax revenue.

With this increase, we set about reviewing our tax policy to achieve this budget for 2022. Discussions with Council at the Committee of the Whole meeting on March 21, 2022 had various options and analysis for Council.

DISCUSSION & ANALYSIS

While analyzing our tax policy, many factors come into play, not limited to:

- Impact of tax increases
- Split between residential and non-residential (commercial)
- Base taxes
- Overall fairness
- Other Council objectives (ie: Rec Services Levy, formerly Gallagher Levy)

This is in no way an exhaustive list, just a sample of the many things thought about, analyzed and discussed during the months leading up to tax policy.

With regards to impact, we are always conscious of the impact any increase has to tax payers and work within the tools we have to levy all the City's taxes, including any increase, in the most appropriate way.

Residential / Non-residential Split

One thing Council asked Administration to focus on was the split between residential and non-residential taxes. It has been commented on before that commercial properties are unhappy with the burden of tax placed on them by the City.

To address this, we looked at several things, the most important of which was the split of taxes compared to the split of assessment between residential and non-residential. The results are slightly different than expected, and have changed significantly over the last several years.

The tax split between residential and non-residential has been approximately 55% / 45% for some time, without changing significantly. That is, residential properties have been paying 55% of the tax in the City, with the remainder on non-residential.

Comparing this to the split in assessment we see things have experienced some change. The taxable residential portion of the City's assessment used to account for approximately 76% of the value of properties in the City. This dates back quite some time, and in that time there has been significant growth in Yorkton with numerous new commercial and industrial developments coming online in the 2000's and early 2010's. This added a significant amount of value to the non-residential properties. Even more recently, residential values have dropped on average, with commercial and industrial values holding or increasing.

This contrast has resulted in residential values now holding a significantly smaller portion of the City's total assessed value than they had historically. In 2020 and earlier with the previous valuation, the split of assessed value was 70% / 30% for residential to non-residential. After the 2021 revaluation, the split is closer to 66% / 33%.

This is a significant change, with residential and non-residential properties having a much closer alignment to the tax split than they had in the past, based on assessed value. This is a positive outcome, as the tax paid ratio is closer aligned to the assessed value split than it ever has been. It is important to note that the City did not cause this shift, but rather it was the result of assessment changes, and the shifting of the makeup of our City over time.

Base Tax

In 2001, the City implemented a base tax on all residential properties. The idea of the base tax was that it would ensure everyone is paying a fair share of certain costs that should be shared equally among all residents – namely the Police & Fire costs (Protective Services). At the time of implementation, the residential properties accounted for 76% of the assessment of the City, and thus 76% of the Protective Services costs were put onto residential properties in the form of the base tax.

This formula has remained in place since that time, with the costs of Protective Services driving the base rate changes over the years. Over the last 20 years, as discussed above, the makeup of the City has changed significantly and the amount of assessment that the residential properties make up has decreased in relation to non-residential. In 2022, residential now makes up 68% of the total assessments in the City while paying a base tax that covers 76% of the Protective Services costs.

Given this, we had to re-evaluate the purpose of the base tax and what it is accomplishing. With direction from Council, we determined that the goal is to evenly share in the costs of Protective Services. With that it is unfair that one class of properties be burdened with a higher share than others, based on assessed value. Another factor hitting this year is the large increase to our Protective Services costs, which have increased by just over \$600,000 due to the new Police contract and retroactive pay for members. If no change is proposed, the base tax on residential properties would have to increase substantially, further compounding the disparity.

Given what has been discussed above, as well as the 4.86% increase, the main changes being put forth at this time is:

- **Non-Residential Base Tax - \$250**
 - The goal here would be to ensure that every property pays the full base tax eventually, equally sharing the costs of Protective Services. The \$250 amount being included this year would be the first step of phasing this in over a number of years.
- **Mill Rate Increase**
 - Given the 4.86% increase to property taxes this year, a Mill Rate Increase will be implemented to make up the required taxation dollars for the City. This increase will be spread evenly among property classes. The Mill Rates will be set as follows:

	2022
Agricultural	7.32
Residential	6.79
Residential Vacant Land	40.52
High Density Residential	6.11
High Density – Vacant Land	30.39
Commercial	20.26
Halls	20.26
Commercial Warehouses	17.22
Commercial Industrial	20.26
Large Commercial/Industrial	24.31
Commercial Vacant Land	30.39
Malls	24.31
BID Levy	0.32

- **Education Property Tax**
 - While the City does not get to set or use the education portion of property taxes, we are required to levy them and collect them on behalf of the Province. The education property taxes have increased this year, per the Provincial budget, by 2-4%, depending on class of property. This has been reflected in our bylaw as well.

Bylaw No. 7/2022 (Attachment 1) depicts uniform mill rates, education mill rates, the Yorkton Business Improvement District (YBID) Levy, and the tax rates by property class including base taxes. The YBID Levy is unchanged at 0.32 mills, as is the \$200 base tax for the YBID.

Administration's intent is to send out tax notices before the end of May 2022, with a payment due date of June 30, 2022 to avoid any penalties. This is a return to our normal due date for taxes, with the last two years having been a three month extension as a form of pandemic relief.

At this meeting, Council may give all three readings to the bylaw as presented which will allow us to process the tax notices in a timely manner and provide our taxpayers with the most notice and amount of time to pay.

FINANCIAL IMPLICATIONS

The rates set forth in the bylaws achieve the budget as approved. This will allow the City to collect the necessary taxes to finance its operations as budgeted for 2022.

COMMUNICATION PLAN & PUBLIC NOTICE

Our goal will be to get the tax notices out prior to the end of May, barring any unforeseen issues. Included in the tax notices that every property owner receives will be information on due dates, how to pay, where to direct queries and other useful information such as the tax breakdown between education and City property taxes.

We will be working with our Communications team to utilize traditional and social media to notify residents to keep an eye out for the tax notices. As always, our staff are available at City Hall to help direct citizens to the required information or personnel to answer queries.

OPTIONS

1. To Approve Bylaw No. 7/2022 – 2022 Mill Rate/Business Improvement District Levy, Base Taxes and Mill Rate Factors for Classes and Sub-Classes of Land and Improvements
2. To deny the approval of Bylaw No. 7/2022 – 2022 Mill Rate/Business Improvement District Levy, Base Taxes and Mill Rate Factors for Classes and Sub-Classes of Land and Improvements
3. Other direction as Council deems appropriate.

RECOMMENDATIONS:

Bylaw No. 7/2022

1. That Bylaw No. 7/2022 – 2022 Mill Rate/Business Improvement District Levy, Base Taxes and Mill Rate Factors for Classes and Sub-Classes of Land and Improvements be introduced and read for first time this 11th day of April A.D. 2022; and
2. That Bylaw No. 7/2022 be given second reading this this 11th day of April A.D. 2022; and
3. That with the unanimous consent of Council, Bylaw No. 7/2022 proceed to third reading this 11th day of April A.D. 2022; and
4. That Bylaw No. 7/2022 – 2022 Mill Rate/Business Improvement District Levy, Base Taxes and Mill Rate Factors for Classes and Sub-Classes of Land and Improvements be given third and final reading this 11th day of April A.D. 2022, and be registered in the Bylaw Register of the City of Yorkton.

**City of Yorkton
Saskatchewan**

Bylaw No. 7/2022

**A Bylaw of the City of Yorkton in the Province of Saskatchewan Fixing the Mill Rate
for the Year 2022, Providing for a Business Improvement District Levy and
Establishing Mill Rate Factors and Base Taxes for Classes and Sub-classes of Land and
Improvements**

WHEREAS, the Council of every municipality with lands in a school division shall levy the tax rates with respect to those lands and,

WHEREAS, the Council of the City of Yorkton has established a Business Improvement District and shall authorize a levy to be paid by the owners of properties in the District and,

WHEREAS, the Council of the City of Yorkton shall pass a property tax bylaw annually, and shall determine a uniform rate sufficient to raise the amount of taxes required to meet the estimated expenditures set out in the budget of the City and,

WHEREAS, the Council of the City of Yorkton deems it necessary to establish Mill Rate Factors to be multiplied by the Uniform Mill Rate for certain classes and sub-classes of property and,

WHEREAS, the Council of the City of Yorkton deems it necessary to establish a base tax payable with respect to classes or sub-classes of property:

NOW THEREFORE, the Council of the City of Yorkton enacts as follows:

1. That the Mill Rates for the year 2022 for Educational purposes be set as follows:

Educational: Public or Separate School Supporter

Agricultural	1.42
Residential	4.54
Commercial/Industrial	6.86
Resource (oil and gas, mines and pipelines)	9.88

2. That a Business Improvement District (BID) Levy of \$200.00 plus 0.32 mills be implemented for the 2022 taxation year in conjunction with Bylaw No. 10/2012 (the Yorkton BID Bylaw) applying to those properties depicted in Schedule “A” attached hereto and forming part of this bylaw.

3. That the Fire & Police base tax and the Recreation Services base tax be charged for each residential self-contained dwelling or unit.

A self-contained dwelling or unit is defined as a complete building or self-contained portion of a building used as a household, containing sleeping, cooking and sanitary facilities intended as a permanent residence and having an independent entrance either directly from the outside of the building or through a common area inside the building. This does not include a room in a hotel, motel or hostel.

4. That the Fire & Police base tax be charged for each improved commercial property.
5. That the Uniform Mill Rate for the year 2022 for Municipal purposes be set as follows:

Municipal

General and Capital Uniform Rate	15.728
Residential	12.940
Commercial	21.410

6. That the Mill Rate Factors be set for the classes and sub-classes of land and improvements, and that the base taxes be established as follows:

Class	Sub-Class	Mill Rate Factor	Effective Mill Rate	Fire & Police Base Tax	Recreation Services Base Tax
Agricultural					
	Agricultural	0.46535	7.32		
	Non-arable land	0.46535	7.32		
Residential					
	Residential	0.43166	6.79	\$830.00	\$100.00
	Vacant Land	2.57597	40.52		
	Multi-Unit/Condominium	0.43166	6.79	\$830.00	\$100.00
	High Density Multi Unit	0.38843	6.11	\$705.50	\$ 85.00
	High Density Vacant Land	1.93198	30.39		
Commercial/Industrial					
	Commercial/BID	1.28798	20.26	\$250.00	
	Vacant Land	1.93198	30.39		
	Industrial	1.28798	20.26	\$250.00	
	Large Commercial and Industrial	1.54545	24.31	\$250.00	
	Mall	1.54545	24.31	\$250.00	
	Warehouse	1.09472	17.22	\$250.00	
	Railway R of Way	1.28798	20.26	\$250.00	
	Elevators	1.28798	20.26	\$250.00	

7. Repealing Bylaw
Bylaw No. 3/2021 establishing a Mill Rate and Business Improvement District Levy and establishing mill rate factors and base taxes for classes and sub-classes of properties passed on the 7th day of June, 2021 and all amendments thereto are hereby repealed.
8. Effective Date of Bylaw
This bylaw shall come into force and take effect on the day of final passing thereof and apply for the taxation year of 2022.

MAYOR

CITY CLERK

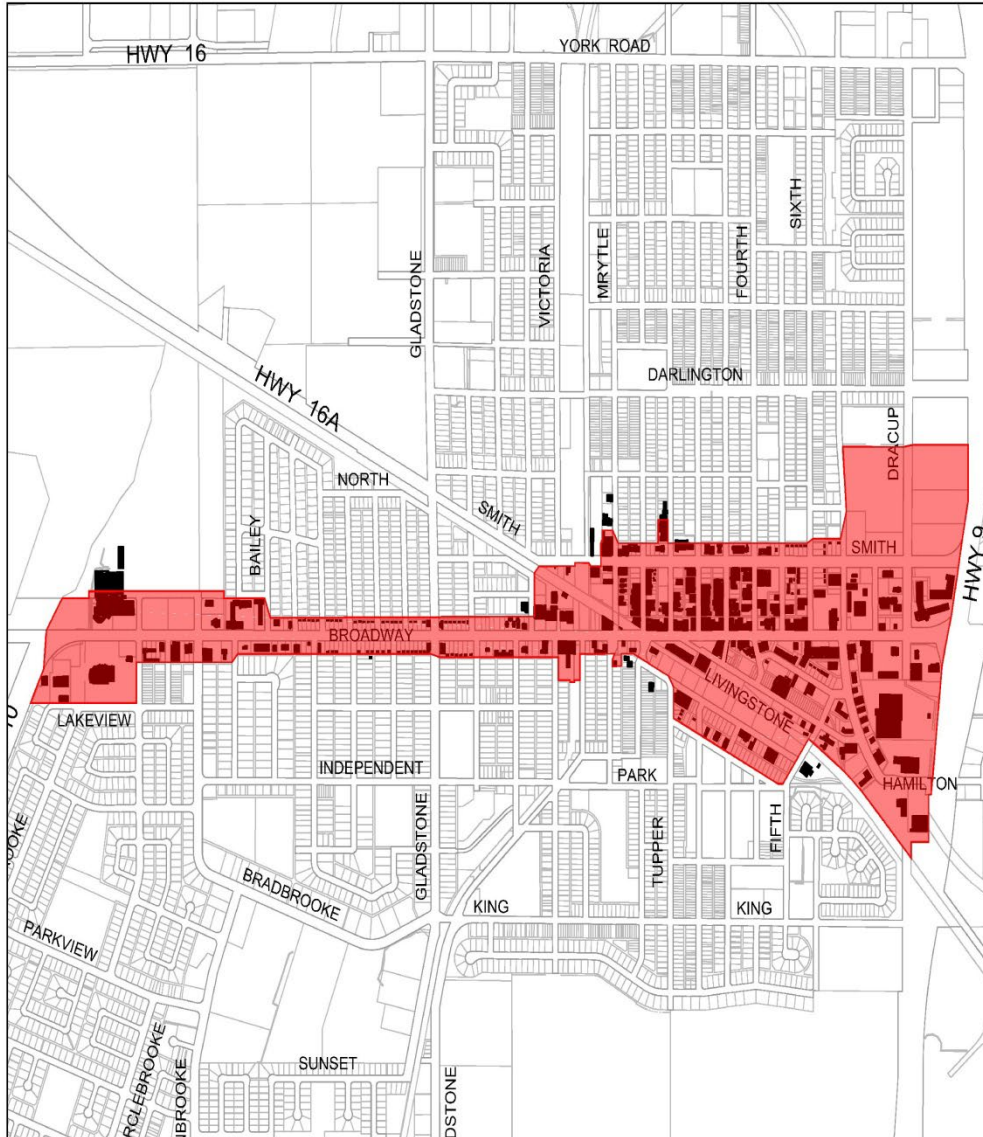
Introduced and read a first time this ___ day of April A.D. 2022.

Read a second time this ___ day of April A.D. 2022.

Read a third time and adopted this ___ day of April A.D. 2022.

Schedule "A" to Bylaw No. 7/2022

YORKTON BUSINESS IMPROVEMENT DISTRICT



YORKTON BUSINESS
IMPROVEMENT
DISTRICT

Schedule 'A'

Bylaw 10/2012



City of
Yorkton

SHEET		OF	
DATE	16/02/2012		
SCALE	N/S	DRAWN	do
DESIGNED		CHECKED	jk
DRAWING	proposed bl1-2012_ybid.dwg		

TITLE: Proposed Bylaw No. 8/2022 Exemption of Taxation for Certain Properties	DATE OF MEETING: April 11, 2022
	REPORT DATE: April 6, 2022
CLEARANCES:	ATTACHMENTS: 1. Proposed Bylaw No. 8/2022 Exemption of Taxation for Certain Properties
Written by: Ashley Stradeski - Director of Finance Ashley Stradeski	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Lonnie Kaal - City Manager Lonnie Kaal	

BACKGROUND

Subject to subsections 244(1)(b), 244 (2)(a) and 262(3) of *The Cities Act*, a Council may reduce property taxes or exempt any property from taxation in whole or in part with respect to a financial year. Various city policies provide tax incentives that require Council approval. These incentives must receive Council approval on an annual basis.

DISCUSSION/ANALYSIS/IMPACT

The following properties fall under the criteria listed above.

“Other” Abatements:

- The public and separate school divisions abate the properties listed in the bylaw in different capacities. The SK Abilities Council located at 162 Ball Road, and the SIGN Building located at 83 North Street are abated by the schools as recognition of the impact on the community.
- Greening Sources Holding Ltd. developed a property that qualified for the five (5) year 100% tax exemption under the Rental Housing Incentive Program located at 192 Independent Street. It was completed in 2018 and added to the assessment roll in 2019; therefore the abatement is in effect from 2019 to 2023.
- In 2019 Council approved a request by Yail Harbor to enter into a five (5) year agreement for a 100% tax exemption on the properties at 81 & 85 Rae Avenue. The group homes operating out of these two properties do not qualify for exempt status under *The Residential Service Act* due to the lack of 24 hour staffing. The property is, however, adjacent to another group home owned and operated by Yail Harbor at 89 Rae Avenue. This group home is staffed 24 hours, and they have kept costs down, by utilizing the staff

from one location to service multiple units. Given that these 2 properties are very similar to those that enjoy group home status, (and are exempt from taxation), Council has chosen to abate the taxes on these properties. The abatement is in effect from 2019 to 2023.

- Further to an agreement with Harvest Meats, the city agrees to phase-in any increase in taxation resulting from expansion/additions to their property. The phase-in runs over a five-year period. The current phase-in covers the expansion completed in 2020. The current exemption is calculated on 75% of the increased value of the property.
- The Yorkton Brick Mill was granted an abatement when the property was sold to them in 2021 and is included in the bylaw as well

OPTIONS

1. To Approve Bylaw No. 8/2022 providing for the Exemption of Taxation for Certain Properties within the City of Yorkton.
2. To deny the approval of Bylaw No. 8/2022 providing for the Exemption of Taxation for Certain Properties within the City of Yorkton for reasons given by Council.
3. Other direction as Council deems appropriate.

RECOMMENDATIONS:

That Council approve first and second readings of Bylaw No. 8/2022, providing for Exemption of Taxation for certain properties in the City of Yorkton, and then unanimously provide consent to proceed to third reading for approval at this meeting.

1. That Bylaw No. 8/2022 A Bylaw of the City of Yorkton in the Province of Saskatchewan to provide for the Exemption or Abatement of Taxation for Certain Properties within the City of Yorkton be given first reading this 11th day of April A.D. 2022.
2. That Bylaw No. 8/2022 be given second reading this 11th day of April A.D. 2022.
3. That with the unanimous consent of Council, Bylaw No. 8/2022 proceed to third reading this 11th day of April A.D. 2022.
4. That Bylaw No. 8/2022 A Bylaw of the City of Yorkton in the Province of Saskatchewan to provide for the Exemption or Abatement of Taxation for Certain Properties within the City of Yorkton be given third and final reading this 11th day of April A.D. 2022 and be registered in the Bylaw Register of the City of Yorkton.

**City of Yorkton
Saskatchewan**

Bylaw No. 8/2022

**A Bylaw of the City of Yorkton in the Province of Saskatchewan
to Provide for the Exemption of Taxation for
Certain Properties within the City of Yorkton**

WHEREAS, the Council of the City of Yorkton may by bylaw, pursuant to section 262 (3) of *The Cities Act* exempt any property from taxation.

NOW THEREFORE, the Council of the City of Yorkton in Council assembled enacts that the following property taxes be abated to the extent as set out below:

NAME	ADDRESS	TAXABLE ASSESSMENT	ABATEMENT	
Saskatchewan Abilities Council	162 Ball Road Roll No. 484900450 (School taxes only – 100%)	1,398,165	Municipal Public Separate TOTAL	0.00 9,591.41 0.00 \$9,591.41
Society for the Involvement of Good Neighbours	83 North Street Roll No. 504809851 (Building only, school taxes only – 100%)	291,720	Municipal Public Separate TOTAL	0.00 1,334.20 667.00 \$2,001.20
Harvest Meats	501 York Road West Roll No. 484701600 (2020 construction 75% of new assessment)	863,144	Municipal Public Separate TOTAL	20,983.03 5,921.17 0.00 \$26,904.20
Greening Sources Holdings Ltd.	192 Independent Street Roll No. 514804400 (100% for five years) (2019-2023)	372,720	Municipal Public Separate TOTAL	8,110.77 0.00 1,692.15 \$9,802.92
Yail Harbor Inc.	81 & 85 Rae Avenue Roll No. 515219200 (100% for five years) (2019-2023)	854,320	Municipal Public Separate TOTAL	11,380.83 3,878.61 0.00 \$15,259.44

TITLE: Bylaw No. 9/2022 – Amend Zoning Bylaw No. 14/2003 by Rezoning 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional 1st Reading & Public Notice Authorization	DATE OF MEETING: April 11, 2022
CLEARANCES:	REPORT DATE: April 5, 2022
	ATTACHMENTS: 1. Area Zoning 2. Proposed Bylaw No. 9/2022 3. Public Notice
Written by: Michael Eger – Director of Planning, Building & Development <div align="right">Michael Eger</div>	
Reviewed by: Jessica Matsalla - City Clerk <div align="right">Jessica Matsalla</div>	
Approved by: Lonnie Kaal - City Manager <div align="right">Lonnie Kaal</div>	

Summary of History/Discussion:

The City of Yorkton recently carried out tax title proceedings on 129 Myrtle Avenue, and years prior, for 135 Myrtle Avenue. Ultimately, the City is liable for outstanding assessments, liens, and in the case of 129 Myrtle Ave, demolition costs. Legislation requires the City to hold a public offering for tax title properties, and these properties were recently put out for public auction.

Following the auction, Administration was able to negotiate a land sale with the highest bidder. The prospective purchaser has made their offer conditional to rezoning and Development Permit approval which allows construction of a self-storage facility.

Planning Services, on behalf of the purchaser, is therefore proposing that the properties be rezoned to from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional, and if approved, that Council consider the proposed self-storage facility as a Discretionary Use (under a separate report).

It is noted, however, that Council is not bound by the purchase and sale agreement to approve rezoning. Rather, it affords the purchaser security that they can cancel the agreement without penalty, should rezoning not proceed.

Administrative Review:

CMI-1 is mixed use zoning that was initially implemented for several properties along Myrtle Avenue in 2008. At that time, it became apparent that the commercial zoning (C-1) was causing hardships to existing light industrial businesses by prohibiting them from expansion. Several

other sites were also becoming under-utilized as they were historically used for industrial purposes and not considered viable for commercial development. Since then, additional properties in this area have been rezoned to CMI-1 and the City continues to evaluate the merits of rezoning on a case-by-case basis.

The CMI-1 zone still encourages a wide range of commercial-oriented developments as Permitted Uses within the zone, but also provides for light industrial uses as Discretionary Uses. The goal is to facilitate reinvestment in the core commercial and light industrial areas. This also allows the City to ensure that only appropriate, low-nuisance industrial uses are allowed to develop within the subject lands.

Because of this, the CMI-1 zone is still appropriate for implementation under the Commercial Future Land Use Designation that is prescribed in the City's Official Community Plan (OCP).

In order to evaluate the merits of potential rezoning applications, Planning Services considers each request under eight criteria. This application was evaluated as follows:

1. Is the proposed use compatible with neighboring uses?

Neighbouring uses consist of a variety of industrial, commercial and residential uses. The residential uses are accommodated by Transitional-type zoning that was established to allow continued residential use for existing properties, but to dissuade further residential investment. Administration is therefore satisfied that the proposed rezoning is compatible with the neighbouring uses.

2. Are the building and property suitable to the proposed use?

The lands are currently vacant and the purchaser intends to develop the lands as a self storage facility. This is a low demand use with respect to City services and traffic flow.

3. Is there a need in the community for the proposed use?

Determining need can be very difficult – needs are things like the provision of essential public services, and access to affordable and safe housing, education, health care and food.

4. Is there a need for additional properties within the zoning sector?

There is currently more appetite for investment in small light industrial sites than there is for commercial.

5. Would the rezoning transplant an existing business in such a way that it will create a vacancy elsewhere in the City?

This is not anticipated, but certainly a possibility.

6. Will the proposed use enhance or revitalize the property and building(s)?

The previous building at 129 Myrtle Ave was vacant for several years before falling into disrepair and ultimately, demolished. 135 Myrtle Ave has been vacant for many years, so development would certainly enhance the properties.

7. Has the applicant demonstrated their understanding of the potential financial constraints and opportunities that warrants consideration of a rezoning?

The purchaser is experienced in the construction of self storage units and demonstrates a good understanding of both construction and operating costs related to the development.

8. Would the rezoning be perceived as a precedent for which other owners of similarly-zoned properties would expect similar treatment?

CMI-1 zoning has been only reviewed on a case-by-case basis, but given current trends, Planning Services will look to undertake a broader review to determine if it should be applied to similar properties which are more suitable to light industrial development.

Based on the above criteria, Administration feels that the application adequately satisfies the criteria and is supportive of the rezoning.

Public Notice:

At this time, Administration would like to initiate the public notice process for the required amendments including advertisement in the local newspaper, at City Hall and on the City website, as well as circulation to property owners within 75 metres of the subject property.

If authorization for Public Notice is granted, the proposed amendment will also be referred to the Planning and Infrastructure Commission for their input. The Commission's recommendations will be brought back to Council, for their review and decision, in conjunction with the Public Hearing.

Council Options:

1. That the proposed rezoning of 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional be approved for introduction and 1st Reading and furthermore that Administration be authorized to proceed with public notice;
2. That the proposed rezoning of 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional be denied for reasons as listed by Council;
3. That Administration be provided with alternative direction.

Administrative Recommendation:

1. That Bylaw No. 9/2022, a bylaw of the City of Yorkton in the Province of Saskatchewan to amend Bylaw No. 14/2003 by rezoning Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578, civically known as 129 and 135 Myrtle Avenue, from C-1 City Centre Commercial to CMI-1 Commercial – Industrial Transitional, be introduced and given 1st Reading, and furthermore that Administration be authorized to proceed with the Public Notice process.

Attachment 1 – Area Zoning



Attachment 2 – Proposed Bylaw No. 9/2022

City of Yorkton
Saskatchewan

Bylaw No. 9/2022

**A bylaw of the City of Yorkton in the Province of Saskatchewan to rezone
Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578,
civically known as 129 and 135 Myrtle Avenue, from C-1 City Centre
Commercial to CMI-1 Commercial – Industrial Transitional.**

WHEREAS, pursuant to Section 46(3) of *The Planning and Development Act, 2007*, the Council of the City of Yorkton in the Province of Saskatchewan in Council assembled hereby enacts as follows:

1. That Bylaw No. 14/2003 is amended by rezoning Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578, civically known as 129 and 135 Myrtle Avenue as shown on Schedule 'A' attached hereto, from C-1 City Centre Commercial to CMI-1 Commercial – Industrial Transitional;
2. That the Zoning Districts Map attached to and forming part of Bylaw No. 14/2003, is amended to change the zoning of Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578, civically known as 129 and 135 Myrtle Avenue as shown on Schedule 'A' attached hereto, from C-1 City Centre Commercial to CMI-1 Commercial – Industrial Transitional.

This bylaw shall come into force and take effect on the date of final passing thereof.

MAYOR

CITY CLERK

Introduced and read a first time this ____ day of _____, A.D., 2022.

Read a second time this ____ day of _____, A.D., 2022.

Read a third time and adopted this ____ day of _____, A.D., 2022.

Attachment 2, continued

Schedule 'A'



Attachment 3 – Public Notice

PUBLIC NOTICE

1. **Rezone 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional and**
2. **Consider a proposed Self Storage Facility as a Discretionary Use on the same property**



Legal Description: Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578

Civic Address: 129 & 135 Myrtle Avenue

Details: City of Yorkton Council will consider:

1. Proposed Bylaw No. 9/2022, to amend the Zoning Bylaw by rezoning both 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional; and
2. A Discretionary Use application to allow for a Self Storage Facility on the same property. The Discretionary Use cannot be considered for approval if the rezoning is not approved. Council approval of the Discretionary Use will enable staff to issue Development and Building Permits, subject to all applicable regulations.

Information: You can view this notice online at www.yorkton.ca under the New and Notices section on the home page.

Questions regarding the application may be directed to:

Michael Eger, Director of Planning, Building & Development

Phone: (306) 786-1758

Email: megeer@yorkton.ca

Public Hearing: City Council will hear all persons who are present and wish to speak to the application and all written submissions will be read verbatim unless the submitter is in attendance to speak on the submission, on Monday, May 9, 2022 at 5:00 pm in City Hall Council Chambers, Yorkton, SK.

If you wish to provide written comments for Council's consideration, they must be submitted by 9:00 a.m. on Wednesday, May 4, 2022. Written submissions must be directed to:

Jessica Matsalla, Director of Legislation & Procedures

In Person: 37 Third Avenue North, Yorkton, SK

Via Mail: Box 400, Yorkton, SK S3N 2W3

Via Email: jmatsalla@yorkton.ca

TITLE: Investing in Infrastructure Program (ICIP) – Community, Culture and Recreation Infrastructure Stream	DATE OF MEETING: April 11, 2022
	REPORT DATE: April 5, 2022, 11:32 AM
CLEARANCES: Darcy McLeod - Director of Recreation and Community Services Darcy McLeod	ATTACHMENTS:
Written by: Lisa Washington - Manager of Community, Culture & Heritage Lisa Washington	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Lonnie Kaal - City Manager Lonnie Kaal	

BACKGROUND

The governments of Canada and Saskatchewan signed a bilateral agreement in 2018 for the Investing in Canada Infrastructure Program (ICIP). The program will provide more than \$900 million in federal funding for all type of Saskatchewan infrastructure projects over 10 years until 2028. These projects will be cost-shared by the federal and provincial governments, municipalities and other eligible recipients.

These investments will bring numerous benefits to people across Saskatchewan, including:

- cleaner environment by reduction of soil and air pollutants;
- improvements for drinking water;
- reduced greenhouse gas emissions;
- sustainable water management;
- enhanced public parks, recreational facilities and other spaces that make communities great places to live.

ICIP funding is divided into four streams, each with their own allocations, eligible projects and defined outcomes. The streams are:

- Public Transit Infrastructure - \$308 million
- Green Infrastructure - \$420 million
- Community, Culture and Recreation - \$56 million
- Rural and Northern Communities Infrastructure - \$116 million

This application is being submitted under the Community, Culture and Recreation stream. This stream is for the renewal and rehabilitation of community and recreation infrastructure. The deadline for submission for Phase 2 applications is Noon (CST), Tuesday, May 10, 2022.

In January, I appeared before Council to present information about a proposed Godfrey Dean Cultural Centre Renovations and requested a motion of support for an application to Phase 1 of this funding. At

that time, I noted that there would be a second application under the Phase 2 intake as well, once the 2022/23 capital budget was approved. As a result the Arenas Improvement Project has been chosen for submission, however, we require a motion of support from Council to complete the application.

DISCUSSION/ANALYSIS/IMPACT

At the February 14, 2022 Council meeting, Council approved the 2022 and 2023 Capital budgets, which included the Arena Improvements Project, a total value of \$3,860,000; \$1,085,000 for the Gallagher Centre and \$2,775,000 for the Kinsmen Arena. These approved improvements provide the basis for our “Arenas Improvement Project” application for Phase 2 of ICIP funding. More specifically the projects will see the replacement of the ice plant, and related code improvements at the Gallagher Centre, which supports both the Westland Arena and the Curling Rink. The Kinsmen Arena will receive a new concrete slab with header trench and related piping; new arena boards and glass and improvements related to dehumidification, as well as code related improvements.

FINANCIAL IMPLICATIONS

The funding provided by the federal and provincial governments towards infrastructure projects is cost-shared. Information from the application package states: “The levels of federal and provincial contribution, for municipal projects are: federal contribution at least 40% and provincial contribution up to 33.33%. Only projects with eligible costs between a minimum of \$100,000 and a maximum of \$10 million will be considered during this intake process. This Arenas Improvement Project has a total value of \$3,860,000. Applicants must also demonstrate how the proposed project will be cost-shared and the projects must be completed by March 31, 2027. As a result of these criteria, and in order to qualify for this grant, Council must provide a resolution indicating their financial support for the municipal portion of the grant. The municipal share of funding for these projects are included in the 2022 and 2023 capital budgets. If we are successful in receiving this grant, the overall cost of these projects to the City would be reduced and could be re-allocated by Council to other recreation projects.

COMMUNICATION PLAN/PUBLIC NOTICE

If we are successful in our application, we will follow the communication guidelines provided to us as part of the grant requirements

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

This is a priority related to improved recreation facilities, and more specifically is one of Council’s 2021 priorities. It also aligns with Part 5 of the Official Community Plan “Our Infrastructure”, by potentially offering an efficient and cost-effective way to provide for the maintenance, service and support of the Kinsmen Arena and Gallagher Centre.

OPTIONS

1. That Council endorse the Arena Improvements Project, which encompasses replacement of the ice plant and related code improvements at the Gallagher Centre (which supports ice surfaces at the Westland Arena and the Curling Rink), and further, a new concrete slab with header trench and related piping, new arena boards and glass and improvements related to dehumidification, as well as code related improvements at the Kinsmen Arena and authorize Administration to submit an application to the Investing in Canada Infrastructure Program (ICIP) Phase 2 grant through the Community, Culture and Recreation Stream, which would offer at least 40% federal and up to 33.33% provincial contributions, which commits the City to:
 - a. Meet legislated requirements per *The Cities Act*,
 - b. Meet the terms and conditions of the ICIP program,

- c. Conduct an open tendering process,
- d. Manage the construction of the project,
- e. Fund the municipal share of the project, and
- f. Fund ongoing operation and maintenance costs.

2. Receive and file this report, with no motion of support.

RECOMMENDATION

That Council endorse the Arena Improvements Project, which encompasses replacement of the ice plant and related code improvements at the Gallagher Centre (which supports ice surfaces at the Westland Arena and the Curling Rink), and further, a new concrete slab with header trench and related piping, new arena boards and glass and improvements related to dehumidification, as well as code related improvements at the Kinsmen Arena and authorize Administration to submit an application to the Investing in Canada Infrastructure Program (ICIP) Phase 2 grant through the Community, Culture and Recreation Stream, which would offer at least 40% federal and up to 33.33% provincial contributions, which commits the City to:

- a. Meet legislated requirements per *The Cities Act*,
- b. Meet the terms and conditions of the ICIP program,
- c. Conduct an open tendering process,
- d. Manage the construction of the project,
- e. Fund the municipal share of the project, and
- f. Fund ongoing operation and maintenance costs.

TITLE: Deer Park Fees & Charges	DATE OF MEETING: April 11, 2022
	REPORT DATE: April 5, 2022
CLEARANCES:	ATTACHMENTS: 1. Provincial Fee Comparison 2. 2021-2024 Deer Park Fee Details 3. 2022-2024 Deer Park Fees & Charges Options
Written by: Darcy McLeod, Director of Recreation and Community Services <div style="text-align: center;">Darcy McLeod</div>	
Reviewed by: Jessica Matsalla - City Clerk <div style="text-align: center;">Jessica Matsalla</div>	
Approved by: Lonnie Kaal - City Manager <div style="text-align: center;">Lonnie Kaal</div>	

BACKGROUND

Administration's current direction is to operate the Deer Park Golf course as a community recreation facility similar to other sport, culture and recreation facilities that are typically provided by municipalities, such as ice arenas, swimming pools, libraries, art galleries, ball diamonds, soccer pitches, playgrounds, etc. Therefore, the golf course is provided similar public investment to ensure golf remains a publicly available community recreation activity.

Deer Park is owned by the residents and taxpayers (the owners) of the municipality with the primary purpose to:

1. Provide recreational opportunities to improve the quality of life for people in the community;
2. Provide opportunities for tourism; and
3. Attract industry and business to locate in the community.

Municipalities are considered stewards of public lands on behalf of the owners (taxpayers and residents), therefore a golf course is considered good use of public lands to ensure public green space remains accessible to the public. Municipally owned golf courses are public lands and it is the responsibility of the municipality to ensure:

1. That the owner's (taxpayers and residents) investment in the land and buildings is maintained;
2. That the best interest of the ownership group is maintained (the primary purposes previously stated); and
3. That the public lands remain public lands, and are available for use by the ownership group.

Ultimately, the success of a golf course is dependent on a number of factors including weather, course condition, service and cost. The area's market has the most significant impact on the success of the golf course. This includes:

1. The community's ability/willingness to pay;

2. Other competing entertainment options;
3. The number and condition of courses in the area; and
4. Maintaining affordability vs. recovering appropriate level of costs.

It is important to balance the cost of participation with the community's ability to pay. Recognizing this balance along with the need to stay competitive with similar courses is key to the success of Deer Park. Maintaining fees in the mid-range of similar courses will ensure a balance between the community's ability to pay, and remaining competitive in the golf industry. This will also assist with attracting new golfers to the course, as cost is a significant determining factor on where people choose to spend their time and money.

The pricing for golf at Deer Park Municipal Golf Course is aimed to be in the mid-range of other similar golf courses in the Province. If the prices are set too high, people will not participate at that course and choose another less expensive course in the area. This is especially true for the casual or social golfer. If fees are set too low, the golf course may be considered undervalued and create suspicion as to why it is so inexpensive. This is true if you are an avid golfer looking for challenges and quality. In both cases, the result could be a poor reputation for the golf course, negatively impacting rounds played, which is reflected in revenue generation.

When making recommendations on fees, Administration looks at various factors, including rates at other golf courses in Saskatchewan. We also recognize that markets are different throughout the province as are course standards and levels of service. Past Council direction was to ensure that golfing at Deer Park was available to the residents of Yorkton as a feasible recreation opportunity, especially for our community's youth. The intent is to create a strong future for the golf course by encouraging youth to learn the game and continue playing into their adult years. Administration is trying to cultivate avid, loyal golfers who will be regulars, while at the same time encourage the casual or social golfers to participate.

DISCUSSION/ANALYSIS/IMPACT

History

The Adult Green Fee is the foundation for development of all fees at Deer Park. Other fees and season passes are then compared to the Adult fees and a discount applied to establish the specific fee. The appropriate taxes are then applied to fees where applicable and they are then rounded for ease of accounting and communication.

The following is the 5-year fees and charges history at Deer Park, as approved by Councils of the day.

2021 – Fees were increased by 3%. Inflation was 3.4%.

2020 – Fees were increased by 3%. Inflation was 0.7%.

2019 – Fees were frozen. Inflation was 1.9%.

2018 – Fees were frozen. Inflation was 2.3%.

2017 – Fees were increased 3%. Inflation was 1.6%.

Inflation was 8.9% over these 5 years and the fee increase was 9% over the same 5 year period.

In some cases, fees were plus or minus the percentage increase due the actual dollar value being small and/or fees being rounded for ease of accounting and communication.

The 2021 annual inflation rate was 3.4%, however it steadily increased through the last half of the year and continues to rise monthly. The January inflation rate was announced as 5.1%, February's rate was recently announced as 5.7% and it is expected to continue to rise. Further, the recent spike in fuel costs has an impact on this number, and also impacts the golf course.

Further impacts to the golf course in 2022 include some disruption in services as the Clubhouse project proceeds. Some of the disruptions people will notice include:

1. A temporary pro shop trailer.
2. A temporary washroom trailer.
3. Basic snacks and beverages as meals/catering will not be available.
4. Parking disruptions.
5. Site noise.
6. General cart and driving range traffic flow disruptions in the clubhouse area.

Further, the Men's Club may plan some smaller course improvement projects to take advantage of the already disrupted course, however this has not been confirmed yet.

Provincial Comparison

The attached Provincial Fee Comparison (Attachment #1) was used to help determine the 2022 proposed fees. Deer Park fees are typically below the average for similar courses, although they are at the upper limit for area courses. Efforts are made to maintain a balance between public access, ability to pay and cost recovery while maintaining a realistic comparison with other similar courses, to attract golfers.

Rounds Played

The total number of rounds played in 2021 again increased slightly from 18,718 in 2020 to 19,885 in 2021. Of note in 2021 was that there were 113 more season passes purchased compared to 2020, along with a slight increase in green fees sold. There were 79 New Adult season passes sold in 2021. 11 of the 21 people who purchased a New Adult in 2020, bought an Adult season pass in 2021.

FINANCIAL IMPLICATIONS

Increasing revenue to offset operating costs is the overall goal for Administration at the golf course. One method for increasing revenue is to increase rates. This is also an effective method to maintain a rate balance with other similar courses, ensuring we do not fall too far behind the market; however, this does not necessarily guarantee an increase in overall revenue. Administration's preferred method is to increase rounds played with the idea that the more people that golf, the more revenue will be collected. Increasing the rounds played to 24,000 would also allow Administration to consider operation of the rental carts as another revenue generator.

The anticipated revenue in the 2022 golf course operating budget included projected fees and charges. Typically, Deer Park fees and charges are brought as close to the opening of the course as possible to allow for comparisons with other golf courses who may have not set their fees when our budget is prepared and adjustments are made to those projections.

Further, Administration would like to set a fee structure which will allow for better planning and forecasting. A 3-year fee structure is in place for all other Recreation and Community Services Department fees, with a review currently underway to consider establishing a 4-year fee structure that aligns with a Council term. Although the fees are approved in advance, they are reviewed each year as part of budget deliberations and any significant adjustments are brought back for Council approval. We will consider including Deer Park fees and charges in that review, however Administration would like to start with establishing a 3-year fee structure at this point since we know that there are impacts to our operation that will warrant fee increases over the next few years, at a minimum. These impacts include the rising costs of operation and improved amenities with the new clubhouse in 2023. We believe that setting these fees further in advance will allow for improved planning and marketing.

Consideration could be given to freeze the fees due to the disruptions at the golf course, however inflation has risen over the past year and is expected to continue to rise. In order to keep up with inflation, a 4.5%

increase in rates has been proposed for 2022, however with the inflation rate expected to continue to rise above 6%, a higher rate could be justified. The provincial government announced a change in PST that will be applied to the golf course fees in 2023 as well, so an increase to cover PST would be warranted next year as well. It is always concerning when rates are increased too much at a time as it does impact people's ability to pay, which impacts rounds played and revenue generation. The median individual income in Yorkton in 2018 was \$35,750 and the average hourly rate for an employee was \$25.99/hr. (taken from the City of Yorkton Community Profile) The higher our rates, the more dependency we have on people outside Yorkton golfing at Deer Park and the less the City's investment is going toward the residents of the City. We have always tried to balance cost recovery with ability to pay in order to maintain a reasonably accessible community recreation opportunity for the taxpayers and residents of Yorkton.

Administration has also adjusted the Twilight Fee, which has been available 3 hours before sunset to encourage evening golf as sometimes people may, or may not, be able to get in a full round before dark. It should be noted that this rate was not provided during the last two seasons as tee times were adjusted due to Covid and demand for tee times was high. Administration also adjusted the three various special rates to be consistent, so we now only have one special rate that can be applied when required (large tournaments, twilight and other specials).

Further, Council has requested that an option for fees and charges be presented that would equate to a break even revenue target. There are a number of ways that this could be achieved, however the option that has been submitted had Administration take the highest fees from other similar courses in the provincial comparison, and apply them to our fees. The result is an average 59% increase in fees. This would place the golf course fees as the highest in the province for similar courses, but near a break even depending on the number of rounds played, which may be negatively impacted by such an increase.

COMMUNICATION PLAN/PUBLIC NOTICE

These fees and charges will be promoted by direct mail to subscribers of our newsletter as well as placed on the Deer Park website and City social media platforms. Of special note is that Deer Park Golf Course was named to the Golfer's Choice courses in Canada on Golf Pass. 'Golf Pass' used to be 'Golf Advisor' and claims to be the most used site in the world to review golf courses. Deer Park was named #1 in Canada's top 25 Favourites and Hidden Gems as chosen by their community of reviewers.

OPTIONS:

1. Council could approve a 4.5 % increase for 2022 to address the increasing costs of inflation and a 6% increase in 2023 to offset the implementation of P.S.T., and a 4% increase in 2024, to further address the issues of inflation, as detailed in Option 4 of Attachment 3, 2022-2024 Deer Park Fees and Charges Options, which is attached to this report.
2. Council could increase the rates to a break-even level, which is an average of a 59% increase, as presented in Option 1 of Attachment 3, 2022-2024 Deer Park Fees and Charges Options, which is attached to this report.
3. Council could freeze the rates at the 2021 level, due to the expected temporary disruptions in service, and to reduce the impact of inflation on the golf course on resident's ability to pay, as presented in Option 2 of Attachment 3, 2022-2024 Deer Park Fees and Charges Options, which is attached to this report,.
4. Council could approve a 4.5% increase for the 2022 season only, which addresses the recent increase in inflation, as detailed in Option 3 of Attachment 3, 2022-2024 Deer Park Fees and Charges Options, which is attached to this report.

5. Council could provide alternate direction to Administration.

Recommendation:

That Council approve a 4.5 % increase in Deer Park Golf Course fees for 2022, to address the increasing costs of inflation and a 6% increase in 2023 to offset the implementation of P.S.T., and a 4% increase in 2024, to further address the issues of inflation, as detailed in Option 4 of Attachment 3, 2022-2024 Deer Park Fees and Charges Options, attached hereto.

Attachment #1

2022 Deer Park Golf Course Provincial Comparisons

Location	Provincial Comparisons									Average	Local Comparisons		Deer Park	
	PA	Saskatoon	Swift Current		Estevan	North B.	Nipawin	Weyburn	Humbolt		Good Spirit	York Lake	2021 Actual Fees	2022 Proposed Fees
Course Name	Cooke	Holiday Park	Elmwood	Chinook	Woodlawn	Golf Club	Evergreen	Golf Club	Golf Club					
2021 Rounds Played (SGA)	32,500	60,151	28,100	27,500	NR	NR	19,286	15,614	22,989	34,357	NR	7,651	19,885	19,885
Season Pass														
Junior	\$ 285.00	\$ 580.00	\$ 200.00	\$ 175.00	\$ 269.22	\$ 439.68	\$ 225.00	\$ 150.00	\$ 283.50	\$ 325.93	\$ 150.00	\$ 100.00	\$ 110.00	\$ 115.00
Student			\$ 710.00	\$ 450.00	\$ 734.98	\$ 703.48		\$ 400.00		\$ 599.69	\$ 350.00	\$ 490.00	\$ 515.00	
Young Adult (19 - 25)	\$1,375.00	\$1,130.00	\$ 750.00	\$ 675.00		\$1,319.04	\$ 700.00		\$ 834.75	\$ 1,130.63	\$ 500.00	\$ 450.00	\$ 550.00	\$ 575.00
Adult	\$2,000.00	\$2,260.00	\$1,875.00	\$ 1,250.00	\$1,469.95	\$1,758.72	\$1,100.00	\$1,250.00	\$1,296.75	\$ 1,782.55	\$ 1,130.00	\$ 850.00	\$ 1,290.00	\$ 1,350.00
New Adult			\$1,200.00		\$ 904.59	\$ 799.00		\$ 800.00		\$ 925.90	\$ -	\$ 650.00	\$ 875.00	\$ 915.00
Spousal Rate			\$ 935.00	\$ 800.00	\$1,392.89	\$1,231.61		\$1,150.00	\$1,118.25	\$ 1,104.63	\$ 680.00	\$ 475.00	\$ 775.00	\$ 810.00
Restricted	\$1,520.00	\$2,080.00		\$ 995.00	\$1,001.84	\$1,293.12			\$1,118.25	\$ 1,601.64	\$ 850.00	\$ 800.00	\$ 1,000.00	\$ 1,045.00
Family			\$3,300.00	\$ 2,095.00		\$3,095.65	\$2,200.00	\$2,500.00	\$2,677.50	\$ 2,266.88	\$ 1,960.00	\$ 1,500.00	\$ 2,065.00	\$ 2,160.00
9-Hole		\$1,150.00				\$ 881.16	\$ 500.00			\$ 1,265.58			\$ 810.00	\$ 850.00
Green Fees														
Regular														
Adult 9-Hole	\$ 37.00	\$ 34.00	\$ 34.00	\$ 30.00	\$ 32.00	\$ 41.00	\$ 27.00	\$ 30.00	\$ 33.00	\$ 37.25	\$ 28.57	\$ 25.00	\$ 29.00	\$ 31.00
Adult 18-Hole	\$ 58.00	\$ 56.50	\$ 59.00	\$ 49.00	\$ 55.00	\$ 62.00	\$ 55.00	\$ 54.00	\$ 51.00	\$ 62.44	\$ 42.86		\$ 46.00	\$ 48.00
Twilight	\$ 42.00		\$ 40.00					\$ 40.00	\$ 29.00	\$ 37.75	\$ 35.00		\$ 29.00	\$ 38.00
Junior 9-Hole	\$ 16.00	\$ 17.50	\$ 19.00	\$ 14.00	\$ 14.75	\$ 20.00	\$ 16.00	\$ 17.00	\$ 17.00	\$ 18.91	\$ 14.29		\$ 8.50	\$ 9.00
Junior 18-Hole	\$ 26.00	\$ 29.00	\$ 27.00	\$ 20.00	\$ 21.50	\$ 29.00	\$ 25.00	\$ 30.00	\$ 23.00	\$ 28.81	\$ 19.05	\$ 7.50	\$ 10.50	\$ 12.00
Other Revenue														
Daily Trail Fee	\$ 25.00	\$ 30.00	\$ 23.81	\$ 25.00	\$ 27.75		\$ 16.00		\$ 13.00	\$ 26.76	\$ 18.00		\$ 23.00	\$ 24.00
Yearly Trail Fee	\$ 290.00	\$ 650.00	\$ 523.81	\$ 435.00	\$ 221.99		\$ 180.00		\$ 225.00	\$ 152.83	\$ 271.43	\$ 175.00	\$ 225.00	\$ 235.00
Storage														
Electric Cart			\$ 619.05	\$ 475.00	\$ 579.50	\$ 500.00	\$ 220.00	\$ 425.00	\$ 325.00	\$ 181.67		\$ 325.00	\$ 225.00	\$ 235.00
Gas Cart			\$ 523.81		\$ 417.25	\$ 421.00	\$ 220.00	\$ 300.00	\$ 325.00	\$ 181.67		\$ 250.00	\$ 170.00	\$ 180.00
Locker (Men)			\$ 75.00		\$ 105.00				\$ 110.00	\$ 96.67			\$ 34.00	\$ 40.00

	= Combined with Yearly Trail Fee
	= High Fee
	= Low fee

Attachment #2																			
Deer Park Golf Course Fee Details																			
	2021 Actual			2022 Breakeven Rates				2022 Proposed Fees				2023 Proposed Fees				2024 Proposed Fees			
REVENUE	2021 Rounded Fee incl Tax	Actual # of Fees Collected	2021 Actual Revenue	Rounded Fee incl Tax	% Change	Estimated # of Fees Collected	2022 Estimated Revenue	Rounded Fee incl Tax	% Change	Estimated # of Fees Collected	2022 Estimated Revenue	Rounded Fee incl Tax	% Change	Estimated # of Fees Collected	2023 Estimated Revenue	Rounded Fee incl G.S.T.	% Change	Estimated # of Fees Collected	2024 Estimated Revenue
Season Passes		350				350	\$ 414,861.28		4.50%	350	\$ 262,852.38		6%	350	\$ 262,010.35		4%	350	\$ 272,781.17
Junior	\$ 110.00	89	\$ 9,790.00	\$ 440.00	300.00%	89	\$ 35,078.63	\$ 115.00	4.55%	89	\$ 9,747.62	\$ 122.00	6.09%	89	\$ 9,726.35	\$ 127.00	4.10%	89	\$ 10,124.97
Student	\$ 490.00	29	\$ 14,210.00	\$ 735.00	50.00%	29	\$ 19,093.49	\$ 515.00	5.10%	29	\$ 14,223.81	\$ 541.00	5.05%	29	\$ 14,053.85	\$ 563.00	4.07%	29	\$ 14,625.35
Young Adult (Under 25)	\$ 550.00	11	\$ 6,050.00	\$ 1,375.00	150.00%	11	\$ 13,548.63	\$ 575.00	4.55%	11	\$ 6,023.81	\$ 610.00	6.09%	11	\$ 6,010.66	\$ 635.00	4.10%	11	\$ 6,257.00
Adult	\$ 1,290.00	98	\$ 126,420.00	\$ 2,260.00	75.19%	98	\$ 198,396.73	\$ 1,350.00	4.65%	98	\$ 126,000.00	\$ 1,431.00	6.00%	98	\$ 125,622.00	\$ 1,490.00	4.12%	98	\$ 130,801.38
New Adult (no pass last season)	\$ 875.00	79	\$ 69,125.00	\$ 1,200.00	37.14%	79	\$ 84,919.68	\$ 915.00	4.57%	79	\$ 68,842.86	\$ 970.00	6.01%	79	\$ 68,643.41	\$ 1,010.00	4.12%	79	\$ 71,474.06
Spousal Rate (only added to an adult pass)	\$ 775.00	20	\$ 15,500.00	\$ 1,392.00	79.61%	20	\$ 24,938.44	\$ 810.00	4.52%	20	\$ 15,428.57	\$ 860.00	6.17%	20	\$ 15,407.37	\$ 895.00	4.07%	20	\$ 16,034.41
Restricted	\$ 1,000.00	17	\$ 17,000.00	\$ 2,080.00	108.00%	17	\$ 31,674.68	\$ 1,045.00	4.50%	17	\$ 16,919.05	\$ 1,110.00	6.22%	17	\$ 16,903.32	\$ 1,155.00	4.05%	17	\$ 17,588.58
Family	\$ 2,065.00	0	\$ -	\$ 3,300.00	59.81%	0	\$ -	\$ 2,160.00	4.60%	0	\$ -	\$ 2,290.00	6.02%	0	\$ -	\$ 2,382.00	4.02%	0	\$ -
9-Hole (anytime M-F; After 1 on wknds & hlday)	\$ 810.00	7	\$ 5,670.00	\$ 1,150.00	41.98%	7	\$ 7,211.01	\$ 850.00	4.94%	7	\$ 5,666.67	\$ 900.00	5.88%	7	\$ 5,643.40	\$ 937.00	4.11%	7	\$ 5,875.40
Green Fees																			
Regular		5950				5950	\$ 328,956.25			5950	\$ 264,811.43			5950	\$ 265,483.27			5950	\$ 276,742.75
Adult 9-Hole	\$ 29.00	2396	\$ 69,484.00	\$ 41.00	41.38%	2396	\$ 87,997.57	\$ 31.00	6.90%	2396	\$ 70,739.05	\$ 33.00	6.45%	2396	\$ 70,827.31	\$ 34.50	4.55%	2396	\$ 74,046.73
Adult 18-Hole	\$ 46.00	3165	\$ 145,590.00	\$ 62.00	34.78%	3165	\$ 175,778.36	\$ 48.00	4.35%	3165	\$ 144,685.71	\$ 51.00	6.25%	3165	\$ 144,591.87	\$ 53.00	3.92%	3165	\$ 150,262.14
Twilight (3-hr before Sunset)	\$ 29.00	0	\$ -	\$ 42.00	44.83%	0	\$ -	\$ 38.00	31.03%	0	\$ -	\$ 41.00	7.89%	0	\$ -	\$ 43.00	4.88%	0	\$ -
Junior 9-Hole	\$ 8.50	284	\$ 2,414.00	\$ 20.00	135.29%	284	\$ 5,088.01	\$ 9.00	5.88%	284	\$ 2,434.29	\$ 10.00	11.11%	284	\$ 2,544.01	\$ 11.00	10.00%	284	\$ 2,798.41
Junior 18-Hole	\$ 10.50	105	\$ 1,102.50	\$ 30.00	185.71%	105	\$ 2,821.70	\$ 12.00	14.29%	105	\$ 1,200.00	\$ 15.00	25.00%	105	\$ 1,410.85	\$ 16.00	6.67%	105	\$ 1,504.91
			\$ 218,590.50				\$ 271,685.64				\$ 219,059.05				\$ 219,374.04				\$ 228,612.19
Paks		81				81				81				81				81	
6 for 5 Package	\$ 230.00	44	\$ 10,120.00	\$ 310.00	34.78%	44	\$ 12,218.40	\$ 240.00	4.35%	44	\$ 10,057.14	\$ 255.00	6.25%	44	\$ 10,050.62	\$ 265.00	3.92%	44	\$ 10,444.76
Ten-Round 9-Hole Package	\$ 290.00	31	\$ 8,990.00	\$ 410.00	41.38%	31	\$ 11,385.33	\$ 310.00	6.90%	31	\$ 9,152.38	\$ 330.00	6.45%	31	\$ 9,163.80	\$ 345.00	4.55%	31	\$ 9,580.34
Ten-Round Combo Package	\$ 375.00	2	\$ 750.00	\$ 515.00	37.33%	2	\$ 922.65	\$ 395.00	5.33%	2	\$ 752.38	\$ 420.00	6.33%	2	\$ 752.45	\$ 437.50	4.17%	2	\$ 783.81
18 Hole Corporate (100-20%)	\$ 3,680.00	0	\$ -	\$ 4,960.00	34.78%	0	\$ -	\$ 3,840.00	4.35%	0	\$ -	\$ 4,080.00	6.25%	0	\$ -	\$ 4,240.00	3.92%	0	\$ -
18 Hole Corporate (50-15%)	\$ 1,955.00	1	\$ 1,955.00	\$ 2,635.00	34.78%	1	\$ 2,360.37	\$ 2,040.00	4.35%	1	\$ 1,942.86	\$ 2,167.50	6.25%	1	\$ 1,941.60	\$ 2,252.50	3.92%	1	\$ 2,017.74
18 Hole Corporate (25-10%)	\$ 1,035.00	1	\$ 1,035.00	\$ 1,395.00	34.78%	1	\$ 1,249.61	\$ 1,080.00	4.35%	1	\$ 1,028.57	\$ 1,147.50	6.25%	1	\$ 1,027.90	\$ 1,192.50	3.92%	1	\$ 1,068.21
9 Hole Corporate (100-20%)	\$ 2,320.00	0	\$ -	\$ 3,280.00	41.38%	0	\$ -	\$ 2,480.00	6.90%	0	\$ -	\$ 2,640.00	6.45%	0	\$ -	\$ 2,760.00	4.55%	0	\$ -
9 Hole Corporate (50-15%)	\$ 1,232.50	2	\$ 2,465.00	\$ 1,742.50	41.38%	2	\$ 3,121.78	\$ 1,317.50	6.90%	2	\$ 2,509.52	\$ 1,402.50	6.45%	2	\$ 2,512.65	\$ 1,466.25	4.55%	2	\$ 2,626.87
9 Hole Corporate (25-10%)	\$ 652.50	0	\$ -	\$ 922.50	41.38%	0	\$ -	\$ 697.50	6.90%	0	\$ -	\$ 742.50	6.45%	0	\$ -	\$ 776.25	4.55%	0	\$ -
			\$ 25,315.00				\$ 31,258.14				\$ 25,442.86				\$ 25,449.03				\$ 26,521.72
Promos		680				680				680				680				680	
Mens & Ladies Night	\$ 22.00	301	\$ 6,622.00	\$ 31.00	40.91%	301	\$ 8,358.50	\$ 23.00	4.55%	301	\$ 6,593.33	\$ 25.00	8.70%	301	\$ 6,740.72	\$ 26.00	4.00%	301	\$ 7,010.35
Spring/Fall Specials	\$ 38.00	0	\$ -	\$ 52.00	36.84%	0	\$ -	\$ 38.00	0.00%	0	\$ -	\$ 41.00	7.89%	0	\$ -	\$ 43.00	4.88%	0	\$ -
Season Pass Guest Promo	\$ 38.00	379	\$ 14,402.00	\$ 52.00	36.84%	379	\$ 17,653.98	\$ 38.00	0.00%	379	\$ 13,716.19	\$ 41.00	7.89%	379	\$ 13,919.48	\$ 43.00	4.88%	379	\$ 14,598.48
			\$ 21,024.00				\$ 26,012.47				\$ 20,309.52				\$ 20,660.20				\$ 21,608.83
Tournaments		675				675	\$ 32,173.27			675	\$ 24,780.95			675	\$ 25,122.07			675	\$ 26,331.37
1 to 49 people (18 Hole)	\$ 46.00	37	\$ 1,702.00	\$ 62.00	34.78%	37	\$ 2,054.91	\$ 48.00	4.35%	37	\$ 1,691.43	\$ 51.00	6.25%	37	\$ 1,690.33	\$ 53.00	3.92%	37	\$ 1,756.62
50+ people (18 Hole)	\$ 37.00	638	\$ 23,606.00	\$ 52.70	42.43%	638	\$ 30,118.36	\$ 38.00	2.70%	638	\$ 23,089.52	\$ 41.00	7.89%	638	\$ 23,431.74	\$ 43.00	4.88%	638	\$ 24,574.75
18-hole Jr.	\$ 16.00	0	\$ -	\$ 30.00	87.50%	0	\$ -	\$ 17.00	6.25%	0	\$ -	\$ 18.00	5.88%	0	\$ -	\$ 19.00	5.56%	0	\$ -
Other		65				65	\$ 29,485.63			65	\$ 11,533.33			65	\$ 11,994.46			65	\$ 12,455.78
Daily Trail Fee	\$ 23.00	15	\$ 345.00	\$ 27.75	20.65%	15	\$ 372.87	\$ 24.00	4.35%	15	\$ 342.86	\$ 26.00	8.33%	15	\$ 349.35	\$ 27.00	3.85%	15	\$ 362.79
Yearly Trail Fee	\$ 225.00	50	\$ 11,250.00	\$ 650.00	188.89%	50	\$ 29,112.76	\$ 235.00	4.44%	50	\$ 11,190.48	\$ 260.00	10.64%	50	\$ 11,645.10	\$ 270.00	3.85%	50	\$ 12,092.99
							\$ 12,656.95				\$ 8,471.43				\$ 8,434.10				\$ 8,810.95
Electric Cart	\$ 225.00	13	\$ 2,925.00	\$ 310.00	37.78%	13	\$ 3,573.77	\$ 235.00	4.44%	13	\$ 2,909.52	\$ 250.00	6.38%	13	\$ 2,882.08	\$ 260.00	4.00%	13	\$ 2,997.36
Gas Cart	\$ 170.00	32	\$ 5,440.00	\$ 310.00	82.35%	32	\$ 8,886.11	\$ 180.00	5.88%	32	\$ 5,485.71	\$ 191.00	6.11%	32	\$ 5,474.99	\$ 200.00	4.71%	32	\$ 5,732.97
Winter Cart Storage	\$ 150.00	0	\$ -	\$ 310.00	106.67%	0	\$ -	\$ 155.00	3.33%	0	\$ -	\$ 165.00	6.45%	0	\$ -	\$ 172.00	4.24%	0	\$ -
Locker (Men)	\$ 35.00	2	\$ 70.00	\$ 110.00	214.29%	2	\$ 197.07	\$ 40.00	14.29%	2	\$ 76.19	\$ 43.00	7.50%	2	\$ 77.04	\$ 45.00	4.65%	2	\$ 80.62
Total 2021 Golf Revenue Budget				Total 2022 at Breakeven Rates			\$ 809,815.87	Total 2022 Projected Golf Revenue			\$ 568,790.93	Total 2023 Projected Revenue			\$ 569,682.21	Total 2023 Projected Revenue			\$ 593,765.13

Attachment #3

2022-2024 Deer Park Fees and Charges Options

	Option 1	Option 2	Option 4		
	2022 Breakeven Option	2021 Actual	2022 Proposed	2023 Proposed	2024 Proposed
Percentage Increase	59.0%	3.0%	4.5%	6% (PST)	4.0%
Season Pass					
Junior	\$ 440.00	\$ 110.00	\$ 115.00	\$ 122.00	\$ 127.00
Student	\$ 735.00	\$ 490.00	\$ 515.00	\$ 541.00	\$ 563.00
Young Adult (19 - 25)	\$ 1,375.00	\$ 550.00	\$ 575.00	\$ 610.00	\$ 635.00
Adult	\$ 2,260.00	\$ 1,290.00	\$ 1,350.00	\$ 1,431.00	\$ 1,490.00
New Adult	\$ 1,200.00	\$ 875.00	\$ 915.00	\$ 970.00	\$ 1,010.00
Spousal Rate	\$ 1,392.00	\$ 775.00	\$ 810.00	\$ 860.00	\$ 895.00
Restricted	\$ 2,080.00	\$ 1,000.00	\$ 1,045.00	\$ 1,110.00	\$ 1,155.00
Family	\$ 3,300.00	\$ 2,065.00	\$ 2,160.00	\$ 2,290.00	\$ 2,382.00
9-Hole	\$ 1,150.00	\$ 810.00	\$ 850.00	\$ 900.00	\$ 937.00
Green Fees					
<u>Regular</u>					
Adult 9-Hole	\$ 41.00	\$ 29.00	\$ 31.00	\$ 33.00	\$ 34.50
Adult 18-Hole	\$ 62.00	\$ 46.00	\$ 48.00	\$ 51.00	\$ 53.00
Twilight (3-hr before sunset)	\$ 42.00	\$ 29.00	\$ 38.00	\$ 41.00	\$ 43.00
Junior 9-Hole	\$ 20.00	\$ 8.50	\$ 9.00	\$ 10.00	\$ 11.00
Junior 18-Hole	\$ 30.00	\$ 10.50	\$ 12.00	\$ 15.00	\$ 16.00
<u>Paks</u>					
6 for 5 Package	\$ 310.00	\$ 230.00	\$ 240.00	\$ 255.00	\$ 265.00
Ten-Round 9-Hole Package	\$ 410.00	\$ 290.00	\$ 310.00	\$ 330.00	\$ 345.00
Ten-Round Combo Package	\$ 515.00	\$ 375.00	\$ 395.00	\$ 420.00	\$ 437.50
18 Hole Corporate (100-20%)	\$ 4,960.00	\$ 3,680.00	\$ 3,840.00	\$ 4,080.00	\$ 4,240.00
18 Hole Corporate (50-15%)	\$ 2,635.00	\$ 1,955.00	\$ 2,040.00	\$ 2,167.50	\$ 2,252.50
18 Hole Corporate (25-10%)	\$ 1,395.00	\$ 1,035.00	\$ 1,080.00	\$ 1,147.50	\$ 1,192.50
9 Hole Corporate (100-20%)	\$ 3,280.00	\$ 2,320.00	\$ 2,480.00	\$ 2,640.00	\$ 2,760.00
9 Hole Corporate (50-15%)	\$ 1,742.50	\$ 1,232.50	\$ 1,317.50	\$ 1,402.50	\$ 1,466.25
9 Hole Corporate (25-10%)	\$ 922.50	\$ 652.50	\$ 697.50	\$ 742.50	\$ 776.25
<u>Promos</u>					
Mens & Ladies Night	\$ 31.00	\$ 22.00	\$ 23.00	\$ 25.00	\$ 26.00
Spring/Fall Specials	\$ 52.00	\$ 38.00	\$ 38.00	\$ 41.00	\$ 43.00
Season Pass Guest Promo	\$ 52.00	\$ 38.00	\$ 38.00	\$ 41.00	\$ 43.00
Tournaments					
1 to 49 people (18 Hole)	\$ 62.00	\$ 46.00	\$ 48.00	\$ 51.00	\$ 53.00
50+ people (18 Hole)	\$ 52.70	\$ 37.00	\$ 38.00	\$ 41.00	\$ 43.00
18-hole Jr.	\$ 30.00	\$ 17.00	\$ 17.00	\$ 18.00	\$ 19.00
Other Revenue					
Daily Trail Fee	\$ 27.75	\$ 23.00	\$ 24.00	\$ 26.00	\$ 27.00
Yearly Trail Fee	\$ 650.00	\$ 225.00	\$ 235.00	\$ 260.00	\$ 270.00
Storage					
Electric Cart	\$ 310.00	\$ 225.00	\$ 235.00	\$ 250.00	\$ 260.00
Gas Cart	\$ 310.00	\$ 170.00	\$ 180.00	\$ 191.00	\$ 200.00
Locker (Men)	\$ 110.00	\$ 35.00	\$ 40.00	\$ 43.00	\$ 45.00

TITLE: Purchase of Two (2) Wheel Loaders – Tender Award	DATE OF MEETING: April 11, 2022 REPORT DATE: April 5, 2022
CLEARANCES:	ATTACHMENTS: 1. Attachment #1 – Ratings Summary
Written by: René Richard, Director of Engineering and Asset Management Rene Richard	
Reviewed by: City Clerk Jessica Matsalla	
Approved by: City Manager Lonnie Kaal	

BACKGROUND

The purchase of a new wheel loader was included in each of the 2021 and 2022 approved capital budgets. Due to lack of supply, no tender was issued in 2021, but rather both were tendered together in 2022. The two (2) units will replace two (2) older, existing loaders.

DISCUSSION/ANALYSIS/IMPACT

On March 7, 2022, the Invitation to Tender for the “Purchase of Two (2) Wheel Loaders” was advertised on the City of Yorkton, Tenders site as well as SaskTenders and Biddingo for a tender period of two (2) weeks and a closing date of March 21, 2022. Bids for equipment are evaluated on a weighted point system (summary attached) to identify which bid is “best value”, taking into consideration price, delivery date, adherence to specifications, trade value of existing equipment, guaranteed maintenance amount, and guaranteed buyback. Five (5) bids were received, however an alternate bid from Readhead Equipment was disqualified due to incomplete required documentation. Evaluations were performed for both a trade values included and trade values not included option. Both summaries of the bids are as follows:

Bidder	Total Points (Including Trade)
EMSCO Holdings Ltd.	396
Brandt Tractor Ltd.	489
Finning Canada	465
Readhead Equipment	430

Bidder	Total Points (Excluding Trade)
EMSCO Holding Ltd.	344
Brandt Tractor Ltd.	462
Finning Canada	420
Readhead Equipment	380

In both scenarios, the bids from Brandt Tractor Ltd. were deemed to be the best value and are within budgetary estimates. However, Administration is very confident a better trade-in amount can be achieved through private sale. Therefore, the bid from Brandt Tractor Ltd. not including trade-in has been identified as the best value for the City of Yorkton.

FINANCIAL IMPLICATIONS

Funding for this project will come from the Fleet Reserve as approved during budget deliberations. The awarded amount is \$28,000 below budgetary estimates for purchase price for both units. In addition, the approved budget identified an estimated \$75,000 for trade-in revenues for both units. It is expected that the actual revenue that would be received through private sale will be significantly higher than estimated. Collectively we could potentially be \$100,000 under budget.

COMMUNICATION PLAN/PUBLIC NOTICE

All bidders will receive a letter indicating the successful bidder and bid amount. Also, the identity of the successful bidder along with the total bid amount will be posted on the City's website, SaskTenders, and Biddingo for a period of 2 weeks.

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

N/A

OPTIONS

1. That Council direct Administration to award the tender for "Purchase of Two (2) Wheel Loaders" to Brandt for \$585,000.00 plus applicable taxes, and further that the Mayor and City Clerk be authorized to execute said contract.
2. That Council provide other direction.

RECOMMENDATION

1. **That Council direct Administration to award the tender for "Purchase of Two (2) Wheel Loaders" to Brandt Tractor Ltd. for \$585,000.00 plus applicable taxes, and further that the Mayor and City Clerk be authorized to execute said contract.**

COMMENTS/IMPORTANT POINTS

Finning 930M

- Proposed machine met all of the minimum required specifications
- Third lowest purchase price
- Longest delivery schedule to the point of being unacceptable.
- Good buyback value, 41% of new cost
- Second best appraised trade value of current units
- Lowest cost of maintenance
- Locally station service for warranty repairs

Brandt Tractor 544P

- Proposed machine met all of the minimum required specifications
- Second lowest purchase price
- Excellent delivery schedule
- Good buyback value, 38% of new cost
- Lowest appraised trade value
- Lowest cost of maintenance
- Locally stationed service for warranty repairs

Redhead Equipment Volvo L90H

- Met the majority of the minimum required specifications
- Highest purchase price
- Delivery schedule is on the high end
- Good buyback value, 41% of new cost
- Highest appraised trade value
- High cost of maintenance
- Locally stationed service for warranty repairs

EMSCO Equipment Hyundai HL955A

- Machine had a high number of deficiencies, did not meet all of the minimum required specifications
- Lowest purchase price
- Delivery schedule is on the high end
- Lowest buyback value, 28% of new
- Highest cost of maintenance,
- Unit was demonstrated previously and there were safety concerns due to poor visibility from cab
- No locally stationed service technician

Redhead Equipment Case 721G

- Unit not evaluated due to incomplete proposal documents. Proposal was disqualified

My recommendation is to purchase the John Deere, 544P wheel loaders. Machines met all of the specifications, have a quick delivery, under budget and the best evaluation.

I also suggest that the City not trade in the machines and sell instead. The used market has low stock and prices are 30 to 40 percent higher than normal. I feel we will see a higher return selling the machines than the recommended bidders proposed trade value.

TITLE: Spring Yard Waste Clean-Up Week 2022	DATE OF MEETING: April 11, 2022
	REPORT DATE: April 5, 2022
CLEARANCES: Aron Hershmillier – Asst. Dir. Environmental Services Aron Hershmillier	ATTACHMENTS:
Written by: Lyndon Hicks – Solid Waste and Environmental Programs Manager Lyndon Hicks	
Reviewed by: Jessica Matsalla, City Clerk Jessica Matsalla	
Approved by: Lonnie Kaal, City Manager Lonnie Kaal	

BACKGROUND

It has been customary for the City of Yorkton, with the recommendation from the Environmental Committee, to hold an annual Spring Yard Waste Clean-Up Week. In order to encourage City residents and School Divisions to clean up their yards and their school grounds, Council has in previous years waived the landfill entrance fees during this week for disposal of winter debris. “Winter debris” is identified as grass, leaves, broken tree branches, grass mixed with garbage and debris that has collected and accumulated on properties during the winter months. This program will not cover tree pruning, disposal of entire trees, construction, demolition or household materials such as furniture, lumber, carpet, beds or mattresses. These materials are accepted at the landfill but residents will be required to pay the appropriate entrance fees.

This program aims to help improve the image and appeal of our community. The waiver of landfill fees for winter debris is available to Yorkton residents/community groups and schools that haul in their winter debris material by way of car, van, ½ ton Truck, SUV, or utility trailer. Last year we accepted 117 free loads during this dedicated week. For reference we cancelled 2020 due to COVID-19; but in 2019 had 80 residents participate compared to 145 in 2018, 91 in 2017 and 61 in 2016.

Spring Yard Waste Clean-Up Week Eligibility Criteria is as follows:

- Drivers must present to the landfill scale attendant, a valid driver’s licence with a Yorkton civic address (no post office box numbers will be allowed under the program).
- School division loads with identifiable vehicles and staff hauling any acceptable material.
- Cars, vans, ½ ton trucks, sport utility vehicles, and utility trailers are eligible.
- Material being disposed of must meet the “winter debris” criteria.

The landfill scale attendant will evaluate the load, the type of vehicle and determine if the load is acceptable under the **Spring Yard Waste Clean-Up Week** criteria and if so, waive the landfill

entrance fees. Any loads not qualifying under the program, will be accepted with the appropriate charges applied.

The program would run from May 9th to 14th, 2022 during regular landfill hours Monday to Friday, 8:00 am to 7:00 pm and Saturday, 8:00 am to 6:00 pm.

This year during Spring Yard Waste Clean-Up Week, Environmental Services will be partnering with Recreation and Community Services to deliver a City Wide Spring Clean-Up event which will focus on cleaning up parks and ditches throughout the City. We will be encouraging residents, community groups and businesses to register for this event and participate to help do their part in beautifying and building pride in our community. Registration can be done by calling the Recreation and Community Services Central Booking line at 306-786-1740 or by registering online at www.cityofyorkton.perfectmind.com.

FINANCIAL IMPLICATIONS

Lost Revenue:

- 2021 – 117 loads @ \$10/load - \$1170
- 2019 - 80 loads @ \$10/load - \$800
- 2018 - 145 loads @ \$10/load - \$1450
- 2017 - 91 loads @ \$10/load - \$910
- 2016 - 61 loads @ \$10/load - \$610

2022 Estimate:

- 100 loads @ \$10/load - \$1000

COMMUNICATION PLAN/PUBLIC NOTICE

Upon Council's approval, **Spring Yard Waste Clean-Up Week & the City Wide Spring Clean-Up** will be promoted on all City of Yorkton communication venues including the City's website and social media platforms, Recreation and Community Service's social media pages, the City News section of the *Yorkton This Week* newspaper, and through the Recycle Coach app.

STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)

The Environmental Committee passed a resolution at their March 15th meeting to recommend to Council to proceed with the Spring Yard Waste Clean-up Week 2022.

OPTIONS

1. That, in acknowledgement of Environmental Service's initiative of 'Spring Yard Waste and City Wide Clean-up Week' from May 9-14, 2022, Council hereby authorizes the waiver of landfill entrance fees at the Sanitary Landfill for the residents and schools of the City of Yorkton, hauling in their residential/school yard 'winter debris' by car, van, sport utility vehicle, half-ton truck or utility trailer.
2. That residents that haul in their 'winter debris' waste the week of May 9 to May 14, 2022 be charged the appropriate landfill fees as identified in the Sanitary Landfill Bylaw No. 9/2019.

Recommendation:

1. That, in acknowledgement of Environmental Service's initiative of 'Spring Yard Waste and City Wide Clean-up Week' from May 9-14, 2022, Council hereby authorizes the waiver of landfill entrance fees at the Sanitary Landfill for the residents and schools of the City of Yorkton, hauling in their residential/school yard 'winter debris' by car, van, sport utility vehicle, half-ton truck or utility trailer.

TITLE: Discretionary Use DU02-2022 – Storage Facility at 129 & 135 Myrtle Avenue Public Notice Authorization	DATE OF MEETING: April 11, 2022
	REPORT DATE: April 5, 2022
	ATTACHMENTS: 1. Preliminary Site Plan 2. Public Notice 3. Summary of Discretionary Use Process
CLEARANCES:	
Written by: Michael Eger – Director of Planning, Building & Development Michael Eger	
Reviewed by: Jessica Matsalla - City Clerk Jessica Matsalla	
Approved by: Lonnie Kaal - City Manager Lonnie Kaal	

Summary of History/Discussion:

Following the proposed rezoning of 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional under Bylaw No. 9/2022, the prospective purchaser has applied to develop a self storage business on the subject property. This business is defined as a “Storage Facility” under Zoning Bylaw No. 14/2003, and would become a Discretionary Use in the CMI-1 zone, should Council approve the rezoning application.

Administrative Review:

While the Zoning Bylaw does not contain specific Discretionary Use requirements for Storage Facilities in the CMI-1 zoning district, applications are typically more favourably considered where it can be demonstrated that their location is appropriate to the site and that it will have a minimal impact on the surrounding adjacent areas, including, but not limited to:

- the anticipated levels of noise and odours created by the use;
- the anticipated increased level or types of vehicle traffic, unsafe conditions or situations for vehicles, cyclists or pedestrians ;
- the use will have a minimal impact on the amenity of the surrounding zoning district and adjacent areas and that these areas will not be reasonably compromised;
- the character of adjacent residential uses, if applicable, shall be protected and maintained through the provision of buffer areas, separation distances and screening.

Myrtle Avenue is a mixed-use area – the long term objective would be to transition the street to Commercial uses. However, the proposed use will have a low impact and generate very little noise, traffic movements and heavy traffic. Additionally, the self-storage concept inherently provides enclosed storage and the new buildings, with paved parking and complimentary landscaping, should be an improvement to the overall streetscape. The applicant is also an experienced self-storage developer, and has worked with Planning and Building Services staff to understand and adhere to applicable regulations and standards.

Based on the preliminary plans and discussions with the applicant, the building will consist of two buildings housing an office and 68 storage units. Access to the buildings will be gained from the internal drive aisle while several units are accessible only once inside the buildings. Drainage will be directed to the centre of the property to mitigate effects on neighbouring properties. A small setback from the neighbouring properties will help to prevent encroachment onto adjacent properties during construction and/or future maintenance. It should be noted that preliminary plans may be refined/revised after approval of the Discretionary Use application, subject to meeting applicable regulations.

Conclusion:

At this time, Administration has no objections to the Discretionary Use and would like to initiate the public notice process including advertisement in the local newspaper, at City Hall and on the City website, as well as circulation to property owners within 75 metres of the subject property.

If authorization for Public Notice is granted, the application will also be referred to the Planning and Infrastructure Commission for their input. The Commission's recommendations will be brought back to Council, for their review and decision, in conjunction with the Public Hearing.

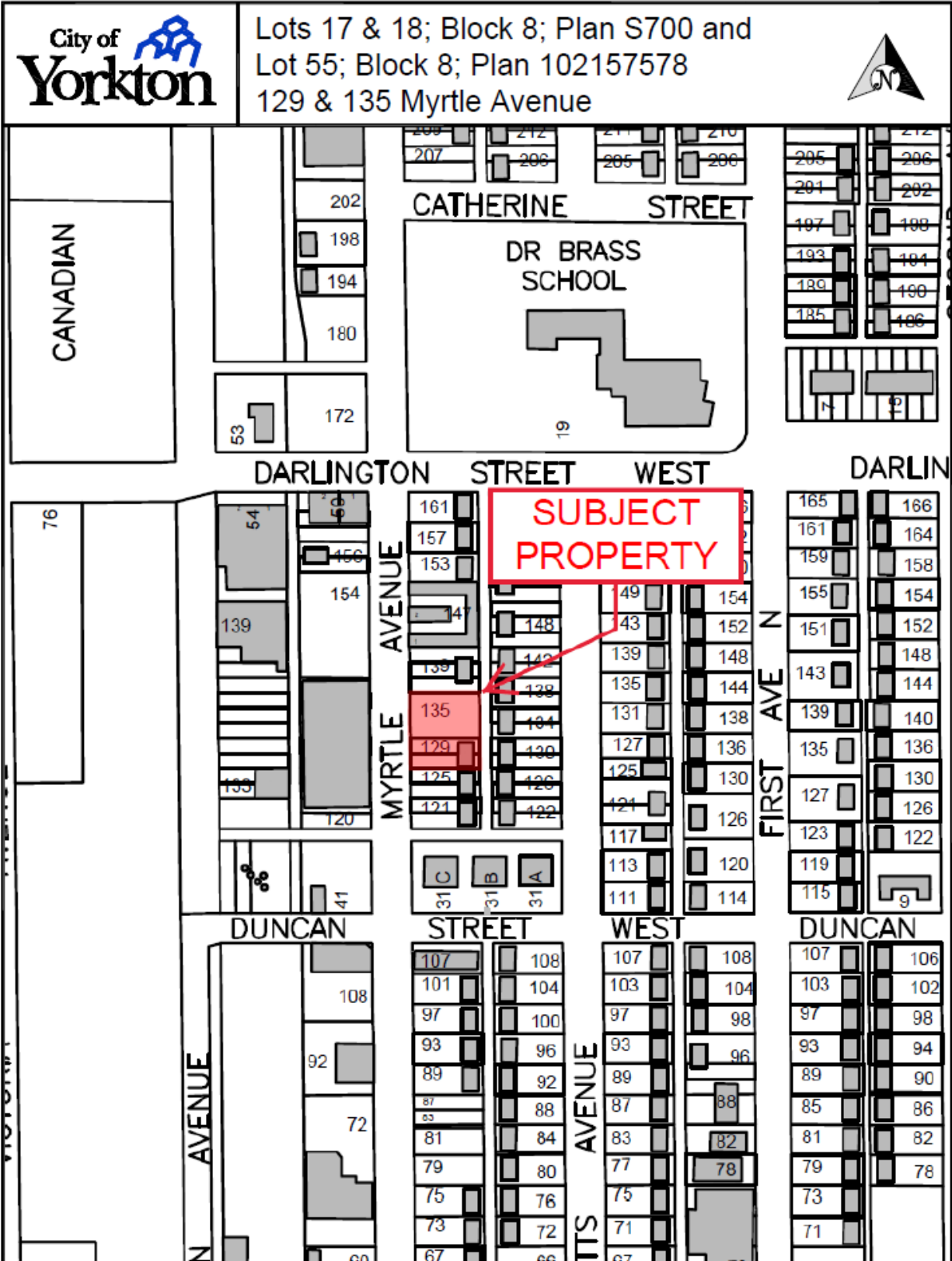
Council Options:

1. That Administration be authorized to proceed with Public Notification for Discretionary Use application DU02-2022 which proposes a Storage Facility as defined in City of Yorkton Zoning Bylaw No. 14/2003 at 129 & 135 Myrtle Avenue, and that the application be brought back to Council for its review and decision;
2. That Public Notification for Discretionary Use application DU02-2022, which proposes a Storage Facility as defined in City of Yorkton Zoning Bylaw No. 14/2003 at 129 & 135 Myrtle Avenue, be denied for reasons as listed by Council;
3. That Administration be provided with alternative direction.

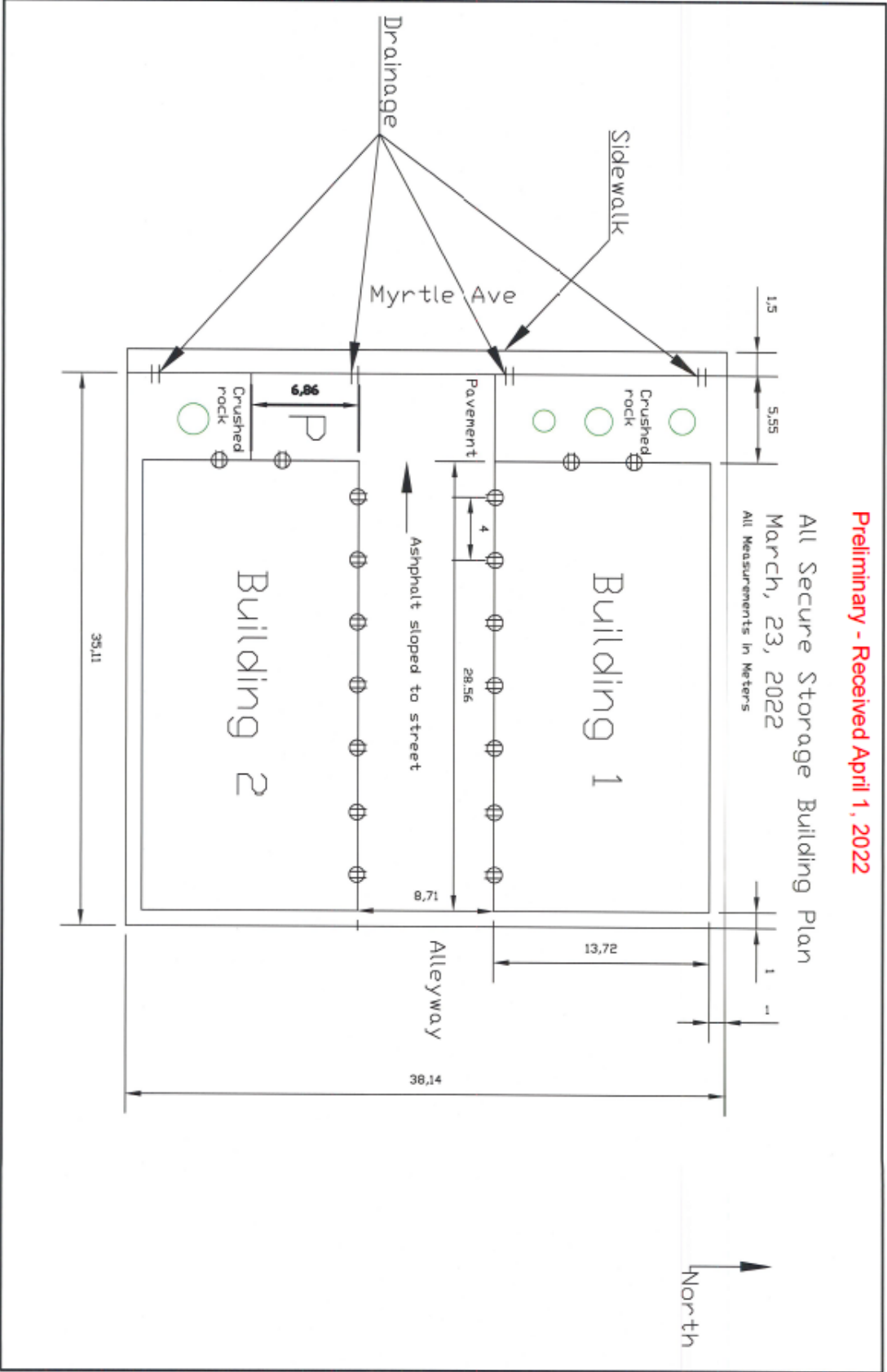
Administrative Recommendation:

1. That Administration be authorized to proceed with Public Notification for Discretionary Use application DU02-2022 which proposes a Storage Facility as defined in City of Yorkton Zoning Bylaw No. 14/2003 at 129 & 135 Myrtle Avenue, legally described as Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578, and that the application be brought back to Council for its review and decision.

Attachment 1 – Key Plan



Attachment 2 – Preliminary Site Plan



Attachment 3 – Summary of Discretionary Use Process

Summary of Discretionary Use Application Process:

The Planning and Development Act, 2007 ('The Act') allows a zoning bylaw to contain provisions for "Permitted Uses" and "Discretionary Uses" within specified land use zones. Any use that is not listed as "Permitted" or "Discretionary" is considered prohibited. *The Act* allows "Permitted Uses" to be approved by Administration, however, "Discretionary Use" applications require the approval of a council and must follow *The Act's* prescribed process. The process includes the requirement of giving Public Notice to property owners within 75 metres (250 feet) of the subject property, as well as the provision of a Public Hearing.

Pursuant to *The Act*, a council shall exercise its discretion respecting a Discretionary Use application to:

- (a) Reject the application;
- (b) Approve the discretionary use in accordance with the provisions of the zoning bylaw;
- (c) Approve the discretionary use subject to development standards or conditions in accordance with the zoning bylaw; or
- (d) Approve the discretionary use for a limited time, if a time limit is authorized in the bylaw.

A council may approve a discretionary use if the facts presented establish that the proposed discretionary use will:

- (a) Comply with provisions of the zoning bylaw respecting the use and intensity of use of land for the discretionary use;
- (b) Be consistent with the criteria in the zoning bylaw respecting the use and intensity of use of land for the discretionary use;
- (c) In the opinion of the council, be compatible with development in the district in the immediate area of the proposal; and
- (d) Be consistent with provincial land use policies and statements of provincial interest.

In approving a discretionary use, a council may prescribe specific development standards or conditions with respect to that use, but only if those standards or conditions:

- (a) Are based on and are consistent with general development standards or conditions made applicable to discretionary uses by the zoning bylaw; and
- (b) Are, in the opinion of the council, necessary to secure the objectives of the zoning bylaw with respect to:
 - (i) The nature of the proposed site, including its size and shape and the proposed size, shape and arrangement of buildings;
 - (ii) The accessibility and traffic patterns for persons and vehicles, the type and volume of that traffic and the adequacy of proposed off-street parking and loading;
 - (iii) The safeguards afforded to minimize noxious or offensive emissions including noise, glare, dust and odour; or
 - (iv) Any treatment given, as determined by the council, to aspects including landscaping, screening, open spaces, parking and loading areas, lighting and signs, but not including the colour, texture or type of materials and architectural detail.

If an application for a discretionary use has been approved by a council with prescribed standards or conditions, the applicant may appeal to the Development Appeals Board, however a Discretionary Use application that is denied by a council may not be appealed.

Attachment 4 – Public Notice

PUBLIC NOTICE

1. Rezone 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional and
2. Consider a proposed Self Storage Facility as a Discretionary Use on the same property



Legal Description: Lots 17 & 18; Block 8; Plan S700 and Lot 55; Block 8; Plan 102157578

Civic Address: 129 & 135 Myrtle Avenue

Details: City of Yorkton Council will consider:

1. Proposed Bylaw No. 9/2022, to amend the Zoning Bylaw by rezoning both 129 & 135 Myrtle Avenue from C-1 City Centre Commercial to CMI-1 Commercial-Industrial Transitional; and
2. A Discretionary Use application to allow for a Self Storage Facility on the same property. The Discretionary Use cannot be considered for approval if the rezoning is not approved. Council approval of the Discretionary Use will enable staff to issue Development and Building Permits, subject to all applicable regulations.

Information: You can view this notice online at www.yorkton.ca under the New and Notices section on the home page.

Questions regarding the application may be directed to:

Michael Eger, Director of Planning, Building & Development

Phone: (306) 786-1758

Email: meger@yorkton.ca

Public Hearing: City Council will hear all persons who are present and wish to speak to the application and all written submissions will be read verbatim unless the submitter is in attendance to speak on the submission, on Monday, May 9, 2022 at 5:00 pm in City Hall Council Chambers, Yorkton, SK.

If you wish to provide written comments for Council's consideration, they must be submitted by 9:00 a.m. on Wednesday, May 4, 2022. Written submissions must be directed to:

Jessica Matsalla, Director of Legislation & Procedures

In Person: 37 Third Avenue North, Yorkton, SK

Via Mail: Box 400, Yorkton, SK S3N 2W3

Via Email: jmatsalla@yorkton.ca