



**COUNCIL MEETING**  
**Monday, October 16, 2023**  
**6:30 p.m.**  
**Council Chambers, City Hall**

PAGE 1

Page

**ADOPTION OF AGENDA**

Adoption of Agenda.

**ADOPTION OF MINUTES**

Adoption of minutes of the regular Council meeting held October 2, 2023.

**PROCLAMATIONS**

Karla Wiens and Mark Clements of the Swift Current and District Chamber of Commerce will attend to proclaim October 15 to October 22, 2023 as “Small Business Week”.

- 1 Donna Bourgoin, Mac Forster and Gail Wesolowski, of Pioneer Co-op will attend to proclaim October 16 to October 20, 2023 as “Co-op Week”.

Chris Martens, Crystal Imrie and Kris Johnson of the Dr. Noble Irwin Healthcare Foundation Inc. will attend to proclaim October 23 to October 29, 2023 as “We Care for Healthcare Week”.

**DELEGATIONS**

**PUBLIC HEARINGS/PUBLIC NOTICE MATTERS/ORDERS**

**ITEMS FOR ACTION**

- 2 Accounts.
- 6 Report regarding Discretionary Use for Liquor Store at 350 – 2<sup>nd</sup> Avenue SE (Pioneer Co-op, Southside Location).

**REPORTS FOR INFORMATION**

**BYLAWS**

**UNFINISHED BUSINESS**



**COUNCIL MEETING**  
*Monday, October 16, 2023*  
*6:30 p.m.*  
*Council Chambers, City Hall*

PAGE 2

---

**NEW BUSINESS**

- 14** Swift Current City Detachment Community Policing Report for September 2023.

**COMMUNICATIONS**

**ITEMS REQUESTED TO BE DISCUSSED EN CAMERA**

**REPORTS OF COUNCIL MEMBERS/ENQUIRIES**

**ADJOURNMENT**

**NEXT MEETING DATE:**

**Monday, October 30, 2023 – 6:30 p.m.**

# Co-op Week

OCTOBER 16 - 21



## CO-OP WEEK BBQ

Join us in celebrating Co-op Week  
& supporting the Dories House!

October 21, 11am - 1pm @ Wheatland Mall

IN PARTNERSHIP WITH  
 **Innovation**  
FEDERAL CREDIT UNION

Pioneer Co-op is locally owned by  
it's members. In 2023, a total of

## \$14 million

was returned to members in Equity!

FOOD: 3%  
HARDWARE, LUMBER, PLUMBING: 1%  
SERVICE STATION: 5%  
FARM FUEL/MARKED DIESEL: 5.5%  
AGRO: 5%  
FERTILIZER: 1%  
PHARMACY: 5%  
WINE & SPIRITS: 2%



# FUEL GOOD DAY

Pioneer Co-op's Fuel Good Day was a huge success!  
A total of **\$10,666** was raised, and will be donated to:  
**Southwest Crisis Services**

## CO-OP WEEK SHOPPING SPREE

PRESENTED BY PIONEER CO-OP

WIN A SHOPPING SPREE AT THE PIONEER CO-OP  
WHEATLAND MALL GROCERY STORE!

### UP TO \$2000 WORTH OF GROCERIES

ENTER VIA FACEBOOK, INSTAGRAM,  
OR IN-PERSON AT YOUR LOCAL BRANCH!

\*must be a Pioneer Co-op Member to win

October 3, 2023

TO: Council

FROM: Kari Cobler, General Manager of Corporate Services

RE: Accounts

Enclosed are the General Revenue Fund Disbursements for the period  
Sept 20 - Oct 2, 2023

	<u>Current</u>	<u>Year to Date</u>
Regular Accounts (2023)	223,909.71	3,976,216.82
Payroll Benefits	307,912.00	7,544,690.71
School Payments (Holy Trinity RCSSD #22)	-	1,066,862.69
School Payments (Minister of Finance)	-	5,686,884.04
Sask Power - (Energy Purchase)	-	11,355,073.31
Sask Power - (Energy Assist Program)	-	393,601.83
Sask Power	-	109,741.18
SaskEnergy	-	629,290.91
SaskTel	-	142,994.05
<b>General Contractors:</b>		
AB Firetech Ltd	-	27,655.22
Anixter	-	417,825.18
Armstrong Implement Next Gen	-	101,372.46
Associated Engineering	-	69,755.96
Avenu Insights & Analytics	-	22,813.80
B & A Petroleum	-	563,309.73
Big Hill Services	-	25,724.80
Blenders	-	21,050.00
Brandt Tractor Ltd	-	24,589.61
Brett Young	-	13,316.40
Bridal Builders Inc	-	242,069.91
Cache Tactical	-	10,821.52
CDW Canada	-	123,179.31
Ceridian Canada Ltd	-	116,498.08
C&E Pilling Ltd	-	31,912.50
Chemtrade West	17,564.78	298,702.20
Chinook Regional Library	-	453,713.00
Clark's Supply & Service Ltd	-	44,689.41
Clartech Industries Inc	-	276,126.92
Clifton Engineering Group	-	17,016.52
Cloudpermit Inc	-	21,090.00
Comm Centre	-	59,842.80
Crutch's Plumbing & Heating	-	47,797.55
Cummins Western Canada	-	19,185.59
Cypress Health Region	-	327,555.27
Decor Complete Ltd	-	36,681.94

Delco Automation Inc	-	50,998.95
Directdial.com	-	24,094.20
Duncan Roofing	-	707,501.79
Early's Farm & Garden Inc	-	51,628.15
Econolite Canada Inc	-	18,975.45
Elmwood Golf Course	-	20,460.00
Eecol Electric Ltd	62,911.28	174,540.01
Emco	-	93,131.12
Engo Equipment Sales Inc	-	182,236.47
Fieldstone Energy Ltd	-	20,883.52
Finning Canada	-	427,013.30
Flocor Inc	-	23,893.88
FP Teleset	-	110,250.00
Frontier Builders	-	25,923.63
Gordon Ralph Tams	-	22,779.72
Gescan	20,768.66	44,788.45
GFL Environmental Inc	-	605,299.17
Giesbrecht, Leslie	21,794.85	132,029.10
Golden West Broadcasting	-	34,499.87
GP Fiberglass Ltd	-	13,320.00
Granicus LLC	-	12,580.97
Grassroots Landscaping	-	28,693.83
Guillevin International	-	47,627.45
Hach Sales & Service Canada	-	66,368.98
HBI Office Plus Inc	-	57,942.04
Hydrodig Canada Inc	-	17,692.31
Imaginit Saskatchewan	-	20,794.52
Industrial Machine Inc	-	25,174.96
Insight Canada Inc	-	85,305.91
Inventronics Ltd	-	60,597.60
Jesstec Industries	-	13,403.08
JMP Solutions	-	15,708.00
John Brooks Company Ltd	-	26,146.21
Kanuka Thuringer	-	44,449.39
KGS Group Consulting Engineers	-	18,281.81
KK Golf Management	21,246.45	417,629.82
Knudsen Excavating	543,873.66	784,210.11
Lakeshore Tree Farms Ltd	21,837.38	21,837.38
Lee's Tree Care & Landscaping	-	62,809.18
Leeville Construction Ltd	292,860.14	1,477,842.19
Len's Plumbing & Heating	-	148,514.43
Line Star Utility Supply	-	20,857.85
LK Holdings	-	58,770.90
Macmor Industries Ltd	-	61,604.62
Martin Deerline	-	92,765.67
Mckercher LLP	-	4,884,000.00
Melhoff Electric	-	57,723.81

Microage	-	222,576.96
Mid Continental Pump Supply	-	23,384.95
MNP LLP	-	42,082.51
Mobile Paving	-	14,779.72
Morley Johannesson	-	124,415.46
Moskal Mechanical 2009 Ltd	-	77,020.33
Nodge Manufacturing (88) Ltd	-	53,630.83
Norwood Tent & Awning Inc	-	30,505.30
Nutrien Ag-crop Products	-	13,742.40
Oracle Corporation Canada Inc	-	46,094.80
Paradise Pools	-	23,622.41
PerfectMind	-	15,262.50
Playgrounds -R-US	-	115,961.70
Prairie Controls Ltd	-	26,817.60
Prairie Rubber Paving	-	106,940.50
Pre-Con Ltd	-	53,173.84
P3 Architecture	-	15,219.00
Quality Tire Service	-	13,838.99
Ravic LLC	-	10,000.00
Rawhide Supplements Ltd	-	18,129.91
Redhead Equipment Ltd	-	31,250.28
RCMP	-	1,896,968.00
Rhino Technical Services Inc	-	47,175.19
Riverdene Garden Centre	-	31,511.37
Riverside Electric Ltd	34,842.34	261,043.45
Rock Solid Trucking	-	116,787.92
Rocky Mountain Phoenix	-	30,357.68
Sask Asphalt Maintenance Ltd	-	75,480.00
Saskatchewan Abilities Council	-	514,251.95
Saskatchewan Public Safety Agency	-	30,778.13
SaskPower	-	10,500.00
Servicemaster Clean of Swift Current	-	20,501.58
SGI	-	114,973.39
Shermco Industries Canada	-	63,403.20
Siteone Landscape	-	21,285.69
SLR Consulting (Canada) Ltd	-	35,700.00
Souris Valley Industries	-	20,380.71
Southern Coring & Cutting Service	-	40,354.05
Southwest Cultural Development Group	-	63,750.00
Southwest Paving Ltd	-	94,691.88
Speedy Creek Mechanical	-	27,326.74
Standard Dodge	-	83,288.36
SUMA	-	20,929.23
Summit Valve & Controls	-	32,816.04
Superior North America	-	20,837.41
Swift Current Lions Club	-	12,000.00
Swift Current Professional Janitorial	-	37,832.50

Swift Plumbing & Heating	-	33,637.62
Tetra Tech Canada Inc	-	18,823.56
Tourism Swift Current	-	113,375.00
Triways Disposal Services	-	987,117.21
True Grit Fencing	20,631.36	20,631.36
United Paving	59,125.76	1,589,425.18
Vertex Inc	-	10,353.00
Vigilant Consulting Services	56,610.00	235,320.00
Vitae Environment	-	87,884.82
Voth's Brandsource	-	18,140.47
Westvac Industrial Ltd	-	32,784.23
Wheatland Machine Shop	-	59,289.63
Wiebe Contracting Ltd	-	89,778.44
Wolseley/Westburne	-	30,496.16
WSP Canada Group Ltd	-	37,255.43
Xerox Canada Ltd	-	43,628.40
Y & K Cleaning Ltd	-	93,169.52
Zoho Corp	-	14,558.26
<b>TOTAL</b>	<b>\$ 1,705,888.37</b>	<b>\$ 54,052,273.77</b>

**RECOMMENDATION:**

I recommend that \$1,705,888.37 in disbursements be approve

**REPORT PREPARED BY:**

Lisa Hagen, Accounts Payable Supervisor

SIGNATURE: 

APPROVAL: 

I concur with the recommendation

  
 \_\_\_\_\_  
 Jim Jones, CAO



**Date:** October 11, 2023

**To:** Chief Administrative Officer

**From:** Development Officer, Planning

**Subject:** **Discretionary Use for a Liquor Store at 350 – 2<sup>nd</sup> Avenue SE  
(Pioneer Co-op, Southside Location)**

---

### **BACKGROUND**

The City had received and reviewed a change-of-use Development Permit Application from the Pioneer Co-operative Association Limited at 350 – 2<sup>nd</sup> Avenue SE. The Southside Co-op is classified as a retail store exceeding 1,000m<sup>2</sup> of gross floor area, which is a discretionary use in the C1 – Central Commercial District. The proposed change-of-use will convert a vacant lease unit into a Liquor Store partially connected to the grocery store.

On August 21<sup>st</sup>, Council approved a motion to give Public Notice of its intent to consider the proposed Liquor Store as a discretionary use at 350 – 2<sup>nd</sup> Avenue SE.

### **DISCUSSION**

Any proposed discretionary use requires Council to consider whether the proposed use conforms to the Zoning Bylaw's site regulations and development standards, will not be a source of nuisance or endanger the public, and will not impede the orderly development of the surrounding property. Additional procedures for public consultation are also required to assist Council in making their decision:

- Public notice was mailed to all assessed property owners within a 75-metre radius of the proposed development site and advertised in two (2) consecutive editions of the Southwest Booster. This notice was also posted on the City's website.
- A Public Hearing was held during the September 18<sup>th</sup> Council meeting. The City Clerk read aloud three (3) written submissions that included two (2) letters of support as well as one (1) letter in opposition signed by the residents of nine (9) dwellings in the immediate area. One (1) of these residents also spoke during the public hearing to discuss their concerns.

The City has completed its review of the applicant's Development Permit Application, the feedback submitted during the public consultation, and other municipal land use bylaws to evaluate against the Zoning Bylaw's discretionary use criteria:



- **Does the proposal meet the City's Zoning Bylaw Regulations?** The proposed Liquor Store will occupy approximately 2,500 sq. ft. that includes a vacant lease unit and a portion of the grocery store. Minimum parking requirements from the original redevelopment of the site have been included in the updated plans and will not need to be increased due to the change-in-use. A building permit will be required for the development to proceed.
- **Will the proposal create nuisance and danger to the public?** Based on the plans and supporting documents submitted by the applicant, there are no concerns with the proposed development regarding danger to the public from a land use perspective. Many of the concerns raised by the neighbouring residents are also typical throughout the City even without being located next to commercial uses (e.g. lane pavement condition, speeding vehicles, snow, noisy vehicles, loud music, property damage, and litter). The other concerns related to loud equipment and heavy vehicles during early morning and late night hours (i.e. before 7:00am and after 10:00pm) or moving snow onto the lane may be dealt with through the Noise Control Bylaw or the Nuisance Abatement Bylaw. Their final concern regarding disrespectful conduct by employees, contractors or vendors is a private matter for the business operator to deal with.
- **Will the proposal impede orderly development of surrounding property(s)?** There are no concerns with the proposed development regarding the potential to impede orderly development of surrounding property(s).

After careful consideration, it is recommended that Council approve the proposed discretionary use and that a Development Permit be issued, subject to the following conditions:

1. The parking areas for the entire site require a minimum of 58 parking stalls including three (3) designated for disabled persons to be maintained at all times;
2. The development will be generally consistent with the plans and supporting documentation submitted as part of the Development Permit Application;
3. The development is required to comply with all other applicable municipal, provincial and federal bylaws, standards and regulations related to or affected by the development's operations.

### **RECOMMENDATION**

THAT City Council approve the proposed change to an existing discretionary use by adding a liquor store to a retail store exceeding 1,000m<sup>2</sup> at 350 – 2<sup>nd</sup> Avenue S, being Lots 2 to 13, Block 36, Plan AD2910, and that the Development Permit for a change-of-use be issued subject to the conditions contained in this report and in accordance with Zoning Bylaw No. 24 - 2014.



Kathy Dand, Development Officer, Planning

---

**CAO Recommendation:**

*I concur with the recommendation.*

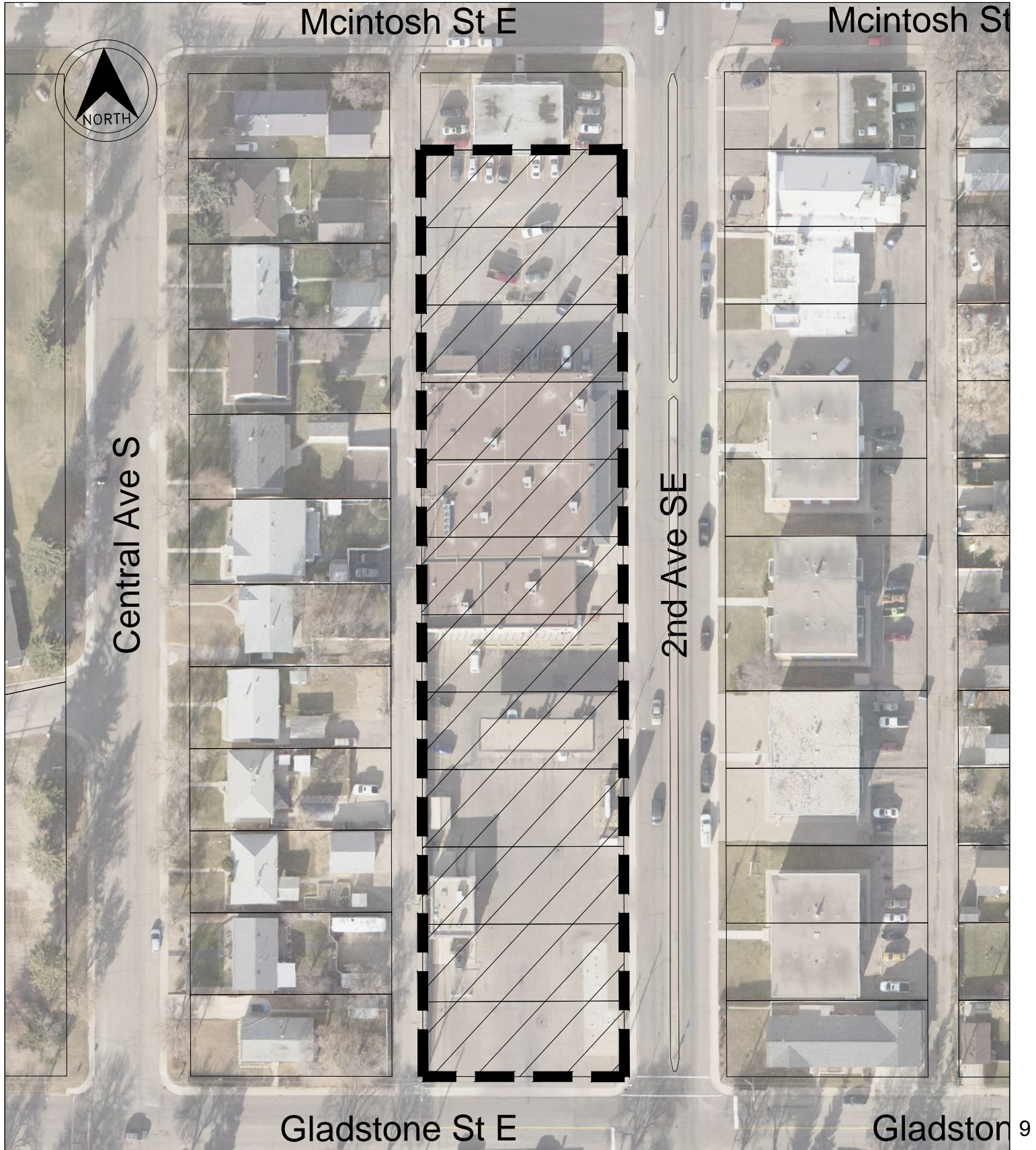
  
\_\_\_\_\_  
**Nicole Spenst, Acting CAO**

# SCHEDULE 'A'

PROPOSED DISCRETIONARY USE  
LIQUOR STORE at SOUTHSIDE CO-OP

350 - 2nd Avenue SE

Lots 2 to 13, Block 36, Plan AD2910







FEDERATED CO-OPERATIVES LIMITED

**NOTES:**  
 1. ALL DIMENSIONS IN MILLIMETERS, UNLESS OTHERWISE NOTED.  
 2. THIS DRAWING IS FOR REFERENCE ONLY. ALL DIMENSIONS SHALL BE CONFIRMED ON SITE BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.  
 3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

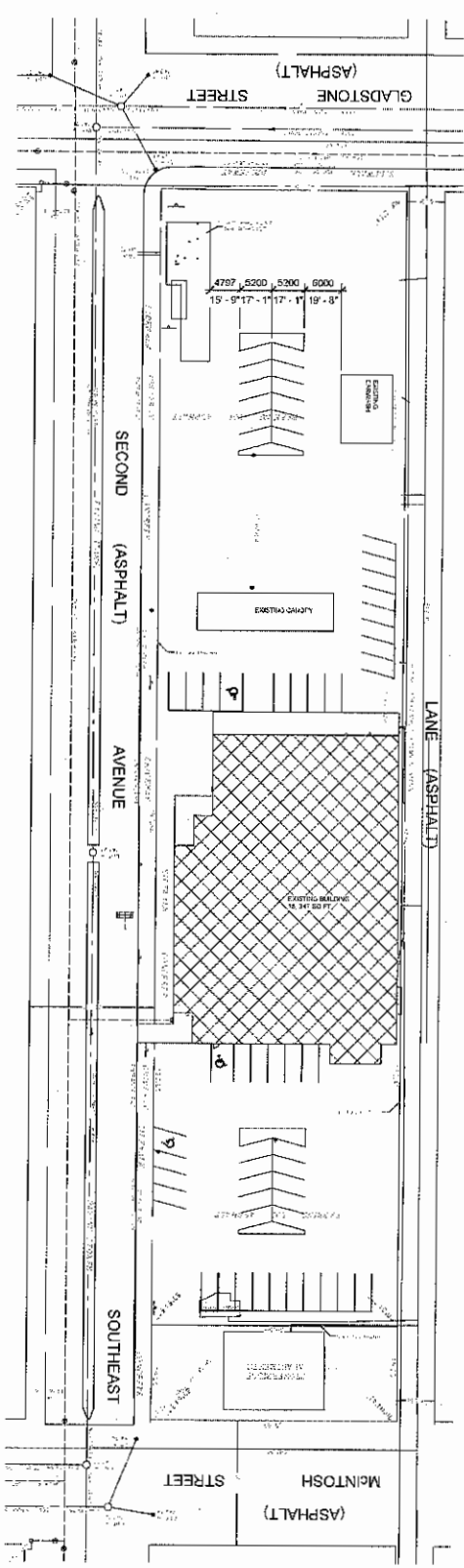
REV #	DATE	LOCATION

**PROJ. #** 23206  
**DATE** 10 AUGUST 2023  
**DRAWN** JHC

**RETAIL:** PIONEER CO-OP  
**FACILITY:** LIQUOR STORE

**LOCATION**  
 LOTS) 3-13  
 BLOCK(S) 38  
 PLAN ADDRESS  
 LEGAL, DESC. 360 2ND AVE SE  
 CHNG ADD. SWIFT CURRENT  
 CITY SASKATOON  
 PROVINCE SASKATCHEWAN

**SHEET** SITE PLANS  
**DWG. #** 101.1 **REV.** E



**PROPOSED SITE PLAN**  
 1  
 1 : 750

**CONCEPTUAL DRAWING**  
 NOT FOR CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

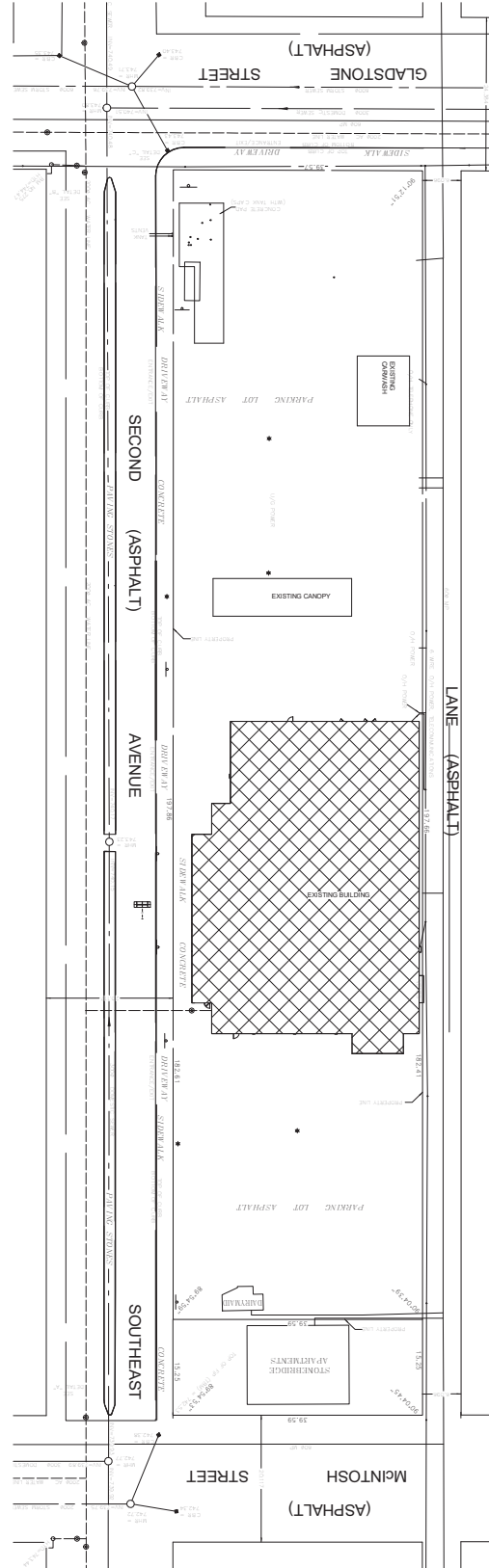
**NOTES:**  
 1. ALL DIMENSIONS IN MILLIMETERS, UNLESS OTHERWISE NOTED.  
 2. THIS DRAWING IS FOR REFERENCE ONLY. ALL DIMENSIONS SHALL BE CONFIRMED, ON SITE, BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.  
 3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

REV #	DATE	LOCATION

**PROJ. #** 23266  
**DATE** 02 AUGUST 2023  
**DRAWN** JHC  
**RETAIL:** PIONEER CO-OP  
**FACILITY:** LIQUOR STORE

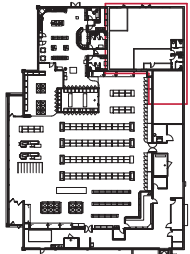
**LOCATION**  
 LOT(S) 2-13  
 BLOCK(S) 38  
 PLAN A028910  
 LEGAL DESC. 380 2ND AVE SE  
 CIVIC ADD. SWIFT CURRENT  
 CITY SASKATCHEWAN  
 PROVINCE SASKATCHEWAN

**SHEET** SITE PLANS  
**DWG. #** 101.1 **REV. D**

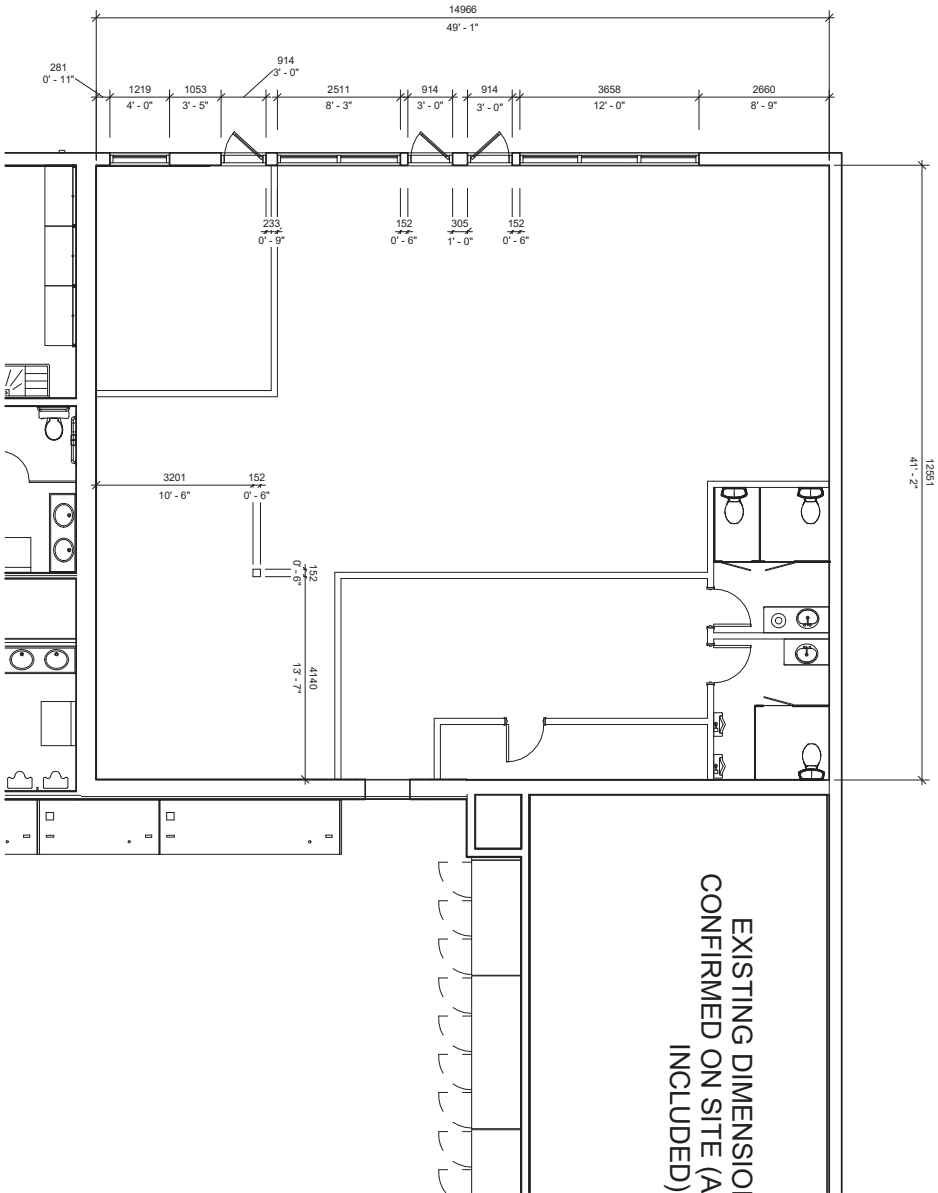


**Proposed Site Plan**  
 1 : 750

**CONCEPTUAL DRAWING**  
 NOT FOR CONSTRUCTION



EXISTING DIMENSIONS TO BE  
 CONFIRMED ON SITE (ANY HEIGHTS  
 INCLUDED)



1  
 1 : 100  
 EXISTING FLOOR PLAN

CONCEPTUAL DRAWING  
 NOT FOR CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

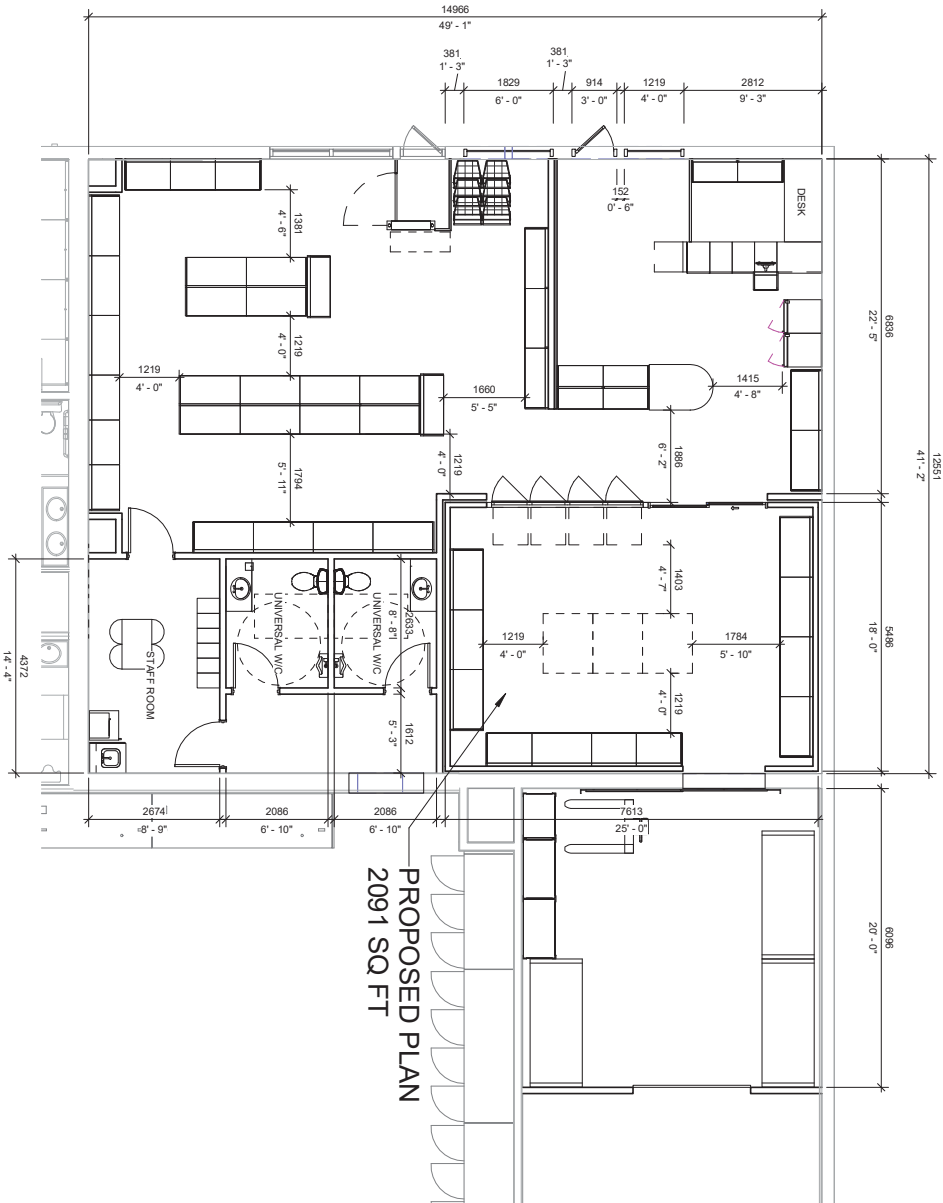
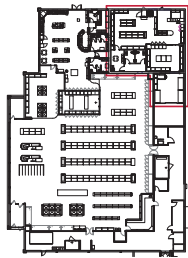
- NOTES:
1. ALL DIMENSIONS IN MILLIMETERS, UNLESS OTHERWISE NOTED.
  2. THIS DRAWING IS FOR REFERENCE ONLY. ALL DIMENSIONS SHALL BE CONFIRMED, ON SITE, BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.
  3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

REV #	DATE	LOCATION

PROJ. # 23266  
 DATE 02 AUGUST 2023  
 DRAWN JHC  
 RETAIL: PIONEER CO-OP  
 FACILITY: LIQUOR STORE

LOCATION  
 LOT(S) 2-13  
 BLOCK(S) 38  
 PLAN A02910  
 LEGAL DESC.  
 C/MC ADD. 380 2ND AVE SE  
 CITY SWIFT CURRENT  
 PROVINCE SASKATCHEWAN

SHEET EXISTING FLOOR PLAN  
 DWG. # 104.1 REV. D



1  
1:100  
PROPOSED FLOOR PLAN

**CONCEPTUAL DRAWING**  
NOT FOR CONSTRUCTION



FEDERATED CO-OPERATIVES LIMITED

**NOTES:**  
1. ALL DIMENSIONS IN MILLIMETERS, UNLESS OTHERWISE NOTED.  
2. THIS DRAWING IS FOR REFERENCE ONLY. ALL DIMENSIONS SHALL BE CONFIRMED, ON SITE, BY THE ARCHITECT BEFORE COMMENCING WORK OR ORDERING MATERIALS.  
3. CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA.

REV.#	DATE	LOCATION

**PROJ. #** 23266  
**DATE** 02 AUGUST 2023  
**DRAWN** JHC  
**RETAIL:** PIONEER CO-OP  
**FACILITY:** LIQUOR STORE

**LOCATION**  
LOT(S) 2-13  
BLOCK(S) 38  
PLAN A02910  
LEGAL DESC. 380 2ND AVE SE  
CIVIC ADD. SWIFT CURRENT  
CITY SASKATCHEWAN  
PROVINCE SASKATCHEWAN

**SHEET** PROPOSED FLOOR PLAN  
**DWG. #** 104.2 **REV. D**

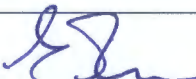


## COMMUNITY POLICING REPORT

To: The Mayor City of Swift Current	From: N.C.O. In Charge Swift Current City Det.	Month of September 2023
		Date Prepared 2023-10-02
		Phone No. (306) 778-4870

### OFFENCES REPORTED AND/OR COMMITTED IN COMMUNITY

VIOLATION	Sept/2023	Sept/2022	Sept/2021	YTD 2023	YTD 2022	YTD 2021
<b>Fatal Motor Vehicle Accident</b>	--	--	--	--	--	--
<b>Injury Motor Vehicle Accident</b>	3	1	1	10	10	6
<b>Reportable Vehicle Accident</b>	4	13	6	79	97	68
<b>Fail to Remain (Hit &amp; Run)</b>	6	10	6	66	74	61
<b>Provincial Traffic Offence</b>	97	220	252	1001	1892	3331
<b>Impaired Driving Offence</b>	10	5	5	83	67	48
<b>Liquor Act</b>	11	6	10	47	51	55
<b>Coroners Act</b>	1	1	1	20	23	14
<b>Mental Health Act</b>	23	20	15	175	174	129
<b>Other Criminal Code</b>	48	34	33	320	301	280
<b>Weapons Offence</b>	2	1	2	23	18	12
<b>Drug Enforcement</b>	6	10	12	61	63	76
<b>Sexual Offences</b>	2	3	2	20	16	22
<b>Robbery/Extortion/Harassment</b>	19	9	12	119	118	142
<b>Assault (excl. Sexual Assault)</b>	22	6	29	121	139	183
<b>Theft Under \$5,000</b>	16	33	10	215	194	96
<b>Theft Over \$5,000</b>	5	2	6	42	27	16
<b>Possession Stolen Property</b>	3	1	2	24	26	14
<b>Mischief</b>	38	35	23	331	237	215
<b>Fraud</b>	15	9	10	119	102	88
<b>Break &amp; Enter – Business</b>	6	1	1	32	8	5
<b>Break &amp; Enter – Residence</b>	2	5	2	32	18	21
<b>Break &amp; Enter - Other</b>	1	1	--	15	5	4
<b>Arson</b>	1	1	--	3	3	1
<b>Missing Person</b>	2	2	6	24	16	28
<b>Peace Bond</b>	--	--	--	--	--	2
<b>Criminal Record Checks</b>	153	148	164	1160	1358	930
<b>Total Occurrences</b>	462	475	444	3989	3694	3735

  
**(E.M. GORDON)**, Staff Sergeant  
 Detachment Commander  
 Swift Current City Detachment