

**SPECIAL CITY COUNCIL MINUTES:**

**OCTOBER 18, 2010**

Minutes of a Special City Council Meeting of The City of Prince Albert held in the Council Chamber, City Hall, on the above date at 4:02 p.m.

**1. CALL TO ORDER:**

Mayor J. Scarrow called the meeting to order:

PRESENT: Mayor Jim Scarrow

Councillors: Charlene Miller  
Greg Dionne  
Jayne Remenda  
Martin Ring  
L. Darren Whitehead  
Ted Zurakowski

- AND -

Cliff Skauge, City Clerk  
Robert Cotterill, City Manager  
Ken Paskaruk, City Solicitor  
Sherry Person, Assistant City Clerk  
Colin Innes, Director of Public Works  
Joe Day, Director of Financial Services  
Chris Cvik, Director of Corporate Services  
Greg Zeeben, Director of Community Services  
Les Karpluk, Director of Fire and Emergency Services  
Joan Corneil, Director of Economic Development and  
Planning

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**2. PRAYER:**

Mayor J. Scarrow asked that all members stand and that the City Clerk offer the prayer.

**3. SUBMISSION OF PECUNIARY INTEREST FORMS:**

**4. APPROVAL OF AGENDA:**

0704. Moved by Councillor G. Dionne, Seconded by  
Councillor C. Miller, AND RESOLVED:

That the Agenda for this meeting be approved, as presented, and that the presentations, delegations and speakers listed on the Agenda be heard when called forward by the Mayor.

**5. PUBLIC HEARINGS & APPEALS:**

5.1 Report from Planner 1 dated September 23, 2010, along with Public Notices dated October 2 and 9, 2010, all with respect to Zoning Bylaw Amendment, Subdivision Application and Development Permit Application - Planned Group of Dwellings – 701 – 28<sup>th</sup> Street West - A1 – Agricultural to R3 – Two Unit Dwelling, R5 – Multiple Unit Dwelling, R2 – Large Single Dwelling and P – Park. (BYLAW NO. 23 OF 2010) (RPT#EDP-10-147)

0705. Moved by Councillor T. Zurakowski, Seconded by  
Councillor M. Ring, AND RESOLVED:

That the Report from Planner 1 dated September 23, 2010, along with Public Notices dated October 2 and 9, 2010, all with respect to Zoning Bylaw Amendment, Subdivision Application and Development Permit Application - Planned Group of Dwellings – 701 – 28<sup>th</sup> Street West - A1 – Agricultural to R3 – Two Unit Dwelling, R5 – Multiple Unit Dwelling, R2 – Large Single Dwelling and P – Park – Bylaw No. 23 of 2010 be received; and, that the following recommendations of the Planner 1, as contained therein, be approved:

- "1. That Bylaw No. 23 of 2010, to rezone lands, legally described as Parcel H, Plan No. 72PA00606 and Part of Parcel J, Plan No. 72PA00606, receive second and third reading;
2. That the Subdivision Application for Parcel H, Plan No. 72PA00606, identified as Phase 1, as shown on the proposed Plan of Subdivision/Phasing Plan, as attached to the Report from the Planner 1 dated September 23, 2010, be approved; and, that the Director of Economic Development and Planning be authorized to execute same on behalf of The City;

3. That the Mayor and City Clerk be authorized to execute the Plan of Survey, on behalf of The City, once prepared;
4. That the Applicant enters into a Subdivision, Development and Servicing Agreement with The City; and, that the Mayor and City Clerk be authorized to execute the Agreement, on behalf of The City, once prepared;
5. That the 10% Municipal Reserve requirements be deferred until the Applicant applies for Subdivision approval for Phase two (2) of the development;
6. That the Mayor and City Clerk be authorized to execute the final surveyed Condominium Plan, and all related documents that are required for registration at Information Services Corporation, including Form GG;
7. That the Development Permit Application for a Planned Group of Dwellings, on a portion of the lands, legally described as Parcel H, Plan No. 72PA00606, and as identified as Parcel A on the Concept Plan, as attached to the Report from the Planner 1 dated September 23, 2010, be approved; and, that the Director of Economic Development and Planning be authorized to execute the Development Permit, on behalf of The City, subject to:
  - a. The Applicant obtaining a Building Permit and required municipal fire/building safety inspections to ensure the development meets necessary fire/building safety code requirements, and prior to issuance of the Building Permit shall comply with the following:
    - i. Entering into a Development and Servicing Agreement with The City of Prince Albert;
    - ii. Registering the final Plan of Survey and raised title to each newly created parcel;
    - iii. Servicing the property to each newly created lot in accordance with the terms

and conditions set forth in the Development and Servicing Agreement;

- iv. Submitting a Landscape Plan identifying size, type, location of all plantings, location and method of irrigation, signage, fencing, entrance gate, method of accessibility to the pedestrian trail system and any site features, which shall be approved by the Director of Community Services;
  - v. Submitting a servicing drawing identifying the location and size of water, storm water, and sewer services, which drawing shall include geodetic elevations, and dimensions to property line, and shall be approved by the Director of Public Works;
  - vi. Submitting a Site Grading Plan and Storm Water Management Plan, which identifies how all storm water will be collected on site, which Plan shall be approved by the Director of Public Works;
  - vii. Submitting a Crossing Plan, which identifies the location and size of the proposed crossing into Parcel A, as identified on the Concept Plan, and shall include dimensions to property line, and curbing details, which shall be approved by the Director of Public Works; and,
  - viii. Submitting a revised Site Plan, which identifies the inclusion of private amenity space for each dwelling unit, area and location of communal open space, and location of visitor and physically disabled parking stalls; and,
8. That consideration of Bylaw No. 23 of 2010 be laid on the table and brought up under the Order of Business "Unfinished Business – Bylaws".

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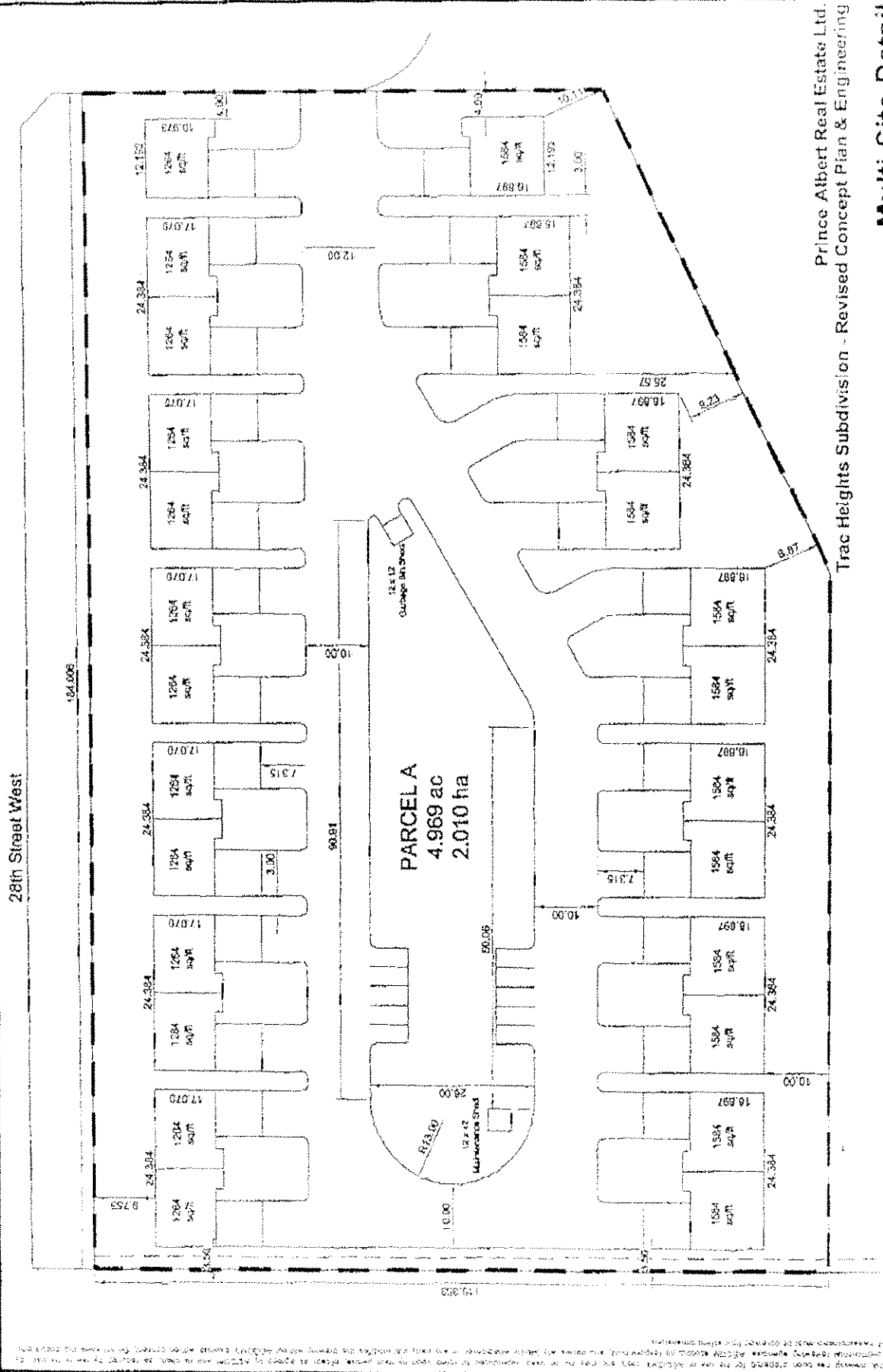


Prince Albert Real Estate Ltd.  
 Trac Heights Subdivision - Revised Concept Plan & Engineering

Land Use Concept



Figure - 5



Prince Albert Real Estate Ltd.  
Trac Heights Subdivision - Revised Concept Plan & Engineering

Multi-Site Detail

Figure - 5



**6. UNFINISHED BUSINESS - BYLAWS:**

6.1 Bylaw No. 23 of 2010, a Bylaw to amend City Council's Zoning Bylaw No. 1 of 1987, as amended, to rezone Parcel H, Plan No. 72PA00606 and part of Parcel J, Plan No. 72PA00606 from A1 - Agricultural to R3 – Two Unit Dwelling, R5 – Multiple Unit Dwelling, R2 – Large Single Dwelling and P – Park.

0706. Moved by Councillor T. Zurakowski, Seconded by  
Councillor M. Ring, AND RESOLVED:

That Bylaw No. 23 of 2010 be read a second time.

SECOND READING OF BYLAW

0707. Moved by Councillor T. Zurakowski, Seconded by  
Councillor M. Ring, AND RESOLVED:

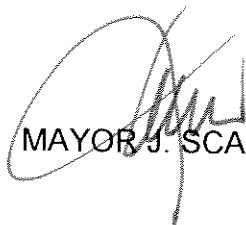
That Bylaw No. 23 of 2010 be read a third time and passed; and, that Bylaw No. 23 of 2010 be now adopted, sealed and signed by the Mayor and City Clerk.

THIRD READING OF BYLAW

**7. ADJOURNMENT – 4:08 P.M.:**

0708. Moved by Councillor L.D. Whitehead, Seconded by  
Councillor G. Dionne, AND RESOLVED:

That this Council do now adjourn.

  
MAYOR J. SCARROW

  
CITY CLERK

MINUTES ADOPTED THIS 8<sup>TH</sup> DAY OF NOVEMBER, A.D. 2010.