

**CITY OF YORKTON**  
**REGULAR COUNCIL MEETING AGENDA**  
**Monday, August 8, 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 – July 11, 2022
5. **UNFINISHED BUSINESS**
6. **REPORTS OF COUNCIL COMMITTEES AND MATTERS REFERRED**
7. **HEARING OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**
  - Public Hearing Discretionary Use No. DU03-2022 – for Warehouse and Sales Facility at 236 Myrtle Avenue
8. **BUSINESS ARISING OUT OF PETITIONS, PUBLIC NOTICES AND PRESENTATIONS**
  - Planner – Discretionary Use No. DU 03-2022 for Warehouse and Sales Facility at 236 Myrtle Avenue [Council Report #2 – Public Hearing]
9. **CORRESPONDENCE**
10. **BYLAWS**
  - Planner
    - Proposed Bylaw No. 13/2022 Rezone 56 South Front Street from C-1 to MI-1 CZ and Amend Zoning Map of Bylaw No. 14/2003 to Reflect Rezoning [1<sup>st</sup> Reading & Public Notice Authorization]
  - Solid Waste and Enviro Programs Manager
    - Proposed Bylaw No. 14/2022 Sanitary Landfill Fees
11. **ADMINISTRATIVE REPORTS**
  - Planner
    - Off- Street Parking Regulations – Alternative Options – 44 Fourth Avenue N.
  - Manager of Community, Culture and Heritage
    - RCS Committee Review - YTC Teepee Project Installation Request
  - City Manager
    - Yorkton Tribal Council (Teepee Project)
  - Gallagher Centre General Manager & RC Strategies Consultants
    - Parks and Recreation Master Plan Introduction
  - Solid Waste and Enviro Programs Manager
    - Changes to Yorkton’s Glass Recycling Program
  - City Manager
    - Tax Abatement Request – 139 Dominion Avenue (Bruno’s Place)
12. **GIVING NOTICE OF MOTION**
13. **IN CAMERA SESSION**
  - 1 Other Item
14. **ADJOURNMENT**

**DONATIONS  
ACCEPTED  
UNTIL JULY  
12TH**

**Donate your  
old books.  
Buy new  
books.  
Support your  
library.**



# YPL BOOK SALE

**July 14 1-6  
July 15 9-6  
July 16 1-5**

**\$0.50 paperback**

**\$1.00 hardcover**

**\$5.00 fill a bag (bring your own bag)**



## Public Notice

**Discretionary Use Application for Warehouse Facility  
in C-1 City Centre Commercial Zoning District  
236 Myrtle Avenue**



**Legal Description:** Lot 67, Blk/Par 4, Plan 99Y08572

**Civic Address:** 236 Myrtle Avenue

**Proposed Use:** Warehouse and Sales Facility

**Details:** The applicant proposes to utilize the building to store and sell packaged oil products (jugs and small containers), vehicle and farm equipment batteries and oil filters to farmer members.

Warehouse and Sales Facility uses are Discretionary Uses in the C-1 City Centre Commercial zoning district and all Discretionary Uses must be publicly advertised before Council can make a decision on the application.

**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, August 8, 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, August 3, 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](mailto:jmatsalla@yorkton.ca)

**Information:** Questions regarding the application may be directed to:

Carleen Koroluk, Land Use Planner  
Phone: (306) 786-1727  
Email: [ckoroluk@yorkton.ca](mailto:ckoroluk@yorkton.ca)

<b>TITLE: Discretionary Use - DU03-2022</b> <b>Warehouse and Sales Facility at 236 Myrtle Avenue</b> <b>Council Report #2 – Public Hearing</b>	DATE OF MEETING: August 8, 2022
	REPORT DATE: August 3, 2022
CLEARANCES:  <p style="text-align: center;"><b>Michael Eger</b></p> Michael Eger - Director of Planning, Building & Development	ATTACHMENTS: 1. Council Report from July 11, 2022
Written by: Carleen Koroluk - Planner <p style="text-align: center;"><b>Carleen Koroluk</b></p>	
Reviewed by: Jessica Matsalla - City Clerk <p style="text-align: center;"><b>Jessica Matsalla</b></p>	
Approved by: Lonnie Kaal - City Manager <p style="text-align: center;"><b>Lonnie Kaal</b></p>	

**Summary of History/Discussion:**

This report is in response to a Development Permit application for a Warehouse and Sales Facility use at 236 Myrtle Avenue. The business provides non-hazardous farm related oils and batteries to farmer members through an online digital platform. Review and analysis of the request was presented to Council on July 11, 2022 and a copy of the report is attached for reference (see Attachment 1).

**Administrative Review:**

Warehouse and Sales Facilities are listed as a Discretionary Use in the C-1 City Centre Commercial zoning district and, under *The Planning and Development Act, 2007*, requires Council authorization following the Discretionary Use process for Administration to issue a Development Permit

As noted in the original report, the proposed development has not given rise to any safety concerns and due to the small number of employees on site and limited delivery and client traffic, Administration is supportive of the application.

With regards to the on-site parking deficiency of four spaces, parking requirements may be appealed to the Development Appeals Board, however the appeal process can be lengthy and granting of the appeal is not guaranteed. As such, with the approval of Council, the applicant is prepared to utilize the Parking Payment In Lieu option by making a one time payment of \$3,000.00 per exempted space (total \$12,000.00) in order to expedite the Development Permit process.

### **Public Notice:**

Council authorized Administration to proceed with the Public Notice process at the July 11, 2022 meeting. As such, the proposed discretionary use was advertised and circulated in accordance with the public notification requirements of the City of Yorkton, including advertisement in the local newspaper, at City Hall and on the City website. In addition, pursuant to *The Planning and Development Act, 2007*, a direct mail-out was sent to twenty-one (21) owners of property within 75 metres (250ft) of the subject property.

As of the date of this report, no inquiries were received and individuals wishing to speak to the proposed Discretionary Use will have had the opportunity to present to Council during the Public Hearing.

### **Planning & Infrastructure Commission**

The application was referred to the Planning and Infrastructure Commission at the July 27, 2022 meeting. The Commission carried a resolution recommending Council approval of the application and the payment in lieu of off-street parking spaces.

### **Council's Options:**


1. That Discretionary Use application DU03-2022 which proposes a Warehouse and Sales Facility use as defined in City of Yorkton Zoning Bylaw No 14/2003, at 236 Myrtle Avenue, legally described as Lot 67, Blk/Par 4, Plan 99Y08572, be approved and that the Development Officer be authorized to issue a Development Permit; and FURTHERMORE That the development be exempted from the provision of four (4) off-street parking spaces in exchange for \$3,000.00 per space payment in lieu (\$12,000), payable to City of Yorkton, pursuant to Section 5.6.2 of Zoning Bylaw No. 14/2003.
2. That Discretionary Use application DU03-2022 which proposes a Warehouse and Sales Facility use as defined in City of Yorkton Zoning Bylaw No 14/2003, at 236 Myrtle Avenue, legally described as Lot 67, Blk/Par 4, Plan 99Y08572, be denied for reasons as listed by Council;
3. That Administration be provided with alternative direction.

### **Administration's Recommendation:**

1. That Discretionary Use application DU03-2022 which proposes a Warehouse and Sales Facility use as defined in City of Yorkton Zoning Bylaw No. 14/2003, at 236 Myrtle Avenue, legally described as Lot 67, Blk/Par 4, Plan 99Y08572, be approved and that the Development Officer be authorized to issue a Development Permit; and FURTHERMORE that the development be exempted from the provision of four (4) off-street parking spaces in exchange for \$3,000.00 per space payment in lieu (\$12,000), payable to City of Yorkton pursuant to Section 5.6.2 of Zoning Bylaw No. 14/2003.



## Attachment 1 – Council Report from July 11, 2022

	
<b>REPORT TO COUNCIL</b>	
<b>TITLE: Discretionary Use DU03-2022 – Warehouse and/or Sales Facility at 236 Myrtle Avenue (C-1 City Centre Commercial)</b>	<b>DATE OF MEETING:</b> July 11, 2022
<b>Public Notice Authorization</b>	<b>REPORT DATE:</b> July 6, 2022
<b>CLEARANCES:</b>  Michael Eger – Director of Planning, Building & Development <span style="color: red;">Michael Eger</span>	<b>ATTACHMENTS:</b> 1. Key Plan 2. Zoning District 3. Summary of Discretionary Use Process 4. Site Plan/Floor Plan 5. Public Notice
Written by: Carleen Koroluk – Land Use Planner <span style="color: red;">Carleen Koroluk</span>	
Reviewed by: Jessica Matsalla - City Clerk <span style="color: red;">Jessica Matsalla</span>	
Approved by: Lonnie Kaal - City Manager <span style="color: red;">Lonnie Kaal</span>	

**Summary of History/Discussion:**

This report is in response to a Development Permit application for a Warehouse and Sales Facility use at 236 Myrtle Avenue (see Attachment 1).

The subject property is zoned C-1 City Centre Commercial (see Attachment 2) and Warehouse and/or Sales Facilities are listed as a Discretionary Use in this zone. Under *The Planning and Development Act, 2007*, discretionary use applications require Council authorization to proceed (see Attachment 3).

The applicant, Yorkton Distributors 1976 Ltd, is owned by Farmer's Business Network Canada, Inc. (FBN) and is a digital and technical farm input sales business with transactions processed through an online digital platform. The business utilizes multiple locations in the city and has recently given up a lease at one of their current locations. As such, they have entered into a new lease for the subject property and are currently using the front portion of the building for office use under a separate Development Permit. The property owner is using the back section of the building for personal storage and the applicant is proposing to use the middle portion for warehousing of oil and related products (see Attachment 4).

**Administrative Review:**

While the Zoning Bylaw does not contain specific Discretionary Use requirements for Warehouse and/or Sales Facilities in the C-1 City Centre Zoning District, applications are typically more favourably considered where it can be demonstrated that their location is appropriate to the site

Discretionary Use DU03-2022 – Warehouse and/or Sales Facility at 236 Myrtle Avenue (C-1 City Centre Commercial)

Page 1 of 8

## Attachment 1 – Council Report from July 11, 2022 – Continued

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 (see Attachment 2) – 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.

Business carried out at this location is part of FBN's input direct sales and logistics operations. The bulk of activities are coordination of the logistics for products being supplied from the warehouses on Ball Road to the farmer members.

The Myrtle location will also store and sell packaged oil products (jugs and small containers), vehicle and farm equipment batteries and oil filters. Planning Services has consulted both Building Services and Fire Services with regards to specific oil products being warehoused and they have confirmed that these products are not classified as dangerous goods under the National Fire Code. As such, the departments do not have any safety concerns with the proposed use.

The delivery of packaged oil products arrives to the warehouses on Ball road and employees transfer products to the Myrtle Avenue via half ton trucks. Twice a month batteries are delivered via semi-truck. The annual sales of products is minimal and on average the business may see 20 clients per week during the peak season (April – September) and five clients per week in the off season (October – March).

Throughout the year, approximately four employees work in the office and warehouse and travel between the warehouses on Ball Road and the Myrtle location intermittently. Often this is at the start of day and at the end of the day.

With regards to off-street parking requirements, under the Zoning Bylaw, the current office use requires one (1) space and addition of the warehouse and sales facility use requires an additional four (4) off-street spaces. Due to the size and layout of the building, the site can legally accommodate only one (1) on-site space (see Attachment 4) leaving a deficiency of four (4) spaces.

Due to the small number of employees on site, combined with limited delivery and client traffic, the applicant is confident that street parking will satisfy parking needs without creating a disruption to the area. If the Discretionary Use is approved (after the Public Hearing), the applicant is also requesting that Council exempt the requirement of four (4) off-street parking spaces in exchange for a payment in lieu of \$3,000.00 per space (\$12,000.00) pursuant to Section 5.6.2 of the Zoning Bylaw,

Discretionary Use DU03-2022 - 236 Myrtle Ave – Warehouse and/or Sales Facility in C-1  
Page 2 of 8

## **Attachment 1 – Council Report from July 11, 2022 – Continued**

Council-approved payments in lieu of off-street parking are held by the City for the acquisition, construction, operation or maintenance of parking facilities within the C-1 and C-2 zoning districts and/or the capital costs of the transit system.

### **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:**

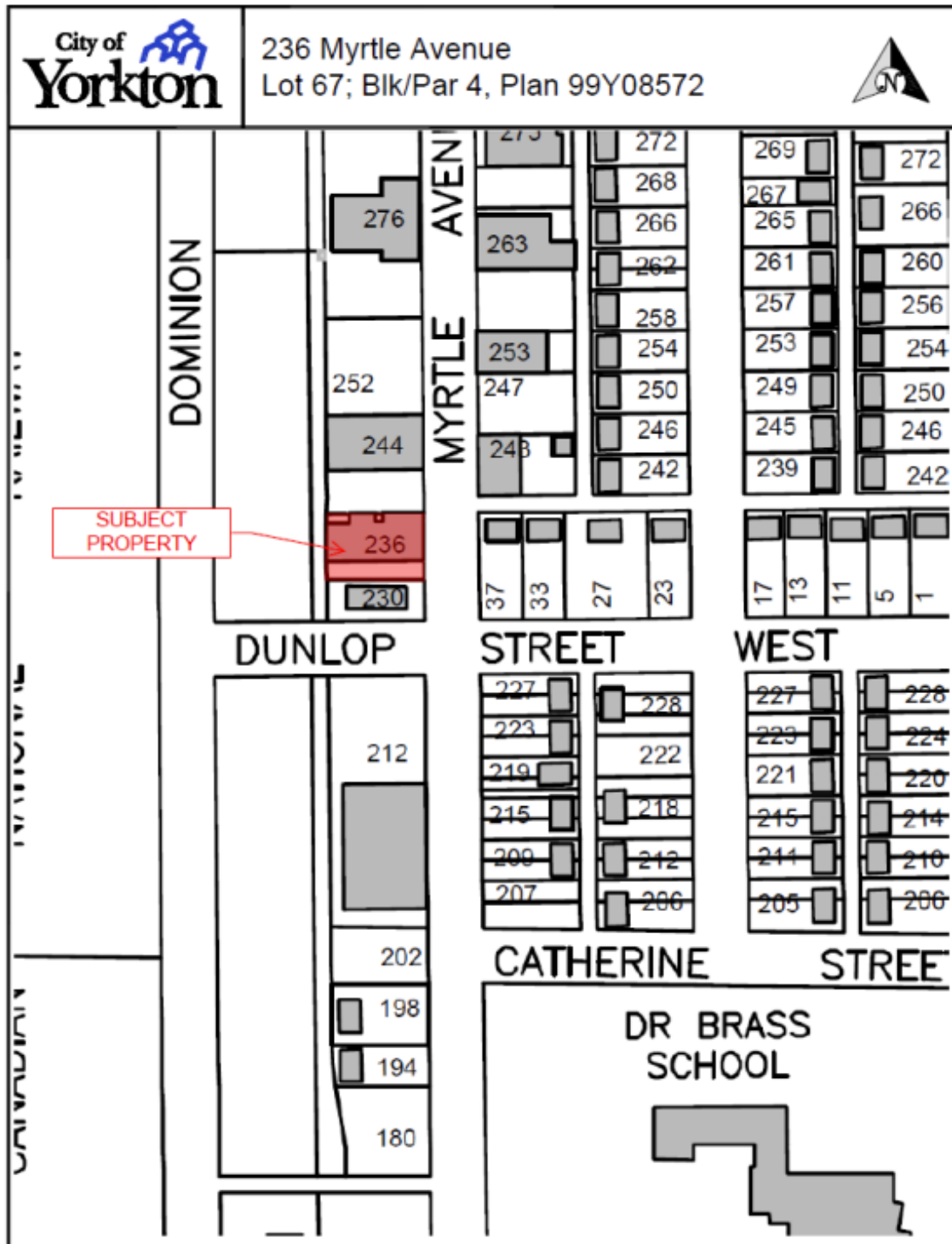
1. That Administration be authorized to proceed with Public Notification for Discretionary Use application DU03-2022 which proposes a Warehouse and Sales Facility as defined in City of Yorkton Zoning Bylaw No. 14/2003, at 236 Myrtle Avenue, and that the application be brought back to Council for its review and decision;
2. That Public Notification for Discretionary Use application DU03-2022, which proposes a Warehouse and Sales Facility as defined in City of Yorkton Zoning Bylaw No. 14/2003 at 236 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 DU03-2022 which proposes a Warehouse and Sales Facility as defined in City of Yorkton Zoning Bylaw No. 14/2003 at 236 Myrtle Avenue, legally described as Lot 67; Block 4; Plan 99Y08572, and that the application be brought back to Council for its review and decision.

Attachment 1 – Council Report from July 11, 2022 – Continued

Attachment 1 – Key Plan



Discretionary Use DU03-2022 - 236 Myrtle Ave – Warehouse and/or Sales Facility in C-1  
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Attachment 1 – Council Report from July 11, 2022 – Continued

Attachment 2 – Zoning District



- |   |  |
|---|--|
| <span style="background-color: red; color: black;">C-1</span> City Centre Commercial                    | <span style="background-color: red; color: black;">CT-1</span> City Centre Commercial Transitional |
| <span style="background-color: purple; color: black;">CMI-1</span> Commercial-Industrial Transitional   | <span style="background-color: yellow; color: black;">R-1</span> General Residential               |
| <span style="background-color: blue; color: black;">CZ</span> Contract Zone – R-5 Mixed Use Residential | <span style="background-color: cyan; color: black;">IN</span> Institutional                        |

Discretionary Use DU03-2022 - 236 Myrtle Ave – Warehouse and/or Sales Facility in C-1

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## Attachment 1 – Council Report from July 11, 2022 – Continued

### 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.

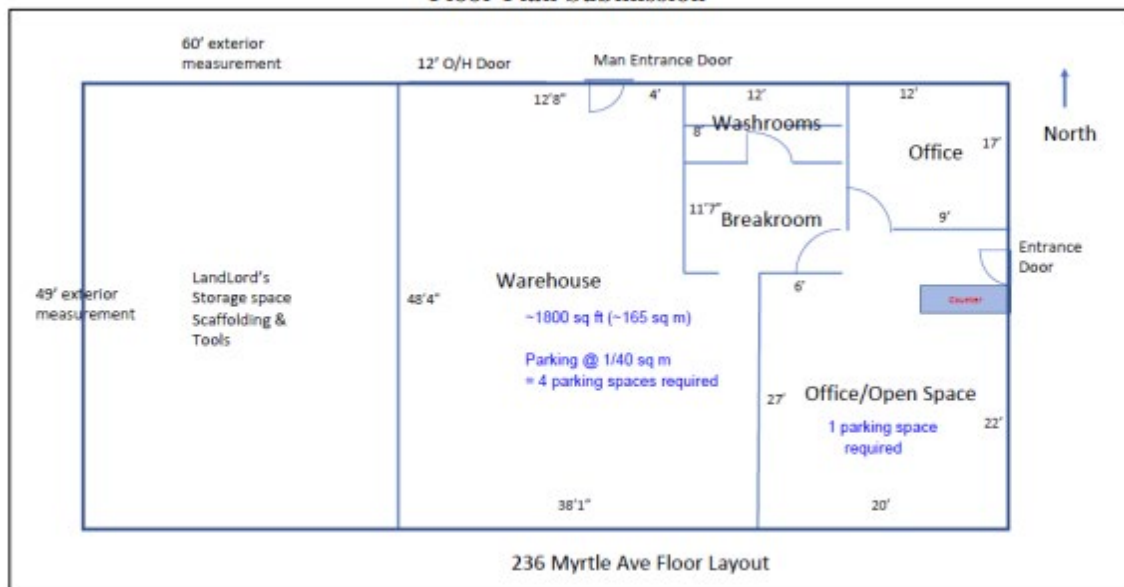
Attachment 1 – Council Report from July 11, 2022 – Continued

Attachment 4 - Site Plan/Floor Plan

Site Plan Submission



Floor Plan Submission



Discretionary Use DU03-2022 - 236 Myrtle Ave – Warehouse and/or Sales Facility in C-1


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Attachment 5 – Public Notice

## Public Notice

**Discretionary Use Application for Warehouse Facility  
in C-1 City Centre Commercial Zoning District  
236 Myrtle Avenue**



**Legal Description:** Lot 67, Blk/Par 4, Plan 99Y08572  
**Civic Address:** 236 Myrtle Avenue  
**Proposed Use:** Warehouse and Sales Facility

**Details:** The applicant proposes to utilize the building to store and sell packaged oil products (jugs and small containers), vehicle and farm equipment batteries and oil filters to farmer members.

Warehouse and Sales Facility uses are Discretionary Uses in the C-1 City Centre Commercial zoning district and all Discretionary Uses must be publicly advertised before Council can make a decision on the application.

**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, August 8, 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, August 3, 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](mailto:jmatsalla@yorkton.ca)

**Information:** Questions regarding the application may be directed to:

Carleen Koroluk, Land Use Planner  
Phone: (306) 786-1727  
Email: [ckoroluk@yorkton.ca](mailto:ckoroluk@yorkton.ca)

## REPORT TO COUNCIL

<b>TITLE:</b> Bylaw No. 13/2022 – Amendment to Zoning Bylaw No. 14/2003 – Rezone a portion of 56 South Front Street from C-1 City Centre Commercial to MI-1-CZ Light Industrial Contract Zone	<b>DATE OF MEETING:</b> August 8, 2022  <b>REPORT DATE:</b> August 3, 2022, 9:51 AM
<b>CLEARANCES:</b>  Michael Eger - Director of Planning, Building & Development <div style="text-align: right;"><b>Michael Eger</b></div>	<b>ATTACHMENTS:</b>  1. Zoning Map 2. Aerial View 3. Public Notice 4. Bylaw No. 13/2022
Written by: Carleen Koroluk - Planner <div style="text-align: right;"><b>Carleen Koroluk</b></div>	
Reviewed by: Jessica Matsalla - City Clerk <div style="text-align: right;"><b>Jessica Matsalla</b></div>	
Approved by: Lonnie Kaal - City Manager <div style="text-align: right;"><b>Lonnie Kaal</b></div>	

### **Summary of History/Discussion:**

Administration has received a Zoning Bylaw amendment application, affecting a portion of 56 South Front Street (see Attachment 1). The current zoning is C-1 City Centre Commercial and the property has been vacant for some time.

The applicant has made an offer to purchase the land, conditional on the rezoning of the property to allow for an indoor Storage Facility use, as the current C-1 City Centre Commercial Zoning district prohibits this use.

To accommodate the proposed development, Planning Services is considering a Zoning Amendment to rezone the property to MI-1-CZ Light Industrial Contract Zone which would allow for the indoor Storage Facility as a Permitted Use. The proposed rezoning requires parties to enter into an agreement that restricts the use of the land to the specific Storage Facility use and the agreement is registered on the property title. The agreement further stipulates that, should the Storage Facility use be discontinued, zoning reverts to the original C-1 City Centre Commercial designation.

The current property owner and owner in expectancy are both supportive of and in agreement with this approach.

## **Administrative Review**

The Official Community Plan, Our City, Our Future, supports Contract Zoning as a means of amending the Zoning Bylaw where it is desirous to limit the land use on a site or establish specific criteria. In this regard, the Contract Zoning Agreement would:

- promote the use of the subject property;
- ensure that the Storage Facility use will have low impact on traffic and surrounding areas;
- ensure the building and façade are designed to complement the land use and surrounding area;
- be registered on title;
- be transferable for long term protection of the Storage Facility use.

In addition, Contract Zoning, where used correctly, can be a very effective tool to allow desirable developments on the merits of the site and the application.

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

1. Is the proposed use compatible with neighboring uses?

The subject lands are situated along an existing unpaved road and in relatively close proximity to the Canadian Pacific Railway to the north. Vacant properties flank the subject property to the east and west. Businesses in the area include Parkland Community Church, TA Foods Warehouse to the east and Sno-World, Source Embroidery Detail Shop and Ottenbreit Sanitation Services (OSS) Storage to the south (see Attachment 2).

Administration is satisfied that the indoor storage facility use is compatible with the limited neighbouring commercial and quasi-industrial uses.

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

There are a number of vacant lots in this area and given the status of the existing road (unpaved) and the proximity of the property in relation to the railway, Administration believes that the proposed indoor storage facility, which will have limited client traffic, is a compatible and suitable use.

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

Over the past few years, there has been an increase in the sales and purchase of recreational vehicles and accessories such as campers, boats and all terrain vehicles. As a result, the demand for storage facilities to store these items in the off-season has also increased.

While the applicant's initial intention to use the Storage Facility for their own personal items (motorhome, utility trailer, motorcycle and garden tractor), it is possible that additional space could be rented to consumers to satisfy the demand for storage.

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

Currently, there are vacant properties the MI-1 Light Industrial zoning district, however, many of them are four to five times larger in size, and presumably higher in price. It seems that there is need/demand for smaller and cheaper Light Industrial properties within the City.

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

Because the applicant is proposing a new build, utilization of the South Front Street property will not create a new vacancy in this area.

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

Under the Zoning Bylaw, new builds are subject to a number of conditions including on-site storm water management, site improvements and landscaping which will enhance, not only the property, but also the surrounding area.

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

The applicant has been advised of more significant financial requirements including installation of new water and sewer service connections, storm water management requirements, landscaping and industrial/commercial taxation. As the site will be accessed via an unpaved road (South Front Street), paving of the required parking area will not be required at this time.

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

Contract Zoning is applied on one-off instances, and is intended in part to avoid precedent.

In addition, a review of the Downtown Plan, which includes the area south of the rail tracks, has been identified as a Council priority. As part of this review, Administration will explore whether this neighbourhood may be suitable for quasi-light industrial uses, such as the proposed Storage Facility. This should be completed before widespread zoning changes are considered.

Based on the above criteria, Administration expects that the proposed indoor Storage Facility use will have minimal impact on the surrounding properties and adequately satisfies the criteria for rezoning to the Contract Zone. It is further noted that the Contract Zone does not change the desired future land use, so an amendment to the Official Community Plan Future Land Use Map is not required.

**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.

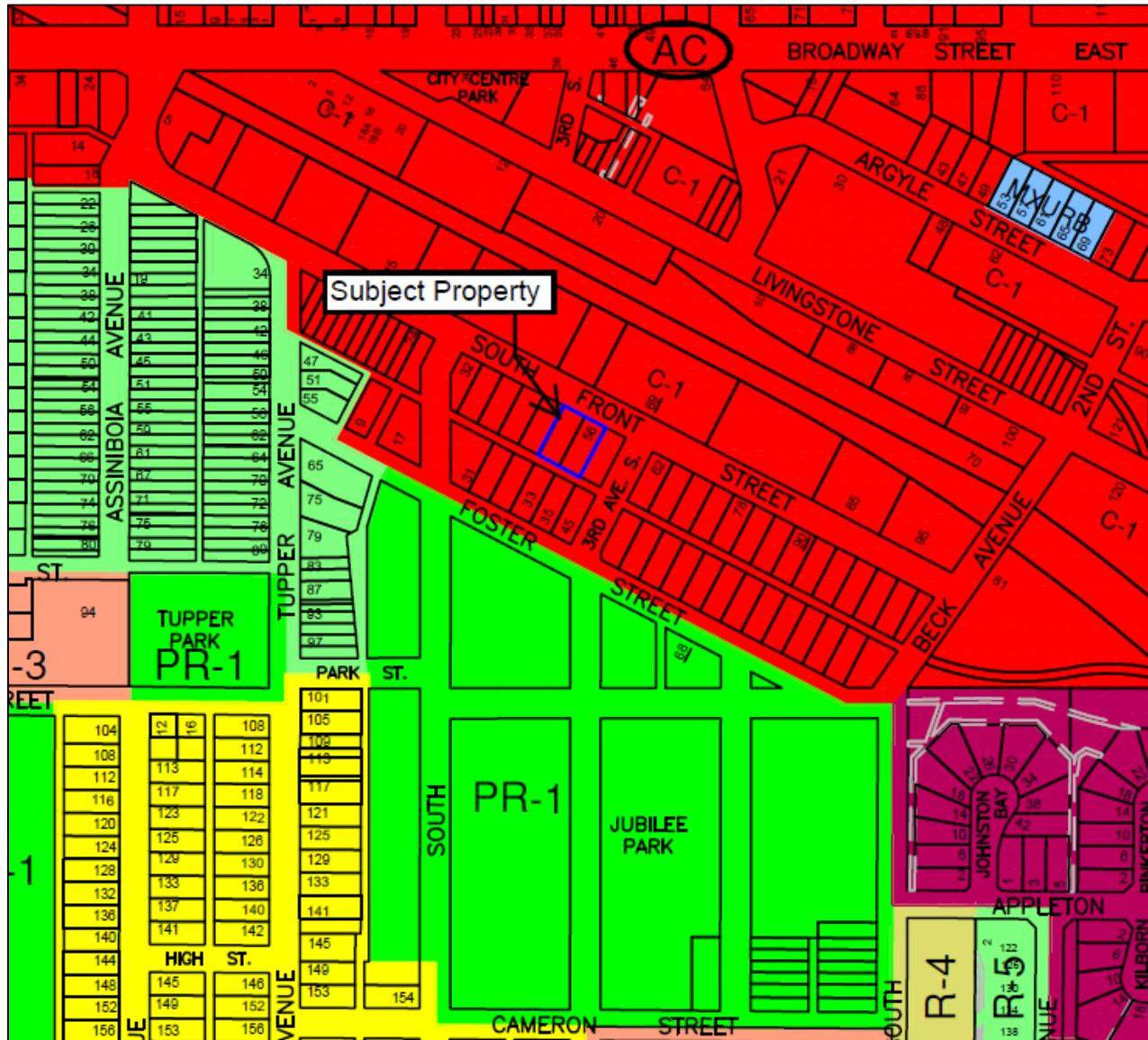
**OPTIONS:**

1. That Bylaw No. 13/2022, a bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by rezoning Lots 5 and 6, Blk/Par 2, Plan AO2901, civically known as a portion of 56 South Front Street, from C-1 City Centre Commercial to MI-1-CZ Light Industrial Contract Zone, be introduced and given 1<sup>st</sup> Reading this 8<sup>th</sup> day of August, A.D., 2022, and that Administration be authorized to proceed with the Public Notice process.
2. That Bylaw No. 13/2022, a bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by rezoning Lots 5 and 6, Blk/Par 2, Plan AO2901, civically known as a portion of 56 South Front Street, from C-1 City Centre Commercial to MI-1-CZ Light Industrial Contract Zone be denied for reasons as listed by Council; or
3. That Administration be provided with alternative direction.

**RECOMMENDATION:**

1. That Bylaw No. 13/2022, a bylaw of the City of Yorkton in the Province of Saskatchewan to amend Zoning Bylaw No. 14/2003 by rezoning Lots 5 and 6, Blk/Par 2, Plan AO2901, civically known as a portion of 56 South Front Street, from C-1 City Centre Commercial to MI-1-CZ Light Industrial Contract Zone, be introduced and given 1<sup>st</sup> Reading, this 8<sup>th</sup> day of August, A.D., 2022, and that Administration be authorized to proceed with the Public Notice process.

## Attachment 1 – Zoning Map



### Color Key

- Dark Yellow – R-1 General Residential
- Pink – R-3 Medium Density Residential
- Light Yellow – R-4 High Density Residential
- Light Green – R-5 Mixed Density Residential
- Purple – R-6 Manufactured Home Residential
- Dark Green – PR-1 Parks & Recreation
- Red C-1 – City Centre Commercial
- Light Blue – MXURB – Mixed Use Residential-Business



## Attachment 2 – Aerial View

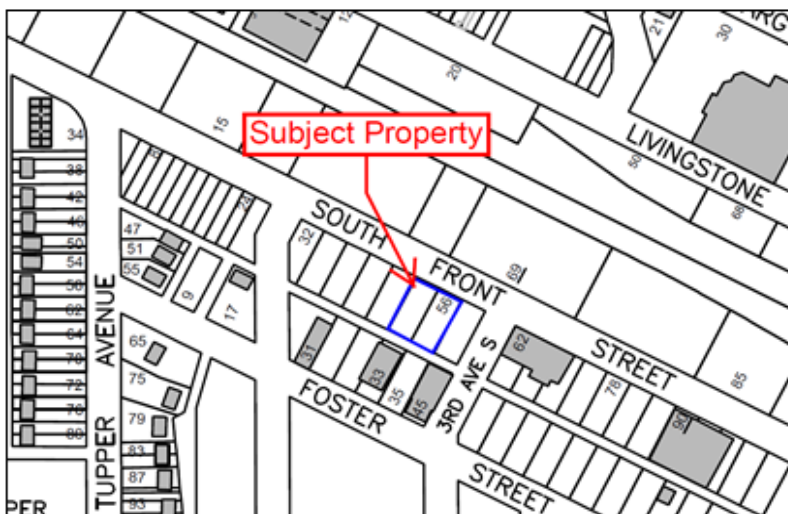




## Attachment 3 - Public Notice

### PUBLIC NOTICE

**Bylaw No. 13/2022 – Proposed Rezoning to Light Industrial Contract Zone to Allow for  
Storage Facility Use  
Amendment to Zoning Bylaw No. 14/2003**



**Legal Description:** Lots 5 and 6, Blk/Par 2, Plan AO2901  
**Civic Address:** Portion of 56 South Front Street  
**Current Zoning:** C-1 City Centre Commercial  
**Proposed Zoning:** MI-1-CZ Light Industrial Contract Zone

**Details** – The applicant proposes to rezone a portion of 56 South Front Street from C-1 city Centre Commercial to MI-1-CZ Light Industrial Contract Zone to accommodate construction of a Storage Facility.

**Information** – To view the proposed bylaw, visit our website at [www.yorkton.ca](http://www.yorkton.ca). There is a link to Public Notices on the home page. Questions regarding the proposed bylaw may be directed to:

Carleen Koroluk, Land Use Planner  
Phone: (306) 786-1727  
Email: [ckoroluk@yorkton.ca](mailto:ckoroluk@yorkton.ca)

**Public Hearing** – City Council will hear all persons who are present and wish to speak to the proposed bylaw and all written submissions will be read verbatim unless the submitter is in attendance to speak on the submission, on **Monday, August 29, 2022 at 5:00 p.m. 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, August 23, 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](mailto:jmatsalla@yorkton.ca)

## Attachment 4 – Bylaw 13/2022

City of Yorkton  
Saskatchewan

### Bylaw No. 13/2022

**A bylaw of the City of Yorkton in the Province of Saskatchewan to rezone  
Lots 5 & 6; Block 2; Plan AO2901, civically known as a portion of 56 South  
Front Street, from C-1 City Centre Commercial to MI-1-CZ – Light  
Industrial Contract Zone to allow for Storage Facility Use.**

**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 5 & 6; Block 2; Plan AO2901, civically known as a portion of 56 South Front Street as shown on Schedule 'A' attached hereto, from C-1 City Centre Commercial to MI-1-CZ Light Industrial-Contract Zone pursuant to the contract terms;
2. That the Mayor and City Clerk are hereby authorized to sign the contract agreement between GLO Enterprises Ltd. and SALLL Holdings Ltd. and the City of Yorkton hereto forming part of the bylaw;
3. That the Zoning Districts Map attached to and forming part of Bylaw No. 14/2003, is amended to change the zoning of Lots 5 & 6; Block 2; Plan AO2901, civically known as a portion of 56 South Front Street as shown on Schedule 'A' attached hereto, from C-1 City Centre Commercial to MI-1-CZ Light Industrial Contract Zone.

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

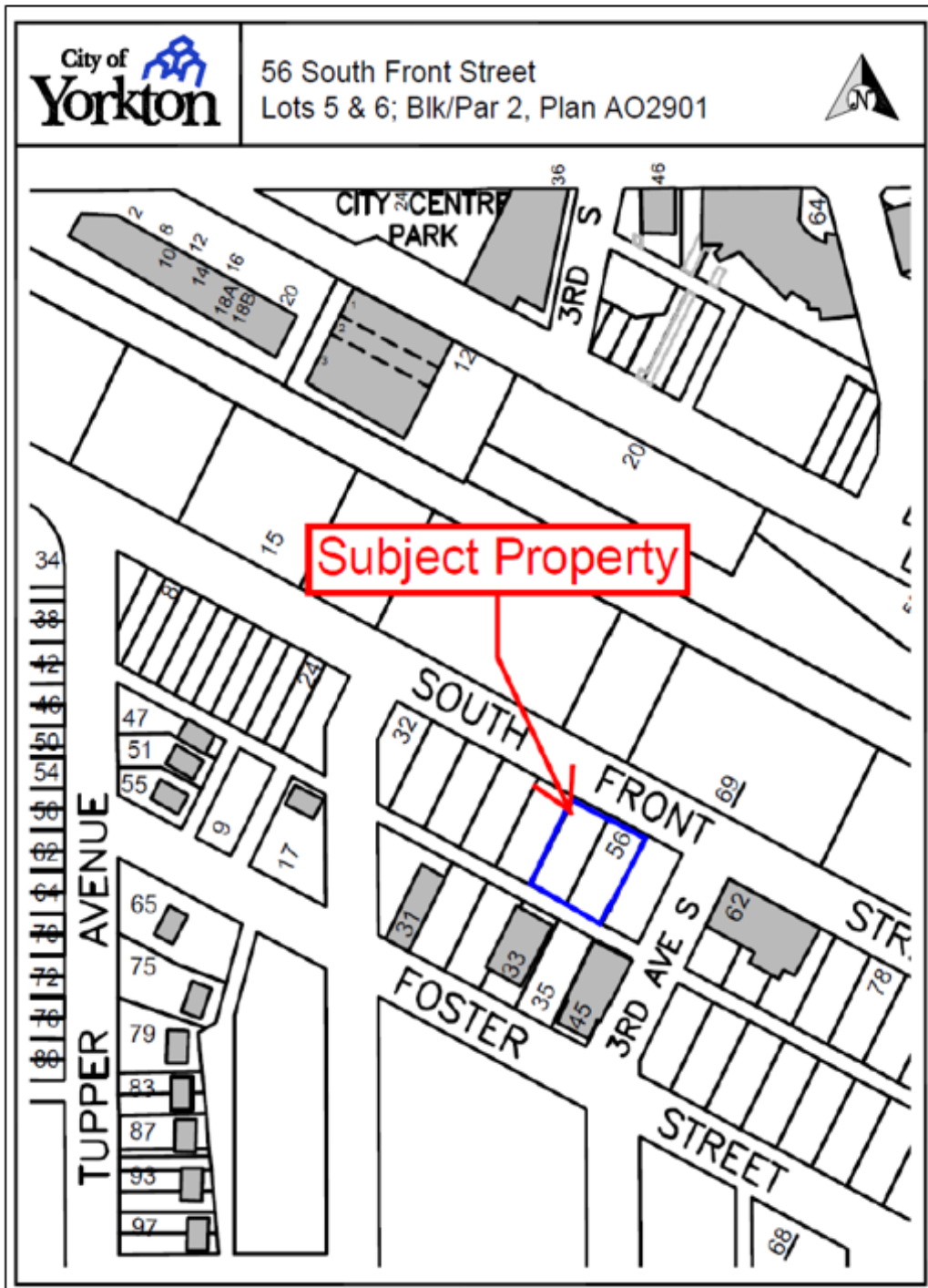
Introduced and read a first time this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Read a second time this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Read a third time and adopted this \_\_\_\_ day of \_\_\_\_\_, A.D., 2022.

Attachment 4 – Bylaw No. 13/2022 continued

Schedule 'A'



**Attachment 4 – Bylaw No. 13/2022 continued**

**THIS AGREEMENT MADE IN DUPLICATE THIS \_\_\_\_DATE OF \_\_\_\_, 2022 A.D.  
BETWEEN**

THE CITY OF YORKTON, a municipal corporation, in the Province of Saskatchewan,

Hereinafter referred to as "THE CITY",

-AND-

GLO Enterprises Ltd.,

Hereinafter referred to as "THE PROPERTY OWNER"

-AND-

SALLL Holdings Ltd.,

Hereinafter referred to as "THE PROPERTY OWNER IN EXPECTANCY"

WHEREAS THE PROPERTY OWNER IN EXPECTANCY has requested THE CITY enter into a Contract Zoning Agreement for Lots 5 and 6, Block 2, Plan AO2901, civically known as a portion of 56 South Front Street, hereafter referred to as the "CONTRACT ZONING LANDS";

AND WHEREAS the City of Yorkton Zoning Bylaw No. 14/2003 of THE CITY provides that the CONTRACT ZONING LANDS are zoned C-1 City Centre Commercial;

AND WHEREAS the CONTRACT ZONING LANDS are currently vacant;

AND WHEREAS this zoning is in accordance with the goals and objectives of the Official Community Plan Development Plan Bylaw No12-2014;

AND WHEREAS THE PROPERTY OWNER IN EXPECTANCY has requested a zoning change to permit a Storage Facility;

AND WHEREAS THE CITY has agreed to enter a contract zone to rezone the CONTRACT ZONING LANDS to MI-1-CZ Light Industrial - Contract Zone, providing for a Storage Facility as a permitted use, as per the requirements of Yorkton Zoning Bylaw 14/2003 and pursuant to the contract terms.

SUBJECT TO THE CONDITIONS SET FORTH IN THE WITHIN AGREEMENT.

NOW THEREFORE, THE PARTIES MUTUALLY COVENANT AND AGREE AS FOLLOWS:

\_\_\_\_\_

Page 1 of 3

**Attachment 4 – Bylaw No. 13/2022 continued**

THE CITY agrees to rezone the CONTRACT ZONING LANDS from C-1 City Centre Commercial to MI-1-CZ Light Industrial Contract Zone, providing for a Storage Facility as a permitted use, as per the requirements of Yorkton Zoning Bylaw 14/2003, pursuant to the contract terms;

THE PROPERTY OWNER and PROPERTY OWNER IN EXPECTANCY shall not object to the proposed rezoning of the land;

THE PROPERTY OWNER IN EXPECTANCY recognizes that this rezoning shall only be applicable for the Storage Facility use and should the Storage Facility use be discontinued, the zoning of the CONTRACT ZONING LANDS shall revert back to C-1 City Centre Commercial;

THE PROPERTY OWNER IN EXPECTANCY shall comply with all other requirements of Zoning Bylaw No. 14/2003;

THE PROPERTY OWNER and PROPERTY OWNER IN EXPECTANCY acknowledges and agrees that THE CITY is obligated, pursuant to Section 69(6) of The Planning and Development Act, 2007, to register a caveat against the land;

THE PROPERTY OWNER IN EXPECTANCY shall not cause, permit, suffer, or allow the land to be developed or used except in accordance with the terms and conditions set forth in the within agreement unless permitted by THE CITY;

THE PROPERTY OWNER IN EXPECTANCY acknowledges and agrees that for Municipal Taxation purposes, THE CITY shall assess the land on the basis that the lands are zoned as MI-1 Light Industrial;

THE PROPERTY OWNER IN EXPECTANCY agrees to submit a Zoning Application Amendment with the sum of \$250.00 payable to City of Yorkton. This contract shall not come into effect until THE PROPERTY OWNER IN EXECTANCY has done so;

THE PROPERTY OWNER IN EXPECTANCY agrees to submit a Development Permit Application for the intended use;

That this agreement is subject to, and will not take effect until THE CITY passes a Bylaw changing the zoning of the land as contemplated by the agreement within and the said Bylaw is approved in accordance with the provisions of *The Planning and Development Act, 2007*;

That this agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF THE CITY OF YORKTON has hereunto affixed its corporate seal as attested to by the hands of its proper officers in that behalf, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

Page 2 of 3

**Attachment 4 – Bylaw No. 13/2022 continued**

THE CITY OF YORKTON

SEAL

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

IN WITNESS WHEREOF THE OWNER(S) OF LOTS 5 & 6, BLK/PAR 2, PLAN AO2901  
have hereunto affixed his/her signature this \_\_\_\_ day of, \_\_\_\_\_, 20\_\_\_\_, A.D.

GLO ENTERPRISES LTD.

SEAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IN WITNESS WHEREOF THE OWNER IN EXPECTANCY OF LOTS 5 & 6, BLK/PAR 2,  
PLAN AO2901 have hereunto affixed his/her signature this \_\_\_\_ day of, \_\_\_\_\_,  
20\_\_\_\_, A.D.

SALLL HOLDINGS LTD.

SEAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Page 3 of 3



<b>TITLE: Sanitary Landfill Fees Bylaw No. 14/2022</b>	DATE OF MEETING: August 8 <sup>th</sup> , 2022
	REPORT DATE: August 3, 2022, 2:14PM
CLEARANCES:  Aron Hershmillier – Asst. Dir. Environmental Services <b>Aron Hershmillier</b>	ATTACHMENTS:  <b>1. Proposed Bylaw No. 14/2022 – Entrance and Disposal Fees – Sanitary Landfill</b>
Written by:  Lyndon Hicks – Solid Waste and Environmental Programs Manager <b>Lyndon Hicks</b>	
Reviewed by: Jessica Matsalla, City Clerk  <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal, City Manager  <b>Lonnie Kaal</b>	

## **BACKGROUND**

With the added expenses to construct new cells and more stringent environmental regulations for establishing new landfills, it's imperative to best manage the available air space to maximize the City's capital investments.

Environmental Services regularly reviews operating expenses and fees associated with using the city's landfill. As part of the review, Administration is proposing changes to five (5) description items:

Refer to the Bylaw 14/2022 highlighted sections.

1. Recyclables- exceeding 10% by weight
  - a. Changing the rate to discard recyclable material from double the rate to triple the rate.
    - i. We have found that often the actual weight of these loads is minimal and thus the penalty/charge for bringing recyclables to the landfill isn't enough to deter these clients. The hope is that increasing the charge will further reduce the quantity of recyclable material entering the landfill.



2. Impacted Soil (Under the Saskatchewan Environmental Quality (SEQ) Guidelines)

\*SEQ Guidelines are provincial benchmarks or indicators of environmental quality and they become legally binding when referenced in Saskatchewan legislation, permits or code. SEQ guidelines have been created to identify materials that do not require additional treatment and can be placed directly into an engineered landfill cell. Prior to the engineered cell, this material had to be treated before it could be used as cover.

- a. Adding a new rate to reflect impacted soil that can be used for cover inside the phase 1 lined cell
  - i. New rate will be \$30/tonne for inside city and \$45/tonne for outside city vs the existing rate of \$103.50/tonne for contaminated/impacted soil over the SEQ guidelines.
  - ii. This rate is specifically for impacted soil that meets SEQ Guidelines for Soils at Landfills. Impacted soil that meets SEQ Guidelines can be used for daily cover inside the lined cell.
  - iii. This new line item allows the landfill to accept impacted soil at a highly competitive rate.
- 3. Outside City- Residential Refuse
  - a. Increasing the current rate to \$115.00/tonne from \$112.50/tonne
    - i. This increase will cover the city's costs incurred from outside communities' glass being deposited at SARCAN Yorkton.
- 4. Spent Bleaching Clay/Semi-Solid/Oil Compost by-products
  - a. Increasing the current rate to \$60/tonne from \$53.50/tonne
    - i. NOTE: this rate will now be the Inside City rate
    - ii. This rate change is the result of increased handling charges and increased testing demands from the regulatory agency.
- 5. Outside City Spent Bleaching Clay/Semi-Solid/Oil Compost by-products
  - a. Adding a new rate for outside city spent bleaching clay
    - i. New rate will be \$90/tonne
    - ii. Adding the outside city rate will keep charges consistent with other services offered by our department.

**FINANCIAL IMPLICATIONS:**

- 1. Recyclables- exceeding 10% by weight – Financial implications will depend on the amount of loads billed the surcharge.
  - a. 2021- 80 loads charged the surcharge for a total surcharge value of \$23,093
  - b. The proposed increase in recycling surcharge would result in an additional \$23,093 revenue based on 2021's numbers
- 2. Impacted Soil (Under the SEQ Guidelines) – We have only recently been permitted to accept impacted soil. This new rate will allow us to be more competitive with rates and hopefully acquire an increased amount of impacted soil.

3. Outside City- Residential Refuse
  - a. 2019 tonnage: 4,886, 2020 tonnage: 4,359, 2021 tonnage: 4,356
    - i. Average outside city tonnage (2019-2021) – 4,534
    - ii. 4,534 tonnes x \$2.50= \$11,335 increase in revenue
4. Spent Bleaching Clay/Semi-Solid/Oil Compost by-products
  - a. 2021 Inside city tonnage: 1,920 tonnes x \$6.50= \$12,480 increase in revenue
5. Outside City Spent Bleaching Clay/Semi-Solid/Oil Compost by-products
  - a. 2021 Outside city tonnage: 610 tonnes x \$36.50 = \$22,265 increase in revenue

### **COMMUNICATION PLAN/PUBLIC NOTICE:**

Upon Council's approval the change in rates will be communicated to all clients affected, rate changes will be made to all signage at the landfill and will be posted on our website and social media.

### **STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S):**

The Environmental Committee recognizes the need to make changes and increases to the landfill fees and supports the Environmental Services department's recommendations to increase the recycling levy in an attempt to further grow recycling participation.

### **OPTIONS:**

- 1) That with unanimous consent of Council, that Bylaw No. 14/2022 be given all three readings this evening. (Rates become effective on September 1, 2022).
- 2) That Administration be directed as Council deems appropriate.
- 3) That the existing fee structure in Bylaw No. 9/2019 remain in effect.

### **RECOMMENDATIONS:**

- 1) That Bylaw No.14/2022 being a Bylaw of the City of Yorkton in the province of Saskatchewan to provide for entrance and disposal fees to the sanitary landfill be introduced and read a first time this 8<sup>th</sup> day of August, A.D., 2022.
- 2) That Bylaw No.14/2022 be given second reading this 8<sup>th</sup> day of August, A.D., 2022; and
- 3) That with unanimous consent of Council, Bylaw No.14/2022 proceed to third reading at this August 8<sup>th</sup>, 2022 meeting; and
- 4) That Bylaw No.14/2022 being a Bylaw of the City of Yorkton in the province of Saskatchewan to provide for entrance and disposal fees to the sanitary landfill be given third and final reading this 8<sup>th</sup> day of August, A.D., 2022 and be entered in the City of Yorkton Bylaw Register.

**CITY OF YORKTON  
SASKATCHEWAN**

**BYLAW NO. 14/2022**

**A BYLAW OF THE CITY OF YORKTON IN THE PROVINCE OF SASKATCHEWAN TO PROVIDE  
FOR ENTRANCE AND DISPOSAL FEES TO THE SANITARY LANDFILL**

**WHEREAS**, the City of Yorkton operates a Sanitary Landfill site located at the SW ¼ and SE ¼ 13-26-4-W2nd;

**AND WHEREAS**, the Council of the City of Yorkton deems it appropriate to charge a fee for the use of the Sanitary Landfill.

**NOW THEREFORE**, the Council of the City of Yorkton in Council assembled hereby enacts as follows:

1. That the following shall be the charges to be paid to the landfill scale operator to enter the Sanitary Landfill and to dispose of refuse at the landfill:

<b><i>SANITARY LANDFILL ENTRANCE FEES</i></b>				
<b><i>BYLAW NO. 14/2022</i></b>				
<b>DESCRIPTION</b>	<b>FEES</b>			
	<b>1-Aug-19</b>		<b>1-Jan-20</b>	<b>1-Sep-22</b>
<b>INSIDE CITY</b>				
<b>MINIMUM ENTRANCE FEE PER LOAD</b>	\$9.00/load		\$10.00/load	\$10.00/load
<b>RESIDENTIAL REFUSE</b>				
➤ Cars, ¼ & ½ Ton Trucks, Single Axle Utility Trailers, Sport Utility, Vans	\$9.00/load		\$10.00/load	\$10.00/load
➤ Loads exceeding 500 kg	\$70.00/tonne		\$75.00/tonne	\$75.00/tonne
➤ Clean Wood	\$32.00/tonne		\$34.25/tonne	\$34.25/tonne
➤ Clean Wood Requiring Cover (excludes elmwood)	\$70.00/tonne		\$75.00/tonne	\$75.00/tonne
<b>COMMERCIAL REFUSE</b>	\$70.00/tonne		\$75.00/tonne	\$75.00/tonne
<b>INDUSTRIAL, CONSTRUCTION &amp; INSTITUTIONAL</b>				
➤ I, C & I Waste - without concrete	\$80.00/tonne		\$85.00/tonne	\$85.00/tonne
➤ I, C & I Waste - with concrete	\$107.00/tonne		\$114.50/tonne	\$114.50/tonne
<b>SHINGLES ONLY</b>	\$80.00/tonne		\$85.00/tonne	\$85.00/tonne

<b>IMPACTED SOIL (must meet requirements)</b> ➤ Contaminated soil (exceeding SEQ Guidelines) ➤ Contaminated soil (below SEQ Guidelines)	\$97.00/tonne		\$103.50/tonne	\$103.50/tonne \$30.00/tonne
<b>SPENT BLEACHING CLAY/SEMI-SOLID/OIL COMPOST BYPRODUCTS</b>	\$50.00/tonne		\$53.50/tonne	\$60.00/tonne
<b>ASPHALT, CONCRETE &amp; BRICK</b>	\$32.00/tonne		\$34.25/tonne	\$34.25/tonne
<b>ASBESTOS (&lt;3tonne load includes opening &amp; covering fees * Min 1 tonne charge)</b>	\$450.00/tonne		\$482.00/tonne	\$482.00/tonne
<b>ASBESTOS (&gt;3tonne load includes opening &amp; covering fees)</b>	\$350.00/tonne		\$375.00/tonne	\$375.00/tonne
<b>OUTSIDE CITY</b>				
<b>RESIDENTIAL REFUSE</b>	\$105.00/tonne		\$112.50/tonne	\$115.00/tonne
<b>INDUSTRIAL, CONSTRUCTION &amp; INSTITUTIONAL</b> ➤ I, C & I Waste - without concrete ➤ I, C & I Waste - with concrete	\$120.00/tonne \$160.50/tonne		\$127.50/tonne \$171.75/tonne	\$127.50/tonne \$171.75/tonne
<b>IMPACTED SOIL (must meet requirements)</b> ➤ Contaminated soil (exceeding SEQ Guidelines) ➤ Contaminated soil (below SEQ Guidelines)	\$145.50/tonne		\$155.25/tonne	\$155.25/tonne \$45.00/tonne
<b>SPENT BLEACHING CLAY/SEMI-SOLID/OIL COMPOST BYPRODUCTS</b>				\$90.00/tonne
<b>ASPHALT, CONCRETE &amp; BRICK</b>	\$48.00/tonne		\$51.50/tonne	\$51.50/tonne
<b>ASBESTOS (&lt;3tonne load includes opening &amp; covering fees * Min 1 tonne charge)</b>	\$675.00/tonne		\$723.00/tonne	\$723.00/tonne
<b>ASBESTOS (&gt;3tonne load includes opening &amp; covering fees)</b>	\$525.00/tonne		\$562.50/tonne	\$562.50/tonne
<b>OTHER FEES</b>				
<b>CARCASSES</b> ➤ Small (less than or equal to 20 kg) ➤ Large (greater than 20 kg)	\$26.75/carcass \$53.50/carcass		\$28.50/carcass \$57.00/carcass	\$28.50/carcass \$57.00/carcass
<b>CLEAN FILL (must first meet requirements)</b>	No Charge		No Charge	No Charge

<b>INDUSTRIAL PRODUCTS REQUIRING SPECIAL HANDLING</b> (handling & covering fee surcharge + rate)	\$200.00/hr	\$200.00/hr	\$200.00/hr
<b>RECYCLABLES - exceeding 10% by weight</b>	200% of total charge or double the rate	200% of total charge or double the rate	300% of total charge or triple the rate
<b>COMMERCIAL COMPOST</b>	\$42.00/tonne	\$45.00/tonne	\$45.00/tonne
<b>WEIGH IN ONLY</b>	\$10.00/visit	\$10.00/visit	\$10.00/visit

2. The Yorkton Sanitary Landfill will operate in accordance with its Permit to Operate pursuant to *The Environmental, Management and Protection Act 2010* and *The Municipal Refuse Management Regulations* as provided by the Government of Saskatchewan.

3. **REPEALING BYLAW**

Bylaw No. 9/2019 passed on the 8th day of July 2019, providing for entrance fees to the City of Yorkton Sanitary Landfill and all amendments thereto is hereby repealed.

4. **EFFECTIVE DATE OF BYLAW**

This bylaw shall come into force and take effect on September 1, 2022

\_\_\_\_\_  
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.

TITLE: Off-Street Parking Regulations – Alternative Options	DATE OF MEETING: August 8, 2022
Dr. Michael Koskie & Dr. Meghan Lamontagne Dental Prof Corp. – 44 Fourth Ave N	REPORT DATE: August 3, 2022, 10:08 AM
CLEARANCES:  Michael Eger - Director of Planning, Building & Development <b>Michael Eger</b>	ATTACHMENTS:  1. Aerial View
Prepared by: Carleen Koroluk, Land Use Planner <b>Carleen Koroluk</b>	
Reviewed by: Jessica Matsalla, City Clerk <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal, City Manager <b>Lonnie Kaal</b>	

### **SUMMARY OF HISTORY/DISCUSSION:**

Development Permit DP16-2018 was issued in August 2018 for a Health Services (dental office) use at 44 Fourth Avenue North and based on the size of the development, required a minimum of eight off-street parking spaces. As the property could provide only four spaces, Council approved a payment in lieu of the deficient four spaces pursuant to Section 5.6.2 of the Zoning Bylaw. The payment in lieu was based on \$3,000.00 per space for a total of \$12,000.00.

Council-approved payments in lieu of off-street parking are held by the City for the acquisition, construction, operation or maintenance of parking facilities within the C-1 and C-2 zoning districts and/or the capital costs of the transit system.

### **ADMINISTRATIVE REVIEW**

Pursuant to Section 5.6 of the Zoning Bylaw, upon approval by Council, on-site parking requirements may be met through the Payment in Lieu option or through the provision of off-site parking as follows:

#### **5.6.1 – Off-Site Parking**

Where a business or person(s) is deficient in the required number of on-site parking spaces, the number of parking spaces needed to meet the requirement may be purchased or leased within 120 metres of the business operation, under the following conditions:

- A) The owner of the land used for off-site parking shall agree to covenant with the City by an agreement that the site on which the parking spaces are located shall be used for such purposes as long as it is required under the current Bylaw;

- B) The land purchased or leased in lieu of parking spaces must be in the C-1 Zoning District; and
- C) The applicant can demonstrate that the walking route to the remote parking is considered to be pedestrian friendly and within a reasonable distance to the principle use and building.”

The owners have recently purchased additional property within 120 metres of the business which will meet the bylaw requirements and allow for dedication of the four (4) deficient parking spaces (see Attachment 1). As such, they are requesting that the \$12,000.00 payment in lieu be refunded in exchange for the dedication of the four off-site spaces at the off-site location.

Administration has confirmed that the funds received in 2018 have not been utilized to date and is in support of issuing a refund conditional on the dedication of the four required spaces at the newly acquired property.

#### **OPTIONS:**

1. That the request for a refund of the \$12,000.00 Payment in Lieu of Parking for Development Permit DP16-2018 to be replaced with the provision of off street parking within 120 metres be approved by Council.
2. That the request for a refund of the \$12,000.00 Payment in Lieu of Parking for Development Permit DP16-2018 be denied for reasons listed by Council.
3. That Administration be provided with alternative direction.

#### **RECOMMENDATION:**

That Council approve a refund of the \$12,000.00 Payment in Lieu of Parking made by Dr. Michael Koskie and Dr. Meghan Lamontagne to secure parking requirements of Development Permit DP16-2018 and FURTHERMORE that the Mayor and City Clerk be authorized to enter into a joint agreement with Dr. Koskie and Dr. Lamontagne providing for the alternative option of required parking spaces on land within 120 metres of the business operation at 44 Fourth Avenue North, legally described as Lots 13 and 14, Blk/Par 3, Plan 20767, Ext 15 and 16, with the required parking spaces being situated on lands legally described as Lot 8, Blk/Par 3, Plan 20767, Ext 7.



## Attachment 1 – Aerial View



TITLE:	DATE OF MEETING: <b>August 8, 2022</b>
<b>RCS Committee Review – Yorkton Tribal Council Teepee Project Installation Request</b>	REPORT DATE: 8/3/2022 9:17 AM
CLEARANCES: Darcy McLeod, Director of Recreation and Community Services <b>Darcy McLeod</b>	ATTACHMENTS:
Written by: Lisa Washington, Manager of Community, Culture & Heritage  <b>Lisa Washington</b>	
Reviewed by: Jessica Matsalla - City Clerk  <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal - City Manager  <b>Lonnie Kaal</b>	

## **BACKGROUND**

The Yorkton Tribal Council completed a presentation to Yorkton City Council at the June 20, 2022 Council Meeting where they requested the City support the Yorkton Tribal Council Teepee Project Installation. This public art project consists of constructing an open-air, metal-pole teepee over the stage in City Centre Park, as well as placing a similar teepee at the Yorkton Tourism location on Highway 9.

Although City Council approved the project in principle, they referred the request to the Recreation and Community Services Committee *“to further investigate, and report back to Council on options which consider the procurement process, public and stakeholder feedback and input, Building Code requirements, and the Truth and Reconciliation Framework.”*

## **DISCUSSION/ANALYSIS/IMPACT**

The Recreation and Community Services (RCS) Committee called a special meeting for July 20, 2022 to hear the presentation from the Yorkton Tribal Council and discuss any impacts these projects would have on the proposed space.

Administration clarified Council’s request with the committee members. With respect to the procurement process, the City of Yorkton currently has a purchasing policy, which is approved by City Council. It is not the mandate of the Committee to comment on fiscal responsibilities of City Council, which follows provincial legislation. Further, the Committee does not have the technical expertise to comment on the related building code requirements and would defer to the Planning, Building and Development Department, who holds the responsibility and has the technical ability to comment.

With respect to the direction related to public and stakeholder input, given the short timelines to review this request, the only public and stakeholder feedback obtained was from the Recreation and Community Services members. These members represent a cross section of interests and backgrounds of Yorkton residents. Their role is to provide advice and guidance to Administration and City Council in matters related to Recreation and Community Services.

There was considerable discussion with most of it revolving around the following:

1. Is the City Centre Park stage an appropriate location for this installation?
  - a) The RCS Committee agrees that the stage would be an appropriate location for the installation.
  - b) If it is to proceed, it needs to be authentic and done with meaning. From the Committee's perspective, the number of poles is significant to the learning opportunity that this installation presents for the greater community and would have a significant impact in taking steps in our community's progress toward Truth and Reconciliation.
  - c) Given that it is a cultural installation, the Committee would prefer that advertising not be placed in or around it so as not to detract from the authenticity, cultural significance and public learning that may otherwise be lost if advertising were to be included.
  - d) The Committee would like to see an interpretive signage, either physical or digital, explaining the significance of the teepee and what each pole represents.
  - e) The Committee members and Yorkton Tribal Council delegates also believe that given that the teepee represents "home", there could be a tourism opportunity available once completed.
2. Will the installation conflict with any other typical public access or use of the stage because of the installation?
  - a) Both the committee members and Yorkton Tribal Council delegates indicated that they are not aware of any community activities that would be inappropriate or would conflict with this installation.
  - b) Given that the poles are to be mounted on the concrete walls of the stage, and the angle of their installation, it is anticipated there will not be a conflict with typical stage activities.
  - c) The Committee encouraged the Tribal Council to select a color that would be as natural as possible given that teepees poles are typically wooden, and a natural color would maintain the intent of authenticity and be least likely to conflict with other uses.
3. Do we anticipate any safety or other issues with the design?
  - a) All recognized that there could be attempts to climb one of the poles, but also that there is risk involved with every public structure.
  - b) It was noted there was an option to have the poles start at ground level, so having them start on the concrete walls is a mitigating factor to prevent unwanted activities. Further, this solves other maintenance issues around the stage if the poles began at ground level.
  - c) Education and awareness will be important to ensure that the installation is respected by all.
  - d) The lighting proposed is taking into consideration light pollution and interference with bird flight. As such, it is only intended to light up the installation and not project significantly into the night sky. The Tribal Council delegates indicated that the lighting color could also be inter-changeable.
  - e) The Committee does not believe the installation will significantly interfere with viewing the mural behind the stage.
  - f) Rather than place artwork higher up on the poles, consideration should be given to placing the artwork around the base of the stage, if other artwork is to be a part of the installation.
4. Vandalism
  - a) Both the committee members and Yorkton Tribal Council delegates agreed that vandalism could be an issue, but that this a risk with any public structure.
  - b) The City would treat this as any other structure on city property where vandalism is managed as soon as we become aware of it. In this case, Administration would like to work with the Yorkton Tribal Council to ensure that any corrective action is appropriate and timely. An agreement, which is typical of third party installments on City property would be developed

to ensure both parties agree of, and understand the expectations of each other with respect to ongoing maintenance of the installation.

5. Second Structure at the Tourism-Chamber Building

- a) The committee sees the second structure as an interactive opportunity for residents and visitors.
- b) The second structure should be made of wood and placed in a location that allows for development of pathway for access and possibly include picnic tables nearby to support the interactive use, such as picture taking, cultural and learning opportunities, interpretive signs, etc.
- c) This location provides good exposure to people travelling through Yorkton.
- d) The Committee does not believe that this teepee, at a height of approximately 21-28 feet, would interfere significantly with the advertising sign, any more than the installation on the City Centre Park stage would interfere with the mural. Any work done at this location should be coordinated with Tourism Yorkton, Yorkton Chamber of Commerce and City Administration.

6. General Comments:

- a) The committee strongly encourages maintaining the cultural significance and authenticity of the Teepee Project installation as it can have a significant impact on our community's path toward Truth and Reconciliation. Further, the committee recognizes that the Yorkton Tribal Council are the experts who should determine the cultural significance and authenticity of these installations.
- b) The Committee looks forward to working more closely with the Yorkton Tribal Council on our community's journey toward Truth and Reconciliation, and more specifically following up with the opportunities that were discussed during the meeting.

Since the June 20, 2022 RCS Committee meeting, further conversation between the Yorkton Tribal Council and the Mayor have occurred, including alternative options for the Teepee Project Installation location within City Centre Park. The RCS Committee did not offer feedback or thoughts on this location, as it was not an option at the time, however the RCS Committee supports the engagement of any organization that may be impacted by the options being discussed by the City and Yorkton Tribal Council. A review of these discussions and options will be presented as part of the City's Manager upcoming report.

### **FINANCIAL IMPLICATIONS**

The Recreation and Community Services Committee was not asked to review the costs or consider the financial implications of the Yorkton Tribal Council's request, as City Committees do not have a fiscal responsibility. Additional information regarding the financial implications of this request will also be presented in the upcoming City Manager's report.

### **COMMUNICATION PLAN/PUBLIC NOTICE**

Administration recommends that any discussions about the location of any public art installation be discussed with any organization that may be impacted by the installation. Further, in an effort to be transparent and inclusive, information should be communicated to the general public using the City's various social media platforms, website, print and digital opportunities.

### **STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)**

A Teepee Project Installation in City Centre Park aligns with Part 4 of the City's Official Community Plan, "Our Healthy Community". It is an important aspect of the city's core values in building a welcoming and inclusive community for everyone. It speaks to our social well-being, a vibrant city

centre and celebrations of history, culture and diversity. Reconciliation within the City of Yorkton includes establishing and maintaining a mutually respectful relationship between Indigenous and non-Indigenous elected officials. This project is a result of this work and is a step towards fulfilling the Truth and Reconciliation Calls to Action.

Further, and as Council is aware, Administration is working on updating the Community Cultural Plan (CCP), and development of a Framework for Truth and Reconciliation. This installation would blend well with the work being done on both. The project has potential for learning and influencing community identity with many residents and visitors of our community.

The Recreation and Community Services Committee was unanimous in their support of the project and recommends going forward with it.

### **OPTIONS**

1. That City Council **accept the recommendation of the Recreation and Community Services Committee to proceed with the Teepee Project, and further** receive and file the information presented from the Recreation and Community Services Committee meeting of July 20, 2022 regarding the Teepee Project Installation at City Centre Park.
2. That Administration be provided with alternative direction.

### **RECOMMENDATION**

**That City Council accept the recommendation of the Recreation and Community Services Committee to proceed with the Teepee Project, and further receive and file the information presented from the Recreation and Community Services Committee meeting of July 20, 2022 regarding the Teepee Project Installation at City Centre Park.**

TITLE: <b>Yorkton Tribal Council – (Teepee Project)</b>	DATE OF MEETING: <b>August 8<sup>th</sup>, 2022</b>
	REPORT DATE: July 28 <sup>th</sup> , 2022
CLEARANCES:  <b>Darcy McLeod</b>  _____ Darcy McLeod – Director of Recreation and Community Services	ATTACHMENTS:  Presentation by YTC on June 20 <sup>th</sup> , 2022
Written by: Lonnie Kaal – City Manager <b>Lonnie Kaal</b>	
Reviewed by: Jessica Matsalla - City Clerk <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal - City Manager <b>Lonnie Kaal</b>	

### **PURPOSE/BACKGROUND**

The Yorkton Tribal Council completed a presentation to Yorkton City Council at the June 20, 2022 Council Meeting where they requested that the City support the Yorkton Tribal Council Public Cultural Art Installation. This public art project consists of constructing an open-air, metal-pole teepee over the stage in City Centre Park, as well as placing a teepee at the Yorkton Tourism location on Highway 9.

Although City Council approved the project in principle, they referred the request to the Recreation and Community Services Committee *“to further investigate, and report back to Council on options which consider the procurement process, public and stakeholder feedback and input, Building Code requirements, and the Truth and Reconciliation Framework.”*

### **DISCUSSION/ANALYSIS/IMPACT**

After the presentation to Council, more discussions ensued that included another option of placing the teepee in the centre of the park and moving the clock and sundial to a different location. The centre of the park is preferred by Yorkton Tribal Council but they are agreeable to either location, and more than willing to work with what Council determines to be most suitable.

The clock is a representation of a sundial in our Yorkton Logo in its wheat sheaf design. The actual structure is the dial and represents the past, and the digital clock on top is representation of the future. The wheat sheaf represents our agriculture and the metal the

industry in which our future depends. The structure is the dial and the numbers for the dial are on metal pieces around the clock.

Should this option be preferred there are other locations that the clock and sun dial could be placed. The structure is moveable and the relocation could be done with City staff and equipment. Depending upon where best to locate it, a concrete pad may need to be constructed, but again, the cost is not expected to be significant. Any relocation costs could be funded from the rainy day reserve account along with any “donation” to the teepee project that Council may consider.

## **FINANCIAL IMPLICATIONS**

Yorkton Tribal Council has indicated that they have the funds required to fully fund this project. The cost is between \$180,000 and \$235,000 depending upon whether or not the 2-way signs are included. Any contribution by the City would be appreciated but not required in order for the project to proceed.

Given the work that has been done, it likely makes sense to designate the Yorkton Tribal Council as the lead on the project and thus pick their own suppliers rather than go through the public tendering process. This mirrors what has been done in the past when the Yorkton Exhibition was designated as the lead on the grandstand project.

Again, similar to that project, the “lead” forwarded detailed design to the City’s planning department. This project is much simpler than the grandstand project, and the City has already received the drawings from C. A. Reed Consulting Engineers. We do not expect any problems as long as detailed design is provided for the site that is chosen and the engineer signs off on the project (ie: basically confirms that the structure was built according to the drawings).

## **OPTIONS**

1. That Yorkton City Council authorize Administration to enter into an agreement with the Yorkton Tribal Council for the installation of an open-air, metal-pole teepee, on the stage in City Centre Park, and an open teepee on the grounds of the Chamber/Tourism Visitor Information Centre; which shall include expectations of both parties for ongoing maintenance responsibilities. Further, that Council encourage the Yorkton Tribal Council to preserve the cultural significance and integrity of these installations by maintaining them as authentically as possible and interpretive signage be included as part of the installation to help in our community’s Truth and Reconciliation process.

And further that Yorkton City Council appoint Yorkton Tribal Council as the lead on this project to liaise with City Administration regarding submission of plans and other requirements.



2. That Yorkton City Council authorize Administration to enter into an agreement with the Yorkton Tribal Council for the installation of an open-air, metal-pole teepee, in the centre of the City Centre Park and an open teepee on the grounds of the Chamber/Tourism Visitor Information Centre; which shall include expectations of both parties for ongoing maintenance responsibilities. Further, that Council encourage the Yorkton Tribal Council to preserve the cultural significance and integrity of this public art installation by maintaining it as authentically as possible and that interpretive signage be included as part of the installation to help in our community's Truth and Reconciliation process.

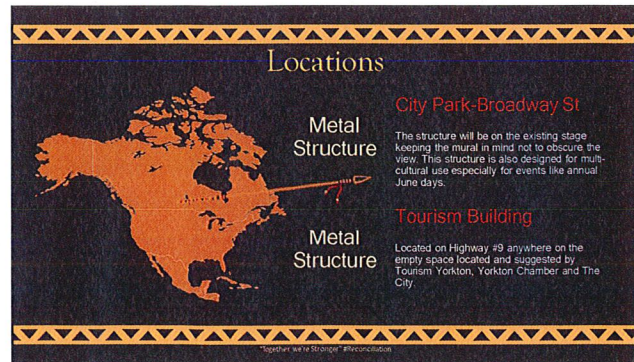
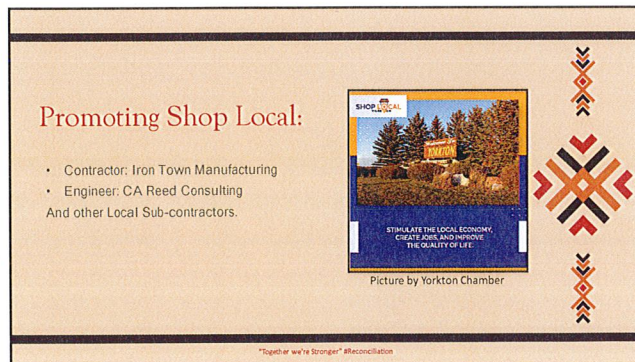
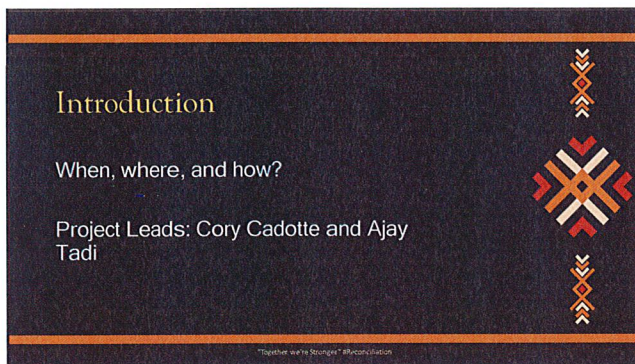
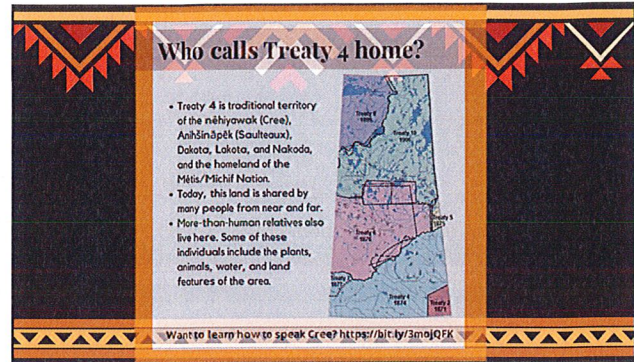
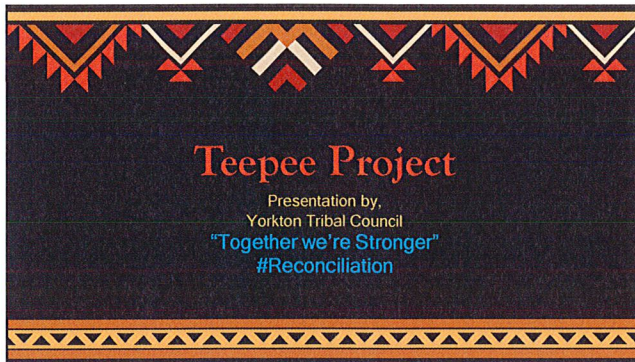
And further that Yorkton City Council appoint Yorkton Tribal Council as the lead on this project to liaise with City Administration regarding submission of plans and other requirements.

And that City Administration relocate the sun dial and clock with costs up to a maximum of \$10,000 to be funded from the Rainy Day reserve account.

3. Other direction at the discretion of Council.
4. That Yorkton City Council donate \$\_\_\_\_\_ to the Yorkton Tribal Council TeePee Project to be funded from the Rainy Day reserve account.

#### **RECOMMENDATION**

Either option 1 or 2 can have incorporate language in option 4.





"The medicine wheel is our representation of the circle of life, and all contained therein. We believe in balance and that everything comes full circle. (Emotional, spiritual, physical, mental) (infancy, adolescence, adulthood, golden years) (seasons, etc.)

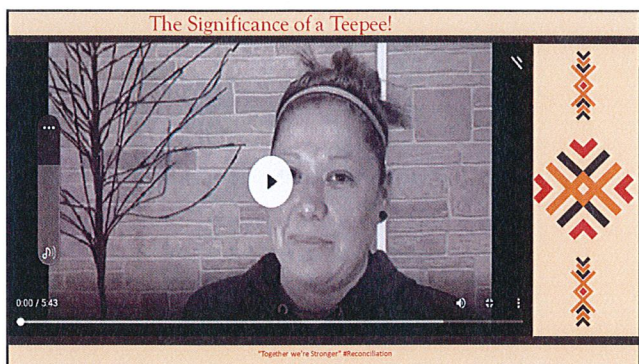
"Together we're Stronger" #Reconciliation

"The Teepee is one of the most culturally recognized symbols of Indigenous people. This project will showcase our commitment to moving forward as a community in a meaningful way. The Teepee first and foremost represents our home and the intrinsic values which are fundamental to our values as Indigenous People,"

This short documentary is designed to share some of those values we have!

"Together we're Stronger" #Reconciliation

The Significance of a Teepee!



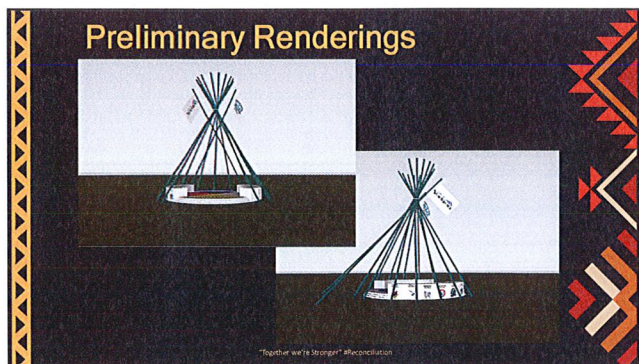
"Together we're Stronger" #Reconciliation

This is a forecasted Timeline for City Park Teepee

Date	Event
June 20, 2022	Presentation at the City Council Meeting for approval
August-September 2022	Assembling the Structure
July 2022	Making the Metal Structures and getting material ordered
September 30, 2022	Grand Opening on the day of Truth and Reconciliation

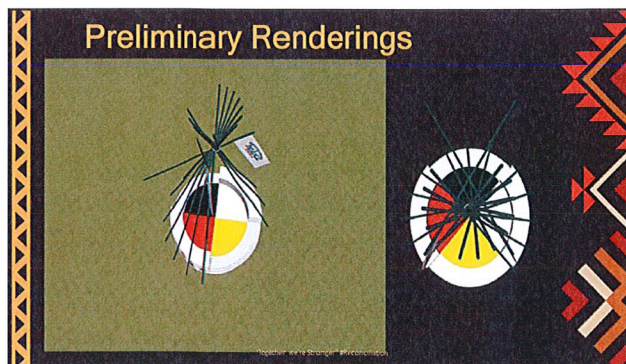
"Together we're Stronger" #Reconciliation

Preliminary Renderings



"Together we're Stronger" #Reconciliation

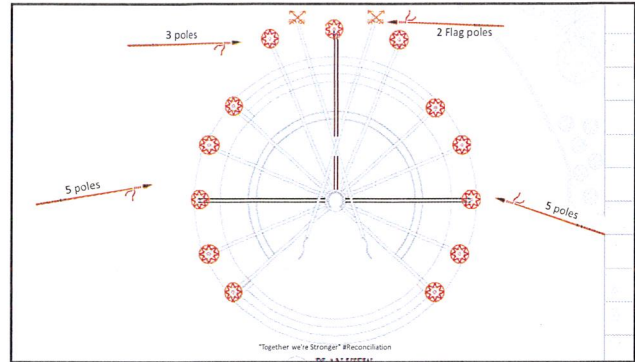
Preliminary Renderings



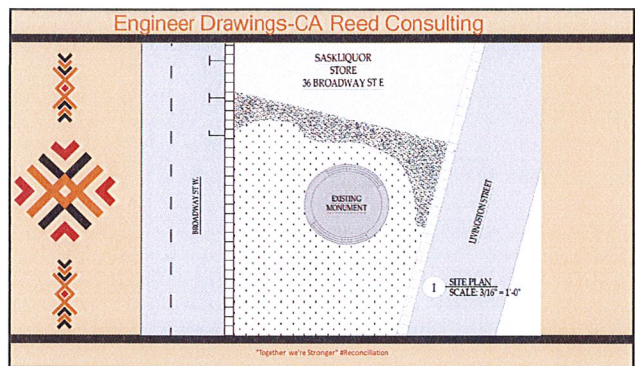
"Together we're Stronger" #Reconciliation



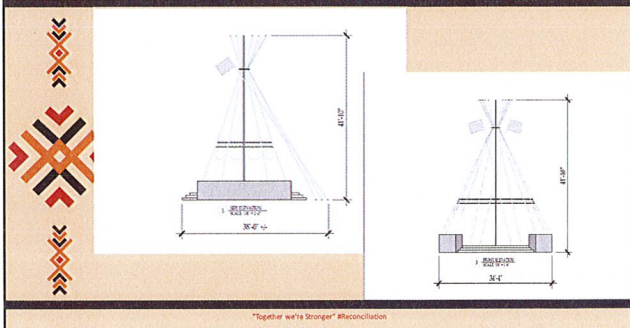
## Final Rendering-Design 1



## Final Rendering-Design 2



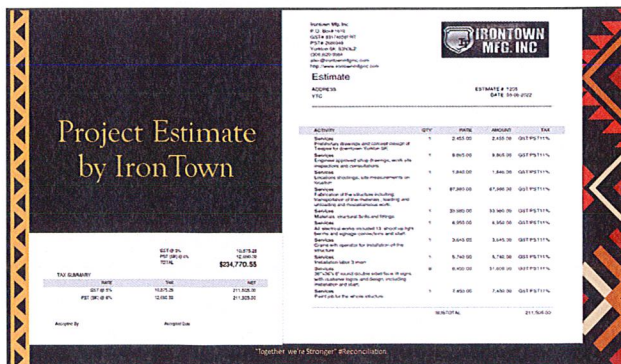
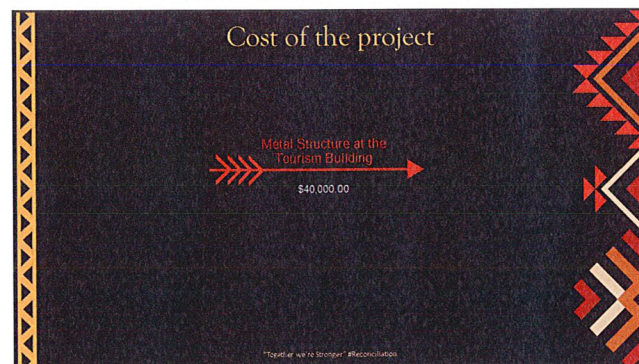
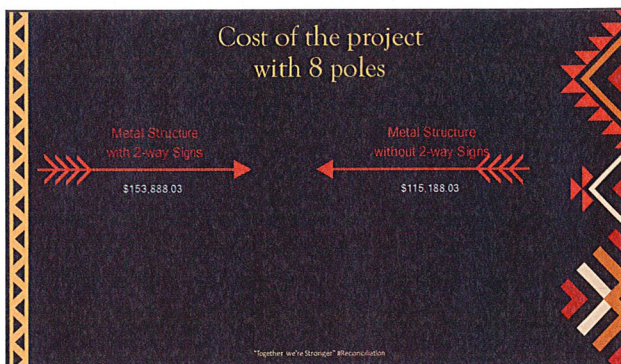
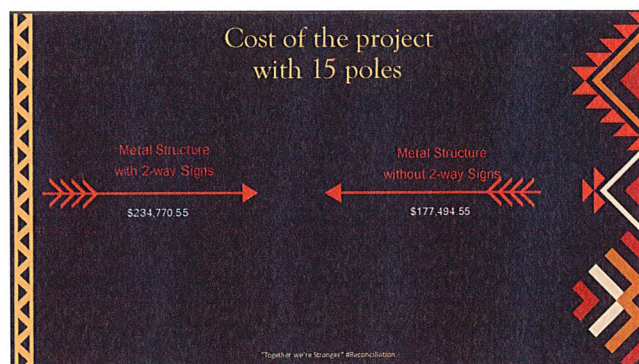
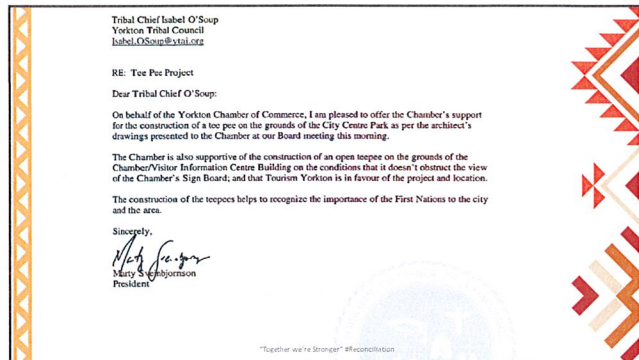
## Engineer Drawings-CA Reed Consulting



## 2nd Teepee Design








[illegible]

Humbly seeking approval for the project along with partnership!



"Together we're stronger" #Reconciliation




THANK YOU!

Do you have any questions?

Ajay Bhatt [ajaybhatt@ybtai.org](mailto:ajaybhatt@ybtai.org) Cory Cadotte [Cory.cadotte@ybtai.org](mailto:Cory.cadotte@ybtai.org)  
306.620.5345 306.620.5345

Yorkton Tribal Administration Inc.



**Credits:**

Presentation Template: [PoweredTemplate](#)

Images: [Ajay Tadi](#), [Yorkton Chamber](#), [CA Reed Consulting](#) and [Iron Town Manufacturing](#)

Fonts used in this presentation: Bierstadt and Goudy Old Style

"Together we're Stronger" #Reconciliation



<b>TITLE: Parks and Recreation Master Plan Introduction</b>	<b>DATE OF MEETING:</b> August 8, 2022
	<b>REPORT DATE:</b> 8/3/2022 10:13:11 AM
<b>CLEARANCES:</b> Darcy McLeod, Direction of Recreation and Community Services <b>Darcy McLeod</b>	<b>ATTACHMENTS: Parks &amp; Recreation Master Plan Introduction Presentation</b>
Written by: Taylor Morrison, Gallagher Centre General Manager <b>Taylor Morrison</b>	
Reviewed by: Jessica Matsalla, City Clerk <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal, City Manager <b>Lonnie Kaal</b>	

## **PURPOSE/BACKGROUND**

The Canadian Parks and Recreation Association states that, “Recreation is a fundamental human need in all ages and stages of life. It is the pursuit of physical, social, intellectual, creative, and spiritual experiences that enhance individual and community wellbeing.” The benefits of recreation cannot be overstated. It provides personal, social, economic, and environmental benefits, helps build strong families and communities, helps connect people to nature, and promotes active living.

Recreation, sport, culture, and parks are valued and important municipal services. Residents that have access to quality opportunities are proven to be healthier, happier, and more connected to their community. These services spur on economic activity, provide healthier choices to anti-social behavior, and are a source of community pride and spirit. It is for these reasons, and more, that the City of Yorkton invests in these services, and why residents have come to expect the quality and quantity of current facilities and spaces as part of their everyday lives.

## **DISCUSSION/ANALYSIS/IMPACT**

To proactively manage these services, the City of Yorkton is developing a comprehensive Parks and Recreation Master Plan. The Master Plan will guide the development, delivery, and continuous improvement of parks, sport, culture, and recreation programs, services, and facilities. The Master Plan will:

- Align with the strategic direction, priorities, plans, and policies of the City;
- Account for forecasts related to the City’s changing community profile and demographics;
- Reflect on trends, best practices, and changing expectations related to sports and recreation;
- Provide guidance on the future direction of parks and recreation programs, services and facilities;
- Create strategies for service and amenity implementation; and
- Reflect public and stakeholder input in parks and recreation values, needs, and expectations.

The City has engaged RC Strategies to lead the Master Plan development project. RC Strategies specializes in recreation and parks planning and policy development, and has consulted for a number of communities within Saskatchewan, including The Battlefords, Saskatoon, and Prince Albert to name a few.

Rob Parks and Steve Slawuta, Co-Project Managers from RC Strategies will be present at the August 8, 2022 meeting to introduce themselves and the Master Plan project.

### **FINANCIAL IMPLICATIONS**

The Parks and Recreation Master Plan was approved during the 2022 and 2023 Capital Budget process. When completed, the Master Plan will be provided to Council and any actions or recommendation that may have costs attached to them would be considered as part of future budget discussions.

### **COMMUNICATION PLAN/PUBLIC NOTICE**

Community engagement is a major aspect of the Master Plan process. To ensure residents are able to provide their thoughts and feedback, a comprehensive communication plan has been developed, including general advertising through print, radio, and television means, marketing on our social media platforms, and maintaining all project information and updates on the City's website. Community engagement opportunities will be available through household and community group surveys, pop-up events, and stakeholder interviews and meetings.

### **STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)**

The Master Plan project meets the Infrastructure priority identified in the 2020 Strategic Plan, which states that Yorkton will be "A community with a comprehensive, integrated and sustainable infrastructure plan and programs that meet current and future needs."

This project speaks to the Community Development priority of the 2020 strategic Plan which includes the objective that the City will "Develop and maintain facilities that offer a diverse range of sports and recreational opportunities for youth to seniors including, spray parks, playgrounds, bike trails, walking paths and organized sports."

The Master Plan also meets the operational strategies of the current Council Priorities Chart.

### **OPTIONS**

1. That Council receive and file the Parks and Recreation Master Plan Introduction presentation, and further that residents, user groups, and stakeholders be encouraged to provide their feedback and comments through the Master Plan's community engagement process.
2. That Administration be provided with alternative direction.

### **ADMINISTRATIVE RECOMMENDATION(S)**

That Council receive and file the Parks and Recreation Master Plan Introduction presentation, and further that residents, user groups, and stakeholders be encouraged to provide their feedback and comments through the Master Plan's community engagement process.



# Parks and Recreation Master Plan

City of Yorkton

Council Meeting



# Agenda

- About RC Strategies
- Project Purpose
- Workplan
- Discussion
- Thank you

# About RC Strategies

- Community services focused planning firm
- HQ in Sherwood Park, AB
- 12+ team members in Alberta and BC
- Substantive work history in Saskatchewan
  - Prince Albert
  - Lloydminster
  - LaRonge
  - The Battlefords
  - Regina
  - Saskatoon
  - Warman

**rcs+**

**We have...**

- ...Completed **over 2,000** recreation & parks planning projects
- ...Invested **hundreds** of hours of volunteer time into our communities
- ...Consumed **thousands** of cups of coffee

**We have worked in**

**10** Provinces & Territories

**Our Services Include...**

- Community & Regional Master Planning
- Parks & Public Lands Planning
- Tourism Planning
- Facility & Amenity Planning
- Trails Planning
- Policy Development & Strategic Planning
- Engagement Services
- Social Planning

[www.rcstrategies.ca](http://www.rcstrategies.ca)

At RCS we have a culture of innovation, passion and fun. Although our team is spread out geographically, we are tight and integrated and accustomed to working remotely in the communities we serve. Our mission is to enrich the community services sector by...



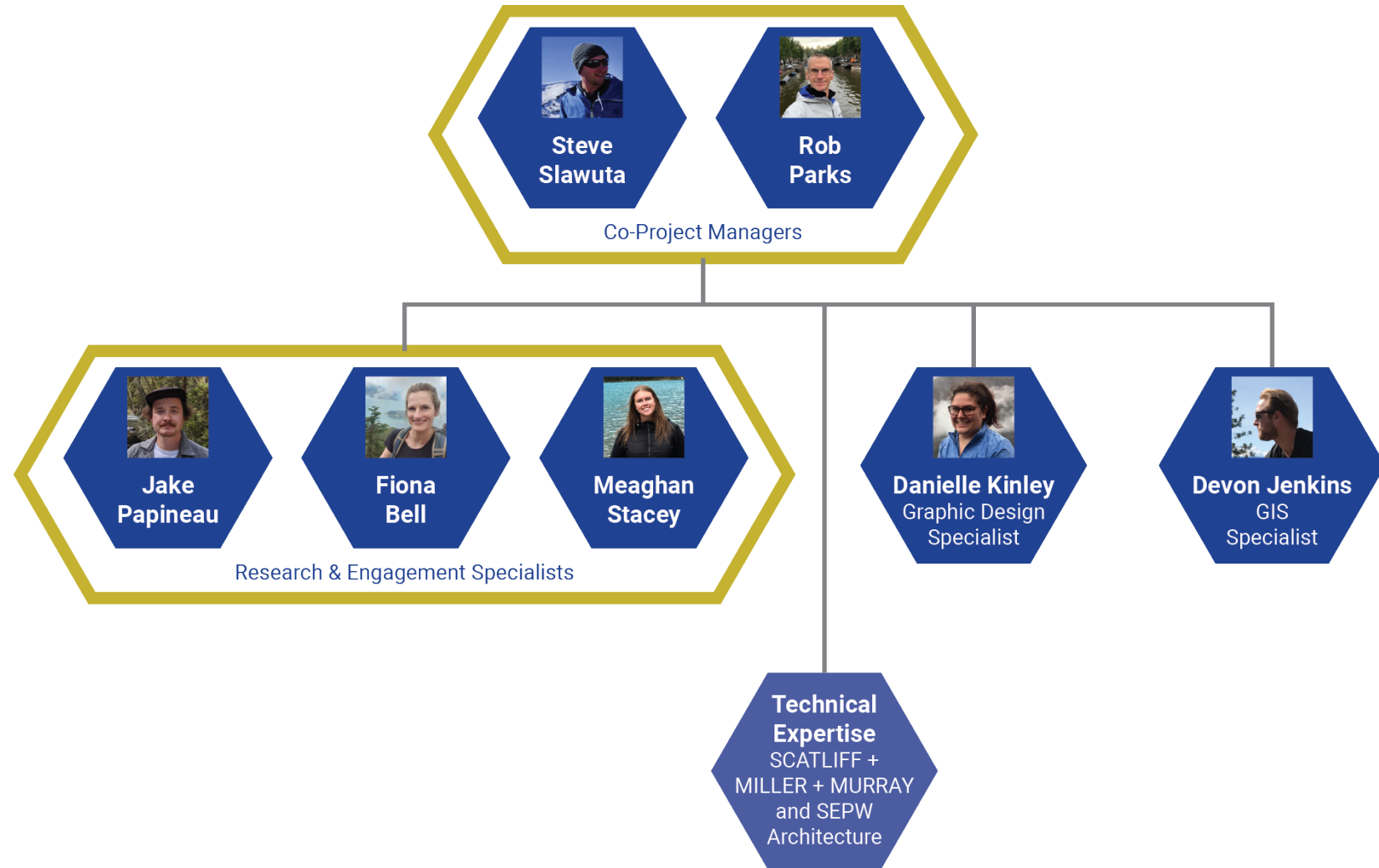
Helping clients make informed decisions



Learning and Sharing



# About RC Strategies



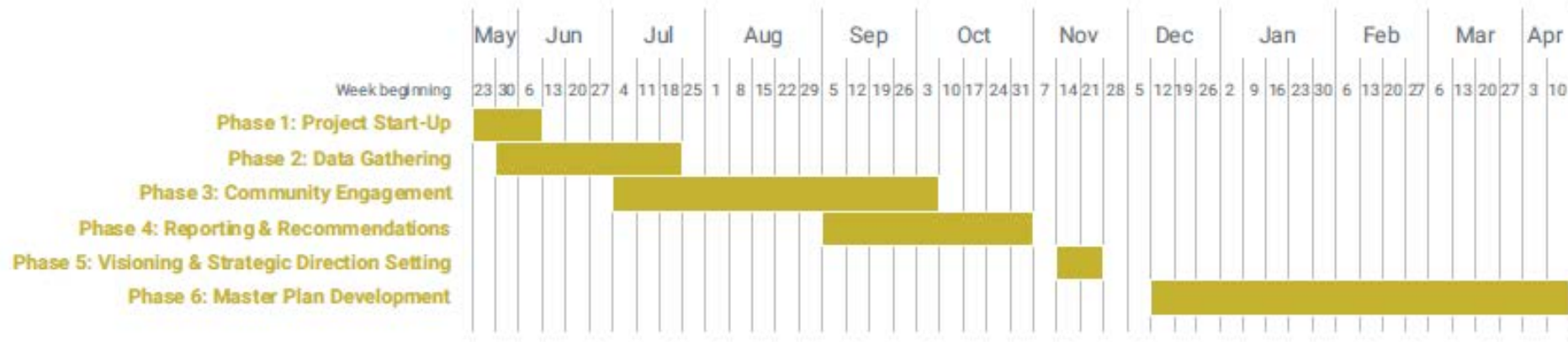


# Project Purpose

## The Master Plan will...

- Guide the development, delivery and continuous improvement of parks and recreation programs, services and facilities.
- Identify and prioritize capital investment.
- Define recreation and leisure needs of residents.
- Present a 15 year vision for parks and recreation services.

# Overview of Workplan



# Engagement

- Community Pop – Ups – promotion
- Household Survey – coded access
- Youth survey
- Community Group Survey
- Stakeholder Interview and Meetings

# Discussion

- What are the strengths of parks and recreation service delivery in Yorkton?
- What would the community identify as gaps or areas in need of attention?
- Other thoughts or comments related to parks and recreation provision in Yorkton?

# Thank you!

Questions?

[Council Survey](#)

TITLE: <b>Changes to Yorkton's Glass Recycling Program</b>	DATE OF MEETING: August 8, 2022
	REPORT DATE: August 3, 2022, 3:25 PM
CLEARANCES:  Aron Hershmiller – Asst. Dir. Environmental Services <b>Aron Hershmiller</b>	ATTACHMENTS:
Written by:  Lyndon Hicks – Solid Waste and Environmental Programs Manager <b>Lyndon Hicks</b>	
Reviewed by: Jessica Matsalla, City Clerk  <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal, City Manager  <b>Lonnie Kaal</b>	

## **BACKGROUND**

Changes in recycling markets are bringing changes in the way the City of Yorkton's glass recycling process will operate in the future. Currently the city's glass recycling occurs at RecyclAbility Enterprises on Ball Rd where residents are able to drop off clear and colored household glass free of charge. SaskAbilities has then been returning the glass to SARCAN for downstream processing and recycling at no charge from SARCAN. Last year ending March 31, 2022 almost 80,000 lbs. of household glass was recycled through this process in Yorkton. SARCAN Recycling is no longer able to accept this glass from the SaskAbilities sorting facility.

SARCAN Recycling has recently completed a pilot testing program for recycling household glass with the City of Saskatoon and the City of Regina. Public participation in these pilot programs over the last three years have been excellent in both communities. Citizens have returned their clear and colored household glass containers to SARCAN depots in these municipalities and SARCAN has collected and recycled over 300 tonnes of glass in the last three years. In 2021, Saskatoon residents returned 1.018 lbs. of household glass per person to the Saskatoon depots. Most importantly, all of the material dropped off at these depots has been diverted from landfill and effectively recycled. As a result of this successful pilot project, SARCAN Recycling has received authorization from the Ministry of Environment to extend their household glass recycling program opportunity to communities across the province where SARCAN Recycling depots exist.



The Yorkton depot is operated by the local branch of Sask Abilities who has an agreement with SARCAN where they currently recycle beverage containers, paint and electronics. As part of this initiative and roll out across the province, SARCAN is no longer able to accept household glass from municipal operations, programs or citizens without remuneration from the municipality or regional waste authority. There is a cost to collect, sort, transport and process the glass before shipping it to downstream markets in Saskatchewan and Alberta. To note, the clear glass is shipped to a company in Moose Jaw where it is incorporated into highway paint. The colored glass is shipped to a company in Edmonton where it is incorporated into insulation.

SARCAN has offered to take over this service for Yorkton under the following details:

- Yorkton will be responsible to pay SARCAN Recycling for the tonnes of glass recycled as per the service agreement rate of 15.97 cents per lb. for the 2022/23 fiscal year ending March 31, 2023 plus freight. Freight for Yorkton is estimated to be 3.97 cents per lb. for a total of \$.1994/lb.

By working with SARCAN on this endeavor, we will continue to recycle glass at the SARCAN Recycling Depot and continue the social contribution of their mandate “to provide a socially responsible and environmentally progressive recycling system which helps foster the sustainable development of communities across Saskatchewan. The province wide association that provides services to community –based organizations that serve people experiencing disability.”

\*NOTE: this agreement is only valid until March 31, 2023. At that point the City can re-evaluate our participation in the program.

### **FINANCIAL IMPLICATIONS**

Duration of contract projection:

2021 volume: 80,000 lbs.

2022-2023 Volumes projected (September 1, 2022 – March 31, 2023): 46000 lbs.

46,000 lbs. x \$.1994/lb.= \$9,172.40

Full year projection:

2022-2023 (based on 2021 volume)

80,000 lbs. x \$.1994/lb. = \$15,952

Surrounding municipalities are also entering into agreements with SARCAN, which will help ensure that Yorkton isn't paying or compensating other community's glass recycling.

### **COMMUNICATION PLAN/PUBLIC NOTICE**

Upon Council's approval, the change in the glass drop-off location will be promoted by the City and SARCAN on all City of Yorkton communication venues including the City's website and social media platforms and the City News section of the *Yorkton This Week* newspaper. Signage will also be placed at the previous drop off location at 180 Ball Rd.

## **STRATEGIC PRIORITIES/OCP/COMMITTEE RECOMMENDATION(S)**

Different options to deal with glass have been previously discussed with the Environmental committee. The committee's preferred option is to recycle glass rather than landfilling it.

### **OPTIONS**

1. Partner with SARCAN and sign the agreement ending March 31/2023. After this agreement concludes we will re-evaluate the program going forward.
2. That glass not be considered a recyclable and be diverted to the landfill.
3. For administration to review other recycling opportunities.

### **Recommendations:**

1. That Council authorize the City of Yorkton to enter into an agreement with SARCAN effective September 1, 2022 to March 31, 2023 to receive, process and recycle all household glass for the City of Yorkton.

TITLE: <b>Tax Abatement Request – 139 Dominion Ave. (Bruno’s Place)</b>	DATE OF MEETING: August 8 <sup>th</sup> , 2022
	REPORT DATE: July 22 <sup>nd</sup> , 2022
CLEARANCES:	ATTACHMENTS:  Letter from Prairie Harvest Christian Life Centre Inc.
Written by: Lonnie Kaal – City Manager <b>Lonnie Kaal</b>	
Reviewed by: Jessica Matsalla - City Clerk <b>Jessica Matsalla</b>	
Approved by: Lonnie Kaal - City Manager <b>Lonnie Kaal</b>	

**PURPOSE/BACKGROUND**

A request has been made to abate taxes on the portion of this building that will be used as an emergency shelter. We have accommodated a similar request in the past and annual tax abatement bylaws are presented to Council for approval.

In 2019 Council approved a five (5) year agreement for a 100% tax exemption on the properties at 81 & 85 Rae Avenue by Yail Harbor. 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. 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.

The proposed emergency shelter is similar to properties that Council has approved abatements for in the past, however, since it is part of an existing larger facility, some work will need to be done to determine what portion of the building the abatement would pertain to.

**DISCUSSION/ANALYSIS/IMPACT**

Since the subject property is providing similar services, Administration is of the opinion that they could be included in the next tax abatement bylaw that will be brought forward in October 2022. The property needs to be assessed after the renovations are done, and then a calculation to abate that portion of the building would be required. After that is completed, Administration would bring forward a tax abatement bylaw to be approved by Council. This bylaw would also include other properties that qualify for tax incentives.

## **FINANCIAL IMPLICATIONS**

For 2022 Tax Levy on this property was:

City 8,985.51

School 2,879.34

Total \$11,864.85

The actual tax abatement will not be known until the renovations are completed and assessments updated. Also, for 2022 the abatement will be for the portion of the year that the shelter is operational. Thereafter it would be for the entire year. The exact amounts would be included in a tax abatement bylaw along with other properties that qualify for tax incentives.

## **OPTIONS**

1. That Council direct Administration to bring forward an annual tax abatement bylaw that includes the portion of the building at 139 Dominion Ave that is used as an emergency shelter (known as Bruno's place).
2. That Council defer making a decision on the tax abatement request for 139 Dominion Ave. until the actual tax numbers are known.
3. That Council decline to provide a tax abatement on 139 Dominion Ave.
4. Other direction of Council

## **ADMINISTRATIVE RECOMMENDATION(S):**

That Council direct Administration to bring forward an annual tax abatement bylaw that includes the portion of the building at 139 Dominion Ave that is used as an emergency shelter (known as Bruno's place).

Dear City of Yorkton, Council and Mayor,

My name is Stefan Bymak and I am a Director at Prairie Harvest Community Centre (PHCC). I am writing to inform you about a project that is being developed in our city and to open a conversation regarding opportunities for partnership.

In 2021, The Society for the Involvement of Good Neighbours (SIGN) along with Yorkton's Social Housing Committee commissioned a report to assess homelessness in our city. The report was completed in June of 2021 and reached the following conclusions in the executive summary: "The data provided evidence that the hard-to-house and homelessness issue in Yorkton is worsening, and a solution is needed to correct the path." "It is suggested that Yorkton consider both short-term and long-term actions to address hard-to-house and homelessness in the city".

As part of the short-term recommendations from the report on page 6: "input emergency shelter options that are all-inclusive", "prioritize supports addressing mental health", "address the largest barriers of homelessness" and "foster community partnerships that provide supports for those at risk of homelessness".

In October of 2021, Prairie Harvest Employment Program (PHEP), a non-profit CBO that has worked with individuals facing barriers to employment for 18 years in Yorkton, connected with Yorkton's Social Housing Committee and began working on a plan to develop a low barrier emergency shelter at 139 Dominion Ave in Yorkton. Our plan is to collaborate with many agencies in our community such as SIGN, Mental Health and Addiction Services, Sask Health Authority, Yorkton Tribal Council, the Ministry of Social Services, and others to work together meeting the needs of individuals facing homelessness in our community. The project has already been supported by Yorkton City Council as the zoning requirements on the property have been changed to house people.

PHCC has secured funding from the Reaching Home funding stream to kickstart the project. The funding will cover a portion of our annual operational costs, but more funds will be needed and secured through the on-going development of partnerships within the community to ensure the long-term success of this project. We view partnerships as the key to success where every partner receives the full benefit of the project and service yet only contributes a portion of the costs. We hope that we can find a willing partner with the City of Yorkton.

The low barrier emergency shelter will be developed within the community centre which also will facilitate an employment program and community breakfast program. The name of the shelter will be Bruno's Place and it will accommodate 10-15 individuals nightly seeking emergency housing. Although we expect most of these individuals to be male, we are making provision to safely house females in an emergent capacity. There will also be one or two single rooms on the premise for those most vulnerable.

The shelter will have a minimum of two staff working at all times. There will be kitchen staff in the mornings as well as a coordinator and case plan supervisor on staff. The shelter will operate 365 days per year and work closely with the local RCMP, the Social Services emergency duty worker as well as other available community resources.

The main goal of this project is to not only house individuals in an emergent capacity but to create a hub where those facing barriers to stable housing can access services such as the breakfast program, employment opportunities, mental health and addictions professionals as well as SIGN housing support workers. The collaborative efforts of these agencies will attempt to create a low barrier access point for many that need social support within the community. We view these efforts as proactive in our community which help to reduce pressure on the justice and health systems as a long-term benefit.

***We ask that the City of Yorkton play a critical role in partnering with us on this project in the following ways:***

1. Prairie Harvest Christian Life Centre Inc. requests a 2022 property tax abatement on the property that it owns and operates as Prairie Harvest Community Centre (PHCC) at 139 Dominion Ave in Yorkton. Bruno's Place and other community-based programming will function out of this facility.
2. Bruno's Place is requesting a financial contribution from City Council for approximately 10% of the value of the capital project that has just begun at 139 Dominion Ave to create dorms, washrooms, laundry facilities and single rooms. We are currently fundraising for the project, and we have already secured contractors and other supporters to mitigate the budget. The is current value of the capital project is estimated to be \$75,000. The ten percent contribution from the City of Yorkton would mirror contributions made towards similar projects by the Cities of Saskatoon and Regina. In the case of this project, the value of the contribution would be \$7,500 and could be made through Yorkton's Housing Corporation.

There is much more to share about this project, and we would be happy to discuss it further!

Please feel free to contact us anytime at [REDACTED] or at [REDACTED] n my cell or our newly hired coordinator, Angela Chernoff a [REDACTED]

Respectfully submitted,

Stefan Bymak  
Director  
Prairie Harvest Christian Life Centre Inc.