

CITY OF PRINCE ALBERT

SPECIAL CITY COUNCIL MEETING

A G E N D A



TUESDAY,
JUNE 5, 2007

3:45 P.M.

COUNCIL CHAMBER
CITY HALL

1. **CALL TO ORDER:**
2. **PRAYER:**
3. **REPORTS OF ADMINISTRATION & COMMITTEES:**

Page No.

- 3.1 Report from Planning Technician dated June 1, 2007, with respect to ReZone A1 to R5. (BYLAW NO. 35 OF 2007)

1

Recommendations:

- “1. ***That City Council approve Bylaw No. 35 of 2007 for first reading and authorize the Director of Economic Development and Planning to proceed with public notification for the Public Hearing on June 25, 2007.***
2. ***That City Council instruct Administration to serve notice by Registered Mail to each assessed landowner within 75 meters of the property to be rezoned, a minimum of 10 days before City***

Council is to consider the third reading of the Bylaw to rezone the property in accordance with Section 3.21.3 of City Council's Zoning Bylaw No. 1 of 1987, as amended."

- 3.2 Report from Planning Manager dated June 4, 2007, with respect to **Zoning Bylaw Amendment – Victoria Square Building – Addendum Report. (BYLAW NO. 18 OF 2007)**

7

** New Report: Unanimous consent required to consider this Report.*

Recommendation:

"That City Council approve first reading of Bylaw No. 18 of 2007 and direct Administration to provide Public Notice to hold a Public Hearing on June 25, 2007."

- 3.3 Report from Planning Manager dated June 4, 2007, with respect to **Bylaw No. 36 of 2007.**

** New Report: Unanimous consent required to consider this Report.*

4. INTRODUCTION AND CONSIDERATION OF BYLAWS

- 4.1 **Bylaw No. 35 of 2007, to amend City Council's Zoning Bylaw No. 1 of 1987, as amended, to rezone Parcel A, Plan 63PA00541, Extension 0 from A-1 Agricultural to R5 Multiple Unit Dwelling (1 Reading)**

1st Reading:

"That Bylaw No. 35 of 2007 be introduced and read a first time."

- 4.2 **Bylaw No. 18 of 2007, to amend City Council's Zoning Bylaw No. 1 of 1987, as amended, to delete Section 27 and add new Section 27(A) and Section 27(B). (1 Reading)**

1st Reading:

"That Bylaw No. 18 of 2007 be introduced and read a first time."

4.3 Bylaw No. 36 of 2007

1st Reading:

“That Bylaw No. 36 of 2007 be introduced and read a first time.”

5. ADJOURNMENT:



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Rezone A1 to R5 Bylaw 35 of 2007	Date:	June 1, 2007
Prepared By:	Don Cheeseman, Planning Technician		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine <input checked="" type="checkbox"/>	
		Substantive <input type="checkbox"/>	
		Financial <input type="checkbox"/>	
City Manager	<input type="checkbox"/>	_____	
Director of Financial Services	<input type="checkbox"/>	_____	
Director of Public Works	<input type="checkbox"/>	_____	
Director of Community Services	<input type="checkbox"/>	_____	
Director of Ec.Dev& Planning	<input checked="" type="checkbox"/>	J. Council	
Fire Chief & Dir. of Emerg. Services	<input type="checkbox"/>	_____	
Chief of Police	<input type="checkbox"/>	_____	
City Solicitor	<input type="checkbox"/>	_____	
Human Resources Manager	<input type="checkbox"/>	_____	
	<input type="checkbox"/>	_____	

Report Type ~ Definitions:

Routine	Matters that are routine in nature and/or follow existing Council policy require Department Head approval only
Substantive	Matters that require the concurrence of more than one department and/or are complex in nature and require the approval of the City Manager prior to being provided to elected officials
Financial	Matters that have substantial or unusual financial implications require the approval of the Director of Financial Services



City of Prince Albert

REPORT

Report Title: Rezone A1 to R5 Bylaw 35 of 2007
Date: June 1, 2007
Prepared By: Don Cheeseman, Planning Technician
Prepared For: City Council

RECOMMENDATION:

That City Council:

1. Approve Bylaw 35 of 2007 for first reading and authorize the Director of Economic Development and Planning to proceed with public notification for the public hearing on June 25, 2007.
2. Instruct Administration to serve notice by registered mail to each assessed landowner within 75 meters of the property to be rezoned, a minimum of 10 days before the Council is to consider the third reading of the Bylaw to rezone the property in accordance with Section 3.21.3 of the Zoning Bylaw.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

The Economic Development and Planning Department has received a request to rezone Parcel A, Plan 63PA00541 Ext 0 from A1 Agriculture to R5 Multiple Unit Dwelling. The applicant has requested this rezoning application for a proposed 100 unit or more, 4 storey facility on the above noted parcel.

DISCUSSION:

The Economic Development and Planning Department typically requires a proposed site plan and development plan in order to proceed with rezoning of a property. In this situation, the sale of the land is conditional upon approval of rezoning. A large development within the R5 zone is a discretionary use and Council can recommend public notification of such development under Section 3.8.1 of Zoning Bylaw 1 of 1987.

This proposed development conforms with the zoning requirements of the West Hill Master Plan. The proposed development is adjacent to single family dwelling units as well as multi-unit dwellings along 28th Street West.

As per Bylaw 38 of 2001, off-site levies will be charged on this property at a rate of \$19, 500.00 per acre. This site is approximately 10.74 acres for a total off-site levy of \$209,430.00.

OPTIONS:

1. Approve first reading of Bylaw 35 of 2007.
2. Deny the first reading of Bylaw 35 of 2007.

FINANCIAL IMPLICATIONS:

None

COMMUNICATIONS:

Section 207 of *The Planning and Development Act* requires advertising at least once a week for two consecutive weeks, two weeks before the meeting, in a newspaper published or circulated in the area affected by the bylaw.

Public notice will be published in the Saturday June 9nd and Saturday June 16th City Pages.

A follow-up report will then be provided for Council reading as of June 25th, 2007

No Public Notice is required under the Public Notice Bylaw No. 5 of 2003.

ATTACHMENTS:

- Location Map
- Bylaw 35 of 2007

CONCLUSION:

The Economic Development and Planning Department approves of the first reading of this Bylaw to allow for public notice in the PA Herald.

Respectfully Submitted,



Don Cheeseman,
Planning Technician

THE CITY OF PRINCE ALBERT

LOCATION PLAN

NORTH

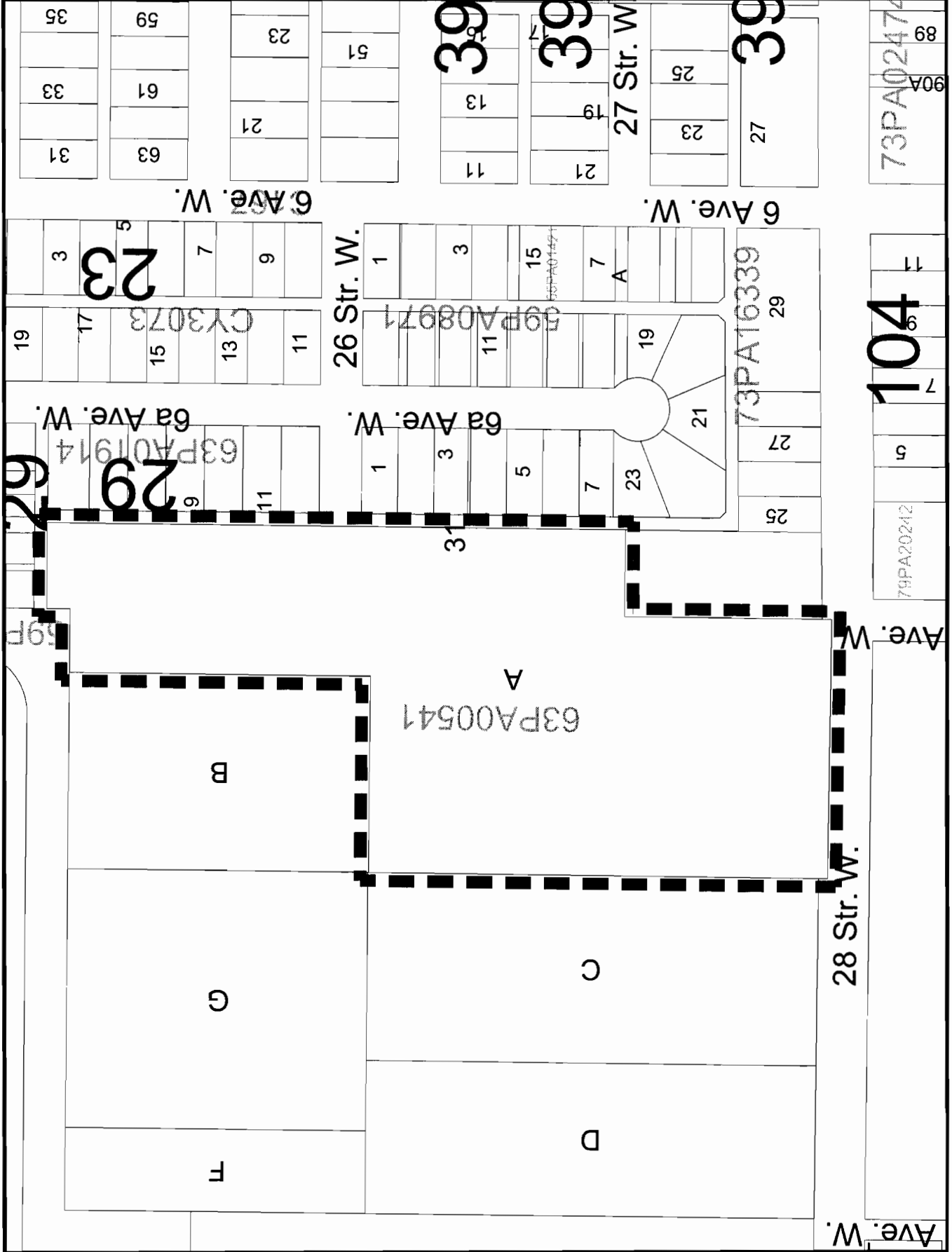
S - N

PLANNING & ENGINEERING SERVICES

NORTH

S - N

Caleb Village Map 01/06/07 D.C.



Parcel A, Plan 63PA00541 Ext 0

Subject Property outlined by a bold dashed line

CITY OF PRINCE ALBERT BYLAW NO. 35 OF 2007

*A Bylaw of The City of Prince Albert to amend
Zoning Bylaw No. 1 of 1987*

WHEREAS, pursuant to Section 207 of *The Planning and Development Act, 2007* the Council of the City of Prince Albert in the Province of Saskatchewan in Council assembled hereby enacts as follows:

1. Bylaw No. 1 of 1987 is amended in the manner hereinafter set forth.

The City of Prince Albert Zoning District Map, being Schedule "A" referred to in Section 2.5 Zoning Maps is hereby amended by rezoning:

Parcel A, Plan 63PA00541 Ext 0
Prince Albert, Saskatchewan

From A1 – Agriculture to R5 – Multiple Unit Dwelling. As shown in bold outline on the map which is attached to and forms part of this Bylaw and market Schedule "A".

2. This Bylaw shall come into force and effect on from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS _____ DAY OF _____, A.D., 2007.

READ A SECOND TIME THIS _____ DAY OF _____, A.D., 2007.

READ A THIRD TIME AND PASSED _____ DAY OF _____, A.D., 2007.

MAYOR

CITY CLERK



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Zoning Bylaw Amendment - Victoria Square Building - Addendum Report	Date:	June 4, 2007
Prepared By:	Yves Richard, Planning Manager		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine	<input checked="" type="checkbox"/>
		Substantive	<input type="checkbox"/>
		Financial	<input type="checkbox"/>
City Manager	<input checked="" type="checkbox"/>	<i>A. Martink</i>	
Director of Financial Services	<input type="checkbox"/>	_____	
Director of Public Works	<input type="checkbox"/>	_____	
Director of Community Services	<input type="checkbox"/>	_____	
Director of Ec.Dev & Planning	<input checked="" type="checkbox"/>	<i>J. Council</i>	
Director of Fire & Emerg. Services	<input type="checkbox"/>	_____	
Director of Corporate Services	<input type="checkbox"/>	_____	
City Solicitor	<input type="checkbox"/>	_____	
Chief of Police	<input type="checkbox"/>	_____	
	<input type="checkbox"/>	_____	

Report Type ~ Definitions:

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Substantive	Matters that require the concurrence of more than one department and/or are complex in nature and require the approval of the City Manager prior to being provided to elected officials
Financial	Matters that have substantial or unusual financial implications require the approval of the Director of Financial Services



City of Prince Albert REPORT

Report Title: Zoning Bylaw Amendment – Victoria Square Building – Addendum Report

Date: June 4, 2007

Prepared By: Yves Richard, Planning Manager

Prepared For: Special City Council meeting

RECOMMENDATION:

That City Council approve first reading of Bylaw 18 of 2007 and direct Administration to provide public notification to hold a public hearing on June 25, 2007.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

The Economic Development and Planning Department received an application from the Victoria Square Pharmacy Ltd. to build an addition to the Victoria Square building located southeast of the Victoria Hospital. Amendment to the Zoning Bylaw is required in order to allow this development.

Considering the recent changes of *The Planning and Development Act, 2007*, a council shall give notice of its intention to consider a zoning bylaw amendment after first reading of the bylaw, but before second reading. Considering that Council shall provide public notice at least two clear weeks before the date of the public hearing, it would not be possible to hold the public hearing until July 16, 2007.

DISCUSSION:

The applicant would like to begin construction as soon as possible. Passing first reading of this bylaw on June 11, 2007 will result in having the public hearing on July 16, 2007. This will create an additional three weeks delay to the applicant.

Therefore it is recommended that City Council move first reading of this bylaw at their June 5, 2007 special meeting in order to hold the public hearing on June 25, 2007.

OPTIONS:

1. Approve Bylaw 18 of 2007 for first reading;
2. Deny Bylaw 18 of 2007 for first reading.

FINANCIAL IMPLICATIONS:

N/a

COMMUNICATIONS:

Pursuant to Section 207 of *The Planning and Development Act, 2007*, a council shall give notice of its intention to consider a zoning bylaw amendment after the first reading and before the second reading of the bylaw amendment. The notice of the public hearing shall be inserted at least once each week for two consecutive weeks in a newspaper circulating in the municipality. The first notice must be published at least two clear weeks before the date of the public hearing.

Advertising in the Prince Albert Daily Herald will be provided on June 9 and June 16, 2007.

No public notice is required under the Public Notice Policy Bylaw 5 of 2003.

ATTACHMENTS:

N/a

CONCLUSION:

The Economic Development and Planning Department is in support of this application. It is recommended that City Council move first reading of this bylaw at their June 5, 2007 special meeting in order to hold the public hearing on June 25, 2007.

Respectfully Submitted,



Yves Richard

CITY OF PRINCE ALBERT BYLAW NO. 18 OF 2007

*A Bylaw of The City of Prince Albert to amend
Bylaw No. 1 of 1987*

WHEREAS, it is desirable to amend the City of Prince Albert Zoning Bylaw No. 1 of 1987 to include a new land use section dealing more specifically with the land use within the vicinity of the Prince Albert Parkland Health Centre.

NOW THEREFORE THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. Bylaw No. 1 of 1987 is amended in the manner hereinafter set forth:

By deleting the title within Section 27 as follow: "SECTION 27: I INSTITUTIONAL" and replacing it with the following:

SECTION 27A: INSTITUTIONAL

By adding the following section after SECTION 27A: INSTITUTIONAL:

SECTION 27B: INSTITUTIONAL GENERAL SERVICE

27B.1 Purpose

The purpose of this zone is to facilitate and regulate a wide range of institutional and community service uses within strategically located areas.

27B.2 Permitted Uses

The following uses are permitted in the IG -Institutional General Service Zone:

27B.2.1 Accessory Building

27B.2.2 Ambulance Services

27B.2.3 Community Centres

27B.2.4 Convents

27B.2.5 Day Care Centres as provided for in Section 6.6

27B.2.6 Essential Public Services

27B.2.7 Hospitals

27B.2.8 Medical Clinics

27B.2.9 Nursing Homes

27B.2.10 Offices related to medical uses

- 27B.2.11 Post Offices
- 27B.2.12 Public Parks and Playgrounds
- 27B.2.13 Public and Quasi-public Buildings
- 27B.2.14 Research Laboratories
- 27B.2.15 Utilities

27B.3 Discretionary Uses

The following uses are discretionary in the IG -Institutional General Service Zone:

- 27B.3.1 Cemeteries
- 27B.3.2 Clubs
- 27B.3.3 Community workshops for disabled
- 27B.3.4 Confectionaries
- 27B.3.5 Correctional Institutions and related Facilities
- 27B.3.6 Drive-in Businesses
- 27B.3.7 Drug Stores or Pharmacies
- 27B.3.8 Personal Service Businesses
- 27B.3.9 Private Schools
- 27B.3.10 Restaurants
- 27B.3.11 Senior Citizens Housing
- 27B.3.12 Student Housing
- 27B.3.13 Veterinary Clinics

27B.4 Permitted Use Regulations

27B.4.1 Front Yard

A minimum depth of 7.5 metres.

27B.4.2 Side Yard

A minimum width of 3 metres, but not less than one-half of the height of the abutting wall. The side yard requirement may also be waived on one side if the wall is constructed in conformance of the spatial requirements of the National Building Code of Canada.

27B.4.3 Rear Yard

A minimum depth of 3 metres.

27B.4.4 Lot Width

A minimum of 24 metres.

27B.4.5 Lot Area

A minimum of 835 square metres.

27B.4.6 Lot Coverage

A maximum of 55 percent and this includes the principal building and all accessory buildings.

27B.4.7 Building Height

A maximum of 30 metres.

27B.4.8 Parking

See Section 5.

27B.4.9 Loading

See Section 5.

27B.4.10 Projection Over Yards

See Section 6.12.

27B.4.11 Accessory Buildings, Structures and Uses

Accessory buildings shall not be located in the front yard and shall have the same side and rear yard requirements as the principal building. An accessory building shall not be used for human habitation.

27B.4.12 Signs

See Section 32.

27B.4.13 Outside Storage

No outside storage shall be permitted in the minimum required front yard. Any outside storage located elsewhere on the site shall be suitable fenced or screened from public view.

27B.4.14 Landscaping

Landscaping in accordance with Section 26.3 shall be provided in the following areas:

27B.4.14.1 All minimum required front yards except for crossings across the landscaped area in conformance with The Crossing Bylaw;

27B.4.14.2 Large expansive parking lots shall be broken up with landscaped medians and planter areas.

27B.4.15 Fences

See Section 4.19.

27B.4.16 Hedges

See Section 4.20.

27B.5 Discretionary Use Regulations

For any discretionary uses, Council may prescribe that any or all of the Permitted Use Regulations are applicable or it may prescribe that all or any part of the following regulations or any combination of the following regulations are applicable or it may prescribe additional requirements considered necessary for the proposed development.

By adding the following definitions to Section 33: GLOSSARY

Hospital means an institution established by provincial legislation providing health care services by licensed professional physicians, nurses and allied health personnel, which include but are not limited to providing medical diagnostic, surgery and treatment of sick or injured persons as well as mental health, drug rehabilitation and detoxification treatment

Private Schools means a facility which meets Provincial requirements for elementary, secondary, post-secondary or other forms of education or training, and which does not secure the majority of its funding from taxation or any governmental agency, and may include vocational and commercial schools, music or dance schools and other similar schools.

Research laboratories means a place where facilities are located for scientific research, investigation, testing or experimentation, but does not include facilities for the manufacturing or sale of products, except as incidental to the main purpose of the laboratory.

2. This Bylaw shall come into force and effect on from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS _____ DAY OF _____, A.D., 2007.

READ A SECOND TIME THIS _____ DAY OF _____, A.D., 2007.

READ A THIRD TIME AND PASSED _____ DAY OF _____, A.D., 2007.

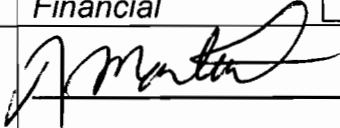
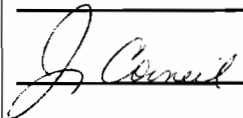
MAYOR

CITY CLERK



City of Prince Albert

REPORT APPROVAL FORM

Report Title:	Zoning Bylaw Amendment - Parkland Health Region Centre	Date:	June 5, 2007
Prepared By:	Yves Richard, Planning Manager		
Prepared For:	City Council		
Approval Required By:		Report Type:	
		Routine <input checked="" type="checkbox"/>	
		Substantive <input type="checkbox"/>	
		Financial <input type="checkbox"/>	
City Manager	<input checked="" type="checkbox"/>		
Director of Financial Services	<input type="checkbox"/>	_____	
Director of Public Works	<input type="checkbox"/>	_____	
Director of Community Services	<input type="checkbox"/>	_____	
Director of Ec.Dev & Planning	<input checked="" type="checkbox"/>		
Director of Fire & Emerg. Services	<input type="checkbox"/>	_____	
Director of Corporate Services	<input type="checkbox"/>	_____	
City Solicitor	<input type="checkbox"/>	_____	
Chief of Police	<input type="checkbox"/>	_____	
	<input type="checkbox"/>	_____	

Report Type ~ Definitions:

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City of Prince Albert

REPORT

Report Title: Zoning Bylaw Amendment – Parkland Health Region Centre

Date: June 5, 2007

Prepared By: Yves Richard, Planning Manager

Prepared For: Special City Council meeting

RECOMMENDATION:

That City Council approve first reading of Bylaw 36 of 2007 and direct Administration to provide public notification to hold a public hearing on June 25, 2007.

JUSTIFICATION FOR INCAMERA:

N/A

BACKGROUND:

We have been asked by the Prince Albert Parkland Health Centre and legal agent to amend the City of Prince Albert Zoning Bylaw in order to allow for mental health, drug rehabilitation and detoxification treatment facilities within the Victoria Hospital site.

Considering the recent changes of *The Planning and Development Act, 2007*, a council shall give notice of its intention to consider a zoning bylaw amendment after first reading of the bylaw, but before second reading. Considering that Council shall provide public notice at least two clear weeks before the date of the public hearing, it would not be possible to hold the public hearing until July 16, 2007. Therefore it is recommended that City Council move first reading of this bylaw at their June 5, 2007 special meeting in order to hold the public hearing on June 25, 2007.

DISCUSSION:

The applicant would like to begin construction as soon as possible. Passing first reading of this bylaw on June 11, 2007 will result in having the public hearing on July 16, 2007. This will create an additional three weeks delay to the applicant.

The Prince Albert Parkland Health Centre has requested that the bylaw be amended to better reflect their current and future usage of the land by including mental health, drug rehabilitation and detoxification treatment facilities as a permitted use on the land.

Further information and details regarding this development will be provided at next Executive Committee and City Council meeting.

OPTIONS:

1. Approve Bylaw 36 of 2007 for first reading;
-

2. Deny Bylaw 36 of 2007 for first reading.

FINANCIAL IMPLICATIONS:

N/a

COMMUNICATIONS:

Pursuant to Section 207 of *The Planning and Development Act, 2007*, a council shall give notice of its intention to consider a zoning bylaw amendment after the first reading and before the second reading of the bylaw amendment. The notice of the public hearing shall be inserted at least once each week for two consecutive weeks in a newspaper circulating in the municipality. The first notice must be published at least two clear weeks before the date of the public hearing.

Advertising in the Prince Albert Daily Herald will be provided on June 9 and June 16, 2007.

No public notice is required under the Public Notice Policy Bylaw 5 of 2003.

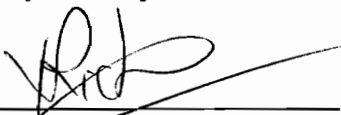
ATTACHMENTS:

N/a

CONCLUSION:

The Economic Development and Planning Department is in support of this application. It is recommended that City Council move first reading of this bylaw at their June 5, 2007 special meeting in order to hold the public hearing on June 25, 2007.

Respectfully Submitted,



Yves Richard

CITY OF PRINCE ALBERT BYLAW NO. 36 OF 2007

*A Bylaw of The City of Prince Albert to amend
Bylaw No. 1 of 1987*

WHEREAS, it is desirable to amend the City of Prince Albert Zoning Bylaw No. 1 of 1987 to include new land use within the vicinity of the Prince Albert Parkland Health Centre.

NOW THEREFORE THE COUNCIL OF THE CITY OF PRINCE ALBERT IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. Bylaw No. 1 of 1987 is amended in the manner hereinafter set forth:

By adding the following land use within SECTION 27B, INSTITUTIONAL GENERAL SERVICE

27B.3.14 Special Care Facility

By deleting the following land use within SECTION, INSTITUTIONAL GENERAL SERVICE

27B.2.9 Nursing Homes

By adding the following definitions to Section 33: GLOSSARY

Special Care Facility means a building or portion thereof which provides for the care or rehabilitation of individuals, with or without the provision of overnight accommodation, and includes nursing homes, geriatric centers and group homes as well as mental health, drug rehabilitation and detoxification treatment facilities.

2. This Bylaw shall come into force and effect on from and after the final passing thereof.

INTRODUCED AND READ A FIRST TIME THIS _____ DAY OF _____, A.D., 2007.

READ A SECOND TIME THIS _____ DAY OF _____, A.D., 2007.

READ A THIRD TIME AND PASSED _____ DAY OF _____, A.D., 2007.

MAYOR

CITY CLERK