



COUNCIL MEETING
Monday, January 8, 2024
6:30 p.m.
Council Chambers, City Hall

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ADOPTION OF AGENDA

Adoption of Agenda.

ADOPTION OF MINUTES

Adoption of minutes of the regular Council meeting held December 11, 2023.

PROCLAMATIONS

DELEGATIONS

Staff Sergeant Evan Gordon of the Swift Current City RCMP, will attend to discuss RCMP issues.

PUBLIC HEARINGS/PUBLIC NOTICE MATTERS/ORDERS

ITEMS FOR ACTION

- 1** Accounts.
- 9** Report regarding Proposed Development Agreement: DC3–C2 Direct Control District Lots 1 and 2, Block B, Plan 101933759 - 2100 block of Saskatchewan Drive (Cypress Professional Center Ltd.)
- 17** Report regarding Proposal to Consolidate Lots 12 and 13, Block 119 Plan A3994 (416 – 5th Avenue NW).
- 20** Report regarding Proposal to Subdivide Parcel D, Plan 71SC07031 (1701 and 1761 North Service Road E).
- 23** Report regarding Appointment of Building Official.

REPORTS FOR INFORMATION



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BYLAWS

- 25** Bill No. 17 – 2023 A Bylaw to adjust the electric current usage rates attached as Schedule “A” to Bylaw No. 6 – 1989, being the Electrical Utility Bylaw.
Notice given December 11, 2023.
Will receive three readings – Councillor Switzer.

UNFINISHED BUSINESS

NEW BUSINESS

COMMUNICATIONS

ITEMS REQUESTED TO BE DISCUSSED EN CAMERA

- 31** Request regarding City Property.

REPORTS OF COUNCIL MEMBERS/ENQUIRIES

ADJOURNMENT

NEXT MEETING DATE:

Monday, January 22, 2024 – 6:30 p.m.

COMMUNITY POLICING REPORT

To: The Mayor City of Swift Current	From: N.C.O. In Charge Swift Current City Det.	Months of October to December 2023
		Date Prepared 2024-01-04
		Phone No. (306) 778-4870

OFFENCES REPORTED AND/OR COMMITTED IN COMMUNITY

VIOLATION	Oct to Dec/2023	Oct to Dec/2022	Octo to Dec/2021	YTD 2023	YTD 2022	YTD 2021
Fatal Motor Vehicle Accident	--	--	--	--	--	--
Injury Motor Vehicle Accident	2	4	5	11	14	11
Reportable Vehicle Accident	28	41	46	107	138	113
Fail to Remain (Hit & Run)	21	32	22	76	106	83
Provincial Traffic Offence	550	381	949	1560	2252	4299
Impaired Driving Offence	32	21	10	112	88	58
Liquor Act	14	6	16	58	57	71
Coroners Act	8	12	8	29	35	21
Mental Health Act	49	56	68	231	230	197
Other Criminal Code	98	101	85	433	404	369
Weapons Offence	7	7	2	29	25	18
Drug Enforcement	13	28	21	77	91	104
Sexual Offences	8	11	13	29	27	48
Robbery/Extortion/Harassment	46	42	24	164	160	167
Assault (excl. Sexual Assault)	51	63	64	167	201	252
Theft Under \$5,000	42	78	60	260	272	164
Theft Over \$5,000	10	10	9	52	37	25
Possession Stolen Property	8	11	4	34	37	21
Mischief	96	90	86	427	325	302
Fraud	41	30	23	164	132	114
Break & Enter – Business	4	14	2	37	22	7
Break & Enter – Residence	5	7	10	38	25	31
Break & Enter - Other	3	1	3	18	6	7
Arson	1	1	1	4	4	2
Missing Person	4	5	10	29	24	38
Peace Bond	--	--	1	--	1	3
Criminal Record Checks	376	311	414	1536	1669	1344
Total Occurrences	1236	1236	1246	5225	4930	4981

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

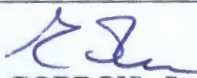
DELEGATION

COMMUNITY POLICING REPORT

To: The Mayor City of Swift Current	From: N.C.O. In Charge Swift Current City Det.	Month of December 2023
		Date Prepared 2024-01-04
		Phone No. (306) 778-4870

OFFENCES REPORTED AND/OR COMMITTED IN COMMUNITY

VIOLATION	Dec/2023	Dec/2022	Dec/2021	YTD 2023	YTD 2022	YTD 2021
Fatal Motor Vehicle Accident	--	--	--	--	--	--
Injury Motor Vehicle Accident	--	2	2	11	14	11
Reportable Vehicle Accident	7	21	29	107	138	113
Fail to Remain (Hit & Run)	7	11	7	76	106	83
Provincial Traffic Offence	181	101	216	1560	2252	4299
Impaired Driving Offence	10	11	2	112	88	58
Liquor Act	1	--	8	58	57	71
Coroners Act	4	7	4	29	35	21
Mental Health Act	12	11	24	231	230	197
Other Criminal Code	27	26	32	433	404	369
Weapons Offence	4	2	--	29	25	18
Drug Enforcement	4	5	6	77	91	104
Sexual Offences	1	3	2	29	27	48
Robbery/Extortion/Harassment	19	11	6	164	160	167
Assault (excl. Sexual Assault)	14	22	25	167	201	252
Theft Under \$5,000	15	21	16	260	272	164
Theft Over \$5,000	1	3	1	52	37	25
Possession Stolen Property	2	3	1	34	37	21
Mischief	31	22	32	427	325	302
Fraud	16	10	9	164	132	114
Break & Enter – Business	1	3	--	37	22	7
Break & Enter – Residence	2	4	3	38	25	31
Break & Enter - Other	1	--	--	18	6	7
Arson	--	--	--	4	4	2
Missing Person	2	--	4	29	24	38
Peace Bond	--	--	--	--	1	3
Criminal Record Checks	78	80	117	1536	1669	1344
Total Occurrences	401	391	390	5225	4930	4981



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

December 18, 2023

TO: Council

FROM: Kari Cobler, General Manager of Corporate Services

RE: Accounts

Enclosed are the General Revenue Fund Disbursements for the period
Nov 30 - Dec 12, 2023

	<u>Current</u>	<u>Year to Date</u>
Regular Accounts (2023)	187,225.60	4,713,049.19
Payroll Benefits	261,984.30	9,121,480.60
School Payments (Holy Trinity RCSSD #22)	103,289.36	1,392,597.28
School Payments (Minister of Finance)	440,572.55	7,068,628.95
Sask Power - (Energy Purchase)	865,459.04	14,645,351.68
Sask Power - (Energy Assist Program)	-	393,601.83
Sask Power	-	164,000.48
SaskEnergy	-	629,290.91
SaskTel	-	183,960.02
General Contractors:		
AB Firetech Ltd	-	28,961.58
Anixter	-	417,825.18
Armstrong Implement Next Gen	-	149,808.06
Associated Engineering	-	83,657.97
Avenu Insights & Analytics	-	22,813.80
B & A Petroleum	54,678.28	728,029.29
Big Hill Services	-	26,314.38
Blenders	-	22,550.00
Brandt Tractor Ltd	-	28,614.71
Brett Young	-	13,316.40
Bridal Builders Inc	-	360,372.60
Cache Tactical	-	10,821.52
CDW Canada	-	131,119.09
Ceridian Canada Ltd	-	128,016.00
C&E Pilling Ltd	-	31,912.50
Chemtrade West	-	351,383.37
Chinook Regional Library	-	453,713.00
Clark's Supply & Service Ltd	-	45,414.79
Clartech Industries Inc	17,072.58	341,711.41
Clifton Engineering Group	-	18,368.66
Cloudpermit Inc	-	21,090.00
Comm Centre	-	64,650.42
Crutch's Plumbing & Heating	-	48,621.47
Cummins Western Canada	-	19,185.59
Cypress Health Region	-	327,726.40
Decor Complete Ltd	12,987.00	55,696.24
Delco Automation Inc	-	56,127.15
Directdial.com	-	36,844.41
Duncan Roofing	-	709,352.16
Early's Farm & Garden Inc	-	54,724.53

Econolite Canada Inc	-	19,764.27
Elmwood Golf Course	-	22,654.62
Eecol Electric Ltd	-	182,616.87
Emco	-	118,455.46
Engo Equipment Sales Inc	-	184,257.53
Envirocare Entironmental Services	10,470.02	10,470.02
Fieldstone Energy Ltd	-	54,037.81
Finning Canada	-	431,788.72
Flocor Inc	-	29,808.61
Fort Garry Fire Trucks Ltd	-	18,509.16
FP Teleset	-	110,250.00
Frontier Builders	-	25,923.63
Garrison Flood Control LLC	-	18,161.07
Gescan	-	44,788.45
Gordon Ralph Tams	-	22,779.72
GFL Environmental Inc	-	736,385.52
Giesbrecht, Leslie	-	155,016.18
Golden West Broadcasting	-	46,766.23
GP Fiberglass Ltd	-	13,320.00
Granicus LLC	-	12,580.97
Grassroots Landscaping	-	28,693.83
Guillevin International	-	66,099.19
Hach Sales & Service Canada	11,020.88	98,732.97
HBI Office Plus Inc	-	71,815.10
Hiebert, Shawn	-	50,255.25
Hydrodig Canada Inc	-	17,692.31
Imaginit Saskatchewan	-	20,794.52
Industrial Machine Inc	-	33,603.15
Industrial Software Solutions	-	12,258.92
Insight Canada Inc	-	103,502.01
Inventronics Ltd	-	60,597.60
Jesstec Industries	-	13,403.08
JMP Solutions	-	15,708.00
John Brooks Company Ltd	-	26,146.21
Kanuka Thuringer	-	51,674.54
KGS Group Consulting Engineers	-	18,281.81
KK Golf Management	-	448,237.94
Knudsen Excavating	-	853,914.20
Lakeshore Tree Farms Ltd	-	29,448.95
Lee's Tree Care & Landscaping	-	72,970.03
Leeville Construction Ltd	-	1,818,150.05
Len's Plumbing & Heating	-	181,729.11
Line Star Utility Supply	-	20,857.85
LK Holdings	-	62,193.41
Macmor Industries Ltd	-	72,936.64
Martin Deerline	-	92,765.67
Mckercher LLP	-	4,884,000.00
Melhoff Electric	-	60,363.95
Microage	-	228,379.80
Mid Continental Pump Supply	-	23,384.95

MNP LLP	-	68,310.17
Mobile Paving	-	14,779.72
Morley Johannesson	-	124,415.46
Moskal Mechanical 2009 Ltd	-	77,020.33
Nodge Manufacturing (88) Ltd	-	57,677.30
Norwood Tent & Awning Inc	-	30,505.30
Nutrien Ag-crop Products	-	13,742.40
Oracle Corporation Canada Inc	-	330,599.86
Pattison Agriculture	-	16,539.00
Paradise Pools	-	23,622.41
PerfectMind	-	15,262.50
Playgrounds -R-US	-	115,961.70
Prairie Controls Ltd	-	27,157.54
Prairie Rubber Paving	-	106,940.50
Pre-Con Ltd	-	53,173.84
P3 Architecture	-	15,219.00
Quality Tire Service	-	13,874.40
Ravic LLC	-	10,000.00
Rawhide Supplements Ltd	-	18,129.91
Redhead Equipment Ltd	-	35,270.47
RCMP	988,139.00	3,735,045.70
Rhino Technical Services Inc	-	47,175.19
Rimkus - IRC Building Sciences	-	28,350.00
Riverdene Garden Centre	-	31,511.37
Riverside Electric Ltd	-	302,081.23
Rock Solid Trucking	-	154,425.37
Rocky Mountain Phoenix	-	31,167.98
Sask Asphalt Maintenance Ltd	-	106,820.85
Saskatchewan Abilities Council	-	630,267.48
Saskatchewan Public Safety Agency	-	30,778.13
SaskPower	-	10,500.00
Servicemaster Clean of Swift Current	-	29,072.05
SGL	-	130,051.07
Shercom Industries	-	130,817.74
Shermco Industries Canada	-	63,403.20
Siteone Landscape	-	21,678.12
SLR Consulting (Canada) Ltd	-	35,700.00
Souris Valley Industries	-	20,380.71
Southern Coring & Cutting Service	87,068.11	127,422.16
Southwest Cultural Development Group	-	63,750.00
Southwest Paving Ltd	-	141,256.38
Speedy Creek Mechanical	-	27,551.52
Speedy Creek Yard Maintenance	-	56,817.00
Standard Dodge	-	84,978.98
Stevenson Industrial Refridgeration	-	33,156.84
SUMA	-	21,053.59
Summit Valve & Controls	-	32,816.04
Superior North America	-	28,265.81
Swift Current Diesel	17,569.10	21,963.07
Swift Current Lions Club	-	12,000.00

Swift Current Professional Janitorial	-	48,932.50
Swift Plumbing & Heating	-	34,284.44
Tetra Tech Canada Inc	-	18,823.56
Top Shot Concrete Inc	-	86,247.00
Tourism Swift Current	-	113,375.00
Triways Disposal Services	-	1,205,354.14
True Grit Fencing	-	20,631.36
United Motor Electric	-	51,570.52
United Paving	-	2,133,072.91
Vertex Inc	-	10,353.00
Vigilant Consulting Services	-	281,940.00
Vitae Environment	-	87,884.82
Voth's Brandsource	-	18,900.42
Western Underground Consulting	-	73,121.25
Westvac Industrial Ltd	-	32,784.23
Wheatland Machine Shop	-	73,596.20
Wilf's Oilfield Service (87) Ltd	-	31,812.60
Wiebe Contracting Ltd	-	106,188.00
Wolseley/Westburne	-	37,247.74
WSP Canada Group Ltd	-	60,867.83
Xerox Canada Ltd	-	50,911.40
Y & K Cleaning Ltd	-	115,682.54
Zoho Corp	-	14,558.26
TOTAL	<u>\$ 3,057,535.82</u>	<u>\$ 66,964,228.61</u>

RECOMMENDATION:

I recommend that \$3,057,535.82 in disbursements be approved.

REPORT PREPARED BY:

Lisa Hagen, Accounts Payable Supervisor

SIGNATURE: 

APPROVAL: 

I concur with the recommendation



 Jim Jones, CAO

December 28, 2023

TO: Council
FROM: Kari Cobler, General Manager of Corporate Services
RE: Accounts

Enclosed are the General Revenue Fund Disbursements for the period
Dec 13 - 28, 2023

	<u>Current</u>	<u>Year to Date</u>
Regular Accounts (2023)	325,329.43	4,856,723.76
Payroll Benefits	256,135.83	9,377,616.43
School Payments (Holy Trinity RCSSD #22)	-	1,392,597.28
School Payments (Minister of Finance)	-	7,068,628.95
Sask Power - (Energy Purchase)	340,896.66	14,986,248.34
Sask Power - (Energy Assist Program)	-	393,601.83
Sask Power	27,381.60	191,382.08
SaskEnergy	69,390.34	698,681.25
SaskTel	-	192,102.35
General Contractors:		
AB Firetech Ltd	-	28,961.58
Altec Industries Ltd	57,177.90	77,717.75
Anixter	-	417,825.18
Armstrong Implement Next Gen	-	150,996.81
Associated Engineering	-	89,649.92
Avenu Insights & Analytics	-	22,813.80
B & A Petroleum	-	737,036.63
Big Hill Services	-	26,314.38
Blenders	-	22,550.00
Brandt Tractor Ltd	-	28,614.71
Brett Young	-	13,316.40
Bridal Builders Inc	-	360,372.60
Cache Tactical	-	10,821.52
CDW Canada	-	131,291.42
Ceridian Canada Ltd	-	133,774.96
C&E Pilling Ltd	-	31,912.50
Chemtrade West	17,564.78	368,948.15
Chinook Regional Library	-	453,713.00
Clark's Supply & Service Ltd	-	45,414.79
Clartech Industries Inc	16,924.25	358,635.66
Clifton Engineering Group	-	18,368.66
Cloudpermit Inc	-	21,090.00
Comm Centre	-	68,399.53
Crutch's Plumbing & Heating	-	48,621.47
Cummins Western Canada	-	19,185.59
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Decor Complete Ltd	-	55,696.24
Delco Automation Inc	22,166.70	78,293.85
Directdial.com	-	36,844.41
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Early's Farm & Garden Inc	-	54,724.53
Econolite Canada Inc	-	19,764.27
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Eecol Electric Ltd	-	182,616.87
Emco	-	121,774.36
Engo Equipment Sales Inc	-	184,257.53
Envirocare Environmental Services	-	10,470.02
Fabro Ltd	11,999.10	22,104.27
Fieldstone Energy Ltd	-	54,037.81
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Flocor Inc	-	29,808.61
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FP Teleset	-	110,250.00
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Garrison Flood Control LLC	-	18,161.07
Gescan	-	44,788.45
Gordon Ralph Tams	-	22,779.72
GFL Environmental Inc	46,206.80	782,592.32
Giesbrecht, Leslie	-	155,016.18
Golden West Broadcasting	-	48,202.63
GP Fiberglass Ltd	-	13,320.00
Granicus LLC	-	12,580.97
Grassroots Landscaping	-	28,693.83
Great Plains College	10,765.00	42,486.21
Guillevin International	-	66,099.19
Hach Sales & Service Canada	-	98,732.97
HBI Office Plus Inc	10,046.74	81,861.84
Hiebert, Shawn	-	50,255.25
Hydrodig Canada Inc	-	17,692.31
Imaginit Saskatchewan	-	20,794.52
Industrial Machine Inc	39,744.13	73,347.28
Industrial Software Solutions	-	12,258.92
Insight Canada Inc	-	111,361.94
Inventronics Ltd	-	60,597.60
Jesstec Industries	-	13,403.08
JMP Solutions	-	15,708.00
John Brooks Company Ltd	-	26,146.21
JS Industries	61,141.50	61,141.50
Kanuka Thuringer	-	55,212.69
KGS Group Consulting Engineers	-	18,281.81
KK Golf Management	-	455,795.98
Knudsen Excavating	-	853,914.20
Lakeshore Tree Farms Ltd	-	29,448.95
Lee's Tree Care & Landscaping	-	72,970.03
Leeville Construction Ltd	244,017.56	2,062,167.61
Len's Plumbing & Heating	-	181,809.59
Line Star Utility Supply	-	20,857.85
LK Holdings	-	62,193.41
Macmor Industries Ltd	-	76,213.95
Martin Deerline	-	92,765.67

Mckercher LLP	-	4,884,000.00
Melhoff Electric	-	60,363.95
Microage	-	228,379.80
Mid Continental Pump Supply	-	23,384.95
MNP LLP	21,915.00	90,225.17
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Norwood Tent & Awning Inc	-	30,505.30
Nutrien Ag-crop Products	-	13,742.40
Oracle Corporation Canada Inc	-	330,599.86
Pattison Agriculture	-	16,539.00
Paradise Pools	-	23,622.41
PerfectMind	-	15,262.50
Playgrounds -R-US	-	115,961.70
Prairie Controls Ltd	-	27,157.54
Prairie Pioneer Independent Housing Inc	20,000.00	20,060.00
Prairie Rubber Paving	-	106,940.50
Pre-Con Ltd	-	53,173.84
Professional Drywalling	20,019.96	20,019.96
P3 Architecture	-	15,219.00
Quality Tire Service	-	13,874.40
Ravic LLC	-	10,000.00
Rawhide Supplements Ltd	-	18,129.91
Redhead Equipment Ltd	19,450.13	54,720.60
RCMP	-	3,735,045.70
Rhino Technical Services Inc	-	56,346.17
Rimkus - IRC Building Sciences	-	28,350.00
Riverdene Garden Centre	-	31,511.37
Riverside Electric Ltd	62,618.91	364,700.14
Rock Solid Trucking	-	154,425.37
Rocky Mountain Phoenix	-	33,485.66
Sask Asphalt Maintenance Ltd	-	106,820.85
Saskatchewan Abilities Council	56,157.14	686,424.62
Saskatchewan Housing Corporation	12,020.28	12,020.28
Saskatchewan Public Safety Agency	-	30,778.13
SaskPower	-	10,500.00
Servicemaster Clean of Swift Current	-	29,072.05
SGI	-	130,051.07
Shercom Industries	-	130,817.74
Shermco Industries Canada	-	63,403.20
Siteone Landscape	-	21,678.12
SLR Consulting (Canada) Ltd	-	35,700.00
Souris Valley Industries	-	20,380.71
Southern Coring & Cutting Service	-	127,422.16
Southwest Cultural Development Group	-	63,750.00
Southwest Paving Ltd	-	141,256.38
Speedy Creek Mechanical	-	28,229.09
Speedy Creek Yard Maintenance	-	58,552.13

Standard Dodge	-	88,829.32
Stevenson Industrial Refridgeration	-	33,156.84
SUMA	-	21,096.67
Summit Valve & Controls	-	32,816.04
Superior North America	-	31,982.52
Swift Current Diesel	16,197.86	38,160.93
Swift Current Lions Club	-	12,000.00
Swift Current Professional Janitorial	-	54,482.50
Swift Plumbing & Heating	-	34,700.69
Tetra Tech Canada Inc	-	18,823.56
Top Shot Concrete Inc	-	86,247.00
Tourism Swift Current	-	113,375.00
Triways Disposal Services	108,779.39	1,314,133.53
True Grit Fencing	-	20,631.36
United Motor Electric	-	58,974.72
United Paving	-	2,133,072.91
Vertex Inc	-	10,353.00
Vigilant Consulting Services	71,832.86	353,772.86
Vitae Environment	-	87,884.82
Voth's Brandsource	-	19,728.38
Western Underground Consulting	-	73,121.25
Westvac Industrial Ltd	-	32,784.23
Wheatland Machine Shop	-	74,889.36
Wiebe Contracting Ltd	-	108,214.28
Wilf's Oilfield Service (87) Ltd	-	31,812.60
Windscape Kite Club	22,851.00	23,701.00
Wolseley/Westburne	-	37,247.74
WSP Canada Group Ltd	-	65,523.01
Xerox Canada Ltd	-	58,464.69
Y & K Cleaning Ltd	10,224.21	125,906.75
Zoho Corp	-	14,558.26
TOTAL	\$ 1,998,955.06	\$ 68,963,183.67

RECOMMENDATION:

I recommend that \$1,998,955.06 in disbursements be approved.

REPORT PREPARED BY:

Lisa Hagen, Accounts Payable Supervisor

SIGNATURE:



APPROVAL:



I concur with the recommendation



 Jim Jones, CAO



City of Swift Current

C.A.O. Report

Date: January 2, 2024

To: Chief Administrative Officer

From: Development Officer, Planning

Subject: **Proposed Development Agreement: DC3–C2 Direct Control District
Lots 1 and 2, Block B, Plan 101933759
2100 block of Saskatchewan Drive (Cypress Professional Center Ltd.)**

BACKGROUND

The City has received a Development Permit application from Cypress Professional Center Ltd., the Developer of vacant lands located at 2101 and 2151 Saskatchewan Drive. This site is zoned as a Direct Control Neighbourhood Commercial District for Saskatchewan Valley, which allows for a mix of commercial and residential land uses. The development standards and site regulations are from a primary zone: the R3–High Density Multi-Unit Dwelling Residential District applies to apartment buildings, and the C2–Neighbourhood Commercial District applies to all other uses.

These standards and regulations may be varied by City Council in a development agreement when consistent with the intent of the Zoning Bylaw and Official Community Plan. To approve any variance, Council may include certain conditions in the agreement that provide for considerations such as public use areas or amenities.

DISCUSSION

The Developer is requesting certain relaxations to the site regulations for this location. The plans attached as Schedule ‘A’ of the proposed Development Agreement are from the Development Permit application for 2101 Saskatchewan Drive (Lot 2) and 2151 Saskatchewan Drive (Lot 1). The Developer is proposing to construct a three-storey 24-unit apartment building on Lot 2 with a portion of the parking area located in the front-yard. For an apartment building in a typical R3 District, on-site parking is only permitted in the side- or rear-yards. However, front-yard parking would have been allowed here for commercial development, and the concern for traffic impact or view aesthetics isn’t present here as it would have been with a typical R3 District surrounded by low density residential uses. It’s requested that the parking as shown be allowed in the proposed Development Agreement.

The plans also show that another building is planned for Lot 1 in a future phase of development. While the specific uses and height of the building are yet to be determined, the initial intent is for the same type of apartment building as Lot 2. In any case, the building footprint and site layout will generally be as shown on the plans, including a 1.57m side-yard setback from the common property boundary. For an apartment building in a typical R3 District, the minimum side-yard setback from a property line is three-quarters the height of the building side wall. For commercial uses, the same property line would require a 1.5m setback regardless of building height.

If the Developer decides to move forward with a similar three-storey 24-unit apartment building, the side-yard required along this boundary would need to be a minimum of 2.1m. The building would need to be lowered in height to accommodate a 1.5m setback. This would reduce the number of apartment units that could be developed, which is not a desired effect for either the Developer or the City. Since the side-yard requirement here for commercial uses is about the same as shown on the plans, and the driving lane would separate the two buildings by 6.1m, it's requested that the side-yard as shown also be allowed in the proposed Development Agreement.

To approve these relaxations, the Developer has agreed to provide the City with an area for a future bus stop location, as shown on Schedule 'B' of the proposed Development Agreement. As an arterial street, public transit service along Saskatchewan Drive will likely increase in use as this area of the City grows. Securing a potential spot for a bus stop area here now will add to the available options if the City determines the need.

RECOMMENDATION

THAT City Council approve the attached Development Agreement with Cypress Professional Center Ltd. for 2101 and 2151 Saskatchewan Drive, and authorize the Mayor and City Clerk to sign the said Agreement.



Kathy Dand, Development Officer
/KD/Attachment

CAO Recommendation:

I concur with the recommendation.



Jim Jones, CAO

THIS AGREEMENT MADE IN DUPLICATE THIS ____ DAY OF _____, 2024
(the “Development Agreement”)

BETWEEN: **CYPRESS PROFESSIONAL CENTER LTD.**
a limited company incorporated pursuant to the laws
of the province of Saskatchewan

(hereinafter “**THE DEVELOPER**”)

AND: **CITY OF SWIFT CURRENT**
a municipal corporation incorporated pursuant to the
laws of the province of Saskatchewan

(hereinafter called “**THE CITY**”)

DEVELOPMENT AGREEMENT

WHEREAS:

- A. The Developer is the registered owner of lands in the city of Swift Current described as follows:
 - Lot 1, Block B, Plan 101933759
Surface Parcel No. 163770756
 - Lot 2, Block B, Plan 101933759
Surface Parcel No. 163770745(hereinafter the “**Subject Property**”);
- B. The Subject Property is located in the DC3–C2 Direct Control Neighbourhood Commercial District for Saskatchewan Valley under the City of Swift Current Zoning Bylaw No. 24-2014.
- C. The Developer is proposing to develop the Subject Property for residential apartment buildings, as shown on the plans attached as Schedule ‘A’.
- D. To accommodate the side yard setbacks and the parking lot in the front yard as shown on these plans, the Developer requires a special provision in a Development Agreement in accordance with the Zoning Bylaw.

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the mutual covenants and agreements herein and subject to the terms and conditions in this agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The recitals above are true and correct and form part of this Development Agreement and this Development Agreement shall be interpreted and construed in light thereof.

2. The following are the schedules attached to and incorporated by reference to this Development Agreement:

Schedule A: The Subject Property

Schedule B: The Bus Stop Area

3. Subject to the further terms of this Development Agreement, the City will allow the front yard parking lot as outlined and described in the attached **Schedule “A”**

4. In consideration of the City allowing the side yard setbacks and the front yard parking lot referred to above, the Developer shall grant an easement to the City for the use of a portion of the Subject Property as outlined in the plan attached hereto as **Schedule “B”** for a public transit bus stop area (the **“Bus Stop Area”**).

5. The parties acknowledge and agree that the Bus Stop Area may include features such as trees, shrubs, benches, refuse containers, lighting, and other features the City may wish to include to improve the bus stop area. The City will consult with the Developer prior to the installation of these features, however the final decision of the features to be installed within the Bus Stop Area shall be at the sole discretion of the City.

6. The Developer acknowledges and agrees that the general public will be allowed access to and use of the Bus Stop Area as part of the municipal transit system.

7. The Developer agrees that the development will comply with all other requirements of the Zoning Bylaw and the Development Permit.

8. The City may, at its sole cost, register at the Saskatchewan land titles registry an interest against title to the Subject Property evidencing the easement granted in support of this Development Agreement and to further secure the conditions and covenants found herein.

9. At any time after the execution of this Development Agreement but prior to the registration of the City’s interest against the Subject Property, the Developer shall notify prospective purchasers and users of the Subject Property of the existence of the future easement and Bus Stop Area.

10. Neither this Development Agreement nor any rights or obligations hereunder shall be assignable by any party without the prior written consent of each of the other parties hereto.

11. The Developer represents and warrants to the City that:

(a) The Developer has all necessary power and capacity to enter into this agreement and to carry out its obligations hereunder and this Development Agreement has been duly authorized, executed and delivered by the Developer and constitutes a legal, valid and binding obligation of the Developer; and

(b) all necessary corporate actions and proceedings have been taken by the Developer to permit the due and valid execution of this Development Agreement.

12. This Agreement shall enure to the benefit of and be binding upon the Developer and the City and their respective successors and assigns and on the present and subsequent registered owners of the Subject Property and their respective successors and assigns.

IN WITNESS WHEREOF the Developer has hereunto affixed its corporate seal, duly attested by the hands of its proper officers on the day and year first above written.

CYPRESS PROFESSIONAL CENTER LTD.

SIGNED, SEALED and DELIVERED)
by the Grantor)
in the presence of:)
)
)
)
)

Witness

Name: _____
Position: _____

IN WITNESS WHEREOF the City has hereunto affixed its corporate seal, duly attested by the hands of its proper officers on the day and year first above written.

CITY OF SWIFT CURRENT

Mayor

SEAL

City Clerk

SCHEDULE 'A'

SUBJECT PROPERTY



COPYRIGHTS
 ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE PROPERTY OF MIDWEST DESIGN & CONSTRUCTION LTD. NO PART OF THIS DRAWING OR ANY REPRODUCTION OF DRAWINGS AND DOCUMENTS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MIDWEST DESIGN & CONSTRUCTION LTD. THIS DRAWING AND DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND SHALL NOT BE USED FOR CONSTRUCTION AND NOT TO BE USED FOR CONSTRUCTION.

DRAWING REVIEW
 ENGINEERING REVIEW: THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REVIEWS. ALL REVIEWS, COMMENTS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE PROJECT MANAGER BY THE DATE SPECIFIED BY THE PROJECT MANAGER.

REVISIONS		
NO.	BY	DATE
1		
2		
3		
4		
5		

PROJECT MANAGER
DAVID LERNER

NOTES

1185 50 STREET SOUTH WEST
 MEDICINE HAT, ALBERTA
 T1B 3N3
 TEL: 403-526-0925

DATE: JUNE 15 / 2023
 DRAWN BY: K.A.

PROJECT
 CYPRESS APTS

DRAWING TITLE
 INDEX

PROJECT ADDRESS
 LT 1 & 2 BLOCK B
 PLAN 10183370
 SHEET CURRENT
 SASKATCHEWAN

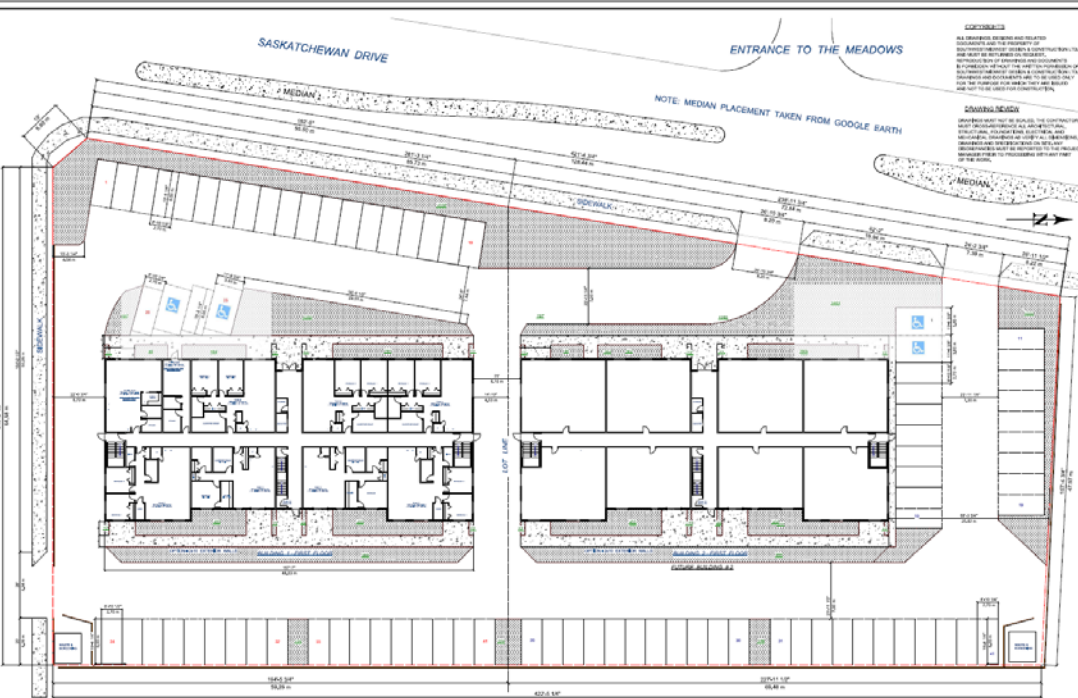
LAND USE

JOB NUMBER

DRAWING NUMBER
 A-1

CYPRESS APARTMENTS

- INDEX:
- A-1 COVER SHEET
 - A-2 SITE PLAN
 - A-4 UTILITIES
 - A-5 1st FLOOR PLAN - BLDG 1
 - A-6 2nd FLOOR PLAN - BLDG 1
 - A-7 3rd FLOOR PLAN - BLDG 1
 - A-8 FOUNDATION PLAN - BLDG - 1
 - A-9 ELEVATIONS - BLDG 1
 - A-10 CROSS SECTION
 - A-11 AERIAL VIEW



REVISIONS		
NO.	BY	DATE
1		
2		
3		
4		
5		

PROJECT MANAGER
DAVID LERNER

NOTES

1185 50 STREET SOUTH WEST
 MEDICINE HAT, ALBERTA
 T1B 3N3
 TEL: 403-526-0925

DATE: JUNE 15 / 2023
 DRAWN BY: K.A.

PROJECT
 CYPRESS APTS

DRAWING TITLE
 SITE PLAN

PROJECT ADDRESS
 LT 1 & 2 BLOCK B
 PLAN 10183370
 SHEET CURRENT
 SASKATCHEWAN

LAND USE

JOB NUMBER

DRAWING NUMBER
 A-2

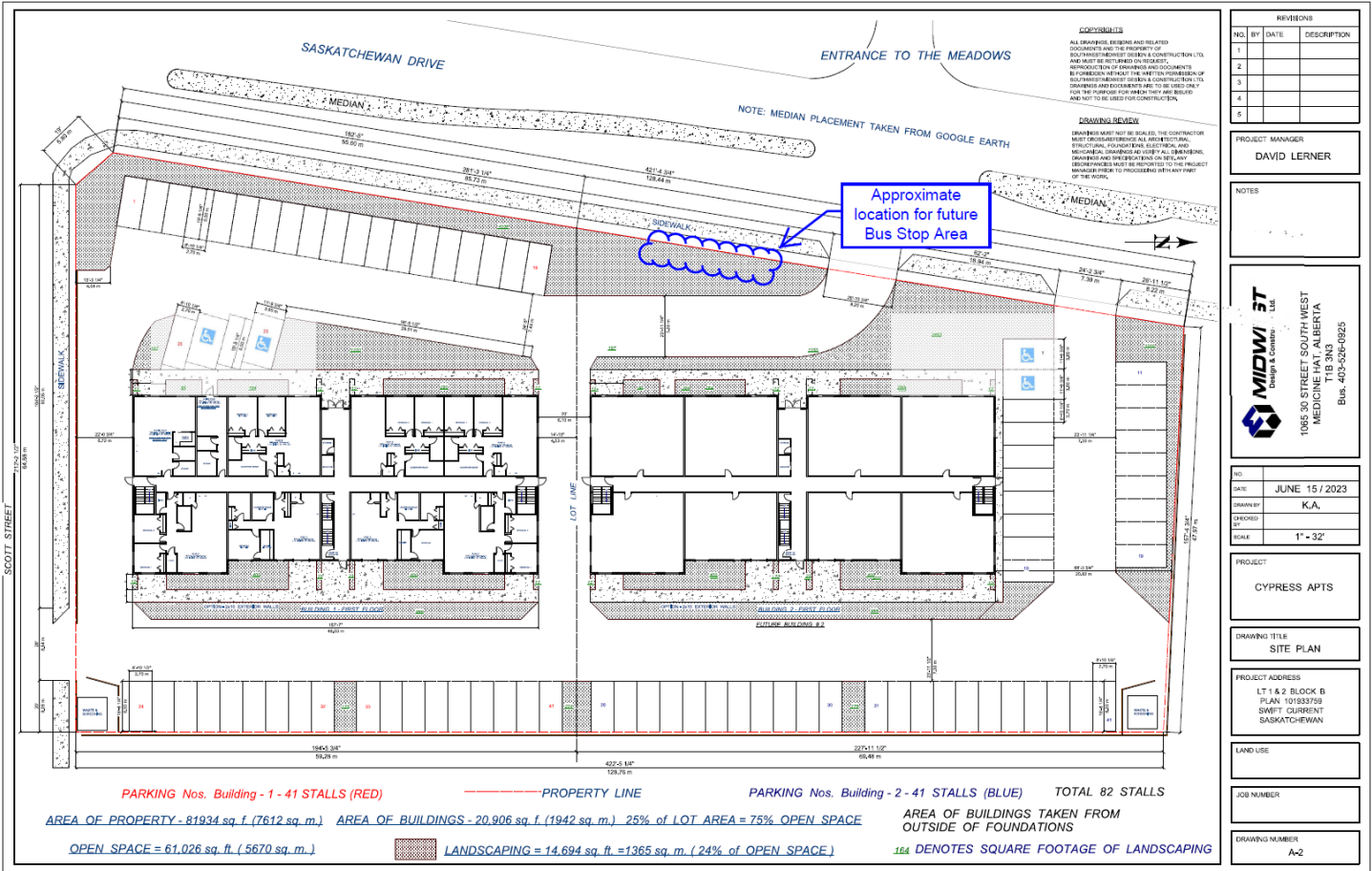
PARKING Nos. Building - 1 - 41 STALLS (RED) **PROPERTY LINE** **PARKING Nos. Building - 2 - 41 STALLS (BLUE)** **TOTAL 82 STALLS**

AREA OF PROPERTY - 81934 sq. ft. (7612 sq. m.) **AREA OF BUILDINGS - 20,906 sq. ft. (1942 sq. m.)** **25% of LOT AREA = 75% OPEN SPACE** **AREA OF BUILDINGS TAKEN FROM OUTSIDE OF FOUNDATIONS**

OPEN SPACE = 61,026 sq. ft. (5670 sq. m.) **LANDSCAPING = 14,694 sq. ft. = 1365 sq. m. (24% of OPEN SPACE)** **364 DENOTES SQUARE FOOTAGE OF LANDSCAPING**

SCHEDULE 'B'

PLAN SHOWING FUTURE BUS STOP AREA



REVISIONS			
NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			

PROJECT MANAGER
DAVID LERNER

NOTES

MIDWI ST
Design & Construct Ltd.
1085 30 STREET SOUTH WEST
MEDICINE HAT, ALBERTA
CAN. 403-826-0925

NO.	
DATE	JUNE 15 / 2023
DRAWN BY	K.A.
CHECKED BY	
SCALE	1" = 32'

PROJECT
CYPRESS APTS

DRAWING TITLE
SITE PLAN

PROJECT ADDRESS
LT 1 & 2 BLOCK B
PLAN 101833759
SWIFT CURRENT
SASKATCHEWAN

LAND USE

JOB NUMBER

DRAWING NUMBER
A-2



City of Swift Current

C.A.O. Report

Date: December 29, 2023

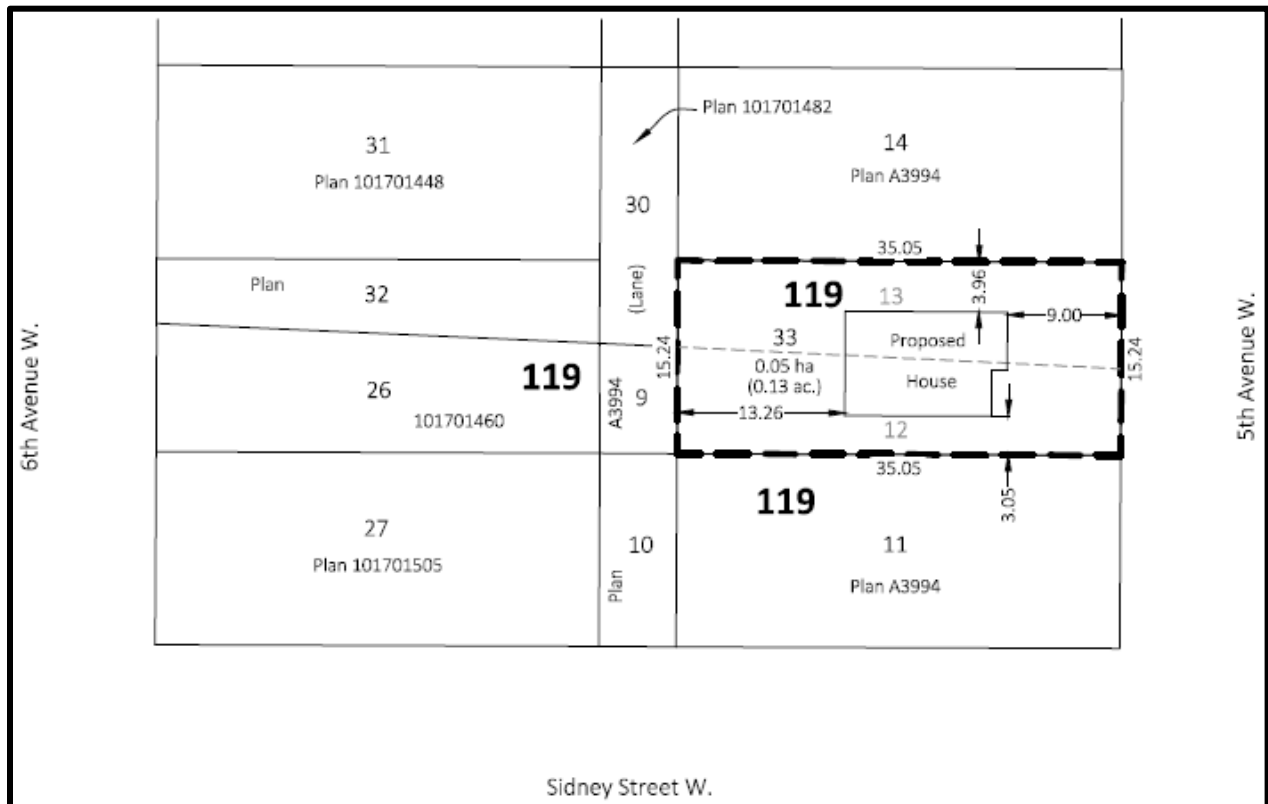
To: Chief Administrative Officer

From: Development Officer, Planning

Subject: **Proposal to Consolidate Lots 12 and 13, Block 119, Plan A3994
416 – 5th Avenue NW**

BACKGROUND

The City has received an application from the property owners of 416 – 5th Avenue NW to consolidate two (2) lots located in an R2 – Low Density Multi-Unit Dwelling Residential District. The applicant had demolished the existing three-unit dwelling and intends to construct a new single-family home.



DISCUSSION

This proposal was reviewed against the City’s Official Community Plan, Zoning Bylaw, and Subdivision Bylaw, as well as other bylaws, policies and statutory requirements. There were no issues identified.

The attached Plan of Proposed Consolidation for these two (2) lots will create a single parcel approximately 534m²/5,700s.f. in size, and will accommodate construction of a new basement and ready-to-move single-family home.

This proposal was circulated to various agencies for review:

Department of Highways	No objection.
SaskPower	
City of Swift Current	Existing facilities and easements to be maintained, relocated or terminated at Developer’s cost; new facilities and easements may be required under a servicing agreement with the Developer.
SaskTel	
Shaw Cable	
SaskEnergy	

RECOMMENDATION

THAT City Council approves the proposed consolidation of Lots 12 and 13, Block 119, Plan A3994 Ext. 0; and that the Mayor and City Clerk be authorized to sign the Certificate of Approval.



Kathy Dand, Development Officer, Planning
/KD/Attachment

CAO Recommendation:

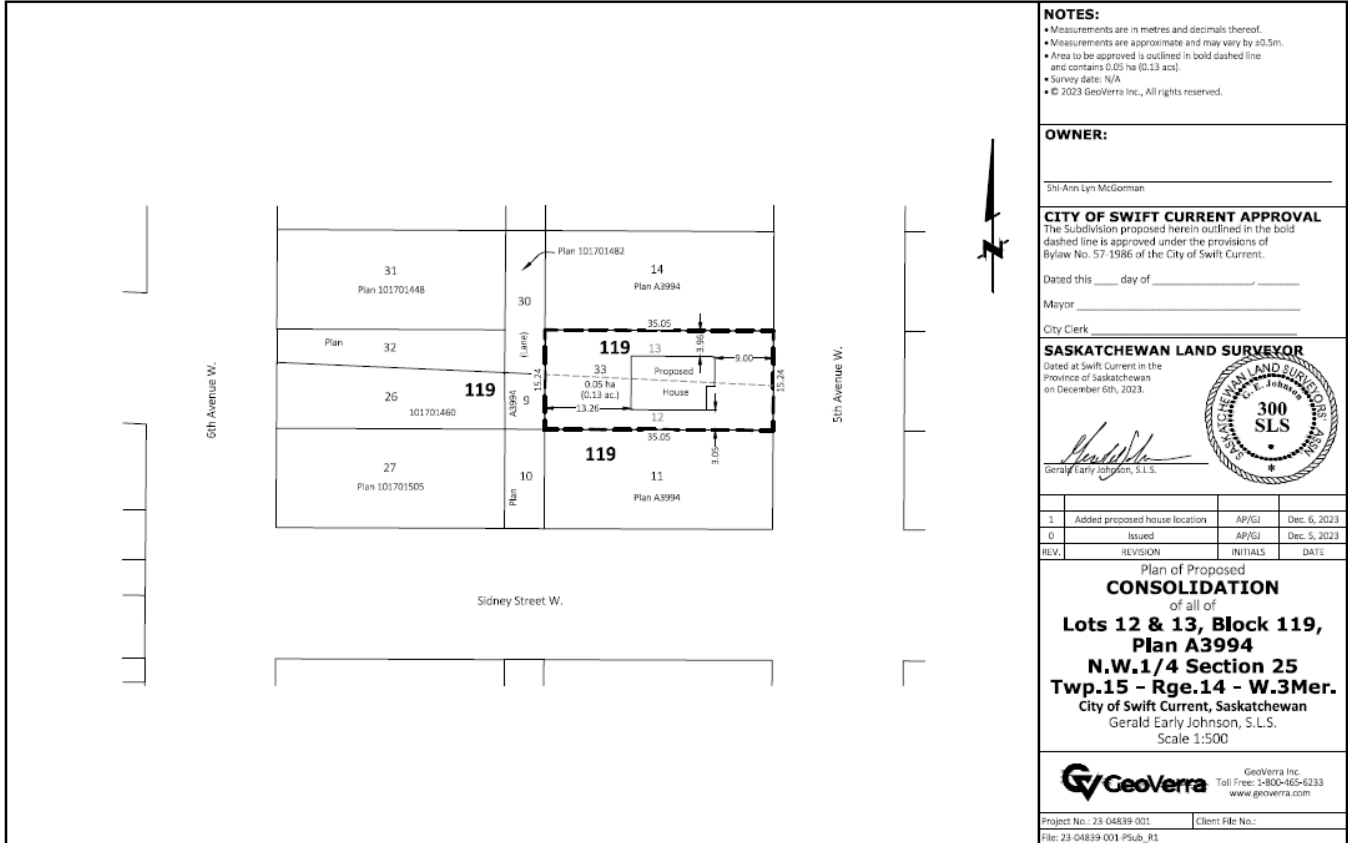
I concur with the recommendation.



Jim Jones, CAO

SCHEDULE 'A'


PLAN OF PROPOSED CONSOLIDATION OF Lots 12 and 13, Block 119, Plan A3994 Ext's 0



NOTES:
 • Measurements are in metres and decimals thereof.
 • Measurements are approximate and may vary by ±0.5m.
 • Area to be approved is outlined in bold dashed line and contains 0.05 ha (0.13 acs).
 • Survey date: N/A
 • © 2023 GeoVerra Inc., All rights reserved.

OWNER:
 Shi Ann Lyn McGorman

CITY OF SWIFT CURRENT APPROVAL
 The Subdivision proposed herein outlined in the bold dashed line is approved under the provisions of Bylaw No. 57-1986 of the City of Swift Current.
 Dated this ___ day of _____
 Mayor _____

City Clerk
SASKATCHEWAN LAND SURVEYOR
 Dated at Swift Current in the Province of Saskatchewan on December 6th, 2023.

 Gerald Early Johnson, S.L.S.

1	Added proposed house location	AP/GJ	Dec. 6, 2023
0	Issued	AP/GJ	Dec. 5, 2023
REV.	REVISION	INITIALS	DATE

Plan of Proposed
CONSOLIDATION
 of all of
Lots 12 & 13, Block 119,
Plan A3994
N.W.1/4 Section 25
Twp.15 - Rge.14 - W.3Mer.
 City of Swift Current, Saskatchewan
 Gerald Early Johnson, S.L.S.
 Scale 1:500

 GeoVerra Inc.
 Toll Free: 1-800-465-6233
 www.geoverra.com
 Project No.: 23-04839-001 Client File No.:
 File: 23-04839-001_PSub_R1

Date: December 29, 2023

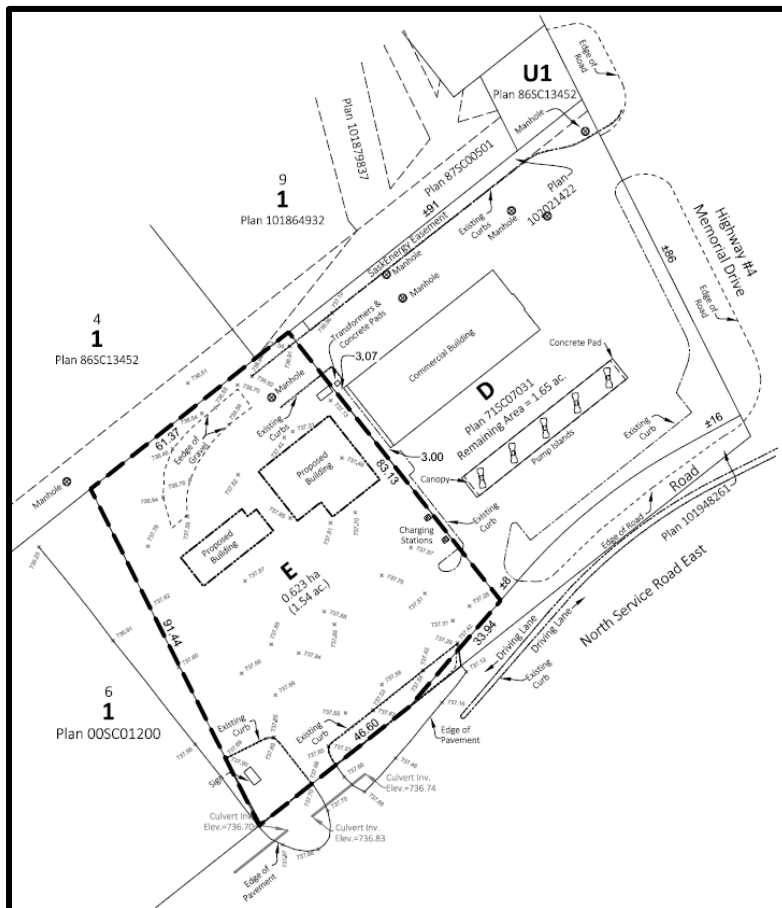
To: Chief Administrative Officer

From: Development Officer, Planning

Subject: **Proposal to Subdivide Parcel D, Plan 71SC07031
1701 and 1761 North Service Road East**

BACKGROUND

The City has received an application to subdivide Parcel D, Plan 71SC07031 (1701 and 1761 North Service Road E) into two (2) parcels. This would accommodate future commercial development of the now-vacant area next to the new service station and strip mall. The site is located in a C3 – Highway Commercial District.



DISCUSSION

The attached Plan of Proposed Subdivision will subdivide Parcel D, Plan 71SC07031 to create two (2) parcels from the 1.3ha/3.2ac site. The vacant area for future commercial development will be 1.5ac in size, and the remaining 1.7ac will accommodate the service station and strip mall.

This proposal was reviewed against the City’s Official Community Plan, Zoning Bylaw, and Subdivision Bylaw, as well as other bylaws, policies and statutory requirements, and no issues were identified. Shared use and access agreements will be required between the two (2) parcels.

This proposal was circulated to various agencies for review:

Department of Highways	No objection.
SaskPower	
City of Swift Current	Existing facilities and easements to be maintained, relocated or terminated at Developer’s cost; new facilities and easements may be required under a servicing agreement with the Developer.
SaskTel	
Shaw Cable	
SaskEnergy	

RECOMMENDATION

THAT City Council approves the proposed subdivision of Parcel D, Plan 71SC07031 Ext. 1; and that the Mayor and City Clerk be authorized to sign the Certificate of Approval.



Kathy Dand, Development Officer, Planning
/KD/Attachment

CAO Recommendation:

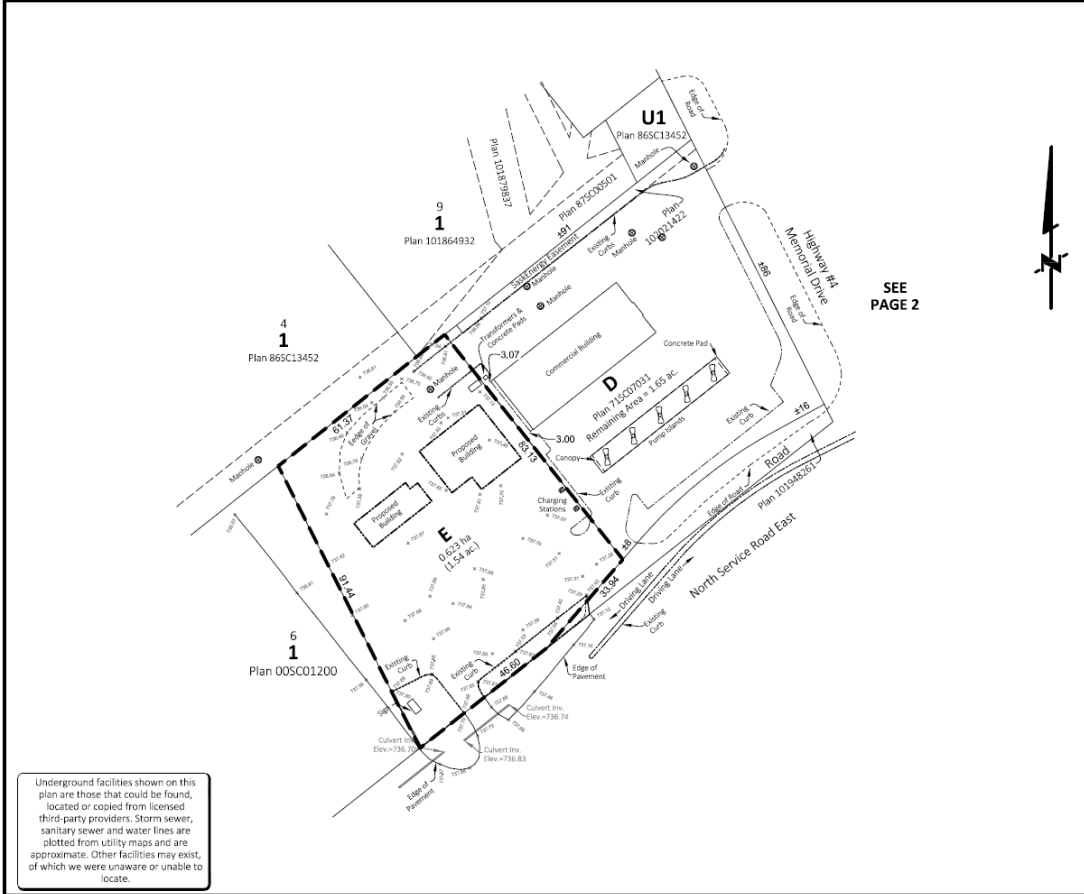
I concur with the recommendation.





Jim Jones, CAO

SCHEDULE 'A'

PLAN OF PROPOSED SUBDIVISION OF Parcel D, Plan 71SC07031 Ext 1



SEE PAGE 2

Sheet 1 of 2			
NOTES:			
<ul style="list-style-type: none"> • Measurements are in metres and decimals thereof. • Measurements are approximate and may vary by ±1.0m. • Area to be approved is outlined in bold dashed line and contains 0.623 ha (1.54 acs). • Survey date: • © 2023 GeoVerra Inc., All rights reserved. 			
OWNER:			
2012438 Alberta Inc.			
CITY OF SWIFT CURRENT APPROVAL			
The Subdivision proposed herein outlined in the bold dashed line is approved under the provisions of Bylaw No. 57-1986 of the City of Swift Current.			
Dated this ___ day of _____, _____			
Mayor _____			
City Clerk _____			
SASKATCHEWAN LAND SURVEYOR			
Dated at Swift Current in the Province of Saskatchewan on November 6th, 2023.			
 Gerald Early Johnson, S.L.S.			
0	Issued	TH - VM - GJ	Nov. 6, 2023
REV	REVISION	INITIALS	DATE
Plan of Proposed SUBDIVISION within Parcel D, Plan 71SC07031 N.E.1/4 Section 31 Twp.15 - Rge.13 - W.3M. Swift Current, Saskatchewan Gerald Early Johnson, S.L.S. Scale 1:1000			
		GeoVerra Inc. Toll Free: 1-800-465-6233 www.geoverra.com	
Project No.: 23 04196 001		Field Book:	
File: 23 04196 001-Plan. R0			



City of Swift Current

C.A.O. Report

Date: December 29, 2023
To: Chief Administrative Officer
From: Development Officer, Planning
Subject: **Appointment of Building Official**

BACKGROUND

As a local authority, the City may appoint any person who holds a provincial license as a building official under section 16(2) of *The Construction Codes Act*. The City has partnered with CCASK – Construction Code Authority until a qualified employee is able to provide these services.

On September 18th, 2023, Jason Holderbein joined the City as Junior Building Inspector within the Planning Division. Mr. Holderbein comes with a wealth of experience and knowledge in the local construction industry and has now obtained the Class 1 Building Official License. This license class allows for building plan review, inspection and enforcement services of residential one (1) and two-unit dwellings.

DISCUSSION

The Building Inspector must be appointed by Council to act as a building official and provide permitting and inspection services for these Class 1 buildings in the City. The appointees from CCASK will also continue to act on behalf of the City for commercial, industrial, and multi-family buildings. The Building Inspector will work with the CCASK officials as he progresses through the requirements to qualify for the Class 2 and 3 licenses.

RECOMMENDATION

THAT City Council appoint Jason Holderbein as a Building Official for the City of Swift Current.

Kathy Dand, Development Officer, Planning
/KD

CAO Recommendation:

I concur with the recommendation.



Jim Jones, CAO

City of Swift Current – Light & Power

SCHEDULE “A”

ELECTRIC RATE INDEX

RATE CLASS	PAGE
RESIDENTIAL.....	2
LARGE COMMERCIAL.....	3
MEDIUM COMMERCIAL.....	3
SMALL COMMERCIAL.....	4
COMMERCIAL – MUTLI FAMILY RESIDENTIAL	4
MUNICIPAL	5
SCHOOLS & HEALTH FACILITIES.....	5

City of Swift Current – Light & Power

RESIDENTIAL

Rate Code: EL

Applicability: Individually metered residential premises, including apartment buildings except the house/block meter. The monthly service charge is multiplied by the number of residential units in multi-unit residence.

Rates:	Monthly Service Charge	\$32.99
	Energy Charge (¢ per kWh)	¢16.486
	Carbon Charge (¢ per kWh)	¢0.010736

Minimum Bill: The monthly service charge \$32.99

The minimum bill is the monthly service charge multiplied by the number of residential units at the residence.

City of Swift Current – Light & Power

LARGE COMMERCIAL

Rate Code:	ELC* – kVA Demand > 75 kVA	
Applicability:	All non-residential premises with a load greater than 75 kVA to which no other rate classes apply. These services are metered with a kVA demand meter.	
Rates:	Monthly Service Charge	\$80.30
	Energy Charge (¢ per kWh) First 16,750 kWh	¢12.767
	Energy Charge (¢ per kWh) Balance Over 16,750 kWh	¢8.045
	Demand Charge (\$ per kVA) First 50 kVA	\$0.00
	Demand Charge (\$ per kVA) Balance Over 50 kVA	\$22.902
	Carbon Charge (¢ per kWh)	¢0.010707
Minimum Bill:		\$1,375.00

MEDIUM COMMERCIAL

Rate Code:	EMC* – kVA Demand > 25 to 75 kVA	
Applicability:	All non-residential premises with a load greater than 25 kVA and no greater than 75 kVA to which no other rate classes apply. These services are metered with a kVA demand meter.	
Rates:	Monthly Service Charge	\$45.30
	Energy Charge (¢ per kWh) First 14,500 kWh	¢16.619
	Energy Charge (¢ per kWh) Balance Over 14,500 kWh	¢6.869
	Demand Charge (\$ per kVA) First 50 kVA	\$0.00
	Demand Charge (\$ per kVA) Balance Over 50 kVA	\$22.009
	Carbon Charge (¢ per kWh)	¢0.010707
Minimum Bill:		\$235.00

City of Swift Current – Light & Power

SMALL COMMERCIAL

Rate Code:	ESC* – kVA Demand < 25 kVA	
Applicability:	All non-residential premises with a load no greater than 25 kVA (non-demand metered) to which no other rate classes apply.	
Rates:	Monthly Service Charge	\$45.30
	Energy Charge (¢ per kWh) First 14,500 kWh	¢16.619
	Energy Charge (¢ per kWh) Balance Over 14,500 kWh	¢6.869
	Carbon Charge (¢ per kWh)	¢0.010707
Minimum Bill:	The monthly service charge	\$45.30

COMMERCIAL – MUTLI FAMILY RESIDENTIAL

Rate Code:	ECMR	
Applicability:	House/Block meter “ ONLY ” of multiple residential premises.	
Rates:	Monthly Service Charge	\$45.30
	Energy Charge (¢ per kWh) First 14,500 kWh	¢16.619
	Energy Charge (¢ per kWh) Balance Over 14,500 kWh	¢6.869
	Carbon Charge (¢ per kWh)	¢0.010707
Minimum Bill:	The monthly service charge	\$45.30

City of Swift Current – Light & Power

MUNICIPAL

Rate Code:	EMN* & EMU*	
Applicability:	Municipal related non-residential premises including all City of Swift Current facilities and other recreation facilities.	
Rates:	Monthly Service Charge	\$45.30
	Energy Charge (¢ per kWh) First 14,500 kWh	¢16.619
	Energy Charge (¢ per kWh) Balance Over 14,500 kWh	¢6.869
	Demand Charge (\$ per kVA) First 50 kVA	\$0.00
	Demand Charge (\$ per kVA) Balance Over 50 kVA	\$22.009
	Carbon Charge (¢ per kWh)	¢0.010707
Minimum Bill:	The monthly service charge	\$45.30

SCHOOLS & HEALTH FACILITIES

Rate Code:	ESCH	
Applicability:	Schools and Health related non-residential premises including all government related schools and health care facilities.	
Rates:	Monthly Service Charge	\$45.30
	Energy Charge (¢ per kWh) First 14,500 kWh	¢16.619
	Energy Charge (¢ per kWh) Balance Over 14,500 kWh	¢6.869
	Demand Charge (\$ per kVA) First 50 kVA	\$0.00
	Demand Charge (\$ per kVA) Balance Over 50 kVA	\$22.009
	Carbon Charge (¢ per kWh)	¢0.010707
Minimum Bill:	The monthly service charge	\$45.30



REQUEST FOR ITEM TO BE DISCUSSED 'EN CAMERA'

Date: January 3, 2024

Subject: City Property

Request from: Mayor Bridal

Local Authority Freedom of Information and Protection of Privacy Act Justification:

Section 16

Request Justification: **Advice, proposals or recommendations developed by or on behalf of the City.**



Al Bridal, Mayor



Jim Jones, CAO

MEETING REQUESTED TO BE HELD: immediately following the Council Meeting on January 8th, 2024.

Staff Members to be in Attendance: Chief Administrative Officer, General Manager of Corporate Services, Director of Light & Power, General Manager of Infrastructure, General Manager of Community Services, General Manager of Cultural & Aquatic Services, Fire Chief, City Clerk, and Assistant to the City Clerk.