



SPECIAL COUNCIL MEETING

Tuesday, August 6, 2024

6:00 p.m.

Council Chambers, City Hall

PAGE 1

Page

ADOPTION OF AGENDA

Adoption of Agenda.

ADOPTION OF MINUTES

PROCLAMATIONS

DELEGATIONS

PUBLIC HEARINGS/PUBLIC NOTICE MATTERS/ORDERS

ITEMS FOR ACTION

- 1 Report regarding Discretionary Use for Building Addition at 1100 – 5th Avenue NE (Victory Family Church).

REPORTS FOR INFORMATION

BYLAWS

UNFINISHED BUSINESS

NEW BUSINESS

COMMUNICATIONS

ITEMS REQUESTED TO BE DISCUSSED EN CAMERA

REPORTS OF COUNCIL MEMBERS/ENQUIRIES

ADJOURNMENT

NEXT MEETING DATE:

Monday, August 19, 2024 – 6:30 p.m.



City of Swift Current

C.A.O. Report

Date: July 31, 2024
To: Chief Administrative Officer
From: Development Officer
Subject: **Discretionary Use for Building Addition at 1100 – 5th Avenue NE
(Victory Family Church)**

BACKGROUND

The City has received a Development Permit application from Victory Family Church located at 1100 – 5th Avenue NE. They are proposing expansion by constructing an addition to the existing building for a new gymnasium and classrooms. Victory Family Church is located within a C3 – Highway Commercial District, which allows religious institutions as a discretionary use.

Under the City’s Zoning Bylaw No. 24 - 2014, any change or intensification to an approved discretionary use requires approval by Council resolution. Additional procedures, including a public hearing, are also required to ensure Council considers whether the proposed development conforms to the 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.

DISCUSSION

The supporting documents and plans from the Development Permit application are attached as Schedule ‘A’. The applicant is proposing to expand the current size of their existing building by constructing an 8,000 square foot addition. This addition would be used as a gymnasium, classrooms, and includes a kitchen, storage area and washrooms.

The suitability of the proposed development will be reviewed by the Planning Division as well as other City departments and external agencies. The application to consider discretionary use approval will also require additional procedures to allow consultation with the general public. In discussion with the City Clerk, the schedule for these additional procedures would be as follows:

- Public notice of Council's intent to consider the discretionary use will be mailed to all assessed property owners within a 75-metre radius of the proposed development site and advertised in the August 8th and 15th editions of the Southwest Booster. This notice will also be posted on the City's website.
- The public hearing will be held during the August 19th regular Council meeting.
- Council will make its decision at the August 19th regular Council meeting.

RECOMMENDATION

THAT notice of Council's intent to consider a change to an existing discretionary use in a C3 – Highway Commercial District be given at this time for the proposed building addition for a gymnasium and classrooms at Victory Family Church located at 1100 – 5th Avenue NE, being Lots 2 and 3, Block 2, Plan 80SC11266, as shown on Schedule 'A'.



Kathy Dand, Development Officer
KD/Attachment

CAO Recommendation:

I concur with the recommendation.



Jim Jones, CAO

SCHEDULE 'A'

PROPOSED DISCRETIONARY USE BUILDING ADDITION TO VICTORY FAMILY CHURCH FOR GYMNASIUM AND CLASSROOMS

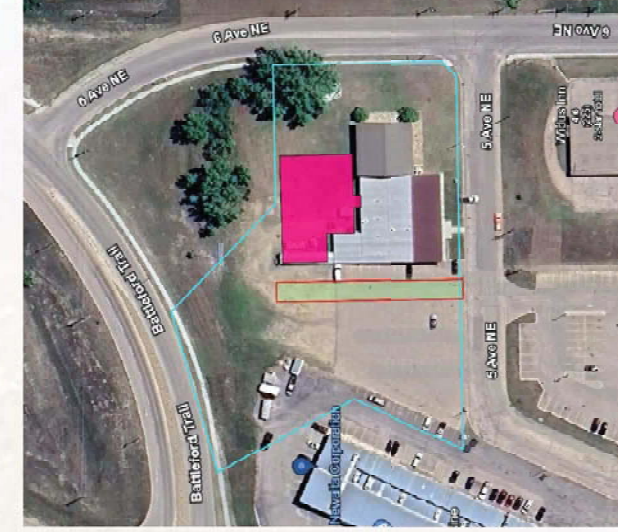
1100 - 5th Avenue NE

Lots 2 & 3, Block 2, Plan 80SC11266



VICTORY FAMILY CHURCH

GYM ADDITION



Google Earth Top View:
Click here to Access Pin

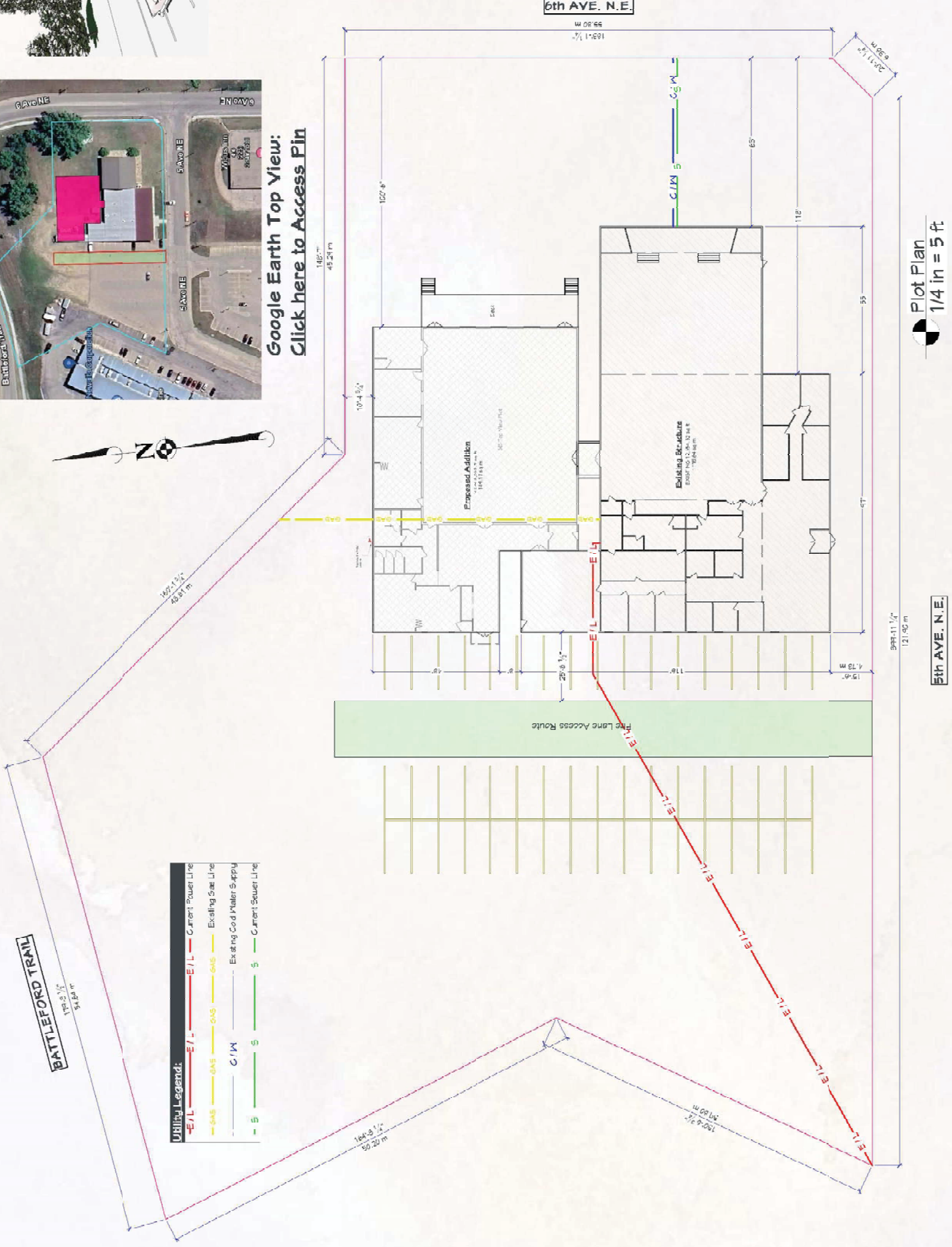


ISSUED FOR PERMIT

BATTLEFORD TRAIL
170' 3 1/2"
54.82 m

Utility Legend:

E/L	Current Power Line
E/L	Existing Gas Line
E/L	Existing Sewer Line
C/W	Existing Gas Water Supply
S	Current Sewer Line



Plot Plan
1/4 in = 5 ft

Planning & Zone Review: (C-1)

Description of Work: Addition to existing building (treated as a separate building).
 Use of Building Code: Church
 Building Code Reference: All articles quoted are from Division B of the National Building Code (NBC) 2020 UNO.

Site Area=>	96,703 square feet	(8942.36 M)
Existing Building=>	12655 square feet	(1175.69 M)
Proposed Addition=>	5046 square feet	(747.78 M)
TOTAL DEVELOPMENT=>	20704 square feet	(1923.47 M)

Stores in Building Height: 1 storey above grade; 0 storey below grade.

Building Code Classification:

The New Build is classified under Article 3.2.2.25 (Group A, Division 2, up to 2 Storeys) which has the following requirements: Code Review By D-Code Engineering on Page 14

- A maximum area of 2000 square meters is permitted to a 1 storey building facing 2 streets.
- Combustible or non-combustible construction are permitted.
- Sprinklers not Required.
- Floors must provide a fire separation with a 3/4 hour fire-resistance rating or noncombustible construction.
- Mezzanines require a 3/4 hour fire resistance rating or noncombustible construction.

Number of Streets:

This building is required to face at least 2 streets as per Article 3.2.2.10. At least 50% of the building perimeter must be within 15m of a street or fire department access route. The west and south sides of this building are within 15 m of a street or fire department access route (420 ft/807 ft = 52%). The principal entrance is within 3 m to 15 m of 5th Avenue. The necessary fire department access panels are located within every 15m of wall that face the street.

Location:

Lots 2 & 3
 Block 2
 PLAN 805G11266
 11005th Ave. N.E.
 Swift Current, SK

Plan Table

PAGE/TITLE	DESCRIPTION
1	Project & Plot Plan
2	Construction Notes
3	Proposed Main Floor Add On
4	Existing with Proposed Floor
5	Foundation - Floor
6	Elevation View - A
7	Elevation View - B
8	Roof Plan
9	Cross-Section Det. A
10	Cross-Section Det. B
11	Construction Details
12	Electrical Plan
13	VAC Plan
14	Engineer Notes

Association of Professional Engineers & Geoscientists of Saskatchewan
CERTIFICATE OF AUTHORIZATION
 Gertie Engineering LP
 Number: 3920
 Expiry: 31 Dec 2024
 Discipline: St. Reg. No. 19277
 Signature: [Signature]



CE FILE No. 23-3683

	DELIVERED BY: Todd Lake 306.741.8640 todd@contegrityhomes.ca	PROJECT NAME & ADDRESS: Victory Family Church 1100 5th Ave. N.E. Swift Current, SK, S4H 5A6 Land Location:	REVISION TABLE <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>STATUS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2024-02-06</td> <td>Draft 1</td> </tr> <tr> <td>2</td> <td>2024-02-10</td> <td>Draft 2</td> </tr> <tr> <td>3</td> <td>2024-03-19</td> <td>Preliminary Set</td> </tr> <tr> <td>4</td> <td>2024-04-08</td> <td>Preliminary Set 2.0</td> </tr> <tr> <td>5</td> <td>2024-05-03</td> <td>Final Set</td> </tr> </tbody> </table>	#	DATE	STATUS	1	2024-02-06	Draft 1	2	2024-02-10	Draft 2	3	2024-03-19	Preliminary Set	4	2024-04-08	Preliminary Set 2.0	5	2024-05-03	Final Set	NOTES	PAGE/TITLE Project & Plot Plan	DATE 2024-05-05	PAGE 1
	#	DATE	STATUS																						
1	2024-02-06	Draft 1																							
2	2024-02-10	Draft 2																							
3	2024-03-19	Preliminary Set																							
4	2024-04-08	Preliminary Set 2.0																							
5	2024-05-03	Final Set																							
<p>To the best of my knowledge these plans have been drawn to follow the MEC 2020 and other specifications. All corrections and dimensions at the job site shall be confirmed and Contegrity Homes shall be notified of any dimensional errors, omissions, or discrepancies before starting construction. These drawings are the property of Contegrity Homes, developed by the exclusive use of Contegrity Homes, developed by the exclusive use of Contegrity Homes. Use of these drawings and contents contained herein without the written permission of Contegrity Homes is prohibited and may subject you to a claim for damages from Contegrity Homes. Contegrity Homes does not guarantee against human error. 3D Views, Section, Elevation and Floor Plan are for reference only. A scale of 1/4" = 5' is available for the project. 2.2 - Views, Section, Elevation and Floor Plan are for reference only.</p>																									

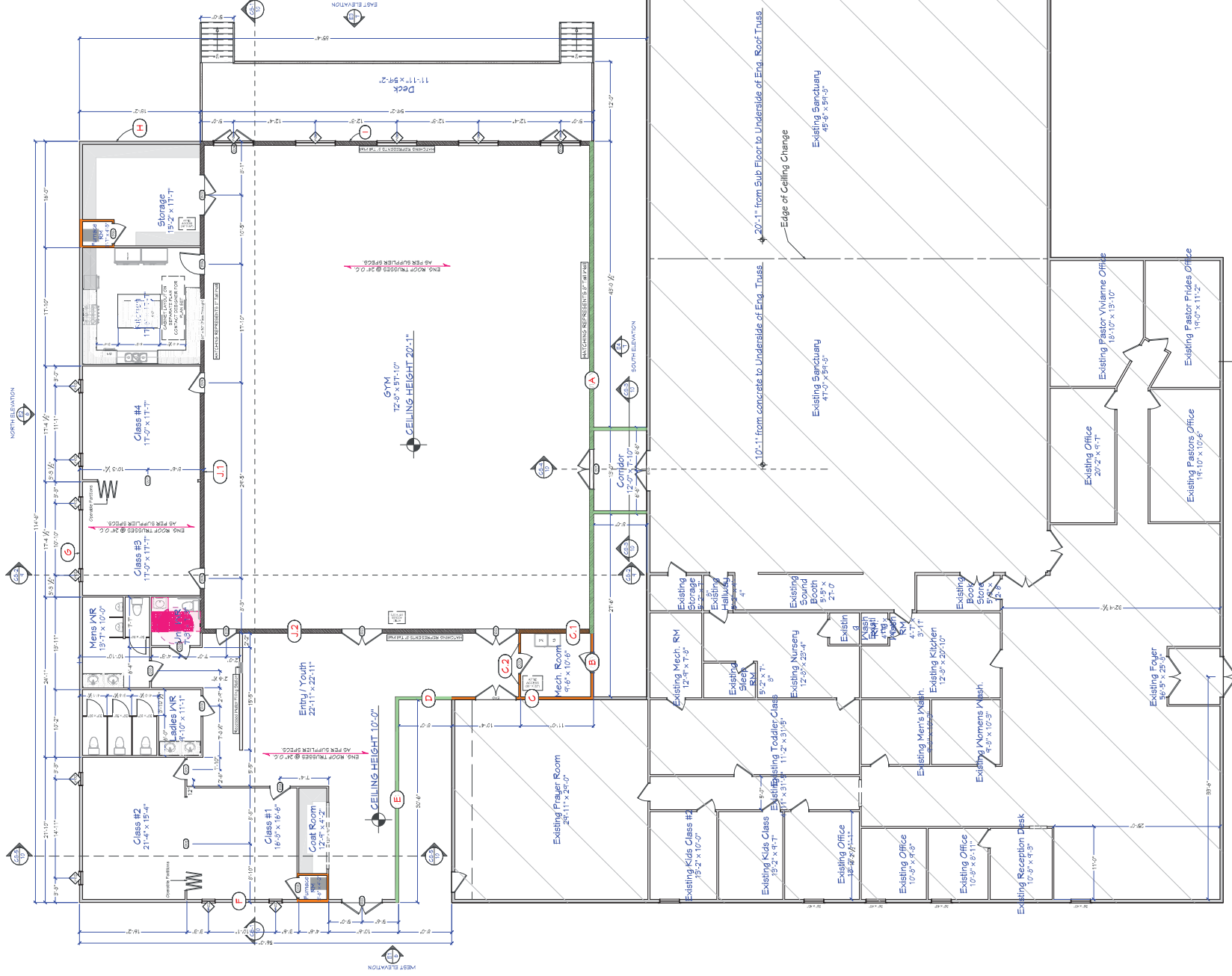
WALL LABEL	WALL TYPE	REQUIREMENTS
A	Tall Wall - Fire Rated (Concrete)	48 min. Fire Rating (1/2" Type X Gypsum Board)
B	Wall 1/2 - 1/2" Wall - Fire Rated (Concrete)	1 hr. Fire Rating (5/8" Type X Gypsum Board)
C	Wall C - Existing Wall (Concrete Slab on Grade)	1 hour Fire Rating (5/8" Type X Gypsum Board BOTH SIDES)
C1	Wall C.1 - Interior 1/2" Tall Wall	1 hour Fire Rating (5/8" Type X Gypsum Board BOTH SIDES)
C2	Wall C.2 - Interior 2x4 Wall	1 hour Fire Rating (5/8" Type X Gypsum Board BOTH SIDES)
D	Wall D - 1/2" Wall - Fire Rated (Concrete)	48 min. Fire Rating (1/2" Type X Gypsum Board)
E	Wall E - 1/2" Wall - Fire Rated (Concrete)	48 min. Fire Rating (1/2" Type X Gypsum Board)
F	Wall F - 1/2" Wall	1 1/2" OSB with 2x4 Studs S/P or B/P @ 24" O.C.
G	Wall G - 1/2" Wall	48 min. Fire Rating (1/2" Type X Gypsum Board)
H	Wall H - 1/2" Tall Wall (Interior)	Sound Spacing and Size as per Title Mem.
I	Wall I - 1/2" Tall Wall (Interior)	48 min. Fire Rating (1/2" Type X Gypsum Board)
J	Wall J - 1/2" Tall Wall (Interior)	Sound Spacing and Size as per Title Mem.

Number	Qty	Length	Header Type
D01	17	57"	2X10/2X12 (G)
D02	17	57"	2X10/2X12 (G)
D03	3	72"	2X10/2X12 (G)
D04	2	96"	2X10/2X12 (G)
D05	4	96"	2X10/2X12 (G)
D06	1	150"	2X10/2X12 (G)
D07	1	150"	2X10/2X12 (G)
D08	4	96"	2X10/2X12 (G)

Number	Qty	Height	Header Type	Window Schedule
W02	3	45"	2X10/2X12 (G)	WTR of Header Height To Be Conf. with Builder
W05	5	24"	2X10/2X12 (G)	45" WTR
W06	5	24"	2X10/2X12 (G)	24" WTR

*** BUILDER TO CONFIRM HEIGHT OF WINDOWS ON SITE ***

TOTAL BUILDING AREA
8070 sq ft
TOTAL GYM AREA
4203 sq ft



Existing and Proposed Addition NTS



CE FILE No. : 23-3643



CONTEGRITY
Homes
DESIGN INC. BUILD THE LOVE

DELIVERED BY:
Todd Lake
306.741.8640
todd@contegrityhomes.ca

PROJECT NAME & ADDRESS:
Victory Family Church
1100 5th Ave. N.E.
Swift Current, SK, S4H 5A6
Land Location:

REVISION TABLE

#	DATE	STATUS
1	2024-03-19	Preliminary Set
2	2024-04-08	Preliminary Set 2.0
3	2024-05-03	Final Set

DATE
2024-05-05

PAGE TITLE
Existing with Proposed Floor

PAGE
4

To the best of my knowledge these plans have been drawn to follow the NBC 2020 and owner specifications. All conditions and dimensions at the job site shall be confirmed and Contegrity Homes shall be notified if any dimensional errors, omissions, or discrepancies before starting construction. These drawings are the proprietary work product and property of Contegrity Homes. Use of these drawings and concepts contained therein without the written permission of Contegrity Homes is prohibited and may subject you to a claim for damages from Contegrity Homes is not liable for errors or for the correction of drawings once construction has begun. Every effort has been made in the preparation of this plan to avoid mistakes. Contegrity Homes does not guarantee against human error. 3D views are not to scale and may not reflect exactly what is available for the project. 2D views always supersede 3D views. © Copyright Contegrity Homes, LTD.

Wall Schedule	
WALL LABEL	WALL TYPE
A	Tall Wall - Fire Rated (Exterior)
B	45 min. Fire Rating (1/2" Type X Gypsum Board)
C	1hr. Fire Rating (5/8" Type X Gypsum Board)
C.1	1 hour Fire Rating (5/8" Type X Gypsum Board) BOTH SIDES
C.2	1 hour Fire Rating (5/8" Type X Gypsum Board) BOTH SIDES
D	45 min. Fire Rating (1/2" Type X Gypsum Board)
E	45 min. Fire Rating (Type X - 1/2" Gypsum Board)
F	7/16" OSB with 2x6 Studs SFF or BTR @ 24" O.C.
H	7/16" OSB with 2x6 Studs SFF or BTR @ 24" O.C.
G	45min. Fire Rating (1/2" Type X - Gypsum Board)
I	Wall I - Tall Wall (Exterior)
J.1	Wall J.1 - Tall Wall (Interior)
J.2	Wall J.2 - Tall Wall (Interior)

Requirements	
WALL LABEL	REQUIREMENTS
A	45 min. Fire Rating (1/2" Type X Gypsum Board)
B	1hr. Fire Rating (5/8" Type X Gypsum Board)
C	1 hour Fire Rating (5/8" Type X Gypsum Board) BOTH SIDES
C.1	1 hour Fire Rating (5/8" Type X Gypsum Board) BOTH SIDES
C.2	1 hour Fire Rating (5/8" Type X Gypsum Board) BOTH SIDES
D	45 min. Fire Rating (1/2" Type X Gypsum Board)
E	45 min. Fire Rating (Type X - 1/2" Gypsum Board)
F	7/16" OSB with 2x6 Studs SFF or BTR @ 24" O.C.
H	7/16" OSB with 2x6 Studs SFF or BTR @ 24" O.C.
G	45min. Fire Rating (1/2" Type X - Gypsum Board)
I	Wall Spacing and Size done by Truss Man.
J.1	45 min. Fire Rating (1/2" Type X - Gypsum Board)
J.2	Wall Spacing and Size done by Truss Man.

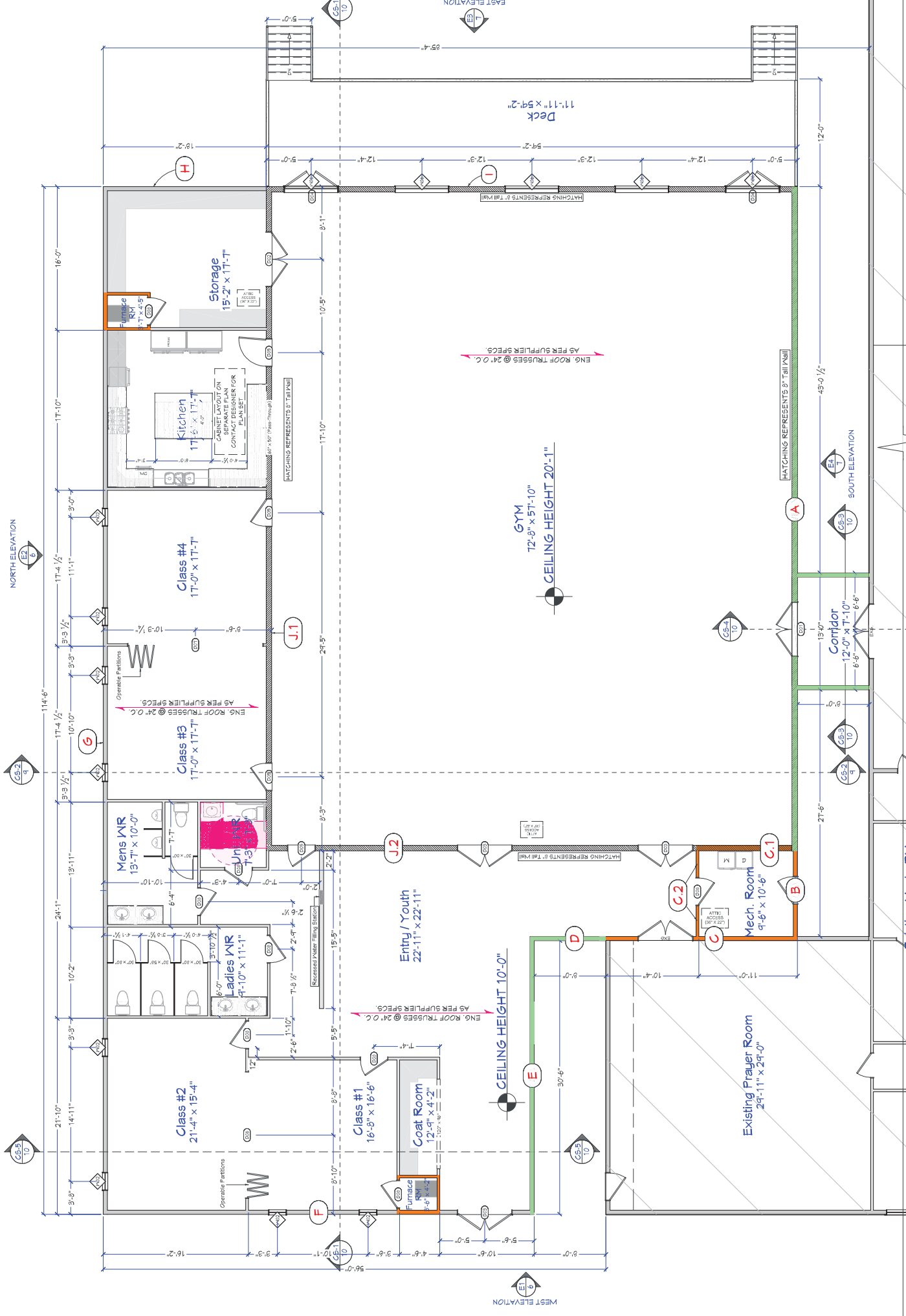
Door Schedule		
Number	Qty	Width
D01	1	72"
D02	1	72"
D03	3	72"
D04	2	72"
D05	4	36"
D06	1	168"
D07	1	180"
D08	1	96"

Window Schedule		
Number	Qty	Width
W02	8	24"
W06	5	72"

Window Schedule		
Number	Header	Header Type
W02	2'X10'X28" (2)	Lumber
W06	2'X10'X16" (2)	Lumber

*** BUILDER TO CONFIRM HEIGHT OF WINDOWS ON SITE ***

TOTAL BUILDING AREA
8070 sq ft
TOTAL GYM AREA
4203 sq ft



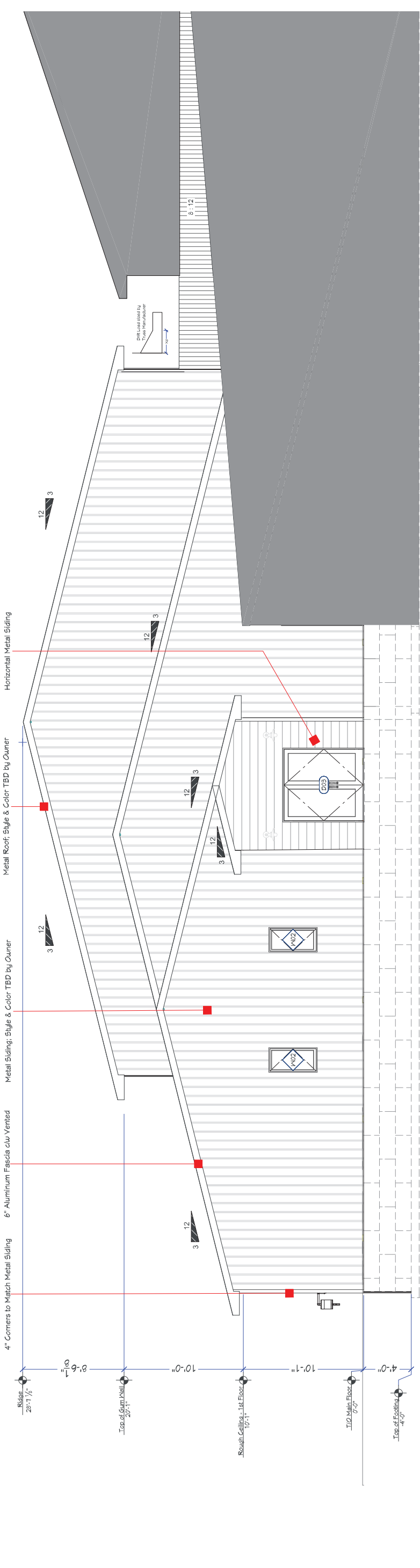
Main Floor Layout
5/32 in = 1 ft



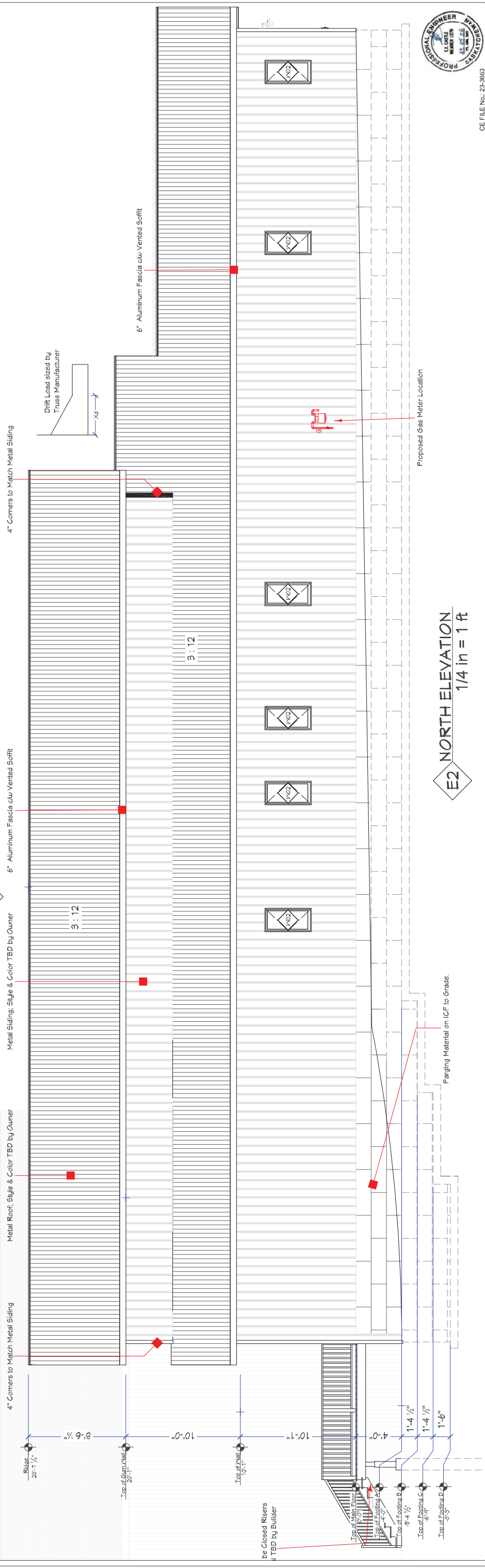
CE FILE No.: 23-3663

	DELIVERED BY: Todd Lake 806.741.8640 todd@contegrityhomes.ca	PROJECT NAME & ADDRESS: Victory Family Church 1100 5th Ave. N.E. Swift Current, SK, S4H 5A6 Land Location:	REVISION TABLE <table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>STATUS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2024-02-06</td> <td>Draft 1</td> </tr> <tr> <td>2</td> <td>2024-02-10</td> <td>Draft 2</td> </tr> <tr> <td>3</td> <td>2024-03-19</td> <td>Preliminary Set</td> </tr> <tr> <td>4</td> <td>2024-04-08</td> <td>Preliminary Set 2.0</td> </tr> <tr> <td>5</td> <td>2024-05-03</td> <td>Final Set</td> </tr> </tbody> </table>	#	DATE	STATUS	1	2024-02-06	Draft 1	2	2024-02-10	Draft 2	3	2024-03-19	Preliminary Set	4	2024-04-08	Preliminary Set 2.0	5	2024-05-03	Final Set	NOTES	PAGE TITLE <h1>Proposed Main Floor Addition</h1>	DATE 2024-05-05 SCALE	PAGE <h1>3</h1>
	#	DATE	STATUS																						
1	2024-02-06	Draft 1																							
2	2024-02-10	Draft 2																							
3	2024-03-19	Preliminary Set																							
4	2024-04-08	Preliminary Set 2.0																							
5	2024-05-03	Final Set																							

To the best of my knowledge these plans have been drawn to follow the NBC 2020 and owner specifications. All conditions and dimensions at the job site shall be confirmed and Contegritiy Homes shall be notified if any dimensional errors, omissions, or discrepancies before starting construction. These drawings are the proprietary work product and property of Contegritiy Homes, developed for the exclusive use of Contegritiy Homes. Use of these drawings and concepts contained herein without the written permission of Contegritiy Homes is prohibited and may subject you to a claim for damages from Contegritiy Homes is not liable for errors or for the correction of drawings once construction has begun. Every effort has been made in the preparation of this plan to avoid mistakes. Contegritiy Homes does not guarantee against human error. 3D Views are not to scale and may not reflect exactly what is available for the project. 2D views always supersede 3D views. © Copyright Contegritiy Homes, LTD.



E1 WEST ELEVATION
1/4 in = 1 ft



CE FILE No. 23-9683

NOTES

REVISION TABLE

#	DATE	STATUS
1	2024-02-06	Draft 1
2	2024-02-10	Draft 2
3	2024-03-19	Preliminary Set
4	2024-04-08	Preliminary Set 2.0
5	2024-05-03	Final Set

PROJECT NAME & ADDRESS
 Victory Family Church
 1100 5th Ave. N.E.
 Swift Current, SK, S4H 5A6
 Land Location:

DELIVERED BY:
 Todd Lake
 306.741.8640
 todd@contegrityhomes.ca

To the best of my knowledge these plans have been drawn to follow the NBC 2020 and owner specifications. All conditions and dimensions at the job site shall be confirmed and Contegrity Homes shall be notified if any dimensional errors, omissions, or discrepancies before starting construction. These drawings are the proprietary work product and property of Contegrity Homes, developed for the exclusive use of Contegrity Homes. Use of these drawings and concepts contained herein without the written permission of Contegrity Homes is prohibited and may subject you to a claim for damages from Contegrity Homes is not liable for errors or for the correction of drawings once construction has begun. Every effort has been made in the preparation of this plan to avoid mistakes. Contegrity Homes does not guarantee against human error. 3D views are not to scale and may not reflect exactly what is available for the project. 2D views always supersede 3D views. © Copyright Contegrity Homes, LTD.

