

<b>Subject</b>	Memo to Council – Town Centre
<b>Date</b>	January 30, 2026
<b>Item Number</b>	N/A

## HISTORICAL AND POLICY INFORMATION

The Town Centre idea was born as far back as 2002 when the future land use map included a proposed location for the development of the core area. The Town Centre was envisioned to further enhance the lifestyle and broaden the services available to residents. It would do so by offering a central location for professional services, retail, residential and office accommodation, entertainment, food and beverage, grocery, art and cultural facilities in a small-town neighbourly style.

In 2014/15 the Town adopted The Town Centre Neighbourhood Plan, a complementary document to the Official Community Plan. This was, and continues to be, the first neighbourhood plan in the White Butte Region and aims to supplement those policies of the Official Community Plan by guiding development and investment in the Town Centre. Council of the day recognized this longstanding vision of a Town Centre area for the community and provided commitment to the Town Centre through policy implementation.

Items from the Town Centre Neighbourhood Plan relating to housing and density:

### Vision

- The Town of White City strives to develop a plan that describes and illustrates the long-term vision for a strong, living and vibrant Town Centre Neighbourhood that will result in mixed use commercial/residential growth and a healthy business environment. A neighbourhood that is the centre of business activity, and the focus for cultural and recreational activities, provides housing for a diverse residential community, and offers a quality destination for visitors to the Town. The proposed neighbourhood is identified as the showcase for the community, the source of civic pride, and the community should work toward achieving that goal.

### Guiding Principles

- Supporting a wide range of housing choices and tenures to accommodate people with a diversity of lifestyles, incomes and mobility level.

### Lane Use Concept

- The Town Centre Neighbourhood Plan contains comprehensive land uses, which allows for more flexibility in accommodating mixed-use commercial development and a variety of housing choices, to better adjust to changing market and economic needs and innovative development proposals that may be brought forward.

### Policies

- Encourage a range of housing options appropriate for development in the community and specifically in the Town Centre Neighbourhood with a variety of unit sizes and tenures;
- Focus higher density multi-family housing in the Core Area/Downtown Commercial and Mixed-Use/Residential identified areas, including townhouses, low-rise apartment buildings with possible opportunities for mid-rise buildings depending on market requirements;
- Encourage the design and architecture of buildings to be adaptive and accessible for persons of

different stages of life and degrees of mobility to help satisfy the diverse and changing housing needs of residents;

- Require outdoor amenity spaces in developments to serve the needs of a broad range of residents.

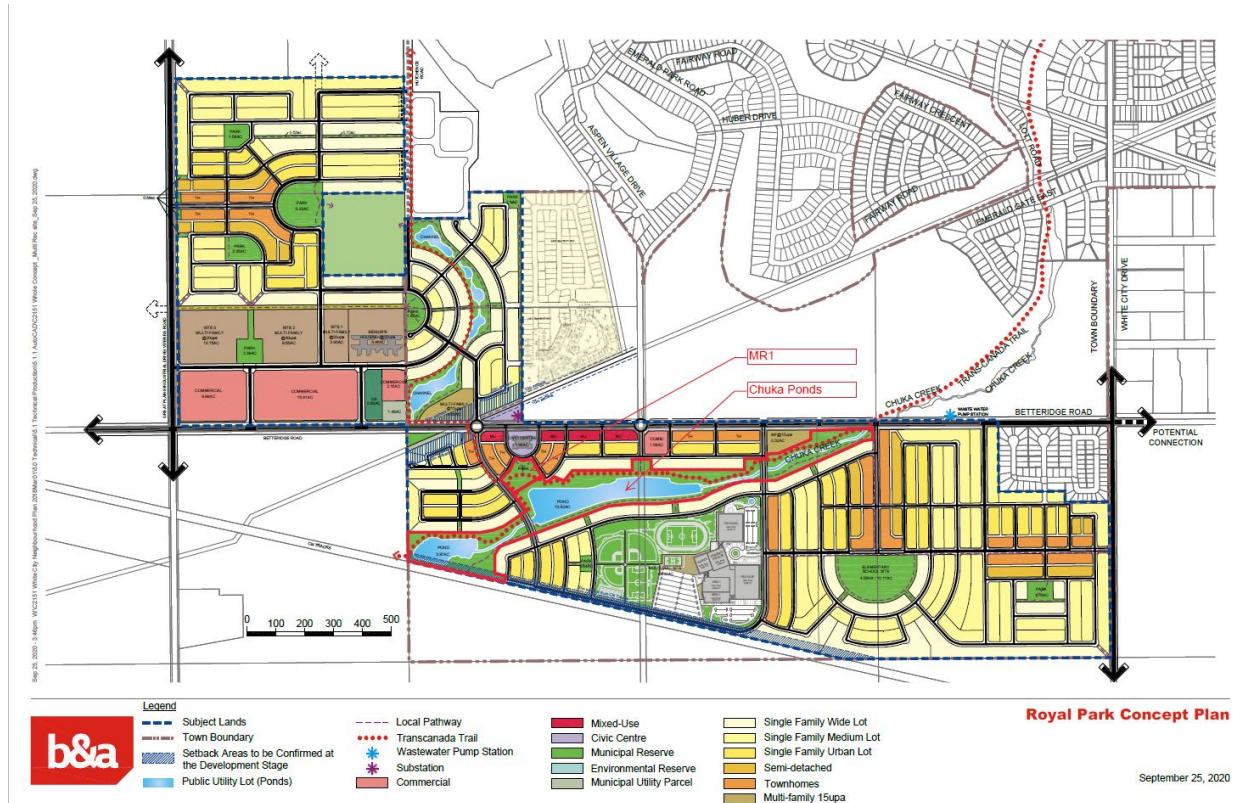
## TOWN CENTRE VIDEOS

Link to Town Centre Neighbourhood Plan video on website (October 2014) <https://whitecity.ca/p/town-centre-neighborhood-plan>

Link to Town Centre video on website (August 2022): <https://whitecity.ca/p/discover-town-centre>

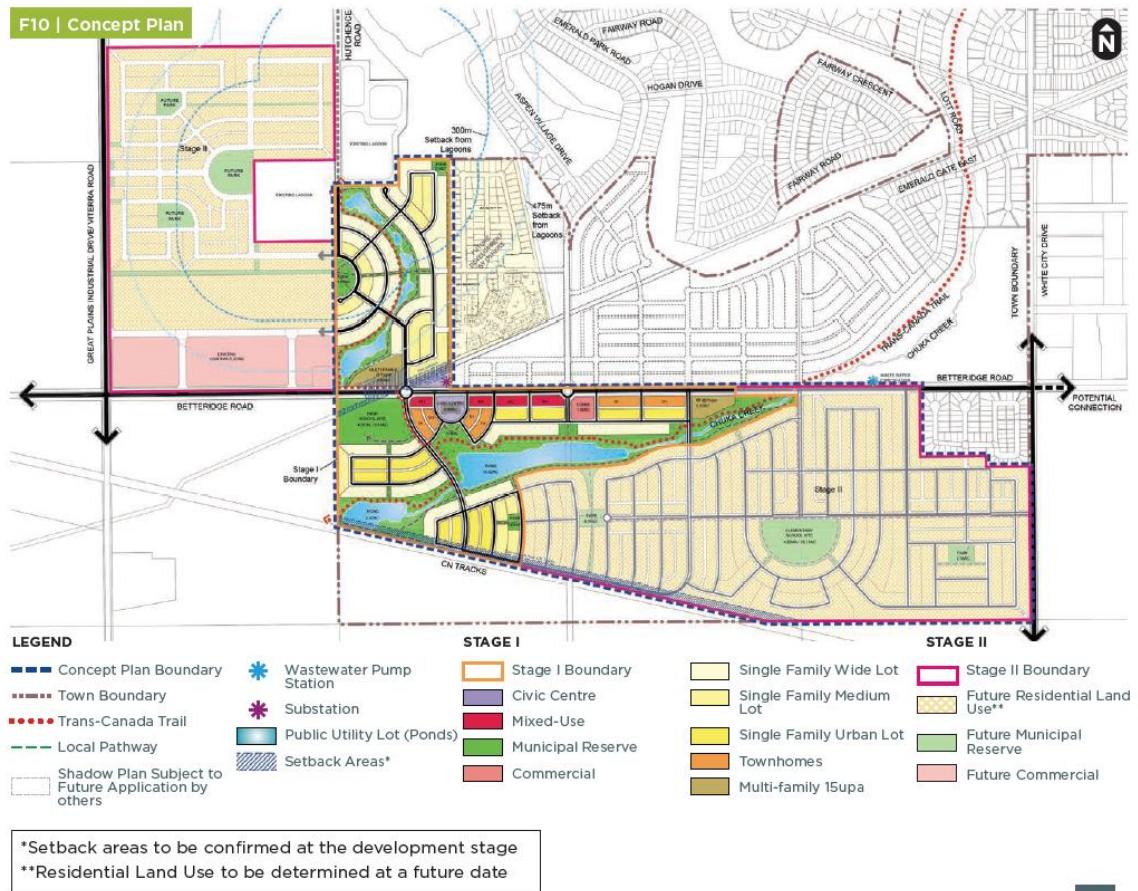
## TOWN CENTRE DEVELOPMENT START – ROYAL PARK CONCEPT PLANNING

- Royal Park Concept Plan approved in August 2018, updated in 2020 to include the MURC parcel.



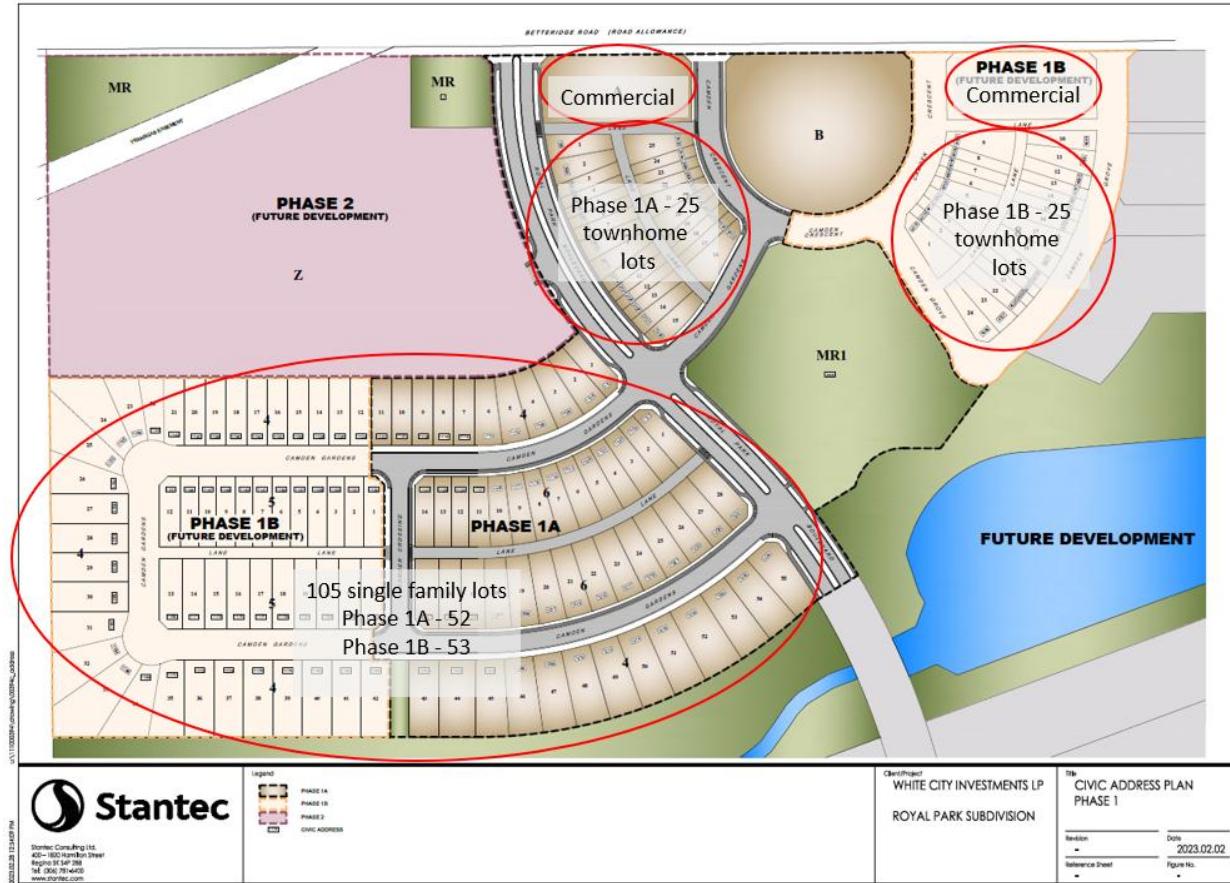
- The development is intended to progress in stages and phases. Stage 1, as highlighted in the original concept plan below, focuses on the areas in and around the civic centre and Chuka ponds. Individual subdivision applications will be provided for the phases within each stage.
- Stage II of development requires additional concept planning, consideration and approvals as development progresses.
- It is expected that there will be a mix of single family, semi-attached, townhomes and multi-family developments throughout the Town Centre.
- Betteridge Road, which has already seen three phases of upgrades, will eventually become a

main, 4 lane roadway connecting to the Pilot Butte overpass to the west and to Highway 48 to the east.



## TOWN CENTRE DEVELOPMENT – STAGE I, PHASE I APPROVAL AND CONSTRUCTION

- Stage I, Phase 1 development (Phase 1A and 1B) subdivision application approved in 2019. Phase 1A and 1B include 105 single family lots, 50 multi family lots, 2 commercial parcels and a civic centre parcel.
- Construction was delayed due to wastewater authority capacity issues.
- Construction commenced with underground servicing (2022), surfacing (2023), and lift station construction (2024).
- The first new home permit was issued January 2024.
- 19 new home permits have been issued in Phase 1A in total, including multi-family and single family dwellings.



## ROYAL PARK STAGE I, PHASE 2

- Multi-family development was originally considered for Phase 2 (Parcel Z) in 2023 when a development proposal from Avana was considered by council.
  - Development consisted of 176 purpose built rental townhome units.
- Subdivision was approved and OCP/zoning amendments were to be drafted, though developer communicated that AVANA was no longer involved. Developer was looking for new partnership.
- Second multi family development proposal submitted in July 2025 by Royal Park Real Estate GP Inc, which is the current proposal being considered.
  - Proposal increased from 176 units to 200 units, but now under a phased approach, with the parcel being subdivided into Parcel Z and Parcel X. This approach would allow for flexibility within the development and opportunity for gradual implementation of the development.

## CROSBY HANNA FUTURE GROWTH STUDY (2018)

### 5.4.2 Town Centre Residential Land Requirements

- It is noted that the demand for single-detached housing units is expected to remain high. However, it is also expected that there will be a growing demand for more affordable housing options in the form of multiple unit dwellings to support smaller households, or “empty nesters”, as well as those seeking aging-in-place housing. These housing options will be available through the development of higher density residential development in the form of townhouses,

apartments and/or condominiums within the Town Centre.

#### **5.4.4 Establishment of a Commercially Vibrant Town Centre**

- It is noted that in order to see the development of the Town Centre through to fruition, a long-term vision for this area is required. Therefore, it is recommended that to promote and enhance the attractive and viable downtown commercial area of the Town of White City, it is imperative that this area be prioritized as a primary location for retail activity, professional services, government functions and cultural activities in the community. In order to identify the Downtown as a place to do business, shop and socialize, the Town may wish to consider providing incentives for anchor tenants and small businesses, including a grocery store, to locate in the Downtown. The Town may also wish to consider reducing the size requirements and potentially waiving or reducing the minimum parking requirements to allow maximum flexibility for future operators such as grocery stores, bakeries, butchers, cheese shops and produce stores to enter the market. Lastly, by encouraging increased densities in the Town Centre, there will be a reduction in the costs of linear infrastructure (roads, potable water, electricity, gas), which helps reduce the cost to the municipality, as well as future ratepayers.

#### **COMPARABLES**

- Based on a review completed by the developer, a typical multi-family development in the City of Regina would allow for 1.3-2 times more density than is being proposed for Parcel Z/X.

#### **OTHER MUNICIPALITIES PERSPECTIVES ON MULTI-UNIT DWELLINGS**

##### **Martensville:**

Martensville did not specifically indicate how they handle public outcry but identified their approach in reminding Council and further educating the residents about the benefits of multi-unit rental developments, what it does for the sustainable growth and investment into the community and that everyone needs a place to live. The following insight was provided:

*Commercial and economic development perspective:* Importance of providing housing options for residents at all income levels. This includes service-sector workers who require accessible rental housing within the community. Businesses investing in a community assess not only market potential but also workforce availability and housing options for employees. Diverse housing is critical to attracting and retaining commercial investment and services.

*Regulatory perspective:* The zoning bylaw does not govern property ownership, and therefore there is no mechanism to differentiate between owner-occupied and rental units through zoning controls. In practice, a condominium development could be approved as owner-occupied and subsequently rented out in its entirety. Martensville has not implemented rental regulations, rental policies, or rental licensing, nor has it seriously considered doing so.

*Crime perspective:* Crime is not inherently tied to whether housing is owner-occupied or rented. Crime can occur regardless of tenure, and effective mitigation is achieved through proactive design, planning measures and the application of Crime Prevention Through Environmental Design (CPTED) principles. Ensuring that new developments are well-integrated with existing neighbourhoods and maintain a high standard of design consistency further contributes to reduce crime and improve safety. Building a strong sense of community, rather than focusing solely on maximizing unit count, and designed amenities

supports social interaction and neighbourhood pride. Further increasing natural surveillance through “eyes on the street.”

*Property value perspective:* Based on past experience, it’s anticipated that property values would likely increase as new investment often stimulates additional development and reinvestment in surrounding areas.

**Warman:**

Warman has experienced rapid growth in multi-unit rental development which aligns with Warman’s objective of providing more housing options. The price of land and housing has increased substantially making home ownership increasingly unattainable for many residents. As a result, rental housing has received largely positive feedback from both City Council and the broader community. Overall, the projects have not generated significant negative impacts. The following insight was provided:

*Commercial and economic development perspective:* Access to rental housing is particularly important for supporting local employment. Many businesses operate year-round and require employees who can both live and work in Warman rather than commuting from Saskatoon. Warman has implemented a rental incentive policy that applies to new multi-unit rental units per year. They anticipate increasing this limit in the near future to accommodate continued growth and demand.

*Regulatory perspective:* The land was pre-zoned with the intent of accommodating multi-unit residential development. From a planning perspective, the developments are consistent with the Official Community Plan (OCP) and broader municipal goals, as the area was always intended for higher-density housing. These developments were located within a newly established subdivision area, and all notification requirements were met. While some nearby property owners outside the notification area were not satisfied, the process complied with the minimum regulatory standards.

*Crime perspective:* There has been no evidence of increased crime or negative social impacts associated with rental developments, and no correlation has been observed between rental housing and community safety concerns.

## COMMUNITY VIABILITY

- White City is currently 99% single family residential tax base.
- Diversifying the tax base puts less burden on the existing residents while also allowing for increase in service provision and amenities.

## WHAT OTHER TOOLS CAN BE USED TO CONTROL PHASING, DENSITY, STRUCTURE, ETC. OF DEVELOPMENT?

- The Official Community Plan and Zoning Bylaw are the only ways to control density and structure.
  - Uses that are considered discretionary within zoning districts allow for discretion in what or what is not approved.
  - Permitted uses do not allow for discretion.
- The subdivision approving authority (Community Planning branch of the Ministry of Government Relations) ensures the intended proposed development is suitable for the land and location in relation to access/transportation, servicing, utilities, environment and heritage prior to approval of the development.

- Community Planning has their own viability process for the development. For each subdivision, two levels of government work on the file to ensure it has been vetted appropriately.

## **FINANCIAL SITUATION OF THE TOWN**

- Municipal debt and a negative financial position for a municipality is not uncommon.
- While the majority of the Town's current debt is tied to the Wastewater Expansion Project this also includes upgrading the infrastructure for sufficient treatment capacity for the existing population. The WCRM158 Wastewater Management Authority also manages wastewater connection fee setting to ensure new development pays for the appropriate costs of the infrastructure required to service new developments.
- The Town does not have a vested interest or investment into development and there is no burden on the existing tax base for development to occur. Development pays for development – developers typically upfront development costs for their subdivisions, as well as pay development levies to cover the costs of required upgrades associated with their development. At times the town may upfront some development costs, but those upfront costs are then recaptured through the development levy model

## **SUMMARIZED TIMELINE OF DECISION ITEMS RELATED TO TOWN CENTRE**

- October 7, 2014 – Public Notice Issued for Open Houses related to new OCP and Zoning Bylaw to be held October 23 and November 6
- October 14, 2014 – OCP and Zoning Bylaw Amendments First Readings
- October 23, 2014 – First Open House
- November 6, 2014 – Second Open House
- November 23, 2014 – Public Notice Issued for Public Hearing to be held December 22.
- December 22, 2014 – Public Hearing
  - Note: No submissions received outside of a letter from the RM of Edenwold No. 158
- December 22, 2014 – Second and third readings of Official Community Plan and Zoning Bylaw.
- August 27, 2018 – Royal Park Concept Plan approved in principle
- October 3, 2018 – Royal Park Media event
- August 26, 2019 – Town Centre Development Phase 1 Royal Park Subdivision Approval
- September 23, 2019 – Zoning Bylaw Amendment to rezone Phase I, Stage I of Royal Park first reading
- October 21, 2019 – Public Hearing for Zoning Bylaw Amendment
  - No submissions were received.
- October 21, 2019 – Zoning Bylaw Amendment Second and Third Readings, Adoption
  - Note: Although adopted by Council, the rezoning never fully came into effect due to Wastewater Capacity limitations delaying approval of the development.
- February 7, 2022 – Zoning Bylaw Amendments to rezone to R7 District, CS District and Commercial Downtown District to accommodate Royal Park Phase I, Stage I first reading.
- March 7, 2022 – Public Hearing
  - Note: No verbal or written submissions received.
- March 7, 2022 – Zoning Bylaw Amendments Second and Third Reading, Adoption
- May 17, 2022 – Royal Park Open House held at Aspen Links
- November 27, 2023 – Comprehensive Development Proposal from Avana Developments for Parcel Z considered by Council.
  - Proposal considered of 176 purpose built rental townhome units

- December 11, 2023 – Avana Developments delegation at COTW, COTW recommends Comprehensive Development Proposal to Council for approval in principle
- January 8, 2024 – Comprehensive Development Proposal approved in principle
  - Note: Between January 2024 and July 2025, no further action was taken on the file as the project proposal with Avana did not proceed.
- September 21, 2024 – Royal Park Grand Opening event
- July 7, 2025 – Council reviews potential new development proposal for Parcel Z and directs administration to proceed with negotiations with Royal Park Real Estate LP.
- July 21, 2025 – Comprehensive Development Proposal draft approved in principle
- October 27, 2025 – Comprehensive Development Proposal approved subject to engineering and legal review, and that administration start drafting the required OCP and Zoning Bylaw amendments.
- November 10, 2025 – Subdivision referral from Community Planning reviewed by council and recommended for approval.
- December 8, 2025 – OCP and Zoning Bylaw amendments first readings

## DETAILED TIMELINE OF DECISION ITEMS RELATED TO TOWN CENTRE

### 1. Minutes of the Regular Council Meeting held **October 14, 2014** (Appendix A)

- **Slack/Kosteniuk:** THAT Bylaw 580-14, being a bylaw to adopt an Official Community Plan, be introduced and given first reading.
- **Bjola/Otitoju:** THAT Bylaw 581-14, being a bylaw to adopt a Zoning Bylaw, be introduced and given first reading.

Note: the version of the Official Community Plan at this time included the “Town Centre Neighbourhood Plan” (Appendix B). This included land use descriptions:

#### *“Land Use Description*

##### *1. Core Area/Downtown Commercial Mixed-Use/Residential;*

*A well-defined, distinctive and vibrant mixed-use neighbourhood that may accommodate office space, specialty retail, entertainment, government, cultural and civic uses, and recreational uses, as well as higher density residential, such as townhouses, apartment buildings.*

##### *2. Mixed-Use/Residential*

*Higher density residential areas, contiguous to the core area, which includes various housing forms such as detached single family homes, townhouses and apartment buildings.*

##### *3. Single Family Residential*

*Lower density residential areas, surrounding the mixed-use/residential*

*area, which contains mostly detached single family homes.*

**4. Public Space/Park and Reserve/Recreation**

*A network of valuable green areas which includes environmentally sensitive areas, parks, trails, greenways, and community facilities to provide recreational opportunities for residents and visitors.” – Pg. 6*

2. Public Notice was issued on **October 7, 2014** for two open houses related to the Official Community Plan on **October 23, 2014** and **November 6, 2014** (Appendix C).
3. Public Notice was issued on November 14, 2014 for the public hearing on the new Official Community Plan and Zoning Bylaw to be held **December 22, 2014** (Appendix D).
4. Minutes of the Regular Council Meeting held **December 22, 2014** (Appendix E)
  - **Slack/Bjola:** THAT Bylaw 580-14, being a bylaw to adopt an Official Community Plan, be given second reading.
  - **Brule/Kosteniuk:** THAT Bylaw 580-14, being a bylaw to adopt an Official Community Plan, be given City be given third and final reading.

Note: the version of the Official Community Plan that was adopted included the same land use descriptions as quoted previously.

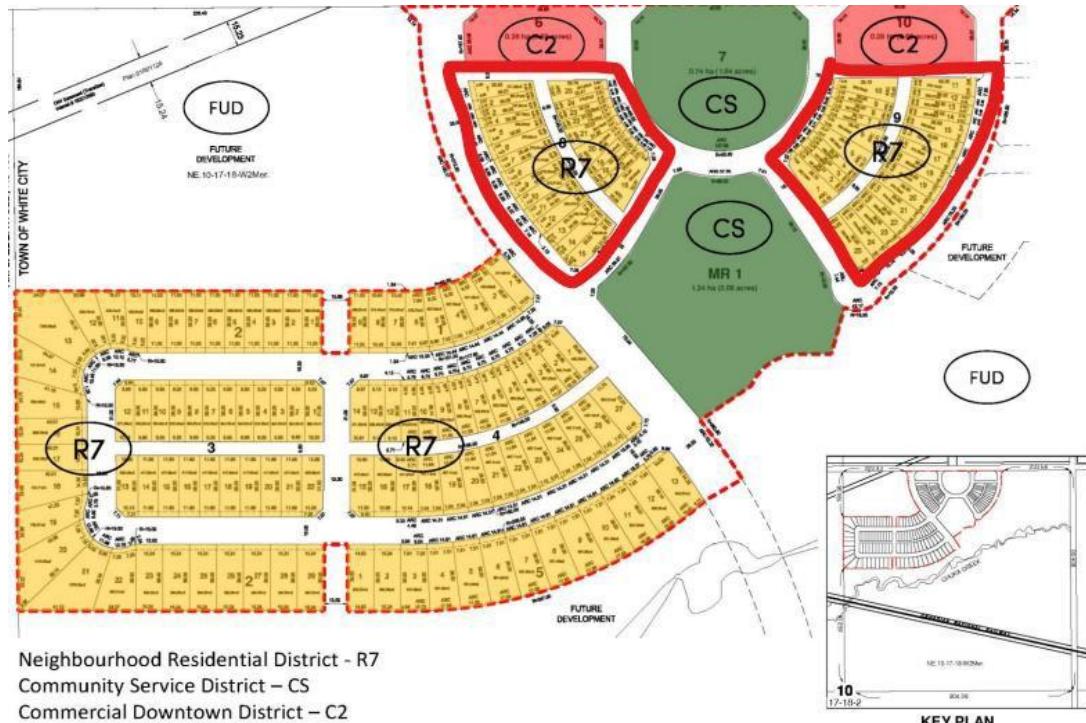
5. Minutes of the Regular Council Meeting held **August 27, 2018** (Appendix F)
  - **Boschman/Zorn:** THAT the proposed concept plan for the Royal Park subdivision, prepared by B&A Planning Group and submitted by All-Rite Group of Companies and La Vita Land Inc., be approved in principle; and THAT, once a subdivision application is submitted to Community Planning, Ministry of Government Relations, a servicing agreement for the proposed subdivision be required, pursuant to subsection 172(1) of *The Planning and Development Act, 2007*.

Note: this is the first appearance of “Royal Park” in the council meeting minutes.

6. Royal Park Media Event held **October 3, 2018**.
  - Formal media event to introduce Royal Park concept plan and proposed development plans.
7. **August 26, 2019** Regular Council Meeting  
(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=120>)

- Town Centre Development Phase 1 Royal Park:  
<https://whitecity.civicweb.net/document/17806/CDI%2019-070%20-%20Proposed%20Residential%20Subdivision%20-%20Ro.pdf?handle=74828CF850064969BD5D53AF2771A7AF>
- **Slack/Boschman:** THAT the proposed residential subdivision located at NE% 10-17-18 W2M (CP File T0476-19R) be recommended for approval by the Community Planning Branch of the Ministry of Government Relations, subject to the following:
  - a bylaw to amend the Town of White City Zoning Bylaw No. 581-14 to accommodate the proposed development be adopted by the council of the Town of White City; and
  - the subdivision applicant enter a servicing agreement with the Town of White City to provide services and facilities that directly or indirectly serve the subdivision.

Note: Phase 1 of Royal Park includes single family homes and townhomes under the R7 Zoning District.



Areas circled in red represent areas zoned for 'townhomes' – these are intended to be owned units.

#### 8. Zoning Bylaw Amendment

<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=122>

- Amendment to accommodate Royal Park Phase I:  
<https://whitecity.civicweb.net/document/18147/CDI%2019-083%20-%20Zoning%20Bylaw%20Amendment%20-%20Royal%20Park%20F.pdf?handle=2BE48743EE8A44959E3D72C0F6D58DA3>
- **Boschman/Moskal:** THAT Bylaw No. 644-19, a bylaw to amend Zoning Bylaw No. 581-14 to rezone Phase I of the Royal Park Stage I development, be introduced and given first reading.

#### 9. Public Hearing on Royal Park Zoning Bylaw Amendment:

<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=170>

#### 10. Minutes of the Regular Council Meeting held **October 21, 2019**

<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=124>

- **Snyder/Zorn:** THAT Bylaw No. 644-19, a bylaw to amend Zoning Bylaw No. 581-14 to rezone Phase I of the Royal Park Stage I development, be given second reading.
- **Zorn/Boschman:** THAT Bylaw No. 644-19, a bylaw to amend Zoning Bylaw No. 581-14 to rezone Phase I of the Royal Park Stage I development, be given third reading and adopted.

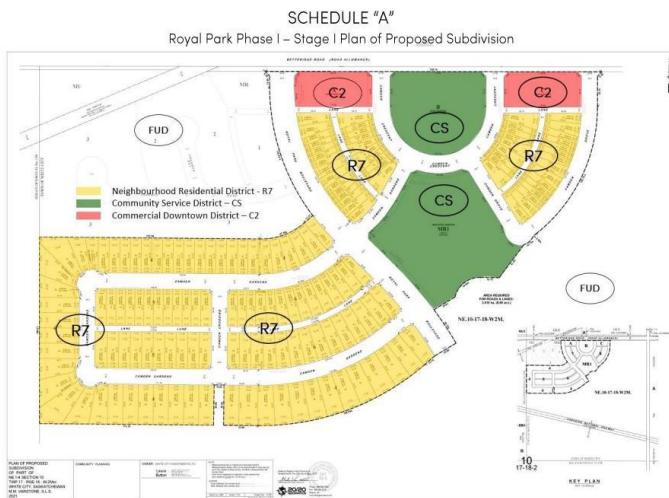
**Note:** Although adopted by Council, the rezoning never fully came into effect due to Wastewater Capacity limitations delaying approval of the development.

#### 11. Meeting of Council held **February 7, 2022**

<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=333>

- **Moskal/Boschman:** THAT Bylaw No. 675-22, a bylaw to amend Zoning Bylaw No. 581-14 by rezoning that portion of the NE 10- 17-18 W2M to Neighbourhood Residential District - R7, Community Service District - CS and Commercial Downtown District - C2, as described in the attached Plan of Proposed Subdivision completed by Stantec, dated May 14, 2021; and to rezone Parcels B, C and U as described in the attached Plan of Proposed Subdivision by 20/20 Geomatics, dated October 25, 2021 from Future Urban Development - FUD to Community Services - CS, be introduced and given first reading.

- **Updated map:**



12. Public Hearing held **March 7, 2022**

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=379>)

- Held to discuss amendments per item 10.
- **No verbal or written submissions received.**

13. Meeting of Council held March 7, 2022

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=335>)

- **Krzysik/Moskal:** THAT Bylaw No. 674-22 be read a second time.
- **Moen/Moskal:** THAT Bylaw No. 674-22 be read a third time and hereby adopted.

14. Meeting of the Committee of the Whole held **November 27, 2023**

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=426>)

- **Fergusson/Moskal:** THAT the Comprehensive Development Proposal from Avana Developments Inc. on a portion of NE 10 -17 -18 W2 Ext 2 be deferred until such time that the developer attends a Town of White City Committee of the Whole meeting as a delegation.

Note: This is the first mention of the Parcel Z development in a public meeting – the proposal was discussed in camera and considered confidential.

15. Royal Park Open House – **May 17, 2022**

- Held at Aspen Links Clubhouse from 2:30pm to 5:30pm
- Provided information on the proposed development within White City and the RM of Edenwold.

16. Meeting of the Committee of the Whole held **December 11, 2023**

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=427>)

- Avana Homes attends the meeting as a confidential delegation.
- Fergusson/Otitoju: THAT the Comprehensive Development Proposal from Avana Developments Inc. on a portion of NE 10-17- 18 W2 Ext 2 be recommended to Council for approval in principle, subject to:
  - submission of a subdivision application for subdivision approval to the Community Planning Branch of the Ministry of Government Relations;
  - an amendment of the Town of White City Official Community Plan, Bylaw No. 580-14 and Zoning Bylaw No. 581-14 to accommodate the proposed development;
  - a servicing agreement with the Town of White City to provide services and facilities that directly or indirectly serve the subdivision; and
  - completion of the required detailed engineering design for the proposed development in accordance with the Town of White City Development Standards and Specifications

Note: This is approval of principle of the development for Parcel Z with Avana. The proposal was discussed in camera and is considered confidential.

17. Meeting of Council held **January 8, 2024**:

<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=469>

- **Krzysik/Otitoju:** THAT the Comprehensive Development Proposal from Avana Developments Inc. on a portion of NE 10-17-18 W2 Ext 2 be approved in principle, subject to:
  - submission of a subdivision application for subdivision approval to the Community Planning Branch of the Ministry of Government Relations;
  - an amendment of the Town of White City Official Community Plan, Bylaw No. 580-14 and Zoning Bylaw No. 581-14 to accommodate the proposed development;
  - a servicing agreement with the Town of White City to provide

services and facilities that directly or indirectly serve the subdivision; and

- completion of the required detailed engineering design for the proposed development in accordance with the Town of White City Development Standards and Specification

Note: This is approval of principle of the development for Parcel Z with Avana. The proposal was discussed in camera and is considered confidential. At this point, approximately 175 units as purpose-built rentals had been approved in principle.

18. Royal Park Grand Opening Event held **September 21, 2024**.

19. Note, between January 2024 and July 2025 no further action was taken on the file as the project proposal with Avana did not proceed.

20. Meeting of the Committee of the Whole held on July 7, 2025

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=512>)

- **Simpson/Zorn:** THAT administration proceed with negotiations with Royal Park Real Estate LP on the development of the Comprehensive Development Proposal for Parcel Z located in Royal Park, with the intent to bring forward the finalized Comprehensive Development Proposal for approval in principle.

Note: This is the first mention of the revised Parcel Z development in a public meeting – the proposal was discussed in camera and considered confidential. This was also prior to Mayor Simpson knowing of the investors related to the project and declaring a conflict of interest.

21. Meeting of Council held July 21, 2025

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=494>)

- **Krzysik/Zorn:** THAT the draft Comprehensive Development Proposal from Royal Park Real Estate on a portion of NE 10-17-18 W2 Ext 2 be approved in principle, subject to:
  - completion of the final comprehensive development proposal, designed in collaboration with council;
  - submission of a subdivision application for subdivision approval to the Community Planning Branch of the Ministry of Government Relations;
  - an amendment of the Town of White City Official Community Plan,

Bylaw No. 580-14 and Zoning Bylaw No. 581-14 to accommodate the proposed development;

- a servicing agreement with the Town of White City to provide services and facilities that directly or indirectly serve the subdivision; and
- completion of the required detailed engineering design for the proposed development in accordance with the Town of White City Development Standards and Specifications

22. Meeting of the Committee of the Whole held October 27, 2025

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=519>)

- **Zorn/Krzysik:** THAT the finalized Comprehensive Development Proposal for Parcel Z be approved, subject to an engineering and legal review; and THAT administration begin drafting the required Official Community Plan and Zoning Bylaw Amendments to be brought forward for first reading at the next Regular Council Meeting.

23. Meeting of Council held November 10, 2025

(<https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=498>)

- Sultana/Krzysik: THAT the proposed residential subdivision located at NE ¼ 10-17-18-2 (CP File SUBD-005324-2025) be recommended for approval by the Community Planning Branch of the Ministry of Government Relations, subject to the following:
  - THAT a bylaw to amend the Town of White City Official Community Plan No. 580-14 to accommodate the proposed development be adopted by the Town of White City Council;
  - THAT a bylaw to amend the Town of White City Zoning Bylaw No. 581-14 to accommodate the proposed development be adopted by the Town of White City Council;
  - THAT 1.50 metres of road widening be dedicated on the Plan of Proposed Subdivision starting from the northwest point of the proposed subdivision and 168.65 metres east along Betteridge Road to be consistent with the remainder of NE ¼ 10-17-18-2;
  - THAT the subdivision applicant enter into a servicing agreement with the Town of White City to provide services and facilities that

directly or indirectly serve the subdivision; and

- THAT the Town of White City accepts the municipal reserve dedication of land as shown on the Plan of Proposed Subdivision.

*Councillor Sultana requested a recorded vote.*

<i>Mayor</i>	<i>Mitch Simpson</i>	<i>Absent</i>
<i>Deputy Mayor</i>	<i>Ken Kolb</i>	<i>For</i>
<i>Councillor</i>	<i>Andrew Boschman</i>	<i>For</i>
<i>Councillor</i>	<i>Dustin Grant</i>	<i>Against</i>
<i>Councillor</i>	<i>Bill Kryszik</i>	<i>For</i>
<i>Councillor</i>	<i>Shahnaz Sultana</i>	<i>Against</i>
<i>Councillor</i>	<i>Hal Zorn</i>	<i>For</i>

**CARRIED**

24. Meeting of Council held December 8, 2025 (minutes not yet approved):

- **Kolb/Zorn:** THAT Bylaw No. 720-25, a bylaw to amend Zoning Bylaw No. 581-14, be introduced and given first reading.

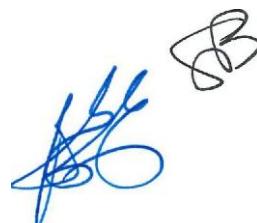
# APPENDICES

# WHITE CITY COUNCIL MEETING

TUESDAY OCTOBER 14, 2014  
7:00 p.m. Council Chambers  
White City Municipal Office

## AGENDA

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Approval of Minutes:**
  - September 29, 2014 Regular Council Meeting Minutes
- 4. Accounts for Approval:** Attached
- 5. Correspondence**
  - White City Wastewater Works - Compliance Report
  - White City Wastewater Works - Lagoon Compliance Report
  - Town of Shellbrook-Asset Management
  - RM of Edenwold - Letter to WCRM158 WWA
  - Town of White City Office Addition rendition
- 6. Financial Reports**
  - Bank Reconciliation for September, 2014
  - Statement of Financial Activities, September 30, 2014
- 7. Reports For Information**
  - 7.1 Town Manager Report
- 8. Delegation** - Dave Markus - #6 Lott Road East
- 9. Old Business**
  - 9.1 #6 Lott Road East & #1 Wellington Bay Ditch Completion
- 10. New Business**
  - 10.1 White City Strategic Plan -Annual Update
  - 10.2 Proposed Subdivision Application - Ministry of Highways, Various locations along Highway No. 1
  - 10.3 SE 7-17-17 W2 - Land Rental Agreement
- 11. Bylaws**
  - 11.1 Official Community Plan - Introduce & First Reading
  - 11.2 Zoning Bylaw - Introduce & First Reading
- 12. Committee Reports**
- 13. Adjourn**



**Town of White City  
White City Council Meeting  
October 14, 2014**

A Regular Meeting of the Council for the Town of White City, in the Province of Saskatchewan, was held on October 14, 2014 in the White City Municipal Office.

**PRESENT:** Mayor Bruce Evans  
Deputy Mayor Howard Slack  
Councillor Cec Snyder  
Councillor Rebecca Otitoju  
Councillor Rob Kosteniuk  
Councillor Carrie Bjola

**ABSENT:** Councillor Glen Brule

**STAFF:** Shauna Bzdel, Town Manager  
Debi Breuer, Assistant Administrator  
Mauricio Jimenez, Town Planner

**ORDER:** Mayor Evans called the meeting to order at 7:00pm.

**337/14 AGENDA APPROVAL**

**Otitoju/Slack:** THAT the agenda be approved.

**CARRIED**

**338/14 SEPTEMBER 29, 2014 MINUTES**

**Slack/Kosteniuk:** THAT the minutes of the September 29, 2014 Regular Council meeting be approved.

**CARRIED**

**339/14 ACCOUNTS FOR APPROVAL**

**Slack/Snyder:** THAT cheques 16368 to 16401 and online payments for Sask Power, Sask Energy and SaskTel totaling \$576,130.19 plus employee payroll direct deposit of \$16,069.70 for an accounts payable totaling \$592,199.89 be approved and a list be attached hereto;  
AND THAT Cheque No. 16400 payable to ASL Paving Ltd. for the amount of \$116,658.68 be held for 30 days.

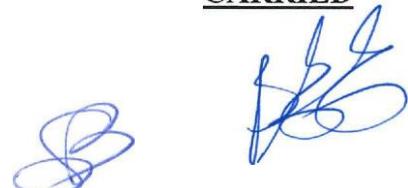
**CARRIED**

Deputy Mayor Slack assumed the chair at 7:06pm.

**340/14 ASSET MANAGEMENT**

**Snyder/Kosteniuk:** THAT Council directs administration to send a letter to the Provincial Government to encourage the Ministry to take an active role in promoting the development of asset management plans at the municipal level.

**CARRIED**



**Town of White City  
White City Council Meeting  
October 14, 2014**

**341/14 CORRESPONDENCE**

**Bjola/Snyder:** THAT the correspondence be filed.

**CARRIED**

**342/14 BANK RECONCILIATION:**

**Kosteniuk/Otitoju:** THAT the Bank Reconciliation for the month of September 2014 be approved and attached hereto.

**CARRIED**

**343/14 STATEMENT OF FINANCIAL ACTIVITIES**

**Snyder/Bjola:** THAT the Statement of Financial Activities for the period ending September 30, 2014 be approved and attached hereto.

**CARRIED**

**344/14 WHITE BUTTE REGIONAL PLANNING**

**COMMITTEE - CHRISTMAS GATHERING**

**Evans/Kosteniuk:** THAT WHEREAS Pilot Butte will be hosting the White Butte Christmas Gathering; AND THAT the all councillors and spouses from each member municipality are invited to attend; THEREFORE BE IT RESOLVED THAT White City will cover the cost of the catered supper for any White City Council and spouses that attend the White Butte Regional Planning Committee - Christmas Gathering in Pilot Butte on December 17, 2014.

**CARRIED**

**345/14 TOWN MANAGER'S REPORT**

**Otitoju/Snyder:** THAT the Town Manager's Report be accepted as presented.

**CARRIED**

Councillor Otitoju left chambers at 7:32pm

Councillor Otitoju returned to chambers at 7:33pm

Councillor Otitoju left chambers at 7:36

Councillor Otitoju returned to chambers at 7:40pm

**346/14 #6 LOTT ROAD EAST & #1 WELLINGTON BAY  
DITCH COMPLETION**

**Evans/Snyder:** THAT Council directs Administration to write a letter to the owners of # 1 Wellington Bay and # 6 Lott Road East giving a dead line of October 31, 2014 to comply with the completion of ditches on the properties.

**CARRIED**

Mayor Evans assumed the chair at 7:50pm.

Deputy Mayor Slack left chambers at 8:00pm

Deputy Mayor returned to chambers at 8:02pm



**Town of White City  
White City Council Meeting  
October 14, 2014**

**347/14 WHITE CITY STRATEGIC PLAN-ANNUAL  
UPDATE**

**Slack/Otitoju:** THAT the 2014 annual updates for the White City Strategic Plan be accepted.

**CARRIED**

**348/14 PROPOSED SUBDIVISION APPLICATION -  
MINISTRY OF HIGHWAYS, VARIOUS  
LOCATIONS ALONG HIGHWAY NO. 1**

**Slack/Bjola:** THAT Council approves the recommendation of the proposed highway interchange subdivisions along Highway No. 1 between the Town of Balgonie and the City of Regina.

**CARRIED**

Councillor Kosteniuk left chamber at 8:10pm.

Councillor Kosteniuk returned to chambers at 8:12pm.

**349/14 SE 7-17-17 W2-LAND RENTAL AGREEMENT**

**Slack/Snyder:** THAT the term of the SE 7-17-17-W2 land rental agreement with Mark Kelsch will expire at the end of 2015.

**CARRIED**

**350/14 OFFICIAL COMMUNITY PLAN**

**Slack/Kosteniuk:** THAT Bylaw 580-14, being a bylaw to adopt an Official Community Plan, be introduced and given first reading.

**CARRIED**

**351/14 ZONING BYLAW**

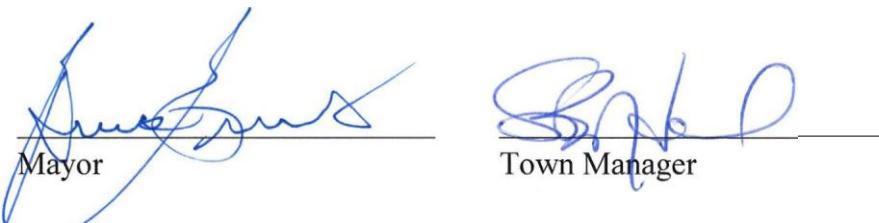
**Bjola/Otitoju:** THAT Bylaw 581-14, being a bylaw to adopt a Zoning Bylaw, be introduced and given first reading.

**CARRIED**

**352/14 ADJOURN**

**Otitoju/Slack:** THAT this meeting be adjourned at 8:45pm.

**CARRIED**



Two handwritten signatures are shown in blue ink. The signature on the left is for the Mayor, and the signature on the right is for the Town Manager. Both signatures are written in a cursive style.

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
Town Manager



# WHITE CITY TOWN CENTRE NEIGHBOURHOOD PLAN

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## ELEMENTS OF THE PLAN

This Plan forms part of the Town of White City Official Community Plan Bylaw No. XX

This Plan is comprised of five sections that together outlined the future of the Town Centre;

### **SECTION I – Overview**

This section provides setting for the Plan and describes the planning area and the proposed function of the development plan.

### **SECTION II – Town Centre Vision**

The section describes the vision statements and supporting or guiding principles for the future development of the Town Centre.

### **SECTION III – Planning Land Use**

This section contains a comprehensive land use description, policies and strategies that serve as a framework for the development of the Town Centre. It also describes different land uses and land use policies that are to be followed during the planning process of the Town Centre.

### **SECTION IV – Implementation**

It describes a range of implementation tools and strategies required to move this Plan forward.

### **SECTION V – Concept Plans**

In here various concept plans options are provided with the intention of providing options to Council and stakeholders. This section will include only one concept plan which will be selected as the preferred option following the consultation period.

## SECTION I

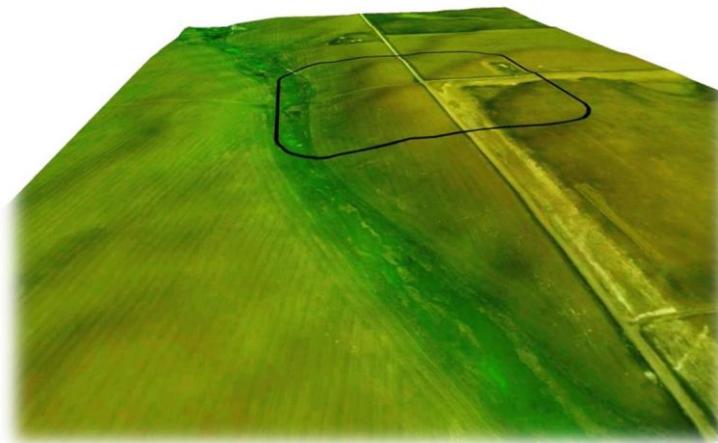
### OVERVIEW OF THE CONCEPT PLAN

#### INTRODUCTION

With the purpose of facilitating development and planned growth, the Town of White City proposes this Town Centre Neighbourhood Plan to create a “Heart of the Community” space at the Betteridge Road and Emerald Park Road intersection and as a framework for the future development and the creation of the Town Centre.

#### SITE CONTEXT

The proposed Town Centre Neighbourhood Plan area is located in the southwest of White City as shown in the following figure. The lands are bound to the North by the Enbridge Pipeline Right of Way and to the South by Chukka Creek. The lands to the west are currently outside the Town’s boundary and use for agricultural purposes.



Chukka Creek to the south represents a natural constraint to the flow of development. However, it also represents a great opportunity for potential development as accessible green space and recreational amenities adjacent to the neighbourhood, and will serve as a complement to achieve the maximum social, economic and environmental benefit of the area.

## SECTION II

### TOWN CENTRE VISION

#### VISION

The Town of White City strives to develop a plan that describes and illustrates the long-term vision for a strong, living and vibrant Town Centre Neighbourhood that will result in mixed use commercial/residential growth and a healthy business environment.

A neighbourhood that is the centre of business activity, and the focus for cultural and recreational activities, provides housing for a diverse residential community, and offers a quality destination for visitors to the Town. The proposed neighbourhood is identified as the showcase for the community, the source of civic pride, and the community should work toward achieving that goal.

#### GUIDING PRINCIPLES

These key principles implement the vision and serve as the basis for neighbourhood policies:

1. A healthy, liveable, pedestrian and cyclist friendly neighbourhood that;
  - Ensures a continuous street and trail network;
  - Encourages a diverse range of business, employment, recreational and education opportunities, which contributes to the creation of a solid base for the long-term economic sustainability of the Town; and
  - Promotes safe and sustainable development by ensuring the principles of CPTED are met in any new development and enterprise.
2. A neighbourhood that encompasses responsible growth principles and policies by;
  - Supporting a wide range of housing choices and tenures to accommodate people with a diversity of lifestyles, incomes and mobility level; and
  - Following the overall approach and respective phasing based on available services.
3. A neighbourhood that protects and enhances public open spaces, parks and green connections by;

Preserving environmentally sensitive areas;  
Protecting and enhancing sensitive habitats and ecosystems; and  
Promoting innovative, low-impact, storm water and drainage management solutions.

4. A Town Centre Neighbourhood that promotes “Sense of Place/Belonging” and “Social Cohesion” by;

Strengthening families and fostering community collaboration; and  
Shifting the nature of a dorm community towards a multifunctional, pedestrian friendly, lively and vibrant community.

5. An economically viable, mixed-use neighbourhood that;

Functions as The Town of White City’s principal business, cultural, and administrative centre;

Is the primary location for offices, specialty retail, entertainment, government and cultural uses that provide daily convenience shopping needs for the Town of White City and Emerald Park residents; and

Motivates the development of local employment opportunities.



## SECTION III

### PLAN LAND USE

#### LAND USE CONCEPT

With respect to the vision and principles, the Town Centre Neighbourhood will serve as mixed-use, healthy, liveable and pedestrian and cyclist friendly neighbourhood that will be the focus for cultural and recreational activities, provides housing for a diverse residential community, and houses a significant portion of the Town's future growth.

The Town Centre Neighbourhood Plan contains comprehensive land uses, which allows for more flexibility in accommodating mixed-use commercial development and a variety of housing choices to better adjust to changing market and economic needs and innovative development proposals that may be brought forward.

#### Land Use Description

1. Core Area/Downtown Commercial Mixed-Use/Residential;  
A well-defined, distinctive and vibrant mixed-use neighbourhood that may accommodate office space, specialty retail, entertainment, government, cultural and civic uses, and recreational uses, as well as higher density residential, such as townhouses, apartment buildings.
2. Mixed-Use/Residential  
Higher density residential areas, contiguous to the core area, which includes various housing forms such as detached single family homes, townhouses and apartment buildings.
3. Single Family Residential  
Lower density residential areas, surrounding the mixed-use/residential area, which contains mostly detached single family homes.
4. Public Space/Park and Reserve/Recreation  
A network of valuable green areas which includes environmentally sensitive areas, parks, trails, greenways, and community facilities to provide recreational opportunities for residents and visitors.

## Land Use Designations



- █ **Core Area/Downtown Commercial Mixed-Use;** accommodates a mix of commercial uses, civic, institutional and higher density residential
- █ **Mixed-Use/Residential;** higher density residential areas which could include detached single family dwellings, townhouses, row houses and apartment buildings
- █ **Single Family Residential;** lower density residential areas of mostly detached single family dwellings
- █ **Public Space/Park and Reserve/Recreation;** valuable green areas such as environmentally sensitive areas, parks, trails, greenways, and community facilities

## Land Use Capacity and Areas

Based on projections, the Town Centre Neighbourhood could accommodate around 2500 units, which results in an estimated population of 3000 to 4000 for the whole area covered by the land use concept plan, depending on the density of development and

estimated time of development of 10 to 15 years. For the effect of these projections an average of 1.5 to 3.2 persons per household was assumed.

The estimated amount of land allocated to each land use is shown in the table below. It is without a doubt subject to change based on detailed site plans, minor refinements, legal surveys and other factors as development proceeds.

Land Use Calculations	Total Area (ac)	Total Area (ha)	%
Core Area/ Downtown Commercial/Mixed Use	59.01	23.88	22%
Mixed Use/Residential	47.49	19.22	17%
Single Family Residential	97.92	39.63	36%
Public Space/Park and Reserve/Recreation	68.97	27.91	25%
<b>Total:</b>	<b>273.40</b>	<b>110.64</b>	<b>100%</b>

### Corresponding Zones

The zones applied to the land uses described above are specified in the following table. The Downtown Development (DD) zone may be used for developments the Town considers desirable that do not fit into any of the standard zones; for example, larger sites for mixed-use development in the Town Centre Neighbourhood.

Land Uses	Corresponding Zoning District
Retail/Entertainment/Government/Cultural and civic uses/Recreational uses/Residential/Public Space/Park and Reserve/Recreation - "Live up, work down"	C2 - Downtown Commercial/R6 - Residential higher density
Townhouses/Apartment buildings/Public Space/Park and Reserve/Recreation	C2 - Downtown Commercial/R6 Residential and Others

Higher density residential/Public Space/Park and Reserve/Recreation	R6 – Residential and Other Zoning District to be determined
Lower density single residential areas/Public Space/Park and Reserve/Recreation	R5 - Residential
Public Space/Park and Reserve/Recreation	CS - Community Service

## GENERAL POLICIES

Based on the prior information, the following general policies apply throughout the Town Centre Neighbourhood Plan.

The neighbourhood will serve the function of the centre where the residents could interact at street level in person in a public ground with mixed use facilities common to all residents.

Council may consider concept plan amendments for those developments where an applicant can demonstrate that the purpose and intention of the Town Centre Neighbourhood Plan is not affected and there is limited impact on the topography, natural areas, watercourses and environmentally sensitive areas.

### Residential

Within the Downtown Commercial/Mixed-Use and Mixed-Use identified zones; the majority of residential development is anticipated to be higher density development including but not limited to townhouses, apartment buildings, second, third and four storey residential living spaces depending on the desirable detail development plans.

Betteridge Road is proposed to be a key arterial and service road connecting White



City and Emerald Park to the planned expansion and service road network east of the City of Regina. This location will enable the Town Centre Neighbourhood to become the daily commercial, recreational and service hub for the Town of White City and Emerald Park. The proposed plan focuses on well-defined, distinctive and vibrant mixed-use neighbourhood that may accommodate office space, specialty retail, entertainment, government, cultural and civic uses, and recreational uses, as well as higher density residential.



Higher density residential development within the Core Area Downtown Commercial to help support the development of this mixed-use core and provide residents easy access to commercial, retail services.

The Mixed Use and Residential identified area; supports detached single family dwellings as well as a range of higher density development options and serves as a buffer between the Core Area Downtown Commercial and the Single Family Residential identified area.

The Single Family Residential identified area; applies to future larger lot detached single family residential development that meets the requirements of the R7 – Residential Zoning District and is aligned with existing development within the Town of White City.

Policies;

- Encourage a range of housing options appropriate for development in the community and specifically in the Town Centre Neighbourhood with a variety of unit sizes and tenures;
- Focus higher density multi-family housing in the Core Area/Downtown Commercial and Mixed-Use/Residential identified areas, including townhouses, low-rise apartment buildings with possible opportunities for mid-rise buildings



depending on market requirements;

- Encourage the design and architecture of buildings to be adaptive and accessible for persons of different stages of life and degrees of mobility to help satisfy the diverse and changing housing needs of residents;
- Require outdoor amenity spaces in developments to serve the needs of a broad range of residents (children, adults and seniors);
- Design grade-level, street-fronting multi-family units to have direct access from the streets;
- Where possible and where road grades permit, consolidate driveway accesses to reduce the number of driveways/private road entrances onto public streets;
- Applications involving additional crossings of major watercourses are discouraged;
- Support opportunities for 'live up, work down' mixed use development;
- Provide the opportunity for innovative and/or compact building design, where services are appropriate;
- Encourage the development of energy and water efficient housing;
- Allow for secondary suites, where appropriate, within existing and new residential developments; and
- Promote safe and sustainable residential development by ensuring the principles of CPTED are met.



#### Commercial, Civic and Institutional

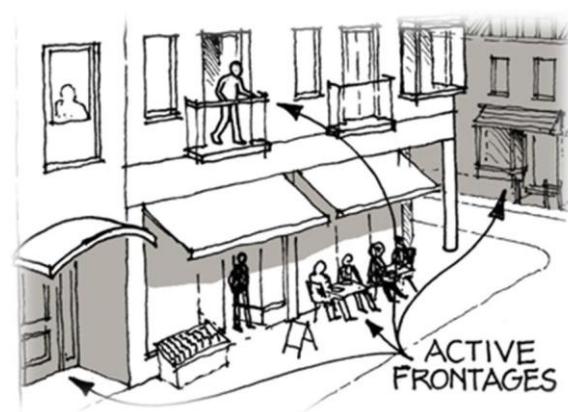
The proposed plan focuses on commercial and retail development plan within the Core Area/Downtown Commercial and Mixed-Use area to serve residents of both the Town of White City and Emerald Park and to create a strong, living and vibrant Town Centre that is the centre of business activity, and the focus for cultural and recreational activities.

The Plan supports and encourages civic and institutional land uses such as community centres and facilities, cultural and civic facilities, places of worship and educational institutions or facilities.

The Plan explores opportunities to leverage plans for future uses, such as a fieldhouse, indoor swimming pool and track, Farmers Market, potential Library relocation/expansion, Museum, and potential relocation/expansion of the Town Office to help create an environment that supports the community's broader objectives for the Town Centre.

Policies;

- Focus the majority of commercial development and provide for a wide range of commercial uses in the Core Area/Downtown Commercial and Mixed-Use;
- Encourage local commercial development and discourage big-box development within the Town Centre Neighbourhood;
- Streets should be designed to maximise the frequency of active frontages. These contribute to a lively and (where appropriate) economically viable street scene. They also help to deter crime and the fear of crime through "natural surveillance" of the public realm;
- Consider and encourage the development of community facilities which may be combined with other compatible uses that provide a broad range of indoor and outdoor community activity and meeting spaces;
- Commercial One Story should be encourage;
- Commercial/Office/Retail/Apartment 2-4 Story is encourage;
- Support opportunities for 'live up, work down' mixed use development;
- Public and Semipublic Uses and Community Facilities within the Town Center and near to and near civic amenities, parks, greenways and trails;
- Explore the possibility of a library and museum near other civic amenities to create a civic services hub in the neighbourhood;
- Explore the possibility of a Farmers Market site and its implementation. The Farmers Market facility should be designed to include restroom facilities;
- Consider opportunities to develop a new Town Office space within the Town Centre Neighbourhood;
- Work collaboratively with the School Division to identify and evaluate the possible need for additional schools and the appropriate locations, to help reinforce the overall community structure and meet resident's needs; and





- Promote safe and sustainable commercial development by ensuring the principles of CPTED are met.

#### Public Space/Park and Recreation

This plan provides for the incorporation of a network of valuable green areas which includes environmentally sensitive areas, parks, trails, greenways, and community facilities to provide recreational opportunities for residents and visitors.

The Town Centre Neighbourhood is located near Chukka Creek which is an important and significant watercourse that provides a great benefit to the neighbourhood. The location dimension and characteristic of additional greenways and walking paths will be determined with detailed plans for development of the areas within the Town Centre Neighbourhood at the discretion of Council.



Policies;

- Develop a park system that identifies and integrates the natural settings of the White City and Emerald Park areas;
- Integrate flexible measures in the design of parks and public open spaces to address the changing needs of a growing community, contribute to a sense of place and incorporate accessibility for all ages, abilities, income and cultural backgrounds;
- Balance the park, recreation and culture experience in the Town Centre Neighbourhood with those provided in other areas of the Town;
- Provide for adequate links between residential areas, schools, parks and community facilities by a network of trails and other connections;

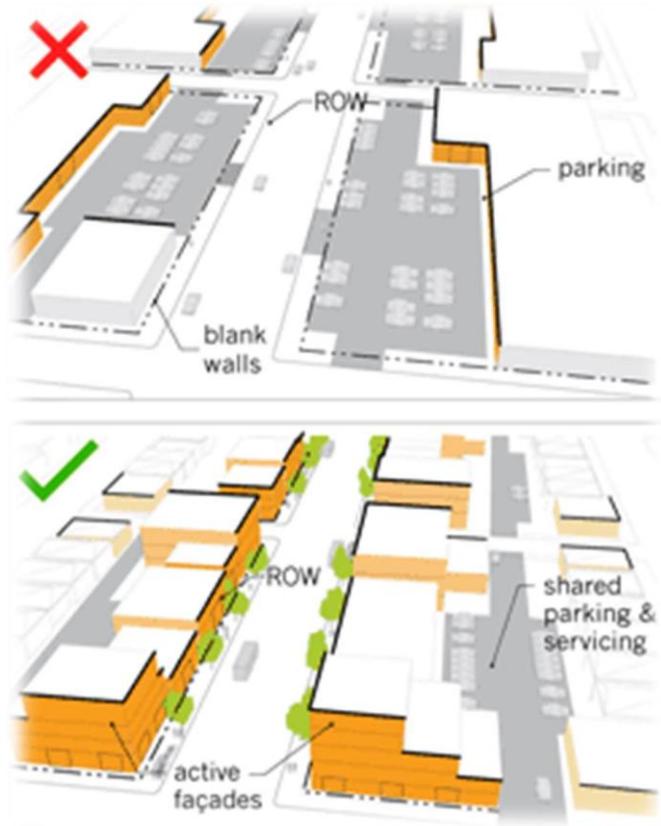


- Design parks to include amenities for various age groups that encourage active use at various times of the day;
- Encourage public and private partnerships and other mechanisms to contribute to the expansion and provision of additional parks, recreation and cultural amenities;
- Work towards providing meaningful parks within a 5 minute walking distance (400 metres), recognizing the topography of the area, for the majority of residents of the neighbourhood;
- Secure the provision of municipal reserves and environmental reserves for new developments through development approval and subdivision processes as per *The Planning and Development Act, 2007*, *The Subdivision Regulations* and *The Dedicated Land Regulations, 2009*, for the Town Centre Neighbourhood and the Town of White City in general;
- Ensure that dedicated municipal reserve lands provide a valuable and usable space for the enjoyment of the community and ensure the dedication of watercourses and areas of similar nature as environmental reserves; and
- Promote safe and sustainable Public Space/Park and Reserve/Recreation development by ensuring the principles of CPTED are met.

## Transportation

The Town Centre Neighbourhood Plan establishes a framework for the creation of a compact and walkable neighbourhood using an efficient multimodal transportation network. A goal of the Town Centre Neighbourhood Plan is to create a resilient, walkable neighbourhood that relies less on driving and more on walking, cycling.

The Plan provides for transportation network with direct routes and multiple



access points to key neighbourhood destinations. It is recognize the current non-existence of transit services in the area but it also recognize the importance of planning for the future and the importance of transit services in a healthy community. In the absence of transit service in the area, automobile travel will form the majority of trips and so appropriate provisions (e.g., parking allocation) must be included throughout the neighbourhood.



The transportation network is planned to increase mobility, accessibility, safety and pedestrian comfort while minimizing the social, environmental and financial cost of transportation infrastructure. The transportation network has also been proposed to enable potential transit services and the integration of other neighbourhoods in the White City and Emerald Park area. Promote the development of safe and secure transportation network by ensuring the principles of CPTED are met.

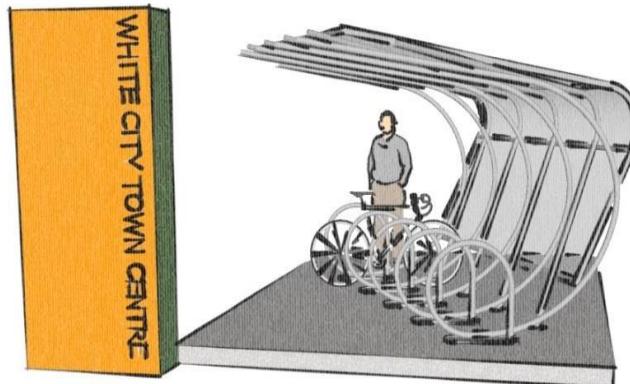
#### Pedestrians;

- Establish a pedestrian friendly public realm along all major streets through the provision of landscaping, street trees, and small open spaces suitable for resting or casual socializing as part of proposed street improvements;
- Link new pedestrian and cycling routes with existing routes and trails and integrate greenways with the public on-street walkway system to create a seamless pedestrian/cyclist network as generally illustrated on Schedule X;
- Maximize pedestrian connection to and through the neighbourhood and significant pedestrian generators, and work with developers to provide public mid-block walkways and rights-of-way when necessary through or adjacent to development;
- Provide pedestrian bulges, wide sidewalks and mid-block crosswalks at or near significant pedestrian generators (e.g., school, town centre) to improve walkability and pedestrian safety and allow for the potential implementation of business sidewalk patios;
- Provide pedestrian/cyclist walkways to support the pedestrian network when dead-end streets cannot be avoided due to topographic or other constraints; and

- Crosswalks should be clearly designated with lighting and pavement surface striping and take in consideration people with disabilities.

### Cycling;

Planning for bicycling and walking can remove barriers to mobility and increase the safety and comfort of pedestrians and cyclists, reduce automobile traffic and its negative effects on public health and the environment, encourage regular exercise, spur economic development and increase tourism. Improving pedestrian and cycling conditions benefits all people, regardless of how much they use active modes themselves.



- Establish a system of on-street and off-street bicycle routes that, together with the greenways network, support both potential commuter and recreational cycling throughout the Neighbourhood; and
- Provide bicycle parking, end-of-trip facilities and other cycling amenities at key destinations such as schools, community recreation facilities and multi-family residential developments.

### Greenways;

- Create a greenway network that links parks, open spaces, and key destinations in the Neighbourhood, according to the Town Centre Neighbourhood Plan;
- Ensure greenways located in street rights-of-way and parks conform to the Town policies, design provisions, and guidelines; and
- Connect the greenway network to the existing greenway and parks network.

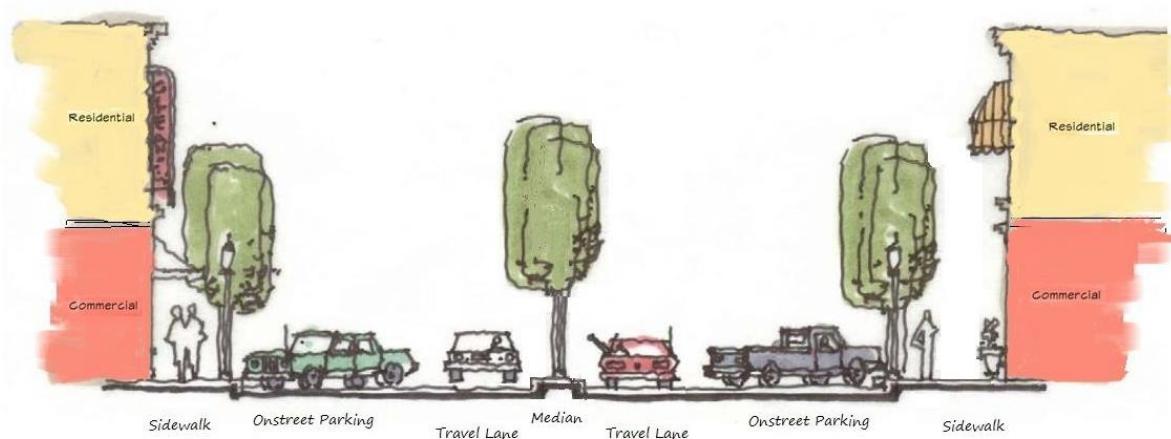
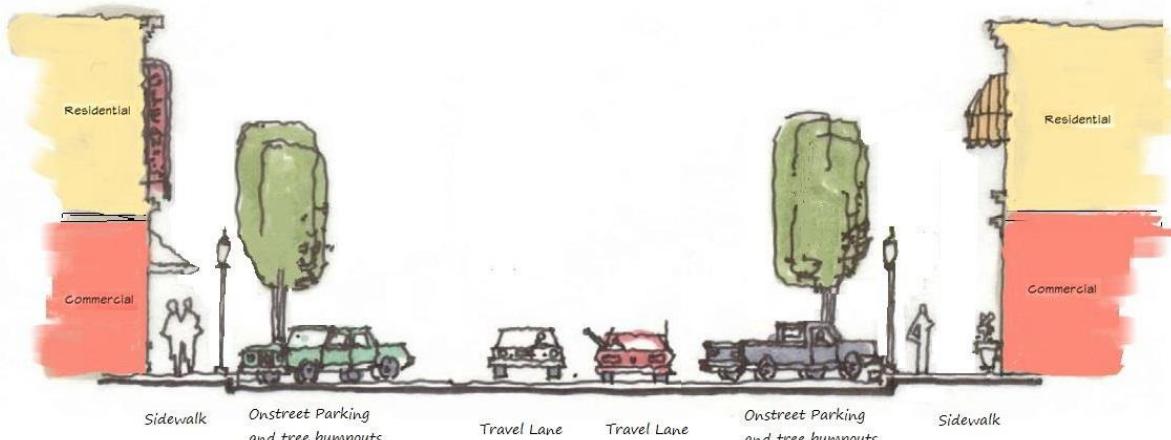
### Transit;

- Design and develop a neighbourhood that is supportive of potential transit systems and services;
- Continue to work with the Saskatchewan Transportation Company to evaluate the potential provision of an optimal transit service to the Neighbourhood Centre and the Town; and

- Explore alternatives and potential future options to support transit service and coverage in the neighbourhood and the Town.

Streets;

- Local streets, lanes and walkways, illustrated on the Town Centre Neighbourhood Plan, are conceptual and final subdivision layout is subject to review by the Town of White City and the subdivision approving authority;
- Streets should be pedestrian-friendly and with accessible edges along buildings and sidewalks.
- Where possible, the use of a grid system of streets with short blocks to provide multiple travel routes for vehicles, pedestrians and cyclist, is encouraged;
- The incorporation of bump outs with ornamental trees and landscaping at each intersection is highly encouraged;



- Raised crosswalks linking each bump out are encouraged. Crosswalks should be constructed of contrasting pavers that are visible to both pedestrians and through traffic;
- Encourage rear lane access for developments fronting arterial streets, within the Town Centre Neighbourhood;
- Encourage the use of rear lanes along designated bicycle routes and greenways and in other residential areas to minimize potential for conflict with pedestrians and cyclist and to maximize on-street parking provisions;
- Each rear lane shall provide at least two connections to the street network and dead-end lanes are not supported;
- Where rear lane is not provided, front-loaded street access shall share access between adjacent residences, to minimize the number of driveway crossings impeding the pedestrian environment, subject to grades.
- Loading areas, off-street parking access and solid waste collection functions are to be accommodated on-site and, where possible, accessed through a rear lane in a manner that minimizes their impact on the public realm;
- Ensure appropriate measurements are implemented to reduce vehicle speeds, improve intersection safety, shorten pedestrian crossing distances, and reduce vehicle pedestrian conflicts, especially near school sites, parks, and community facilities;
- Where design alternatives to the Town standards and policies are proposed for street network components due to topography, additional mitigation measures such as traffic controls and signalization may be required to ensure safety;
- On-street parking should be provided wherever possible on the Town Centre Neighbourhood's main streets;
- Angled on-street parking is preferred and parallel parking should be avoided;
- On-street parking may be situated between bump outs where appropriate;
- Bump outs should be well landscaped and designed to accommodate snow removal; and
- Unit or concrete pavement should be used wherever possible to distinguish dedicated on-street parking from through travel lanes.

### Utilities

The Town Centre Neighbourhood utility infrastructure shall be consistent with the demands of the potential residential and commercial growth and must be in line with

environmental regulations and *Statements of Provincial Interest* by being safe, healthy, reliable and cost-effective.

Wastewater treatment systems for the Town of White City and Emerald Park are currently at capacity and based on current rates of growth special consideration should be given at the planning stage of any potential development in the neighbourhood.

Policies;

- Ensure all parcels and buildings are provided with safe, reliable and sustainable water and sewer by connecting them to the Town's central distribution system;
- Ensure that necessary corridors, easements and land for public works (e.g., drainage easements) are dedicated during the subdivision and development processes;
- Consider the location of new public works in areas of compatible land use and ensure new land use is compatible with existing and planned public works;
- Require that new development provides an equitable financial contribution towards any required infrastructure and utilities;
- On-site storm drainage and storm drainage networks shall be suitable and properly addressed prior subdivision and development approvals; and
- Proposed or required water detention/retention ponds shall be strategically located and properly designated as per municipal and provincial regulations.

### Public Safety

Consistent with provincial interest and municipal goals, the Town Centre Neighbourhood Plan promotes the safety and security of individuals in the community and property from natural and human-induced threats.



Policies;

- Limit development on hazard lands to minimize the risk to public or private infrastructure;
- Prohibit the development of new buildings and additions to buildings in the floodway of the 1:500 year flood elevation of any watercourse or water body;

- Require flood-proofing of new buildings and additions to buildings to an elevation of 1.5 metres above the 1:500 year flood elevation of any watercourse or water body in the flood fringe;
- Municipal infrastructure and public works shall be strategically located to minimize, mitigate or avoid threats to the community from any potential hazard or emergency;
- Require the dedication of all or portion of land proposed for development located in the 1:500 floodway or flood fringe as environmental reserve;
- Require landscaping plans that integrate FireSmart principles; and
- Ensure proper setbacks and development standards and mitigation measurements for developments nearby or abutting railways and/or pipelines.

## LAND USE OPPORTUNITIES, PRIORITIES AND STANDARDS

### Downtown Core Area

Within the Downtown Commercial/Mixed Use Area the core of business and mixed uses consists of those properties fronting onto Betteridge Road and along Emerald Park Road, this area should be identified as the “Heart of the Community”.

Within this area specialty retail shops, financial services, restaurants and bars should generally occur at the ground floor of the mixed use building. Multitenant buildings to accommodate retail, office space and residential are highly encouraged in the Downtown Core Area. Lodging services are encouraged in side streets where potential traffic and parking impacts would be less.

### Design Standards;

- Structures shall build to the back of the sidewalk edge to maintain a consistent street frontage. Gaps in the frontage shall only be considered where a patio, pocket park, or other outdoor seating space can be provided;
- Parking shall not be located between the building and the street;
- Structures shall maintain an open appearance (i.e., high window-to-wall ratio) at the ground floor to foster a pedestrian-friendly environment;
- Tinted windows shall not be used, particularly at the ground floor;
- Brick is highly encouraged to be the primary building material, along with masonry accents as traditionally found in the downtown core area;
- Active uses such as retail shops or restaurants shall be encouraged at the ground level of parking structures;

- Parking structures shall be designed with architectural detailing of a similar level as adjacent structures;
- Where surface parking is provided, it should be screened with a low masonry wall and/or landscaping to maintain an attractive pedestrian environment at the street edge;
- Larger lots should also provide landscaped islands at regular intervals to further soften their appearance;
- Public facilities should be designed to avoid placing broad expanses of blank walls at the street edge; and
- Multiple floors are encouraged for public facilities to minimize the overall footprint required.

### Downtown Fringe

Within the Downtown Commercial/Mixed Use Area and the Mixed Use or Transitional Area, the Downtown Fringe is comprised of those areas contained within the Town Centre but outside of the Downtown Core Area.

The Downtown Fringe uses may have a similar physical form and intensity as the Downtown Core Area, but typically generate a much lower intensity of activity, both vehicular and pedestrian. For example, where office uses or residential uses would typically be limited to upper floor locations within the Downtown Core Area, they are desirable and would be encouraged within the Downtown Fringe. Uses within the Downtown Fringe also require additional design consideration, as they would potentially abut surrounding residential neighbourhoods in the majority of directions.

#### Design Standards:

Structures within the Downtown Fringe should be designed to provide a seamless visual transition between more intense Downtown Core uses and surrounding neighborhoods;

Where a significant variation in height exists, the Downtown Fringe use should step down in height to within one-story of the lower intensity use;

Setbacks for uses within the Downtown Fringe should create a pedestrian-friendly street frontage, but may be slightly large to create a softer more residential character than those found within the Downtown Core;

Where surface parking is provided, it should be screened with a low masonry wall and/or landscaping to maintain an attractive pedestrian environment at the street edge;

Parking should be placed to the side or rear of buildings to the extent possible;



## SECTION IV

### IMPLEMENTATION STRATEGY AND MONITORING

#### IMPLEMENTATION

Implementation is the key to moving forward the objectives, policies and actions in the Town Centre Neighbourhood Plan.

The Plan is intended to guide Council, developers, residents, service providers, government agencies, educational institutions and the private sector to establish a vibrant and sustainable neighbourhood.

The implementation strategies below need to be followed in order to achieve the vision, principles and policies of this Plan;

1. Adopt the Town Centre Neighbourhood Plan as an important and complementary part of the Official Community Plan of the Town of White City.
2. Promote resident engagement through a strong communication strategy for public updates and community involvement (e.g., website, newsletter, public meetings, events, social media, etc...).
3. Support local and regional economic development and build strong connections with institutions and adjacent municipalities.
4. Promote the establishment of community gardens, food growing, edible landscaping, greenhouses, green roofs, allotment gardens and composting, etc..., and explore the possibility of establishing an indoor/outdoor farmers market.
5. Explore the feasibility and location to guide the development of a community recreation centre in the Plan area.
6. Promote a safe and healthy neighbourhood by following CPTED principles during development permitting and subdivision process.
7. Explore opportunities to invest in community identity by building on arts, culture and heritage assets.
8. Encourage strategies to create and develop a green community and Town Centre Neighbourhood.
9. Create beautiful and vibrant streets and gateways that are also public spaces and destinations.
10. Inter-municipal agreements shall be pursued to ensure that local and regional growth issues are addressed proactively. A coordinated, integrated and

comprehensive approach shall be used when dealing with planning matters within the Town, or which cross municipal boundaries, including:

- a) Managing and/or promoting growth and development;
- b) Managing natural and cultural heritage;
- c) Infrastructure, public service facilities and waste management systems;
- d) Ecosystem and watershed related issues;
- e) Natural and human-made hazards; and
- f) Population, housing and employment projections, based on regional market areas.

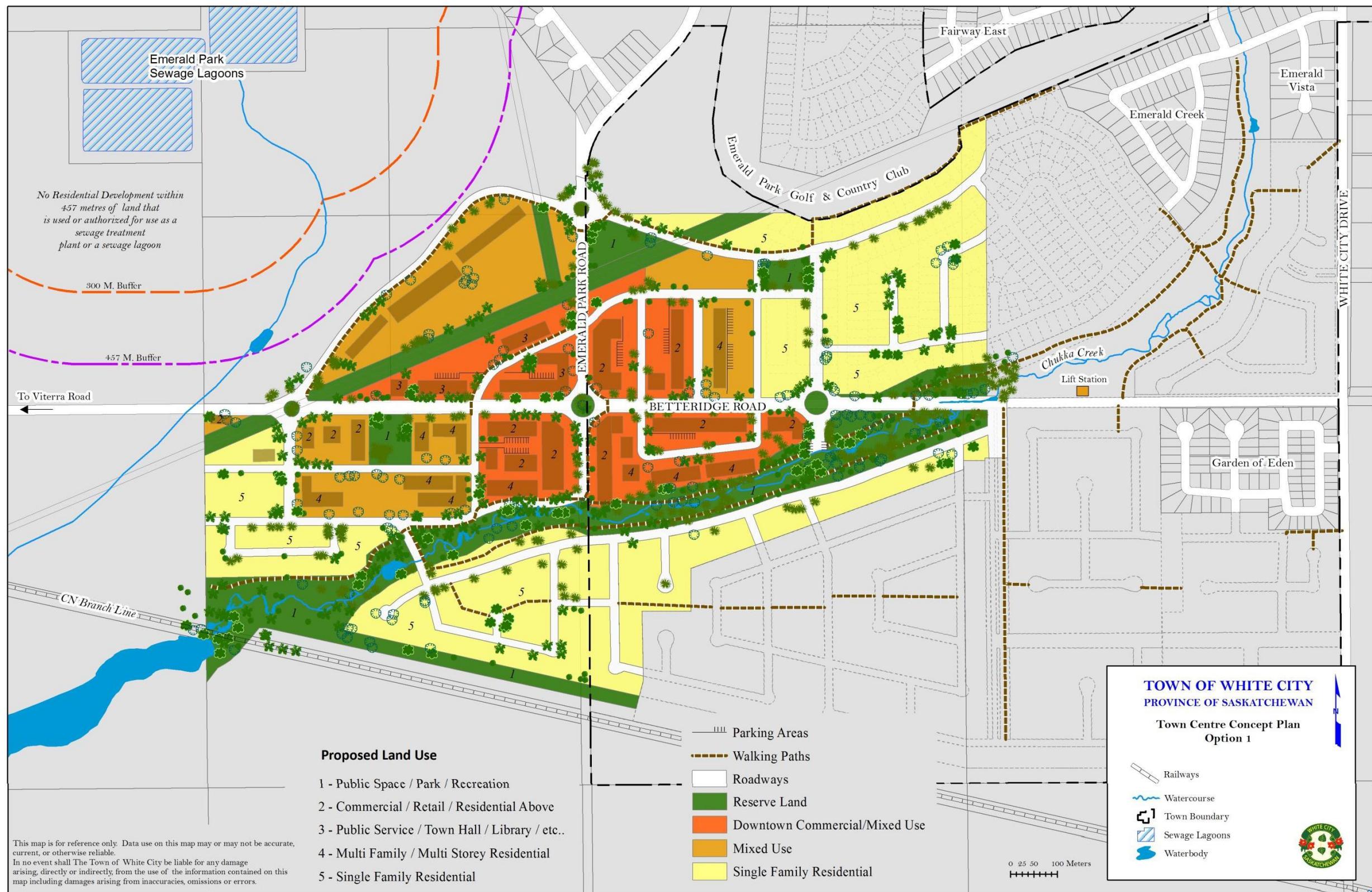
## MONITORING

In order to ensure the Town Centre Neighbourhood is developed in a manner consistent with the vision, principles and policies of this Plan, the Town will monitor;

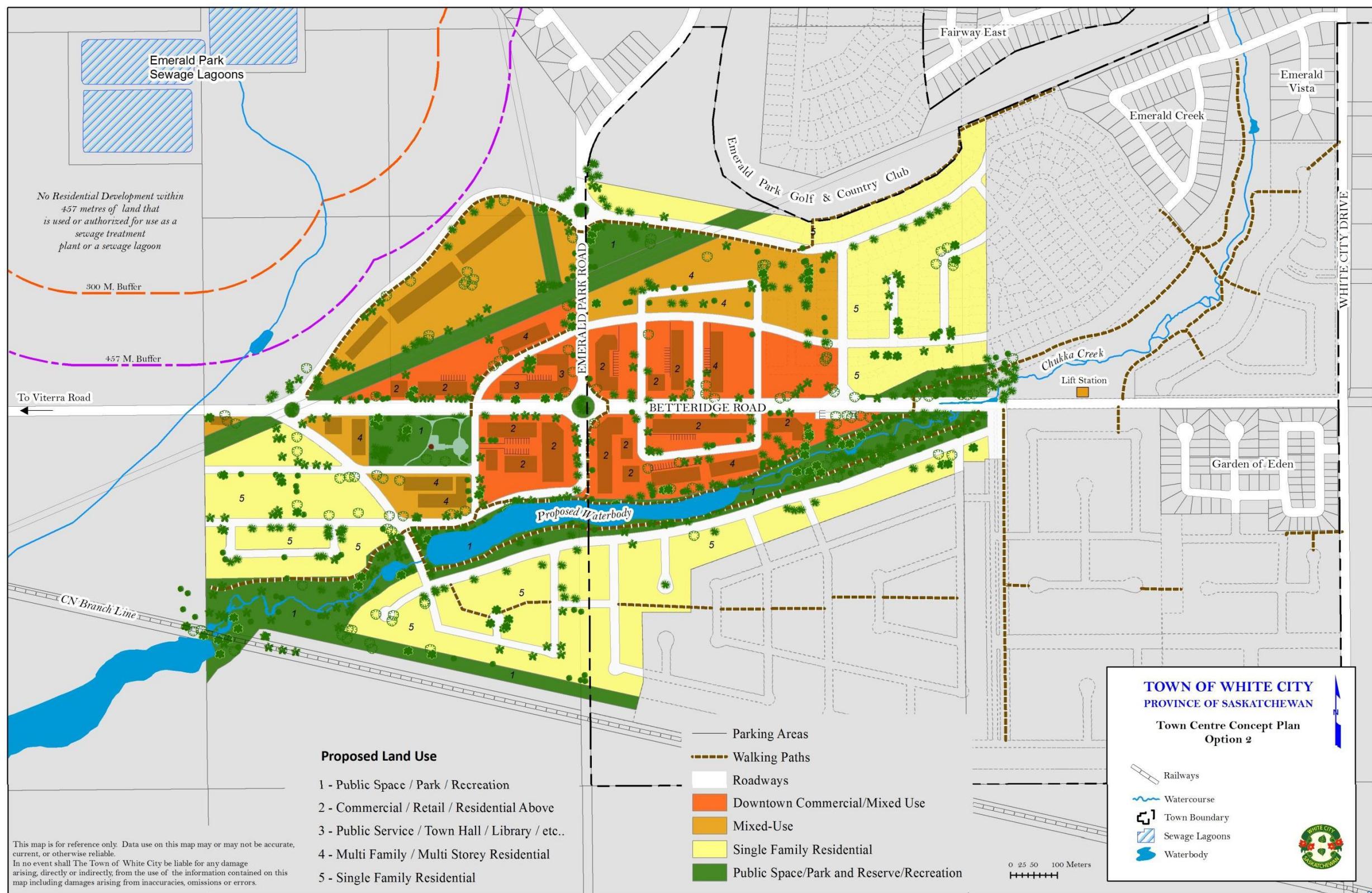
1. Development of housing, by number and type of units.
2. Development of commercial floor space, by amount and type.
3. Provision of public amenities.
4. Transportation mode share, the amount of sidewalk and cycling facilities constructed, transit service, traffic operations and parking provisions.
5. The performance of the storm water management systems.
6. Performance and implementation of the Official Community Plan and Zoning Bylaw.
7. On occasion land uses or developments may be proposed that do not conform to the Plan. The Plan can be amended in accordance with *The Planning and Development Act, 2007*, to allow the new development to proceed, however, before any amendment is made, the impact of the proposed change on the rest of the Plan and the future development of the municipality as a whole shall be examined. Any changes to the Plan shall be in the interest of the future development of the community as a whole. Through periodical review and amendment the Plan should serve as an effective guide for Council to make decisions on the future development of the neighbourhood and municipality.

**SECTION V**  
**CONCEPT PLANS FOR REVIEW**

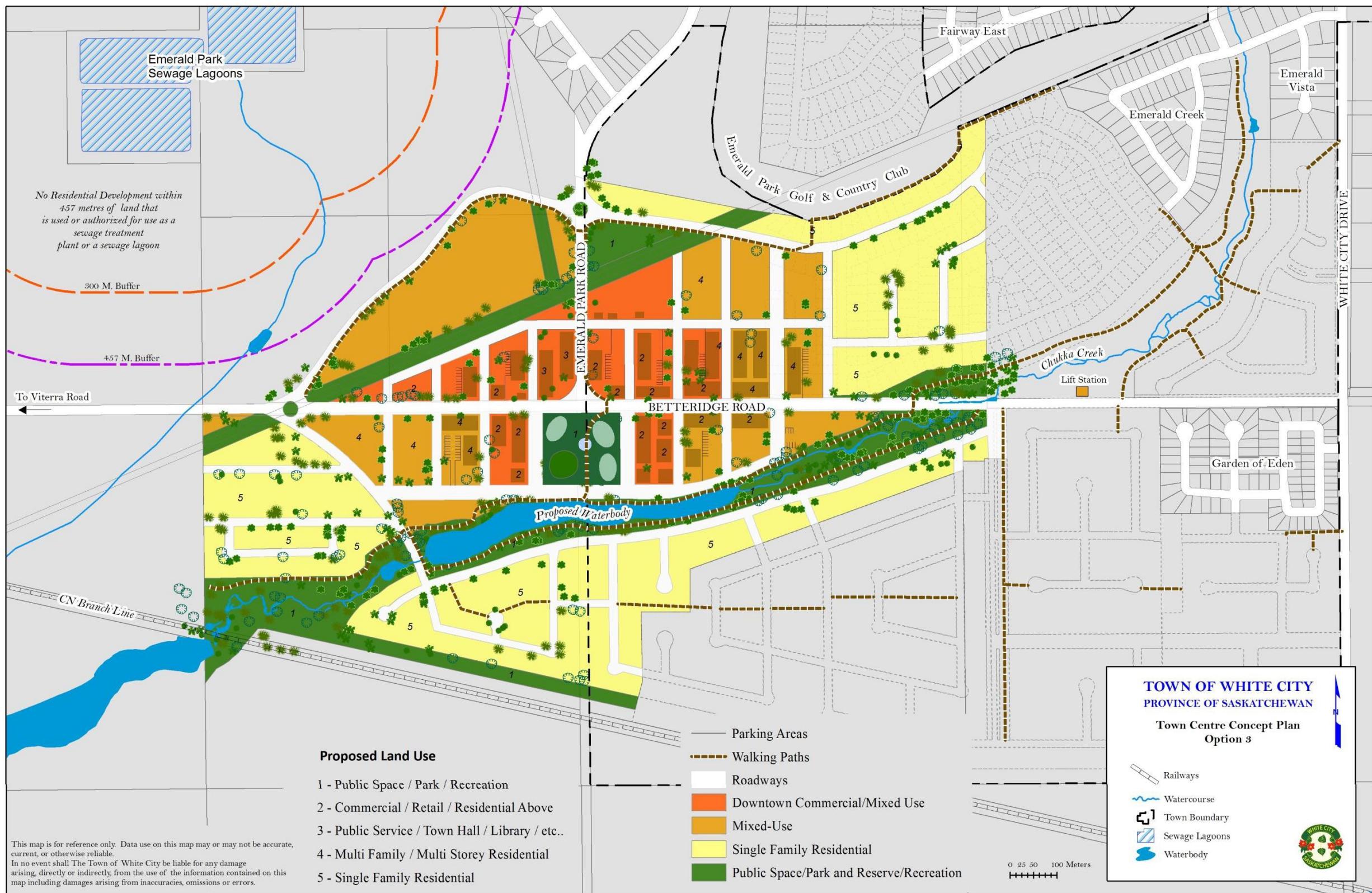
## Option 1.



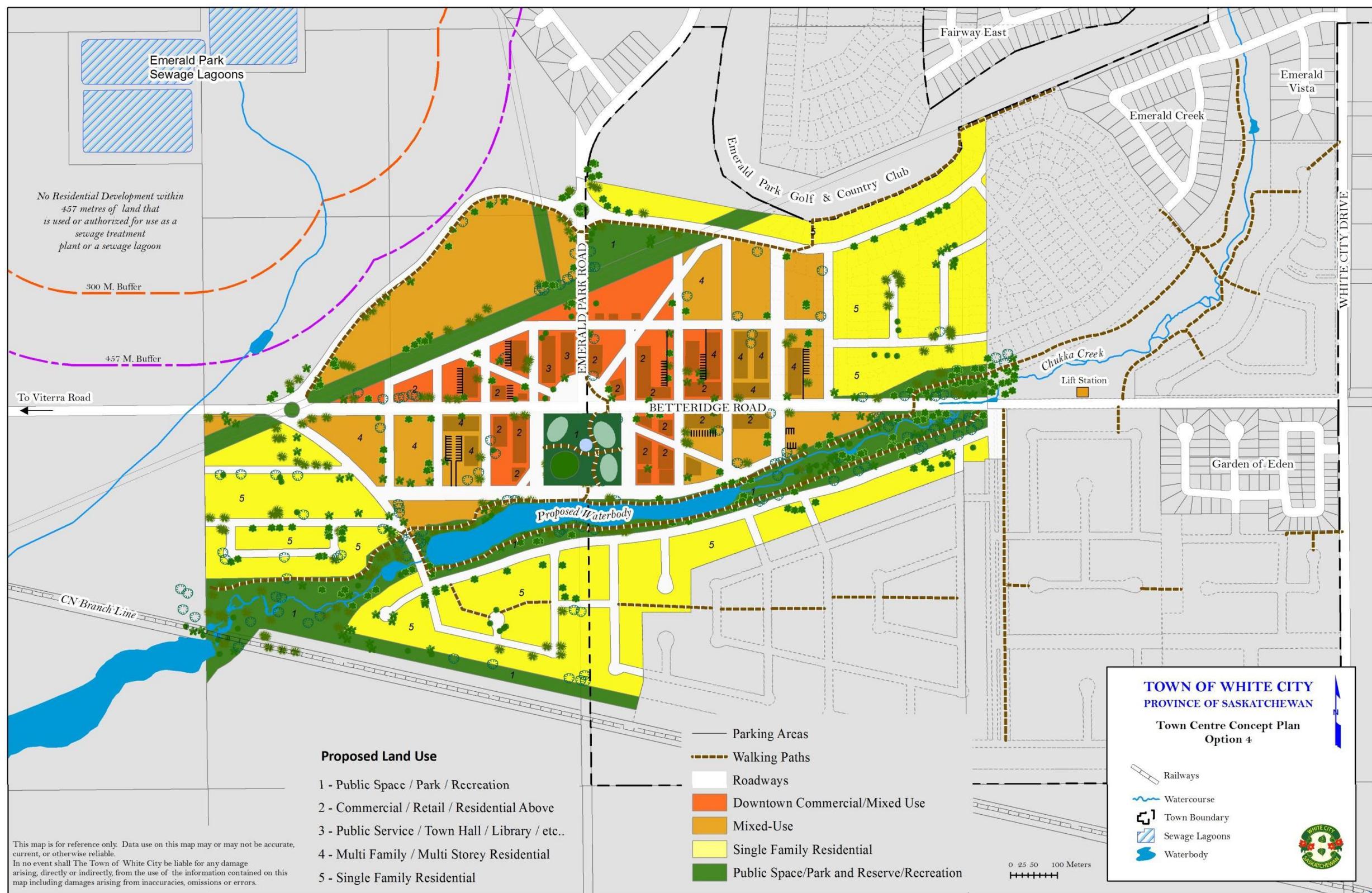
## Option 2.



## Option 3.



## Option 3.



BETTERIDGE ROAD DESIGN SAMPLES FOR FUTURE DEVELOPMENT PLANS





## APPENDIX B





## APPENDIX B



# NOTICE OF OPEN HOUSES

## NEW OFFICIAL COMMUNITY PLAN FOR THE TOWN OF WHITE CITY

TAKE NOTICE that the Town of White City will be holding Open Houses to allow the general public to review and provide valuable input into a draft new Official Community Plan and Zoning Bylaw for the Town of White City.

An Official Plan is a document that is intended to serve as Council's primary tool for making land use decisions and managing change in the Town. It sets out a vision for the community based on long-term goals and objectives. All public works, bylaws, including the Town's New Zoning Bylaw, and land use permits must conform with the Town's Official Community Plan to ensure that Council's vision is consistently implemented.

The new Official Plan will replace the existing White City Official Plan which was adopted by Council in 2002. An integral part to this new Official Community Plan is the Town Centre Neighbourhood Plan which will serve as the framework for the future development of the "Heart of our Community".

The Open Houses will be held as follows:

- **Thursday, October 23, 2014 from 4:30 p.m. to 6:30 p.m.** in the Town Council Chambers at 14 Ramm Avenue East in White City
- **Thursday, November 6, 2014 from 4 p.m. to 7 p.m.** in the Community Centre - Hall B at 12 Ramm Avenue East in White City.

Anyone may attend the Open House and/or provide written comments regarding the draft Official Community Plan. The Town of White City encourages you to offer your input as the process continues and to help shape the bright future of our community.

A copy of the draft Official Community Plan, Town Centre Neighbourhood Plan and Zoning Bylaw are available for viewing at the Town Office or by visiting our website.

A formal Public Meeting will be held in the future prior to Council giving consideration to the final version of the bylaws. Notice regarding the Public Meeting will also be placed in this newspaper.

Issued at the Town of White City this October 7<sup>th</sup>, 2014.



Shauna Bzdel, Town Manager  
14 Ramm Avenue East, White City  
t 306-781-2355 | f 306-781-2194 | [whitecity.ca](http://whitecity.ca)

## **PUBLIC NOTICE**

### **NEW OFFICIAL COMMUNITY & ZONING BYLAW**

Public Notice is hereby given, pursuant to Section 207 of *The Planning and Development Act, 2007* that the Town of White City intends to pass bylaws adopting an Official Community Plan, Bylaw No. 580-14 and Zoning Bylaw, Bylaw No. 581-14.

#### **Description and Content**

Both bylaws will affect all the property within the corporate boundaries of the Town of White City.

The Official Community Plan contains a vision, guiding principles and goals and strategies to guide current and future development within the Town. The Official Community Plan provides a broad policy action plan to guide the physical, environmental, economic, social and cultural development of the municipality or any part of the municipality. This important document also includes policies addressing municipal services, inter-municipal cooperation and other implementation strategies.

The Zoning Bylaw is the complementary regulatory tool for the implementation of those policies included in the Official Community Plan. The Zoning Bylaw separates the Town into distinctive rearranged zoning districts based on existing and intended future land uses. This bylaw regulates among others; site dimensions, permitted uses, discretionary uses and development standards. It also sets the process for development permit applications and Administration's reviews.

#### **Bylaw Inspection**

The proposed bylaws may be inspected by any interested person, at the Town Office on any judicial day (Monday to Friday) between 9:00 a.m. to 12 noon and 1:00 p.m. to 5 p.m. Copies are available at cost. The subject bylaws and related maps can be reviewed at the Town Office website;

[http://whitecity.ca/services/Planning\\_and\\_Development\\_/NEW\\_OCP\\_AND\\_ZB\\_PAGE](http://whitecity.ca/services/Planning_and_Development_/NEW_OCP_AND_ZB_PAGE)

#### **Public Hearing**

Council will hold a public hearing on December 22<sup>nd</sup>, 2014 at 7:00 pm at the Town Office to hear any person or group that wants to comment on the proposed bylaws. Council will also consider written comments received at the hearing or delivered to the undersigned at the Town Office before the hearing.

Issued at the Town of White City this November 14, 2014.



Shauna Bzdel, Town Manager  
14 Ramm Avenue East, White City  
t 306-781-2355 | f 306-781-2194 | [whitecity.ca](http://whitecity.ca) | [townoffice@whitecity.ca](mailto:townoffice@whitecity.ca)

# WHITE CITY COUNCIL MEETING

MONDAY DECEMBER 22, 2014  
7:00 p.m. Council Chambers  
White City Municipal Office

## AGENDA

1. **Public Hearing - Bylaw 580-14 & 581-14 (Official Community Plan and Zoning Bylaw)**
2. **Call to Order**
3. **Adoption of Agenda**
4. **Approval of Minutes:**
  - December 8, 2014 Regular Council meeting
5. **Accounts for Approval:** Attached
6. **Correspondence**
  - Sewage Pumping Station No. 3 Upgrades - Substantial Completion
  - Letter from Prairie Valley School Division - Emerald Ridge Elementary School
  - Regina & Region Water and Wastewater Study
  - Public Hearing - Rezoning of Pel B NE 06-17-17 W2
7. **Financial Reports**
  - Bank Statement for the month of November 2014
  - Statement of Financial Activities as of November 30, 2014
8. **Reports For Information**
  - 8.1 Town Manager Report
  - 8.2 Manager of Public Works Report
9. **New Business**
  - 9.1 Development Levy Study Report - Presentation by Tom Williams, Walker Projects
  - 9.2 Jaycor Enterprises - Tree Dump Removal Agreement
  - 9.3 Discretionary Use Application (Home Based Business) - 14 Lipsett Street
  - 9.4 Manager of Public Works - Vehicle Allowance
  - 9.5 Petition from White City Residents in regards to pedestrian safety in Bower West
  - 9.6 Town Office Addition
  - 9.7 SUMA Voting Delegates & SUMAssure Voting Delegate
  - 9.8 Sewage Pumping Station No. 3 - Change Order No. 4
10. **Bylaws**



## APPENDIX E

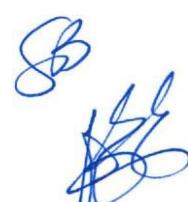
- 10.1 Bylaw 580-14 - Official Community Plan
- 10.2 Bylaw 581-14-Zoning Bylaw

### **11. Committee Reports**

- EMO - White Butte Emergency Management Questionnaire

### **12. Next Regular Council Meeting** -January 12, 2015 (Need resolution from Council to set the next Regular Council Meeting)

### **13. Adjourn**

A handwritten signature in blue ink, appearing to read "B. J. S." or a similar variation, is located in the bottom right corner of the page.

**Town of White City  
White City Council Meeting  
December 22, 2014**

A Regular Meeting of the Council for the Town of White City, in the Province of Saskatchewan, was held on December 22, 2014 in the White City Municipal Office.

**PRESENT:** Mayor Bruce Evans  
Deputy Mayor Howard Slack  
Councillor Glen Brule  
Councillor Rebecca Otitoju  
Councillor Rob Kosteniuk  
Councillor Carrie Bjola

**ABSENT:** Councillor Cec Snyder

**STAFF:** Shauna Bzdel, Town Manager

**ORDER:** Mayor Evans called the meeting to order at 7:02pm.

**437/14 AGENDA APPROVAL**

**Slack/Bjola:** THAT the agenda be approved.

**CARRIED**

**438/14 DECEMBER 8, 2014 MINUTES**

**Slack/Otitoju:** THAT the minutes of December 8, 2014 Regular Council meeting be approved.

**CARRIED**

**439/14 ACCOUNTS FOR APPROVAL**

**Brule/Slack:** THAT cheques 16571 to 16611 and online payments for Sask Power, SaskTel, Sask Energy and Royal Bank Visa totaling \$347,938.90 plus employee payroll direct deposit of \$17,024.37 for an accounts payable totaling \$364,963.27 be approved and a list be attached hereto.

**CARRIED**

Deputy Mayor Slack assumed the chair at 7:07pm.

**440/14 CORRESPONDENCE**

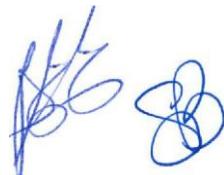
**Kosteniuk/Otitoju:** THAT the correspondence be filed.

**CARRIED**

**441/14 BANK RECONCILIATION**

**Brule/Bjola:** THAT the Bank Reconciliation for the month of November 2014 be approved and attached hereto.

**CARRIED**



**Town of White City  
White City Council Meeting  
December 22, 2014**

**442/14 STATEMENT OF FINANCIAL ACTIVITIES**

**Bjola/Otitoju:** THAT the Statement of Financial Activities as at November 30, 2014 be approved and attached hereto.

**CARRIED**

**443/14 TOWN MANAGER'S REPORT**

**Kosteniuk/Bjola:** THAT the Town Manager's Report be accepted as presented.

**CARRIED**

**444/14 PROCUREMENT OF THE ONE TONNE TRUCK**

**Evans/Brule:** THAT the Manager of Public Works collect three quotes for the procurement of a Ford F350 Truck.

**CARRIED**

**445/14 PUBLIC WORKS MANAGER'S REPORT**

**Brule/Kosteniuk:** THAT the Public Works Manager's Report be accepted as presented.

**CARRIED**

**446/14 JAYCOR ENTERPRISES - TREE DUMP REMOVAL  
AGREEMENT**

**Brule/Evans:** THAT the proposal from Jaycor Enterprises for the removal and disposal of the tree dump located on the SE 14-17-18 W2, for a contract price of \$64,895 plus GST, be approved.

**CARRIED**

**447/14 DISCRETIONARY USE APPLICATION (HOME  
BASED BUSINESS) - 14 LIPSETT STREET**

**Bjola/Kosteniuk:** THAT the business application received from Jonathon Coupland at 14 Lipsett Street to operate a Mobile electronic installation of remote starters and security home based business be approved; AND THAT the Administration provide the appropriate written notice to the applicant pursuant to the *Planning and Development Act, 2007*.

**CARRIED**

**448/14 DEVELOPMENT LEVY STUDY REPORT**

**Brule/Otitoju:** THAT the Development Levy Study Report that was prepared by Tom Williams from Walker Projects be accepted as presented.

**CARRIED**

**449/14 MANAGER OF PUBLIC WORKS - VEHICLE  
ALLOWANCE**

**Evans/Brule:** THAT the Manager of Public Works be compensated mileage incurred while conducting business



**Town of White City  
White City Council Meeting  
December 22, 2014**

on behalf of the Town with his private vehicle at the mileage rate that has been approved by Council;  
AND THAT Council will review the mileage allowance policy for the Manager of Public Works in December 2015.

**CARRIED**

Mayor Evans assumed chair at 8:29pm.

**450/14 PETITION FROM WHITE CITY RESIDENTS IN  
REGARDS TO PEDESTRIAN SAFETY IN BOWER  
WEST**

**Slack/Kosteniuk:** THAT the petition submitted by residents of the Town of White City in regards to requesting a walking path along the north side of Lott Road East and to reduce the speed limit to 30km/hr in all phases of Bower West hereby be received.

**CARRIED**

**451/14 TOWN OFFICE ADDITION**

**Brule/Kosteniuk:** THAT WHEREAS the Town of White City contracted MGM Pattison Architecture to design an office expansion onto the existing Town Office;  
THEREFORE BE IT RESOLVED THAT rendering P-3 be approved as the final floor plan.

**CARRIED**

**452/14 SUMA VOTING DELEGATES & SUMAASSURE  
VOTING DELEGATE**

**Slack/Otitoju:** THAT the Council and the Town Manager be authorized to attend the 2015 SUMA Convention being held in Saskatoon on February 1 - 4, 2015;

AND THAT Mayor Evans and Deputy Mayor Slack be appointed as voting delegates for the 2015 SUMA Convention;

AND THAT Councillor Brule be appointed as voting delegate for the 2015 SUMAssure Annual General Meeting.

**CARRIED**

**453/14 SEWAGE PUMBING STATION #3 - CHANGE  
ORDERNO.4**

**Slack/Brule:** THAT Change Order No. 4 for the sewage pumping station No. 3 Upgrades be tabled to the first meeting in January for the purposes of further clarification.

**CARRIED**



**Town of White City  
White City Council Meeting  
December 22, 2014**

**454/14 OFFICIAL COMMUNITY PLAN**

**Slack/Bjola:** THAT Bylaw 580-14, being a bylaw to adopt an Official Community Plan, be given second reading.

**CARRIED**

**455/14 OFFICIAL COMMUNITY PLAN**

**Brule/Kosteniuk:** THAT Bylaw 580-14, being a bylaw to adopt an Official Community Plan, be given City be given third and final reading.

**CARRIED**

**456/14 ZONING BYLAW**

**Slack/Brule:** THAT Bylaw 581-14, being a bylaw to adopt a Zoning Bylaw, be given second reading.

**CARRIED**

**457/14 ZONING BYLAW**

**Brule/Kosteniuk:** THAT Bylaw 581-14, being a bylaw to adopt a Zoning Bylaw, be given third and final reading.

**CARRIED**

Councillor Slack left the chambers at 8:58pm  
Councillor Slack returned to chambers at 9:01pm

**458/14 NEXT REGULAR COUNCIL MEETING - JANUARY  
12,2015**

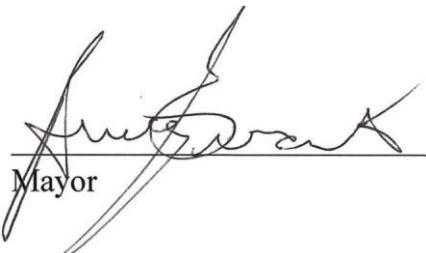
**Brule/Kosteniuk:** THAT the next regular Council Meeting be held on January 12, 2015.

**CARRIED**

**459/14 ADJOURN**

**Slack/Otitoju:** THAT this meeting be adjourned at 9:45pm.

**CARRIED**



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Town Manager



## White City

### Minutes of the Regular Council Meeting for the Town of White City in the Province of Saskatchewan held August 27, 2018 in Council Chambers at 14 Ramm Avenue East

**PRESENT:** Bruce Evans, Mayor  
Andrew Boschman, Councillor  
Cecil Snyder, Councillor  
Hal Zorn, Councillor  
Rebecca Otitoju, Councillor  
Scott Moskal, Councillor

**ABSENT:** Howard Slack, Deputy Mayor

**STAFF:** Ken Kolb, Town Manager  
Jessica Glasser, Manager of Governance and Legislative Services  
Gary Schmidt, Manager of Public Works  
Mauricio Jimenez, Town Planner

**ORDER:** Mayor Evans called the meeting to order at 7:00 pm.

**217/18      August 27, 2018 Regular Council Meeting Agenda**

**Otitoju/Zorn:** THAT the August 27, 2018 Regular Council Meeting agenda be adopted as presented.

**CARRIED**

**218/18      Closed Session**

**Snyder/Zorn:** THAT this meeting move to closed session, per clause 123(2)(a) of *The Municipalities Act*, to discuss a subdivision proposal at 7:03 p.m.

**CARRIED**

**219/18      Closed Session**

**Snyder/Moskal:** THAT closed session end at 7:50 p.m.

**CARRIED**

**220/18      Town Centre (Royal Park) Concept Plan**

**Boschman/Zorn:** THAT the proposed concept plan for the Royal Park subdivision, prepared by B&A Planning Group and submitted by All-Rite Group of Companies and La Vita Land Inc., be approved in principle; and

THAT, once a subdivision application is submitted to Community Planning, Ministry of Government Relations, a servicing agreement for the proposed subdivision be required, pursuant to subsection 172(1) of *The Planning and Development Act*, 2007.

**CARRIED**

**221/18      August 13, 2018 Regular Council Meeting Minutes**

**Moskal/Zorn:** THAT the August 13, 2018 Regular Council Meeting minutes be approved as presented.

**CARRIED**

**222/18      Accounts for Approval and Ratification of Payroll**

**Otitoju/Moskal:** THAT cheque nos. 20270 to 20320 and manual cheque nos. 188201 to 188280 totalling \$1,843,622.12 be approved for payment; and

THAT employee payroll direct deposits of \$35,957.55 be accepted as presented.

**CARRIED**

**223/18      Town Manager Report**

Ken Kolb, Town Manager, provided a verbal update about:

- Administration met with Prairie Valley School Division to present the *One Community. One Voice.* proposal and discuss the need to locate a high school in White City as well as an additional elementary school.

**Snyder/Boschman:** THAT the Town Manager report be accepted.

**CARRIED**

*Councillor Cecil Snyder assumed the chair at 7:55 p.m.*

**224/18      Fire Department Report**

Randy Schulz, Fire Chief, provided a verbal update about:

- recent fire and emergency calls;
- counselling services offered to volunteer firefighter by the Saskatchewan Volunteer Firefighters Association; and
- the Town of White City's fire protection ratings received from the Fire Underwriters Survey.

**Otitoju/Moskal:** THAT the Fire Department verbal report provided by Randy Schulz, Fire Chief, be accepted.

**CARRIED**

**225/18      Interest Write-off - Century West**

**Evans/Boschman:** THAT the following interest charges and corresponding receivables be written off:

- Century West - \$190.11

**CARRIED**

**226/18      Bylaw No. 628-18 Introduction and First Reading**

**Boschman/Moskal:** THAT Bylaw No. 628-18, being a bylaw to amend Bylaw No. 581-14 known as the Zoning Bylaw to add a Residential Acreage Zoning District, be introduced and read a first time.

**CARRIED**

**COMMITTEE REPORTS****SUMA Summer School**

*Councillor Hal Zorn*

Councillor Zorn reviewed items discussed at the 2018 SUMA Summer School workshop. Copies of each presentation is available on SUMA's website.

**White Butte RCMP Stakeholder Meeting**

*Councillor Hal Zorn*

Councillor Zorn provided an update about the White Butte RCMP Stakeholder meeting held in August. Information presented at the meeting, like regional statistics, major events requiring an RCMP response and the RM of Edenwold No. 158 establishing a municipal court with other regional municipalities, was reviewed.

**Parks, Recreation and Culture Committee**

*Councillor Andrew Boschman*

Councillor Boschman provided an update on his recent tour of a recreational facility in St. Albert, AB. The facility's features and operations were reviewed.

## COMMITTEE REPORTS, CONTINUED

White City Regional Library and White City Museum Committee

*Councillor Rebecca Otitoju*

Councillor Otitoju provided an update about continuing library programming and that the museum committee is continuing to work on obtaining non-profit status.

Enbridge Line 3 Pipeline

*Mayor Bruce Evans*

Mayor Evans provided an update about his attendance at the recent tour of the new Enbridge Line 3 pipeline replacement project. Mayor Evans sought clarification about the possibility of locating future pipeline replacements, including those running through White City, to the new Line 3 right-of-way location.

*Councillor Scott Moskal*

Councillor Moskal indicated Rev. Murray Wright is organizing a multi-faith service in White City on the Thanksgiving weekend and Remembrance Day weekend.

WCRM158 Wastewater Authority Inc.

*Councillor Cecil Snyder*

Councillor Snyder provided an update regarding the new wastewater treatment plant project. The project is expected to receive a substantial completion certificate this week.

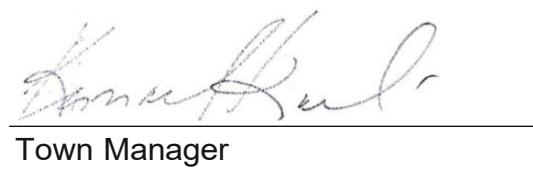
**227/18      Adjournment**

**Moskal/Zorn:** THAT the meeting adjourn at 9:05 p.m.

**CARRIED**



\_\_\_\_\_  
Mayor



\_\_\_\_\_  
Town Manager