



Swift Current, Sask.  
February 16, 2016

Within the Council Chambers, City Hall, a regular meeting of the Council of the City of Swift Current was held on February 16, 2016 commencing at 6:30 p.m.

Attendance: Mayor J. Schafer  
Councillor G. Bowditch  
Councillor G. Budd  
Councillor P. Friesen  
Councillor D. Perrault  
Councillor R. Toles

Tim Marcus, Chief Administrative Officer  
Greg Parsons, Director of Engineering Services and Operations  
Jackie Schlamp, Acting City Clerk / Bylaw Compliance and Licensing Official  
Dean Robson, General Manager of Community Services  
Michael Ruus, Manager of Development Services  
Michael Boutilier, Communications and Stakeholder Relations Coordinator  
Michael Kehler, City Assessor  
Denis Pilon, Fire Chief  
Natasha Pardo, Aquatic Superintendent

Absent: Councillor R. Plewis

Adoption of  
Agenda.

No. 22 Moved by Councillor Budd, Seconded by Councillor Friesen:

"THAT the Agenda for the Council meeting of February 16, 2016 be adopted as circulated."

CARRIED.

Adoption of  
Minutes.

No. 23 Moved by Councillor Toles, Seconded by Councillor Bowditch:

"THAT the minutes of the regular Council meeting held January 18, 2016 be approved."

CARRIED.

Proclamations.

Dwinell Stevenson and Laura Beddome, Canadian Red Cross, attended to proclaim February 21 to February 27, 2016 as "Red Cross Pink Week".

Public  
Hearings/  
Notice  
Matters.

A Public Hearing was held in connection with Council's intention to consider a Bylaw to provide for the permanent closure and sale of the roads described as Part of NE 31-15-13-3, Plan 74SC07789 Ext 2 and Part of ORA 88-16-13-3 Ext 0. No presentations were made.

Items for  
Action.

Accounts. The General Revenue Fund Disbursement Records for the period January 11 to January 15, 2016 were presented.

No. 24 Moved by Councillor Budd, Seconded by Councillor Bowditch:

"THAT the General Revenue Fund Disbursement Records for the period January 11 to January 15, 2016 in the amount of \$593,795.94 be approved."

CARRIED.

The General Revenue Fund Disbursement Records for the period January 18 to January 22, 2016 were presented.

No. 25 Moved by Councillor Toles, Seconded by Councillor Friesen:

"THAT the General Revenue Fund Disbursement Records for the period January 18 to January 22, 2016 in the amount of \$2,008,918.78 be approved."

CARRIED.

The General Revenue Fund Disbursement Records for the period January 25 to January 29, 2016 were presented.

No. 26 Moved by Councillor Bowditch, Seconded by Councillor Perrault:

"THAT the General Revenue Fund Disbursement Records for the period January 25 to January 29, 2016 in the amount of \$237,713.25 be approved."

CARRIED.

The General Revenue Fund Disbursement Records for the period February 1 to February 5, 2016 were presented.

No. 27 Moved by Councillor Friesen, Seconded by Councillor Toles:

"THAT the General Revenue Fund Disbursement Records for the period February 1 to February 5, 2016 in the amount of \$565,223.75 be approved."

CARRIED.

Option and Development Agreement Addendum. A report regarding an Addendum to an Option and Development Agreement was presented by the Manager of Development Services.

No. 28 Moved by Councillor Bowditch, and Seconded by Councillor Toles:

"THAT the City enter into an Addendum to the Option and Development Agreement with Warkentin Developments Ltd. and that the Mayor and City Clerk be authorized to sign the said Agreement."

CARRIED.

Zoning Bylaw Text Amendment. A report regarding Zoning Bylaw Text Amendment – Direct Control District No. 1 (DC1 R2) for Cypress Point Community was presented by the Manager of Development Services.

No. 29 Moved by Councillor Perrault, and Seconded by Councillor Budd:

"THAT Notice of Motion be given at this time by advising the public of Council's intent to consider amending the Zoning Bylaw No. 24 – 2014 by adding a new Section DC1-R2 including consequential textual amendments throughout, as per Appendix 'A':

**APPENDIX A: TEXTUAL AMENDMENTS TO ZONING BYLAW NO. 24-2014**

1. Part One Interpretation of Bylaw, Section 1.5 General Definitions is amended by adding the following new definitions:

**"Façade"** means the exterior wall exposed to public view or that wall viewed by persons not within the building.

**"Parging"** means a thin coat of plaster or mortar for giving a relatively smooth surface to rough masonry or for sealing it against moisture.

“**Planting beds**” means a designated plot of land used for the cultivation of flowers, trees, vegetables, fruit, herbs and ornamental shrubs.

2. Part Four Land Use Districts, Section 4.1 Establishment of Districts is amended by adding DC1-R2 to the list of districts.
3. Part Four Land Use Districts is amended by adding the following new Section:

### **City of Swift Current**

### **Direct Control District No. 1 (DC1-R2) for Cypress Point Community**

#### **Statement of Intent**

1. The purpose of the Direct Control District No. 1 (DC1-R2) is to facilitate the development of an integrated golf course community within the Elmwood Golf and Country Club in the City of Swift Current, Saskatchewan.

#### **Objectives**

- 1.1. To facilitate the development of a residential community by integrating single family lots, townhouse lots, and semi-detached lots within the Elmwood Golf and Country Club. The Community will be called ‘Cypress Point Community’;
- 1.2. To ensure that the Cypress Point Community is developed in consideration of Swift Current Development Plan (SCDP) Bylaw No. 4 - 2003, Section 5 - Residential Development;
- 1.3. To contain a mix of single-detached dwellings, semi-detached dwellings, and multi-unit dwellings, consistent with Policy 5.2.5 of the SCDP;
- 1.4. To promote and uphold a strong sense of quality, cohesion and style in the community that represents the regions current and historical aesthetics through architectural controls; and
- 1.5. To develop a community style consisting of craftsman, prairie, mid-century modern and Victorian styles with special setbacks, massing, site, and landscape design in order to create an overall unique development which will not allow contemporary and post-modern styles.

#### **Applicability**

2. The DC1-R2 Cypress Point direct control district is shown on the attached map, identified as *Map 1: Cypress Point Community Direct Control District Map* (hereinafter referred to as “Map 1”).

#### **Development Standards**

3. Except to the extent modified by the standards in this Direct Control District No. 1 (DC1-R2), all standards of the Low Density Multi-Unit Dwelling Residential (R2)

District in Zoning Bylaw No. 4 - 2003 apply within the boundaries specified in the Direct Control District (Map 1).

#### **4. Standards Applying to All Areas in the Cypress Point Community**

##### ***Permitted Use Regulations***

- 4.1. The following uses are not permitted
- (a) Religious institutions;
  - (b) Library and/or cultural institutions;
  - (c) The keeping of more than (2) boarders;
  - (d) Cemeteries;
  - (e) Educational institutions;
  - (f) Funeral homes;
  - (g) Hospitals;
  - (h) Neighborhood grocery stores and confectioneries with or without a residence built on the premises;
  - (i) Nursery schools, kindergartens, and/or day care centers;
  - (j) Parking lots;
  - (k) Residential Care Facilities Type II;
  - (l) Custodial Care Facilities; and
  - (m) Commercial Schools.

##### ***Development Standards***

- 4.2. The following standards shall apply to the development.

##### ***Landscaping***

- (a) The front yard must be landscaped as follows:
  - i. The first 3m of front of property must be grass or ground cover substitution to the satisfaction of the Designated Officer;
  - ii. 20% must be covered in planting beds;
  - iii. Rock mulch is not permitted except on **planting beds** and must be contained by a wall, barrier or edge; and,
  - iv. A minimum of one deciduous tree must be planted within 3 metres of the front property line. The tree must be a species of Ash, Lindon, Maple, or Elms (DED Resistant) and a minimum 50mm caliper. All underground utilities must be staked out prior to planning any trees shall be located a minimum of 2.5 metres from any services entering, or on the property.
- (b) The back yard must be landscaped with a minimum of 20% covered in **planting beds**.
- (c) In the side yard, rock mulch is limited to a maximum width of 1.0 metre and must be contained by a wall, barrier or edge.
- (d) In all yards, retaining walls cannot exceed 0.6 metres with the exception of transition lots.

### ***Dimensional Standards***

4.3. Development must comply with the dimensional standards in this subsection.

### ***Additional Yard Requirements***

- (a) The minimum rear yard setback for a house height 9.0 metres or more is 9.0 metres.
- (b) The minimum rear yard setback for a house height less than 9.0 metres is 8.0 metres.

### ***Design Standards***

4.4. Development must comply with the design standards in this subsection.

### ***Front Elevation***

- (a) All homes must incorporate architectural features such as wall plane projections, recesses, or other building material treatments and textures that visually interrupt the overall front façade wall plane into at least three distinct areas. Each plane must be a minimum of 2.4 metres wide. A porch & entry canopy are considered planes if supporting columns exceed 2.4 metres;
- (b) Balconies must be covered by a roof;
- (c) Glass railings are prohibited on balconies; and
- (d) Unfinished concrete stairs are prohibited.

### ***Rear Elevation***

- (e) The rear ***façade*** must resemble the front façade; and
- (f) Balconies must be supported by columns.

### ***Side Elevation***

- (g) All front and rear façade materials must wrap around the side of the home at a minimum distance of 1.2 metres from the front and rear edge of the façades; and
- (h) Any side elevation flanking an open space, public, or right-of-way must be clad in the same materials as the front elevation though less detail is acceptable.

### ***Garage***

- (i) The garage must be the same architectural style and clad with the same materials as the home;
- (j) Each garage must include a minimum of one pedestrian door, one garage door and one window;
- (k) The garage door(s) must contain a raised panel surface with a row of windows on the upper row;
- (l) The garage cannot have more than 2 garage vehicle doors and at least one of the doors shall be single width; and

- (m) Attached garages must have a minimum setback of 0.6 metres from the front building line of the home and 0.45 metres from all other planes.

**General**

- (n) Flat roofs are prohibited;
- (o) Each house must have one of the following:
  - i. porch,
  - ii. veranda or,
  - iii. a deep overhanging roof supported by columns.
- (p) Siding shall fit the chosen architectural style to the satisfaction of the Designated Officer and shall be of one or more of the following materials:
  - iv. acrylic stucco,
  - v. brick,
  - vi. stone,
  - vii. wood siding,
  - viii. shakes or panelling, or
  - ix. fibre cement.
- (q) Foundation **parging** shall not exceed a height from the ground of .45m.

**Driveways**

- (r) Front driveways must be built with cast in place concrete, or concrete pavers. Concrete may be broom finished, stamped, or exposed aggregate. Driveways must be built to a maximum width of 5.5 metres measured at the front property line.

**Fencing**

- (s) No fence shall be installed in the rear yard except a black steel picket fence which shall be installed 150 mm inside the rear property line;
- (t) Any side yard fence, within 3.7 metres of the rear property line, must be of the same materials and appearance as the black steel picket fence described in (s); and
- (u) Fencing is prohibited in the front yard and within 2.4 metres of the front corner of the house.

**Housing Styles**

- (v) Houses must be constructed in one of four permitted architectural styles as described in Table 1 below.

	<b>Craftsman Style</b>	<b>Prairie Style</b>	<b>Mid-Century Modern Style</b>	<b>Victorian Style</b>
<b>Style</b>	asymmetrical	asymmetrical with projections	asymmetrical forms	asymmetrical forms with a vertical emphasis.

<b>Form</b>	exposed structural elements	small compartmentalized rooms	open floor plan	balloon frame construction open floor plan on 2 or more stories.
<b>Roof</b>	expansive low pitched, gable roofs with deep overhangs	low pitched	low pitched	high pitched
<b>Beams / Columns</b>	columns are minimum .45m, wider at base & clad up to 1" from ground	columns are minimum .45m, wider at base & clad up to 1" from ground	beams are clad up to 1" from ground.	columns are slim, wider at base & clad up to 1" from ground
<b>Windows</b>	minimum 4" trim	horizontal with minimum 4" trim	minimum 4" trim	vertical with minimum 4" trim
<b>Main Materials</b>	wood siding, stucco, clinker brick.	wood siding, stucco, brick, masonry.	smooth stucco, brick, wood siding & board and batten.	wood (siding, paneling, bargeboard, clapboard, board, batten, wood shingles).
<b>Accent Materials</b>	stonework, woodwork, brackets, beams, cedar shake roofing	wood, stone, metalwork	glass block, bold coloured doors, narrow wood posts & columns	curved brackets, scrollwork trim, spindles, fish scale shingles, half-timbering
<b>Details</b>	skilled craftsmanship in woodworking & masonry	restrained ornamentation	exposed post and beam construction.	double curved brackets, scrollwork trim, spindles etc.

Table 1: Permitted Architectural Styles for Houses in Cypress Point Community

**Area 1**

**5. Single-Detached Area**

**Applicability**

5.1. The Single-Detached Area is shown as Area 1 on Map 1.

**Intent**

5.2. To create a walkable interesting streetscape of single-family houses that promotes locally and regionally relevant architecture while ensuring each home is visually different.



***Permitted Use Regulations***

- 5.3. The following uses are not permitted
- (a) Multiple-unit dwellings;
  - (b) Two-unit dwellings; and
  - (c) Semi-detached dwellings.

***Dimensional Standards***

- 5.4. Development must comply with the dimensional standards in this subsection.

***Additional Yard Requirements***

- (a) The minimum site area is 612 square metres.
- (b) The minimum front yard setback is 5.5 metres.
- (c) The maximum front yard setback is 6.4 metres.

***Design Standards***

- 5.5. Development must comply with the design standards in this subsection.
- (a) The façade cannot be the same as other homes in the area.

**Area 2**

**6. Semi-Detached Area**

***Applicability***

- 6.1. The Semi-Detached Area is shown as Area 2 on Map 1.

***Intent***

- 6.2. To create a walkable interesting streetscape of semi-detached houses that promotes locally and regional relevant architecture while ensuring each home is visually different.

***Permitted Use Regulations***

- 6.3. The following uses are not permitted
- (a) Single-detached dwellings;
  - (b) Two-unit dwellings; and
  - (c) Multiple-unit dwellings.

***Dimensional Standards***

- 6.4. Development must comply with the dimensional standards in this subsection.

***Additional Yard Requirements***

- (a) The minimum site area is 504 square metres.
- (b) The minimum front yard setback is 4.9 metres.
- (c) The maximum front yard setback is 5.4 metres.

***Design Standards***

- 6.5. Development must comply with the design standards in this subsection.
  - (a) The façade cannot be the same as other homes in the area.

**Area 3**

**7. Street Townhouse Area**

***Applicability***

- 7.1. The Street Townhouse Area is shown as Area 3 on Map 1.

***Intent***

- 7.2. To create a walkable interesting streetscape of street townhouses that promotes locally and regional relevant architecture while ensuring each home is visually different.

***Permitted Use Regulations***

- 7.3. The following uses are not permitted
  - (a) Single-detached dwellings; and
  - (b) Two-unit dwellings.

***Development Standards***

- 7.4. Development must comply with the development standards in this subsection.

***Parking and Loading***

- (a) Parking is not permitted in the front or side yards when a property abuts a laneway.

***Dimensional Standards***

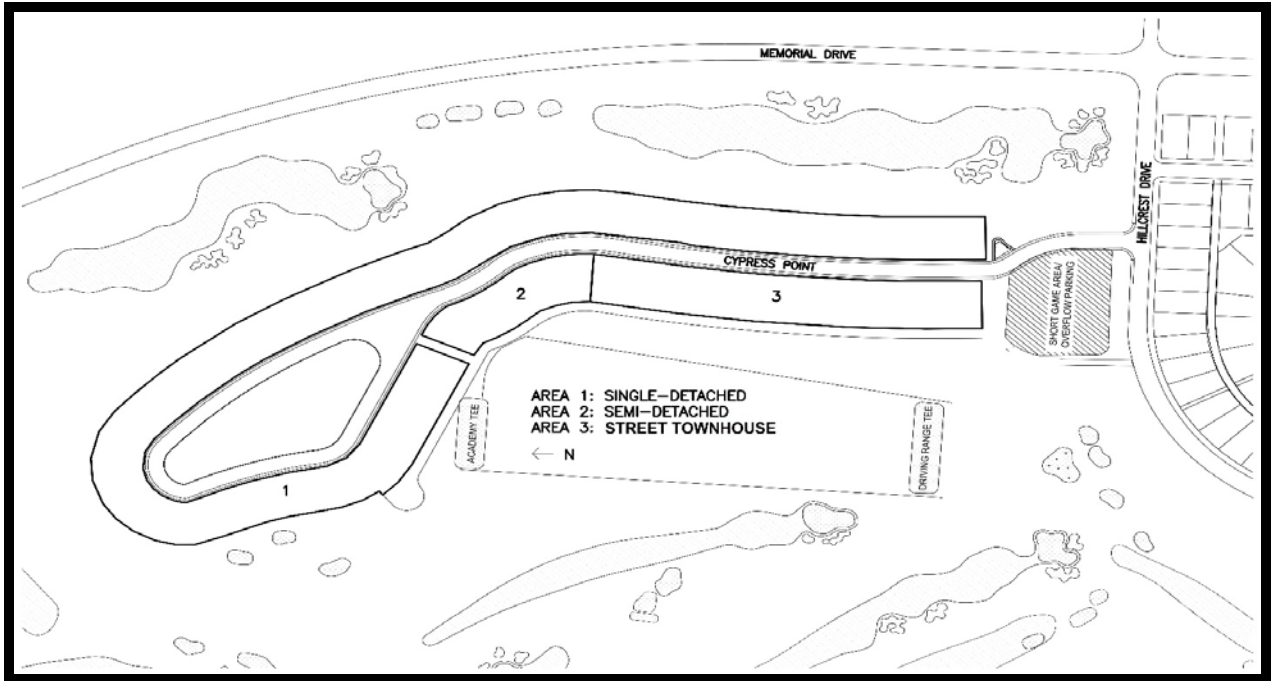
- 7.5. Development must comply with the dimensional standards in this subsection.

***Additional Yard Requirements***

- (a) The minimum site area is 396 square metres.
- (b) The minimum front yard setback is 4.9 metres.
- (c) The maximum front yard setback is 5.4 metres.

**Design Standards**

- 7.6. Development must comply with the design standards in this subsection.
  - (a) Each façade must be unique and can only repeat for every 9<sup>th</sup> home along the street.



**Map 1 Cypress Point Community Direct Control District (DC1-R2)."**

CARRIED.

Rezoning Cypress Point Community. A report regarding the Proposed Rezoning of Parcel B, Plan 102188730 - Direct Control District No. 1 (DC1-RC2) for Cypress Point Community was presented by the Manager of Development Services.

No. 30 Moved by Councillor Friesen, and Seconded by Councillor Bowditch:

"THAT Notice of Motion be given at this time by advising the public of Council's intent to consider amending Zoning Bylaw No. 24 – 2014 by rezoning Parcel B, Plan 102188730 from PW – Parkway District to DC1-R2 Direct Control Low Density Multi-Unit Dwelling Residential District and adjust any adjacent district boundaries as needed."

CARRIED.

Subdivision Cypress Point. A report regarding a Proposal to Subdivide all of Parcel B, Plan 102188730, part of Parcel D, Plan 81SC02414, and part of Parcel A, Plan 101676270 Cypress Point (Elmwood Community Residential Development).

No. 31 Moved by Councillor Perrault, and Seconded by Councillor Budd:

“THAT the proposed subdivision of all of Parcel B, Plan 102188730, part of Parcel D, Plan 81SC02414, and part of Parcel A, Plan 101676270 be approved and that the Mayor and City Clerk be authorized to sign the Certificate of Approval.”

CARRIED.

Reports for Information.

Bylaws.

Unfinished Business.

New Business.  
Communi-  
cations.

Delegations.

En Camera Items.

Reports of Council Members/ Enquiries.

The following topics were raised by members of Council:

- ATV's and other motorized unlicensed vehicles on City property;
- Update on Cypress Point Lot Sales Process;
- Elevator/Renovations at the i-Plex;
- Library Statistics.

Adjourn-  
ment.

No. 32      Moved by Councillor Perrault, Seconded by Councillor Bowditch:

(7:15 p.m.) "THAT we do now adjourn."

CARRIED.

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Mayor

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City Clerk