



**Committee of the Whole Meeting Summary**  
**March 31, 2025**

The March 31, 2025, Committee of the Whole meeting was called to order at 4:00 PM in Council Chambers at the Town Office in White City. Check out the agenda and meeting recording here: <https://whitecity.civicweb.net/Portal/MeetingInformation.aspx?Org=Cal&Id=506>

The meeting included the following items:

**Adoption of the Agenda** – The Committee adopted the agenda as presented.

**Declaration of Conflict of Interest** – There were no conflicts of interest declared at this time.

**Delegations and Presentations** – Council received a presentation from the development team for Parcel Y, including representatives from WC Design, KRN Architecture, Lincoln St., and property owner Greg Yankee. The delegation provided an updated concept plan for the parcel, which proposes two three-storey mixed-use buildings with commercial space on the ground floor and residential units above, as well as twelve townhomes.

The development team outlined the project's evolution, which included two prior open houses and several design revisions based on community and Council feedback. Key features include walkability, integration with pathway systems, and improved buffering between the development and adjacent single-family homes. The plan currently includes space for a daycare and potential medical services, with 40 apartment units and 12 townhomes proposed, accommodating approximately 120 residents.

Council raised questions about unit sizes, parking, traffic volumes, and noise concerns. While the site is zoned for highway commercial use, the residential component requires discretionary use approval. The developer emphasized the community need for diverse housing options and services, citing comparisons to similar communities. Council discussion later in the meeting focused on the ongoing challenges with the site's compatibility, community reception, and the possibility of alternative residential concepts.

**Delegation Follow-Up Discussion** – Prior to moving forward with the regular agenda, Council paused to discuss next steps regarding the Parcel Y Development delegation. Members of Council noted the need for a more foundational discussion on whether the proposed development aligns with Council's vision for discretionary use on the site.

It was clarified that while approval in principle had been granted by the previous Council in May 2023, it was contingent on public consultation and submission of a comprehensive development proposal. Given the changes in Council composition and the evolution of the proposed plan, some members felt it was important for Council to determine whether this type of development is appropriate for the site before



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further feedback is provided. The matter was deferred for further discussion under item 8.3 later in the meeting.

**Consent Agenda** – The Consent Agenda included the minutes from the March 17, 2025 Committee of the Whole meeting, correspondence received, and accounts and payroll for approval. Council reviewed specific items related to the accounts and correspondence. Questions were raised about the Town’s continued sponsorship of a hole at Aspen Links Golf Course, which is part of the advertising budget and features a promotional sign for White City at Hole 5. The hole is used for tournaments and was specifically requested by Council in previous years.

Additional questions were raised regarding expenditures for the White City Fire Department, including maintenance and repairs to aging apparatus such as the ladder and tanker trucks, and minor facility upgrades. Administration noted that while both vehicles date back to 1990, repairs were made within the approved budget allocation of \$4,500 per unit. Equipment maintenance had been deferred in some cases, and efforts are underway to bring all vehicles up to current operational standards. Council was advised that a full breakdown of costs and work completed will be provided once final invoices are received. Clarification was also given regarding the issuance of municipal credit cards, confirming that credit cards are held by the Town Manager, Office Manager, Public Works Manager, Parks and Recreation Manager, and Fire Chief.

Discussion continued regarding correspondence received and follow-up actions, including plans to arrange a meeting with a representative from NDP MLA Jared Clarke. Council also discussed the Transportation Advisory Committee (TAC) meeting minutes, which included several items for consideration such as changes to speed limits, signage, and intersections. Members of Council emphasized the importance of ensuring committee recommendations are followed up on and visible in Town operations. Suggestions were made to increase transparency and improve communication loops by reporting back on action items more regularly. Administration committed to reviewing past TAC minutes and developing a process for tracking, reporting, and acting on committee recommendations. A specific example raised was the inconsistent speed signage on Gregory Avenue and Ram Avenue, and concerns over safety and visibility of signage at key community entry points.

**Department Reports** – Administration introduced the Parks, Recreation and Culture Activity Report. Ruchelle Himmelspeck, Manager of Parks, Recreation and Culture, presented highlights from the report and requested Council direction on two items:

1. **Council BBQ** – Council confirmed preference for hosting the annual Council BBQ in **July**, with Administration to coordinate dates based on SaskExpress availability for Theatre in the Park.



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2. **Joint Event with the RM of Edenwold** – Administration sought input on planning a collaborative event with the RM. Council expressed support for building a joint event around an existing initiative, such as the planned “pop-up BBQ” replacing the fun run, and recommended administration explore options with RM staff and bring a proposal back to Council. Council also supported including activities or programming, depending on the RM’s interest.

Additional discussion arose regarding a missed meeting with RM representatives about a proposed **outdoor swimming pool project**. Council acknowledged the oversight and agreed a letter of apology and renewed interest in participating in the discussion should be sent to the RM. Administration committed to following up with the RM and proposed appointing interim Council contacts for further discussion on the pool initiative. Council agreed this would be addressed in the short term while broader committee structures are reviewed.

Council also revisited the timing of **Movie in the Park**, confirming the event will move to **August** in 2025 to allow for the Council BBQ to be held in July. Feedback from previous years indicated that families are accommodating of later evening showtimes, and youth participation remains high regardless of start time.

**Corporate Items –**

**Golf Cart Bylaw Review** – Administration provided an update on the upcoming review of the Town’s Golf Cart Bylaw, last amended in 2023 to allow golf carts on municipal roads in accordance with SGI regulations. A public survey will be launched from **April 9 to April 30**, inviting feedback from residents on overall satisfaction, safety and enforcement concerns, frequency of infractions, age of users, and perceived benefits or drawbacks. The survey will be promoted via social media, at Town facilities, and shared with community groups including the Traffic Advisory Committee and Recreation Advisory Committee. Feedback from the White Butte RCMP will also be gathered. The results and any proposed amendments will be presented to Committee at the end of May.

**Consumption of Alcohol in Designated Outdoor Spaces Bylaw Review** – A similar survey will be conducted to review the bylaw that permits alcohol consumption in designated areas around **Serbu Park Baseball Diamonds** during authorized municipal events and bookings between **May 1 and September 30**. Council acknowledged that while no issues have been reported, reviewing the bylaw helps ensure it continues to meet community needs. Council also supported conducting a **jurisdictional scan** to compare White City’s approach with other municipalities. No changes were proposed at this time, but the public engagement process will help inform future direction. Council noted that the current bylaw



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has created opportunities for regulated alcohol use at community events such as the Council BBQ and Movie in the Park.

**Office 365 Accounts** – Administration provided a briefing note on Office 365 account upgrades following a resolution from the February 18, 2025 Committee of the Whole meeting. Council was previously asked to confirm whether they wished to upgrade to a Microsoft 365 Business Premium account. As of the March 21 deadline, Mayor Simpson was the only member to request an upgrade. His account will be updated in April 2025, with the \$207 cost covered under the existing software contingency budget. Councillors may request an upgrade at a later time by contacting the Town Manager.

**Development Items –**

**Discretionary Use – 17 Dawn Bay** – Administration presented a discretionary use application for a home-based automotive detailing business at 17 Dawn Bay, involving services such as ceramic coating and general vehicle detailing. The applicant proposed to operate on the attached driveway, but per zoning regulations, home-based businesses must be conducted within the home or an accessory building. Administration recommended approval with the condition that all business activity be conducted entirely within the garage.

Council raised concerns about potential noise from gas-powered pressure washers and high-speed polishers. As these were not clearly addressed in the application, the Committee voted to defer the item until additional information can be obtained from the applicant regarding equipment use and potential impacts to neighboring properties.

**Discretionary Use – 10 McKenzie Pointe** – Council reviewed a discretionary use application for a home-based interior design business at 10 McKenzie Pointe. The business, which was previously approved in 2018, had lapsed its license and was now reapplying. The business is conducted solely from a home office, with no client traffic expected at the residence. The application was approved.

**Parcel Y Development – Council Discussion** – Following the delegation from the Parcel Y development team earlier in the meeting, Council held an open discussion to consider feedback and potential next steps. Members acknowledged that this marked the third or fourth time the proposed development had come before Council in some form, with prior concepts receiving significant community opposition during consultations in 2023.

Council expressed mixed views on the revised concept, noting improvements from earlier designs—particularly the removal of buildings from the rear “finger” portion of the lot, which previously generated substantial concern. However, several concerns remain, including:



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- Density and unit size, with 800–1,100 sq. ft. units seen as incompatible with the proposed “luxury” market segment.
- Traffic impacts, particularly with both residential and daycare uses included in the plan.
- Limited access along Gregory Avenue and surrounding residential context.
- Ongoing community resistance to rental or multifamily residential in this location.

Some members suggested a shift to townhome-style development as a more appropriate use for the area, citing improved compatibility with adjacent single-family homes and potential increased community support. However, Administration clarified that a full rezoning process would be required to shift from highway commercial to residential zoning, as the current proposal relies on discretionary residential use in a commercial zone.

Council directed administration to engage the developer in discussion about alternative forms of residential development—such as townhomes—that may be better received by Council and the community. The discussion concluded with consensus that continued clarity is needed, and that if the developer proceeds with a discretionary use application, it would trigger the formal community consultation and decision-making process.

**Interim Appointment – Pool Committee Representation** – Council discussed representation on a proposed intermunicipal pool initiative being explored by the RM of Edenwold. It was noted that a recent meeting was missed due to confusion over attendance, and Council expressed interest in re-engaging in the process. A motion was carried to appoint Councillor Sultana and Councillor Grant as interim representatives for the pool project, until Council’s broader committee structure is finalized.

**Community Items -**

**Full Service Baseball Tournament** - Council received a report outlining options for supporting full-service three-day baseball tournaments at Serbu Park. Administration presented four service delivery models: hiring temporary staff, contracting local community members, recruiting volunteers, or utilizing existing staff at an adjusted cost-recovery rate.

Consultation with White Butte Minor Ball and Storm Softball indicated no plans to host tournaments in 2025 due to a lack of umpires and growing demand for regular season games. Historical booking data also showed no significant demand for full-service tournaments in recent years.



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Council discussed the importance of maintaining an option for enhanced tournament support to encourage community-led events and maximize the use of park facilities. Concerns were raised about volunteer availability, potential staffing impacts, and ensuring proper cost recovery if services were offered. The possibility of a more flexible, scalable service model was also noted.

Council deferred a decision to a future Committee of the Whole meeting to allow for further consideration and direction from administration on the most efficient and sustainable approach.

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This concluded the Committee of the Whole Meeting for March 31, 2025. The next committee meeting will be held April 28, 2025, at 4:00 PM in Council Chambers. We hope to see you there!