



**City of Humboldt**  
**August 28, 2023 - Regular Council Meeting - 05:30 PM**

- 1 Call To Order**
- 2 Adopt Agenda**
  - 2.1 Conflict of Interest
- 3 Public Acknowledgement**
- 4 Public Hearing - Contract Zone Application**
  - 4.1 Suspend Council Meeting
  - 4.2 Public Hearing - Contract Zone Application
    - 📎 Report - Contract Zone Application
  - 4.3 Resume Meeting
- 5 Approve Minutes**
  - 5.1 Regular Meeting of Council held July 24, 2023
    - 📎 Minutes of the Regular Meeting of Council held July 24, 2023
  - 5.2 Minutes of the Special Meeting of Council held August 14, 2023
    - 📎 Minutes of the Special Meeting of Council held August 14, 2023
- 6 Delegations**
- 7 Correspondence**
  - 7.1 "A" Items Requiring Council Resolution
  - 7.2 "B" Items Received for Information Only
    - 📎 2023 ATPC Convention Registration
- 8 Committee Reports**
  - 8.1 Executive Committee Meeting
    - 📎 Minutes of the Executive Committee Meeting held August 14, 2023
- 9 Bylaws**
- 10 New Business**
  - 10.1 Proclamation - Rail Safety Week - September 18 - 24, 2023
    - 📎 Proclamation - Rail Safety Week - September 18 - 24, 2023
  - 10.2 Recommendation - Leisure Services Director - Official Donation Receipting - North Hospital Recreational Development Project
    - 📎 Report - Official Donation Receipting - North Hospital Recreational Development Project

- 10.3 Recommendation - Director of Public Works & Utilities - Automated Watermain Leak Monitoring System
  - 📎 Report - Automated Watermain Leak Monitoring System
- 10.4 Recommendation - Director of Public Works & Utilities - Medium Truck Tender
  - 📎 Report - Medium Truck Tender
- 10.5 Recommendation - Community Development Coordinator - Contract Zoning for Modular Multi-Family Homes in an R5 Zone
  - 📎 Report - Contract Zoning for Modular Multi-Family Homes in an R5 Zone
- 10.6 Recommendation - Finance Manager - Official Donation Receipt - HGC Roofing Campaign
  - 📎 Report - Official Donation Receipt - HGC Roofing Campaign

**11 Enquiries**

**12 Committee of the Whole**

- 12.1 Authority
- 12.2 Present in the Committee of the Whole
- 12.4 Revert

**13 Adjourn**



**CITY OF HUMBOLDT REPORT**

**TITLE:** Public Hearing – Contract Zoning for Modular Multi-Family Homes in an R5 Zone

**PREPARED BY:** Donna Simpson, Acting City Clerk

**REVIEWED BY:** Joe Day, City Manager

**PREPARED FOR:** City Council

**DATE:** August 28, 2023

**RECOMMENDATION:**

That this report be accepted for information and filed.

**BACKGROUND**

The City of Humboldt has received a contract zone application from Breker Kunz Properties at 1000 1<sup>st</sup> Avenue, legally described as Block ZZ, Plan 85H04805.

**CURRENT SITUATION**

In accordance with Section 24 (1) (c) of The Planning and Development Act, 2007, an approving authority may follow its public notice policy respecting any matters relating to a contract zone pursuant to section 69.

The Contract will be in effect for 15 years ending September 1<sup>st</sup>, 2038, or by Termination of the Agreement as governed by Section 69 of *The Planning and Development Act, 2007*. The Contract will affect the southwest portion of Block ZZ as demonstrated in Attachment A. The regulations will follow the standards of Dwelling Groups in an R3 with minor variations. The following uses will be permitted:

- (i) Manufactured Homes
- (ii) Manufactured Home Groups
- (iii) Modular Multi-unit Dwellings
  - a. Herin defined as modular units of approximately 20 feet wide by up to 80 feet long with multiple (typically four) suites within each structure, that are rented out on no less than a monthly basis. The structures differ from motel units predominantly insofar as the tenancy of these units are on a monthly basis or longer.



**COMMUNICATION AND ENGAGEMENT**

The Notice was posted at City Hall, the City’s web site, and social media platforms for ten clear days prior to the Council meeting on August 28<sup>th</sup>, 2023, at which Council will initially consider the matter. The landowners within 75 meters of the application were notified of the public hearing. Those wishing to submit their comments on this matter must have made their submission to the Acting City Clerk by noon on Wednesday, August 23<sup>rd</sup>, 2023.

**FINANCIAL IMPLICATION**

There is no anticipated financial impact of the recommended action.

**CONCLUSION**

The Acting City Clerk did not receive any written submissions or requests to address Council in regards to the contract zone application.



**City of Humboldt  
Meeting Minutes  
Regular Council Meeting July 24, 2023 - 05:30 PM**

PRESENT:

Mayor Michael Behiel	
Councillor Roger Korte	
Councillor Larry Jorgenson	
Councillor Rob Muench	
Councillor Roger Nordick	
Councillor Kelly Herperger	
City Manager	Joe Day
Acting City Clerk	Donna Simpson
Marketing and Development Manager	Penny Lee
Fire Chief/Director of Protective Services	Mike Kwasnica
Director of Public Works	Peter Bergquist
Cultural Services Director	Jennifer Fitzpatrick

**1 Call To Order**

Mayor Behiel called the meeting to order at 5:28 p.m.

**Resolution:**  
2023.167

**2 Adopt Agenda**

**Moved By:** Councillor Kelly Herperger  
**Seconded By:** Councillor Roger Nordick

That the agenda be adopted as presented.

**CARRIED**

**2.1 Conflict of Interest**

**3 Public Acknowledgement**

Mayor Behiel attended the grand opening of SWATMaps and said it was a great event and wished them the best.

Councillor Korte acknowledged the U11 girls Provincial Softball tournament. He commended the organizers of the 18 team event for a fantastic job organizing and bringing in so many teams. He also mentioned that he heard lots of compliments on the facility and the grounds and commended the leisure services staff for that.

Councillor Jorgenson gave recognition to the residents around Bill Brecht Park and commended them for all their efforts in fundraising to pay for playground equipment that many will enjoy for years to come.

**4 Public Hearing - No Public Hearing**

\_\_\_\_\_  
Mayor – Michael Behiel

\_\_\_\_\_  
Acting City Clerk – Donna Simpson

5 **Approve Minutes**

**Resolution:**  
2023.168

5.1 **Regular Meeting of Council held June 26, 2023**  
**Moved By:** Councillor Roger Korte  
**Seconded By:** Councillor Amanda Klitch

That the Minutes of the Regular Meeting of Council held June 26, 2023 be approved as recorded and circulated.

**CARRIED**

**Resolution:**  
2023.169

5.2 **Special Meeting of Council held July 10, 2023**  
**Moved By:** Councillor Roger Nordick  
**Seconded By:** Councillor Amanda Klitch

That the Minutes of the Special Meeting of Council held July 10, 2023 be approved as recorded and circulated.

**CARRIED**

6 **Delegations**

7 **Correspondence**

7.1 **"A" Items Requiring Council Resolution**

7.2 **"B" Items Received for Information Only**

8 **Committee Reports**

8.1 **Vacated Chair**

Mayor Behiel vacated the Chair and Deputy Mayor Korte presided at 5:32 pm.

**Resolution:**  
2023.170

8.2 **Executive Committee Meeting**  
**Moved By:** Mayor Michael Behiel  
**Seconded By:** Councillor Kelly Herperger

That the Minutes of the Executive Committee Meeting held July 10, 2023 be accepted for information.

**CARRIED**

**Resolution:**  
2023.171

8.3 **Humboldt District Museum Gallery Board Minutes - June 8, 2023**  
**Moved By:** Councillor Roger Nordick  
**Seconded By:** Councillor Kelly Herperger

That the Minutes of the Humboldt District Museum Gallery Board held June 8, 2023 be accepted for information.

**CARRIED**

9 **Bylaws**

**Resolution:**  
2023.172

9.1 **Recommendation - 2023-2026 Residential Construction Incentive Bylaw**  
**Moved By:** Councillor Rob Muench  
**Seconded By:** Councillor Larry Jorgenson

That this report be accepted for information and filed.

**CARRIED**

\_\_\_\_\_  
Mayor – Michael Behiel

\_\_\_\_\_  
Acting City Clerk – Donna Simpson

**Resolution:** 9.2 **Bylaw 05/2023 - 2023-2026 Residential Construction Incentive Bylaw**  
2023.173 **Moved By:** Mayor Michael Behiel  
**Seconded By:** Councillor Roger Nordick

Resolved that Bylaw No. 05/2023, being a bylaw to provide a property tax incentive for the development of residential housing units be introduced and read a first time.

**CARRIED**

**Resolution:** 9.3 **Bylaw 05/2023 - 2023-2026 Residential Construction Incentive Bylaw**  
2023.174 **Moved By:** Councillor Amanda Klitch  
**Seconded By:** Councillor Kelly Herperger

Resolved that Bylaw No. 05/2023, being a bylaw to provide a property tax incentive for the development of residential housing units be read a second time.

**CARRIED**

**Resolution:** 9.4 **Bylaw 05/2023 - 2023-2026 Residential Construction Incentive Bylaw**  
2023.175 **Moved By:** Councillor Kelly Herperger  
**Seconded By:** Mayor Michael Behiel

Resolved that Bylaw No. 05/2023, being the Residential Construction Incentive Bylaw be given three readings at this meeting.

**CARRIED UNANIMOUSLY**

**Resolution:** 9.5 **Bylaw 05/2023 - 2023-2026 Residential Construction Incentive Bylaw**  
2023.176 **Moved By:** Councillor Larry Jorgenson  
**Seconded By:** Councillor Amanda Klitch

Resolved that Bylaw No. 05/2023, being a bylaw to provide a property tax incentive for the development of residential housing units be read a third time and now be adopted.

**CARRIED**

9.6 **Resumed Chair**

Mayor Behiel resumed the Chair, the time being 5:37 p.m.

10 **New Business**

**Resolution:** 10.1 **Recommendation - Leisure Services Director -PBR Rodeo Follow-Up Report**  
2023.177 **Moved By:** Councillor Roger Korte  
**Seconded By:** Councillor Amanda Klitch

That this report be accepted for information and filed.

**CARRIED**

\_\_\_\_\_  
Mayor – Michael Behiel

\_\_\_\_\_  
Acting City Clerk – Donna Simpson

**Resolution:** 10.2 **Recommendation - Leisure Services Director - Living Skies Music Festival Proposal**  
 2023.178  
**Moved By:** Councillor Rob Muench  
**Seconded By:** Councillor Larry Jorgenson

That the City enter into a partnership with Pro:Fit Consulting to host the inaugural Living Skies Music Festival in 2024, including a \$30,000 cash sponsorship and additional in-kind support.

Name	Yes	No	Abstained	Absent
Michael Behiel		✓		
Kelly Herperger	✓			
Larry Jorgenson	✓			
Amanda Klitch	✓			
Roger Korte	✓			
Rob Muench	✓			
Roger Nordick		✓		

**CARRIED**

**Resolution:** 10.3 **Recommendation - City Manager - Housing Accelerator Fund Application**  
 2023.179  
**Moved By:** Councillor Roger Nordick  
**Seconded By:** Councillor Roger Korte

That Administration be authorized to apply to the Housing Accelerator Fund, and further,

That the material provided in the following Appendices be received and filed as information that supports the application:

- Appendix A – City of Humboldt Growth Targets
- Appendix B – Representation of Initiatives
- Appendix C – Representation of Use of Funds

**CARRIED**

**11 Enquiries**

**12 Committee of the Whole**

**Resolution:** 13 **Adjourn**  
 2023.180  
**Moved By:** Councillor Larry Jorgenson  
**Seconded By:** Councillor Roger Korte

That we do now adjourn, the time being 6:08 p.m.

**CARRIED**

\_\_\_\_\_  
 Mayor – Michael Behiel

\_\_\_\_\_  
 Acting City Clerk – Donna Simpson





**City of Humboldt  
Meeting Minutes  
Special Council Meeting August 14, 2023 - 05:15 PM**

PRESENT: Deputy Mayor Herperger  
 Councillor Amanda Klitch  
 Councillor Rob Muench  
 Councillor Roger Korte  
 Councillor Roger Nordick  
 Councillor Larry Jorgenson  
 City Manager Joe Day  
 Acting City Clerk Donna Simpson  
 Communication Manager Penny Lee  
 Finance Manager Jace Porten  
 Director of Public Works Peter Bergquist  
 Leisure Service Director Mike Ulriksen  
 Director of Protective Services Mike Kwasnica  
 Community Development Coordinator Tanner Zimmerman

**1 Call To Order**  
 Deputy Mayor Herperger called the meeting to order at 5:15 p.m.

**Resolution: 2 Adopt Agenda**  
 2023.181 **Moved By:** Councillor Roger Nordick  
**Seconded By:** Councillor Amanda Klitch  
 That the agenda be adopted as presented.

**CARRIED**

**2.1 Conflict of Interest**

**3 Public Hearing - Discretionary Use Application**

**Resolution: 3.1 Suspend Council Meeting**  
 2023.182 **Moved By:** Councillor Roger Korte  
**Seconded By:** Councillor Amanda Klitch  
 That the Regular Meeting of Council be suspended and that we move to enter the Public Hearing, the time being 5:16 p.m.

**CARRIED**

**Resolution: 3.2 Public Hearing - Discretionary Use - Family Child Care Home, Type II**  
 2023.183 **Moved By:** Councillor Roger Nordick  
**Seconded By:** Councillor Roger Korte  
 That this report be accepted for information and filed.

**CARRIED**

\_\_\_\_\_  
 Deputy Mayor – Kelly Herperger      Acting City Clerk – Donna Simpson

**Resolution: 3.3 Resume Meeting**

2023.184

**Moved By:** Councillor Rob Muench  
**Seconded By:** Councillor Roger Korte

That the Public Hearing be closed, and that Council revert to the Regular Meeting, the time being 5:18 p.m.

**CARRIED**

**4 New Business**

**Resolution:**  
2023.185

**4.1 Recommendation - Community Development Coordinator - Discretionary Use - Family Child Care Home, Type II 218 14th Street**  
**Moved By:** Councillor Roger Nordick  
**Seconded By:** Councillor Larry Jorgenson

That the Discretionary Use Application to allow for the operation of the proposed Family Care Home – Type II at 218 14th St., legally described as Lot A Block 75 Plan No. 101850320, with the condition that a maximum of 12 children be approved.

**CARRIED**

**Resolution:**  
2023.186

**4.2 Recommendation - Director of Public Works & Utilities - Special Event Road Closure Request - A&W**  
**Moved By:** Councillor Rob Muench  
**Seconded By:** Councillor Larry Jorgenson

That the City approves the special event temporary closure of 15th Street from 8th Avenue to approximately 38m south of 8th Avenue on August 17th from 2pm to 8pm.

**CARRIED**

**Resolution:**  
2023.187

**5 Adjourn**  
**Moved By:** Councillor Larry Jorgenson  
**Seconded By:** Councillor Amanda Klitch

That we do now adjourn, the time being 5:34 p.m.

**CARRIED**

\_\_\_\_\_  
Deputy Mayor – Kelly Herperger

\_\_\_\_\_  
Acting City Clerk – Donna Simpson

# Saskatchewan Area Transportation Planning Committee 2023 Annual Convention

## ***TRANSPORTATION FOR GROWTH & PROSPERITY IN SASKATCHEWAN***

Area Transportation Planning Committees (ATPCs) began in 2000 at the grassroots level collaborating with government on infrastructure planning within Saskatchewan. Executive members of the eleven ATPCs around Saskatchewan work closely with the Ministry of Highways. Today, the successes are evident across the province and every person travelling our highway system benefits.

Through the "Call for Projects" these are items that have been submitted by the Central Area Transportation Planning Committee (CATPC) and have been approved and completed by the Ministry of Highways.

- the passing lanes along:
  - Highway 16 from Dafoe to Clavet
  - Highway 2 from Buffalo Pound to Moose Jaw
- Improvements on:
  - Highway 19 from Bridgeford to Douglas Park
  - Highway 211 from Highway 11 to Blackstrap Provincial Park
  - The western portion of Highway 44 to Davidson
  - Micro seal on Highway 15 and Highway 20
- Major rebuild Highway 42 from Eyebrow to Keeler to primary weight requirements
- Major rebuild Highway 15 between Highway 11 to Highway 2
- Reconstruction of rail crossings at:
  - Dafoe, Raymore, Semans and Nokomis
  - Bridgeford and Mistusinne
- Turn off lanes north of Dundurn
- Speed reduction through Davidson
- And many more.

The CATPC is hosting the Provincial ATPC Annual Convention for 2023. This year's convention, *Transportation for Growth & Prosperity in Saskatchewan*, will be held October 10<sup>th</sup> to 12<sup>th</sup> at the Saskatoon Inn, Saskatoon, Sk. Convention attendees will include government officials, rural, urban, and Aboriginal leaders, and industry specialists from across the province. There will be a variety of speakers addressing concerns and ideas for enhancing our great province through the vast transportation systems that affect agriculture, potash, and other key economic drivers. The \*tentative\* agenda is attached. The networking opportunities for those in attendance are unique and extremely valuable.

Memberships are an important revenue stream for the CATPC of which the biggest benefit is the existence of the committee. The improvements in our area as showcased above reflect the importance of this group, and we thank you for your membership. All municipalities in the CATPC boundaries are invited to attend the convention to meet key stakeholders in the transportation industry and network with influential people for a registration fee of \$225 per member and \$275 per non-member. New this year is a partner program (\$75 per member and \$100 per non-member).

There is also a sponsorship opportunity for members to promote their municipality to all stakeholders in attendance at the convention. "Friends of the CATPC" is a \$500 sponsorship showcasing your municipality in both the print and digital version of the 2023 convention book that all attendees receive.

Registration is now open for the 2023 ATPC Annual Convention.

For information on the Central Area Transportation Planning Committee, contact Darin Pedersen CATPC Chairman at 306-528-7997. Inquiries regarding sponsorship can be directed to myself by email at [catpc.convention@gmail.com](mailto:catpc.convention@gmail.com) or by voice or text at 306-528-7969.

For non-members, inquiries regarding membership can be directed to Iv-Lee Kane by email at [ivkane@sasktel.net](mailto:ivkane@sasktel.net).

Sincerely,

Sheri Pedersen  
2023 Convention Organizer, Central Area Transportation Planning Committee

**2023 ATPC Provincial Convention**  
**Transportation for Growth & Prosperity in Saskatchewan**  
**Tentative Agenda**

**Tuesday - October 10**

- 2:00 ATPC Chairpersons' Committee Meeting
- 5:30 Registration and Check in
- 6:30 Meet and Greet

**Wednesday - October 11**

- 6:30 Breakfast

8:00	Convention Opening	Kevin Hursh MC/ CATPC rep
8:05	Welcome	Chief Darcy Bear
8:15	Speaker 1	Ministry of Agriculture - "Vision of the expansion of ag production as part of the 203 Growth Plan and the opportunities its presents to the provincial transportation network"
9:30	Speaker 2	Sask Ag & Health
10:15	Coffee Break	
10:30	Speaker 3	<b>BHP - Who are you and what do you do?</b>
11:15	Speaker 4	Ministry of Trade & Export Development - "Vision of marketing Saskatchewan's advantage to the world and how this impacts transportation in Saskatchewan"
12:00	Lunch	
1:00	Speaker 5	Ministry of Environment - "Vision of shaping Saskatchewan's environment as part of the 2030 Growth Plan and the benefits or impacts that presents to the province's transportation network"
1:45	Speaker 6	Sask Power SMR
2:30	Speaker 7	Ministry of SaskBuilds and Procurement - "Vision of sustainable development as part of the 2030 Growth Plan and short falls or benefits to the transportation system."
3:15	Coffee Break	
3:30	Speaker 8	MG30 Green Leaf Road Solutions, Triple S
4:15	Speaker 9	<b>Ministry of Highways - "Vision of expanded agriculture, potash, oil, gas and natural resourced as part of the 2030 Growth Plan and how our highway system will support the expanded growth."</b>
5:00	First Day End	
6:00	Refreshments	
7:00	Banquet	<b>Title Sponsor BHP speaking opportunity - Why Saskatchewan and Why Jansen</b>
8:30	Entertainment	<b>Jeffery Straker</b>

**Thursday - October 12**

6:30	Breakfast	
8:00	Speaker 10	Gravelock
8:45	Speaker 11	Ministry of Government Relations - "Vision of enhancment of the exisiting transportation infrastructure to support the 2030 Growth Plan of future economic growth."
		Possible space for speaker if one comes available
9:30	Speaker 12	Premier Scott Moe - summarizing your vision of Saskatchewan, and the endless opportunities it presents for the transportation network of our great province
10:15	Closing Remarks	

11:00 Convention End

# Saskatchewan Area Transportation Planning Committee 2023 Annual Convention

## ***TRANSPORTATION FOR GROWTH & PROSPERITY IN SASKATCHEWAN***

The Provincial ATPC Annual Convention will be held from October 10<sup>th</sup> to 12<sup>th</sup> at the Saskatoon Inn, Saskatoon, Sask. The ATPC Chairman's Committee meeting will be held Tuesday, October 10<sup>th</sup> at 2 pm. Registration starts at 5:30 with a Meet and Greet reception to follow. Wednesday begins at 8:00 with the opening of the convention led by Master of Ceremonies Kevin Hursh. The agenda is full of industry and government officials discussing their area of expertise and how they see Saskatchewan poised for growth. Wednesday evening includes a delicious banquet, presentation by Title Sponsor BHP on "Why Saskatchewan?" and entertainment from Saskatchewan's own Jeffery Straker. Thursday morning includes more presentations with the convention wrapping up at noon. New for 2023 is a Partner's Program for spouses with fun events including "Bingo for Baubles" and a Charcuterie Class. Registration is due Monday, September 25<sup>th</sup>.

Are you a member of an ATPC?	Yes	No
ATPC		
RM		

Attendee		
Name		
Town		
Email		
Spouse attending	Yes	No
Spouse Name		

Pricing	Member	Non-Member
Attendee	\$225	\$275
Spouse	\$75	\$100
Total Owing		
Method of payment	Etransfer	Cheque

Registration form to be emailed to [catpc.convention@gmail.com](mailto:catpc.convention@gmail.com)

Payment:

Central Area Transportation Planning Committee to Box 89, Lockwood, Sk S0K 2R0

Etransfer to [catpc.adm@gmail.com](mailto:catpc.adm@gmail.com)

Hotel Information

Saskatoon Inn, Saskatoon, Sk. \$139 per night plus taxes

306-668-9601, 306-242-1440

Reference **Transportation for Growth and Prosperity in Saskatchewan**

Block ID 2147182

Room Booking link:

<http://bookings.ihotelier.com/bookings.jsp?groupID=3847235&hotelID=6876>

# PARTNER PROGRAM CATPC

PROVINCIAL ATPC CONVENTION OCTOBER 10 - 12, 2023

MANITOBA ROOM ————— SASKATOON INN

10.10.2023

## TUESDAY

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### REGISTRATION

Registration for the Partner Program will be held at the main registration table with delegate registration from 5:30 - 7:00 p.m.

### MEET & GREET

There will be a Meet & Greet for the delegates and partners are welcomed to attend. Join us for cocktails and appetizers starting at 6:30 p.m.

### PARTNER PROGRAM BAGS

Be sure to stop by to pick up your Partner Program Swag Bag, available at the Meet and Greet. It's full of information, prize opportunities and great ideas to make the most of your time in Saskatoon and at the partner program.

10.11.2023

## WEDNESDAY

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### KICK BACK CAFE

Kick back with coffee, tea, muffins, music, and friends. Doors open at 8:30 - 11:30 a.m. in the Manitoba room. Enjoy meeting old friends and making new ones. Sign up for the scavenger hunt, Charcuterie Class and enter the prize draws.

### ACTIVITY 2

Bingo for Baubles starts at 1:30 - 2:30 p.m. Foodies be on hand for our 3:00 p.m. Charcuterie Class and enter to win a Charcuterie Book and Board. Make your own sharable Charcuterie box (complete with tuxedo napkin set) to take back to your room to enjoy later.

### GRAB YOUR PARTNER

The Conference ends at 5:00. Time to refresh and head for the 6:00 p.m. Happy Hour. The Banquet starts at 7:00 p.m. followed by Entertainment with Jeffery Straker Music beginning at 8:30 p.m.

10.12.2023

## THURSDAY

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### KICK BACK CAFE 2.0

Kick back with coffee, tea, muffins, music, and friends. Doors open at 8:00 - 10:00 a.m. in the Manitoba room. A quick visit over coffee and muffins as we say our farewells. At 9:00 a.m. we'll finish of the final draws and Grand Prize Draw. You must be in attendance to win.

### HOTEL AMENITIES

The Garden Café is a lovely spot to enjoy lunch, offering menu service or an excellent buffet. The pool area offers swimming in a relaxing tropical atmosphere or for spending some quiet time poolside with a good book. Discover York Street on the far side of the pool area. It's a wonderful space to wander through. Relax in one of the comfy chairs for a visit and enjoy the old world atmosphere. There's a Fitness Centre near the pool, with a variety of workout and exercise equipment to ensure you stay on track with your fitness goals. Just want to chill with a friend? Check out the Garden Café Lounge, a delightful space amid the tropical ambience, perfect for a quiet afternoon visit.



**City of Humboldt**

**Meeting Minutes**

**Executive Committee Meeting August 14, 2023 - 05:30 PM**

**Present:**  
**Chairperson:** Kelly Herperger  
**Councillors:** Roger Nordick  
Amanda Klitch  
Larry Jorgenson  
Rob Muench  
Roger

**Korte**

<b>City Manager:</b>	Joe Day
<b>Acting City Clerk:</b>	Donna Simpson
<b>Leisure Services Director:</b>	Mike Ulriksen
<b>Director of Public Works:</b>	Peter Bergquist
<b>Communication Manager:</b>	Penny Lee
<b>Finance Manager:</b>	Jace Porten
<b>Director of Protective Services/Fire Chief</b>	Mike Kwasnica
<b>Community Development Coordinator</b>	Tanner Zimmerman

**1 Call To Order**

Chairperson Herperger called the meeting to order at 5:35 p.m.

**2 Adopt Agenda**

**Moved By:** Councillor Roger Korte

That the agenda be adopted as amended:

Add Item to Committee of the Whole

7.3 City Manager - Humboldt Golf Club/Golf Course Operations

**CARRIED**

**2.1 Conflict of Interest**

**3 Delegations - No Delegations**

**4 Correspondence - No Correspondence**

**5 Reports From Administration**

**5.1 Fire Chief/Protective Services Director’s Reports**

**Moved By:** Councillor Amanda Klitch

That this report be accepted for information and filed.

**CARRIED**

**5.2 Finance Manager’s Report**

**Moved By:** Councillor Roger Korte

That this report be accepted for information and filed.

**CARRIED**

\_\_\_\_\_  
Chairperson – Kelly Herperger

\_\_\_\_\_  
Acting City Clerk – Donna Simpson



- 5.3 Cultural Services Director’s Report**  
**Moved By:** Councillor Roger Nordick  
That this report be accepted for information and filed.  
**CARRIED**
- 5.4 Marketing & Development Manager**  
**Moved By:** Councillor Amanda Klitch  
That this report be accepted for information and filed.  
**CARRIED**
- 5.5 Community & Leisure Services Director’s Report**  
**Moved By:** Councillor Roger Nordick  
That this report be accepted for information and filed.  
**CARRIED**
- 5.6 Director of Public Works**  
**Moved By:** Councillor Roger Korte  
That this report be accepted for information and filed.  
**CARRIED**
- 6 New Business**
- 6.1 Recommendation - Leisure Services Director - Project Summary Report**  
**Moved By:** Councillor Rob Muench  
That this report be accepted for information and filed.  
**CARRIED**
- 6.2 Recommendation - Leisure Services Director - Official Donation Receipting - North Hospital Recreational Development Project**  
**Moved By:** Councillor Rob Muench  
That the North Hospital Park Recreational Development Project be approved as an eligible project for the issuance of Official Donation Receipts for Income Tax Purposes.  
**CARRIED**
- 6.3 Recommendation - Finance Manager - HGC Roofing Campaign**  
**Moved By:** Councillor Roger Korte  
That the Humboldt Golf Club’s Roofing Campaign be accepted as an eligible project to receive Official Donation Receipts for Income Tax Purposes from the City of Humboldt.  
**CARRIED**
- 7 Committee of the Whole**  
**Moved By:** Councillor Rob Muench  
That we sit in a private session as Committee of the Whole, the time being 6:45 p.m.  
**CARRIED**
- 7.1 Authority**  
The Committee met under Section 5(3) of Part III of *The Local Authority of Freedom of Information and Privacy Act*.

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Chairperson – Kelly Herperger

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Acting City Clerk – Donna Simpson

**7.2 Present in the Committee of the Whole**

Deputy Mayor Kelly Herperger, Councillor Rob Muench, Councillor Larry Jorgenson, Councillor Roger Nordick, Councillor Roger Korte, Councillor Amanda Klitch, City Manager Joe Day, Acting City Clerk Donna Simpson, Community & Leisure Services Director Mike Ulriksen, Marketing and Development Manager Penny Lee, and Finance Manager Jace Porten

**7.3 City Manager - Humboldt Golf Club/Golf Course Operations**

**7.4 Revert**

**Moved By:** Councillor Larry Jorgenson

That Council revert to the Regular Meeting, the time being 7:14 p.m.

**CARRIED**

**8 Next Meeting**

It was noted that the next Executive Committee Meeting will be held September 11th at 5:30 p.m.

**9 Adjourn**

**Moved By:** Councillor Larry Jorgenson

That we do now adjourn, the time being 7:14 p.m.

**CARRIED**

---

Chairperson – Kelly Herperger

---

Acting City Clerk – Donna Simpson



**CITY OF HUMBOLDT**  
**PROCLAMATION**

**WHEREAS**, Rail Safety Week is to be held across Canada from September 18 to 24, 2023;

**WHEREAS**, it is in the public's interest to raise citizens' awareness of the dangers of ignoring safety warnings at level crossings and trespassing on rail property to reduce avoidable deaths, injuries and damage caused by incidents involving trains and citizens;

**WHEREAS**, Operation Lifesaver is a public/private partnership whose aim is to work with public, rail industry, governments, police services, media, and others to raise rail safety awareness;

**WHEREAS**, CN has requested City Council to proclaim the week of September 18 to 24, as Rail Safety Week in support of its ongoing efforts to raise awareness, save lives, and prevent injuries in communities, including the City of Humboldt.

**NOW THEREFORE**: I, Michael Behiel, Mayor of the City of Humboldt do hereby proclaim the week of September 18 to 24, 2023 as "**Rail Safety Week**" In the City of Humboldt.

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Mayor – Michael Behiel



## CITY OF HUMBOLDT REPORT

**TITLE:** Official Donation Receipting – North Hospital Recreational Development Project

**PREPARED BY:** Michael Ulriksen, Director of Community and Leisure Services

**REVIEWED BY:** Joe Day, City Manager

**PREPARED FOR:** City Council

**DATE:** August 28, 2023

---

### RECOMMENDATION

That the North Hospital Park Recreational Development Project be approved as an eligible project for the issuance of Official Donation Receipts for Income Tax Purposes.

### BACKGROUND

As the City nears completion of the major renovations to the ball diamonds and other recreational amenities at Centennial Park, the Community and Leisure Services Department turns its attention to the North Hospital Park property. The City completed a conceptual plan in 2021, identifying the possibilities and limitations for the property. Administration has been working on developing a planned layout for an off-leash dog park and further developing the toboggan hill.

### CURRENT SITUATION

Administration has had several material conversations with residents who are seeking to actively participate in the development of recreational amenities on this property. The conversations have included offers to assist with planning and fundraising for a wide range of amenities. The amenities include the aforementioned off-leash dog park and toboggan hill, as well as a playground, outdoor skating surface, tennis and pickleball courts and trails.

Due to the location of water and natural gas lines on the property, there are limitations to the type of development that can take place on the site, restricting the ability to place residential housing on the property to the southeast portion along 16<sup>th</sup> Avenue. As such, the property has been designated as a major park site, which will serve the large residential community located north of 13<sup>th</sup> avenue as well as future residential neighborhoods expected to be east of Hwy 20.

Administration is seeking to develop the park as a unique recreational destination within the community, with a greater focus on accessibility and year-round recreational opportunities. The space has significant potential, especially with all indications pointing to there being a wide range

of interested individuals and groups who would like to be actively involved in its development. Due to the overwhelming response to the development of the North Hospital Park, discussions have already occurred with two parties interested in beginning to fundraise and help promote the project. This has led to discussions about the possibility of donation receipts being issued to donors of the various amenities. Rather than approving donation receipting amenity by amenity, Administration is asking Council to approve the issuance of official donation receipts for all amenities developed on the site under one project heading – the North Hospital Recreational Development Project.

By identifying the entire site as a single project, Administration will be able to simplify the receipt process and eliminate the need to bring multiple requests to Council for the issuance of donation receipts for specific amenities. In addition, by designating the whole property as a single project, Administration expects to have more success in promoting the project and attracting both donors and sponsors, resulting in a more complementary design and construction process across the entire site.

## **ATTACHMENTS**

NA

## **FINANCIAL IMPLICATION**

There is no direct financial impact to the City for the issuance of Official Donation Receipts for Income Tax Purposes.

The City has already contributed some funding towards the development of amenities on the site, specifically the off-leash dog park, toboggan hill and trail development. Administration is currently working with interested parties to develop a larger development plan that will include projected costing, both for capital and long-term operational. Administration anticipates a multi-year funding request to be proposed as part of the 2024 budget process, to assist in funding the development of the property.

## **CONCLUSION**

Administration is continuing to pursue and have success in attracting community individuals and groups who are interested in the capital development of recreational amenities. Recent projects and partnerships include the Water Ridge Park playground and pickleball court, Bill Brecht playground and ball diamond upgrades, Centennial Park washroom and concession facility and St. Elizabeth Park open air picnic shelter. Each of these projects was spearheaded by a community group and resulted in significant capital fundraising and community involvement. We anticipate that this community engagement will be magnified further with the development of this 22-acre property.

**CITY OF HUMBOLDT REPORT**

**TITLE:** Automated Watermain Leak Monitoring System  
**PREPARED BY:** Peter Bergquist A.Sc.T; Public Works and Utilities Director  
**REVIEWED BY:** Joe Day, City Manager  
**PREPARED FOR:** City Council  
**DATE:** August 28, 2023

---

**RECOMMENDATION**

That Hetek Solutions Inc be awarded the RFP for automated leak detection monitoring at an approximate cost of \$105,800 including PST.

**BACKGROUND**

Staff have been seeking automated water main leak monitoring solutions to reduce non-revenue water losses. Council approved the first phase of implementation in the 2023 budget.

**CURRENT SITUATION**

The Request for Proposal (RFP) was placed on the Sasktenders website on July 6, 2023, and closed on July 31, 2023. One RFP was received.

Supplier Name	Bid Price (Including PST)	nodes	Annual Subscription Cost
Hetek Solutions Inc.	\$105,800	57	\$3,822

Only one application was received. This is a limited space and other interested businesses started the process but did not submit in the end.

The RFP met all requirements including the ability to monitor PVC pipe which has been a challenge for other providers. The node technology is called SmartEAR which is from Germany and was recently implemented in The City of Leduc this year. Hetek is the exclusive distributor in Canada for the product. Hetek works significantly with SaskEnergy in Saskatchewan however their water division is out of Edmonton, BC and Ontario. The system uses nodes which magnetize to valve rods in the street. These nodes work between the hours of 2am and 4am to listen to the network then send data via cellular to a cloud hosted system. The batteries have an 8-year lifespan and are replaceable. The annual subscription includes a cloud login interface and all data fees for up to 250 node

devices which is beneficial if the city expands the program. Nodes can also be relocated with the use of a free app on a smart phone or tablet if the city desires to monitor a different area of the city. The proposal includes installation and training by Hetek. Installation is anticipated for mid-December.

#### **OPTIONS**

- Approve the proposal
- Not approve the proposal

#### **ATTACHMENTS**

N/A

#### **COMMUNICATION AND ENGAGEMENT**

The proponent will be made aware of Council's decision.

#### **FINANCIAL IMPLICATION**

The 2023 budget for the first phase of the automated leak monitoring is \$105,800. The proposal assumes we will purchase the most nodes we can within that budget. Another device is needed to confirm the exact location prior to digging. This device is an extra \$8,270.07 which can be purchased within the water main maintenance operating budget.

#### **CONCLUSION**

The system appears appropriate for the goals of the project. Staff look forward to implementing the system so leaks can proactively be found and repaired.

**CITY OF HUMBOLDT REPORT**

**TITLE:** Medium Truck Tender  
**PREPARED BY:** Peter Bergquist A.Sc.T; Public Works and Utilities Director  
**REVIEWED BY:** Joe Day, City Manager  
**PREPARED FOR:** City Council  
**DATE:** August 28, 2023

**RECOMMENDATION**

That administration be authorized to purchase a 2024 F750 Ford Truck and box from Capital Ford Lincoln Regina in the value of \$146,287.42 including PST.

Further, upon receiving the new truck, staff be authorized to sell the existing medium duty truck through an online public process.

**BACKGROUND**

The city’s fleet replacement program identified the need to replace a 2007 medium duty truck. This truck is outfitted with the salt/sander unit in the winter and then used for road patching in the summer.

**CURRENT SITUATION**

The tender was placed on Sasktenders website on July 6, 2023 and closed on July 25, 2023. The following tenders were received.:

Supplier Name	Bid Price (Including PST)	Delivery (weeks)	Year/Brand
Capital Ford Lincoln Regina	\$146,287.42	37	2024 F750 w/CIM Box 4x2
Maxim Truck and Trailer	*\$137,300.33	40	2024 International MV607
Diamond Truck Centres	*\$143,690.90	75-100	2024 International MV607
Brandt Truck Trailer and Rigging	\$196,418.00	2	2023 F750 w/Voth Dump Body
Discovery Ford Sales	**\$84,467.16	16-20	2023 F550 4x4

\*No gravel box was included in tender, add an estimated \$33,000 to total to make bids comparable.

\*\*Vehicle below the payload capacity required for city sanding equipment; also, no box was included in tendered value.



The lowest bid did not include a box or meet the weight capacity needed for a box and sanding machine together. The larger model recommended has sufficient capacity and meets the needs and safe operation of the desired tasks while also being able to be operated by a person with a regular class 5 driver's license. This truck is intended to be used by the Public Works department during winter then shared with the Leisure Services Department in the summer.

### **OPTIONS**

- Approve the tender
- Not approve the tender
- Approve the purchase of a vehicle from a different vendor than recommended

### **ATTACHMENTS**

N/A

### **COMMUNICATION AND ENGAGEMENT**

The bidders will be made aware of Council's decision.

### **FINANCIAL IMPLICATION**

The 2023 budget for this vehicle replacement was \$170,000. The recommended truck is \$146,287.42 including PST resulting in a favorable position of \$23,712.58.

### **CONCLUSION**

Staff are recommending proceeding with the new F750 as it provides a truck and box sufficient for the needs of the Public Works and Community & Leisure Services departments.



## CITY OF HUMBOLDT REPORT

**TITLE:** Contract Zoning for Modular Multi-Family Homes in an R5 Zone  
**PREPARED BY:** Tanner Zimmerman, Community Development Coordinator  
**REVIEWED BY:** Joe Day, City Manager  
**PREPARED FOR:** Regular Council  
**DATE:** August 28, 2023

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### RECOMMENDATION

That the attached service agreement and contract zoning agreement permitting 'modular multi-family homes' be approved to rezone an area within Southern Pine Acres Trailer Park, legally described as Block ZZ, Plan 85H04805 for a period of fifteen years ending September 1<sup>st</sup>, 2038.

### BACKGROUND

The owner of Southern Pine Acres, Mr. Andrew Breker, and his business partner, Mr. Trevis McConaghy, have inquired about the prospect of establishing six four-unit modular homes in the city. This would allow 24 new housing units in the city. Property experts have expressed their concern about a lack of housing.

Being that the proposed development does not meet R5 zoning regulations, it was agreed that the best method to allow these homes would be using a Contract Zone. *The Zoning Bylaw, 2016* defines a Contract Zone as, "A zoning designation which is subject to an agreement entered into pursuant to the provisions of Section 69 of *The Act* shall be indicated on the Zoning District Map by the addition of the Bylaw number authorizing agreement after the zoning district designation."

### CURRENT SITUATION

Both a contract (Attachment B) and a servicing agreement (Attachment C) have been signed by Mr. Breker as the developer. The contract will be in effect for 15 years ending September 1<sup>st</sup>, 2038, or by termination of the Agreement as governed by Section 69 of *The Planning and Development Act, 2007*. The contract will affect the southwest portion of Block ZZ as demonstrated in Attachment D. The regulations will follow the standards of Dwellings Groups in an R3 with minor variations. The following uses will be permitted:

- (i) Manufactured Homes
- (ii) Manufactured Home Groups
- (iii) Modular Multi-unit Dwellings

- a. Herein defined as modular units of approximately 20 feet wide by up to 80 feet long with multiple (typically four) suites within each structure, that are rented out on no less than a monthly basis. The structures differ from motel units predominantly insofar as the tenancy of these units are on a monthly basis or longer.

The servicing agreement has made clear that the City will not be expected to intensify the infrastructure surrounding the development. If Mr. Breker wishes to upgrade 10<sup>th</sup> Street, a new servicing agreement would be necessary and would include development levies as determined at the time.

As explained in Attachment A, Mr. Breker has expressed that the intended use of the units will be temporary, short-term housing. The desired residents would be workers on job sites such as the BHP Jansen S2 Mine. The City would not be involved in negotiations with employers.

## **OPTIONS**

1. Accept the contract zone with the requested number of years.
2. Accept the contract zone with an amended number of years.
3. Refer the matter back to Administration for further details.

## **ATTACHMENTS**

- A. Letter from Mr. Breker explaining his intent.
- B. Signed Contract
- C. Signed Servicing Agreement
- D. Photos of the move-in units.
- E. Map of Block ZZ showing the intended portion to be contracted.

## **COMMUNICATION AND ENGAGEMENT**

Public notice letters were sent to property owners within 75 metres of the Southern Pine Acres mobile home park. Additionally, public notices were made available on the city website, all City of Humboldt social media accounts, and Discover Humboldt.

## **FINANCIAL IMPLICATION**

There is no anticipated financial impact of the recommended action.

## **CONCLUSION**

The proposed development would provide twenty-four new housing units to the City of Humboldt. Although these units are meant to be temporary living, they will provide a middle point between transient citizens and potential homeowners.



By proceeding with the contract zoning process will allow these new housing units while protecting the future interest of the City of Humboldt and property owners surrounding Southern Pine Acres.

# Attachment A



## Modular 4-plex (24 unit) Development

To whom it may concern,

Breker Kunz Properties LTD., in partnership with Trevis Ventures LTD, are proposing a 24-1 bedroom development in the Southern Pine Acres Mobile Home Community. We have 6- 2013 4-plex modular homes under contract in Estevan, SK. We intend to move these to Humboldt in order to help relieve the current housing crisis.

These Modulares are in good shape, they are a good product, and they would look visibly pleasing in the mobile home park. Each unit has a full bathroom and kitchen. These homes have a common coin operated laundry center included in the purchase.

We would like to propose a 15 year contract zoning term on these units. This gives the City the contract zoning they want, while still allowing a long enough term for us to secure financing.

The intention is to rent these units to working class people, likely contractors doing work in the area on 3-24 month terms. We have had many inquiries about these types of units and feel comfortable that we will have no trouble renting them. Our rent would be on a month to month basis, charging \$800 plus power. Water would be a single meter per building and would be paid by us.

Foundations will not be simply block and crib, we intend to place these on a concrete slab or footings.

Attached are the Drawings of the units themselves as well as site layouts, water drainage, and utilities.

In conclusion, We at Breker Kunz Properties LTD. Have now moved 14 rental units into the Southern Pine Acres Mobile Home Community, Adding more rental spaces to Humboldt than any other Company or government entity in the past 2 years. We are a local company with the know-how to complete and fill this project. We can begin as soon as we get the go ahead from the Local government. Lets work together to make this happen quickly and efficiently. Thank you.

A handwritten signature in blue ink, appearing to read "Andrew Breker".

Andrew Breker  
Breker Kunz Properties Ltd.

# Attachment B

## Contract Zoning Agreement

This Agreement made effective this 15 day of August, 2023.

Between:

**The City of Humboldt** a municipal corporation in the Province of Saskatchewan, (“the City”)

– And –

**Breker Kunz Properties Ltd.** and **Trevis Ventures Ltd.** operating in the City of Humboldt, in the Province of Saskatchewan (“the Owner”)

**Whereas:**

A. The Owner is the registered owner or beneficial owner of the lands described as follows:

Portion of Block ZZ, Plan 85H04805; Parcel Number 113851076

(referred to as the “Land”)

B. The City has an approved Official Community Plan which, pursuant to Section 69 of *The Planning and Development Act, 2007*, Contains guidelines respecting the entering into of agreements for the purpose of accommodating requests for the rezoning of land.

C. The City has agreed, pursuant to the provisions of Section 69 of *The Planning and Development Act, 2007*, to rezone the land described in Schedule A from an R5 District to a R5cz District to allow for the development of the proposal specified in this Agreement.

**Now therefore this Agreement witnesseth that the parties hereto covenant and agree as follows:**

### **Land to be Used in Accordance with Agreement**

1. The Owner agrees that upon the land being rezoned from R5 District to a R5cz District none of the identified land area will be developed except in accordance with the terms and conditions set out in this Agreement.

### **Use of Land**

2. The Owner agrees that the use of Land shall be limited to the 42 meter x 75.5 meter site identified as Schedule A (Attached).

The Owner further agrees that the use of the Land shall be restricted to the uses specified below:

#### Permitted Uses

- (i) Manufactured Homes
- (ii) Manufactured Home Groups
- (iii) Modular Multi-unit Dwellings

- a. Herin defined as modular units of approximately 20 feet wide by up to 80 feet long with multiple (typically four) suites within each structure, that are rented out on no less than a monthly basis. The structures differ from motel units predominantly insofar as the tenancy of these units are on a monthly basis or longer.

#### **Development Standards**

3. The development standards applicable to the Land shall be those applicable to **Dwelling Groups in an R3 District** with the exception of the following:
  - (a) A minimum building floor area per unit of 23 m<sup>2</sup> shall be permitted.
  - (b) Parking Category 1 shall apply (a minimum of 1 parking stall per unit)

#### **Application of Zoning Bylaw**

4. The Owner covenants and agrees that, except to the extent otherwise specified in this Agreement, the provisions of The City of Humboldt Zoning Bylaw No. 04/2016 as amended from time to time shall apply.

#### **Compliance with Agreement**

5. The Owner covenants and agrees not to develop or use the Land unless such development, use and construction complies with the provisions of this Agreement.

#### **Disposition Subject to Agreement**

6. The Owner covenants and agrees that any sale, lease or other disposition or encumbrance of the Land or part thereof shall be made subject to the provisions of this Agreement.

#### **Definitions**

7. Any word or phrase used in this Agreement which is defined in Zoning Bylaw No. 04/2016 shall have the meaning ascribed to it in the Bylaw.

#### **Departures and Waivers**

8. No departure or waiver of the terms of this Agreement shall be deemed to authorize any prior or subsequent departure or waiver, and the City shall not be obliged to continue any departure or waiver or permit subsequent departures or waivers.

#### **Severability**

9. If any covenant or provision of this Agreement is deemed to be void or unenforceable in whole or in part, it shall not be deemed to affect or impair the validity of any other covenant or provision of this Agreement.

#### **Governing Law**

10. This agreement shall be governed and interpreted in accordance with the laws of the Province of Saskatchewan.

**Effective Date of Agreement**

- 11. It is understood by the Owner that the Agreement shall not take effect until:
  - (a) The Council of the City of Humboldt has passed a Bylaw to adopt said agreement; and
  - (b) This Agreement is registered by the City, by way of Interest Registration, against the title to the Land.
- 12. It is understood by the Owner of that the Agreement is effective until:
  - (a) September 1<sup>st</sup>, 2038, or,
  - (b) Termination of the Agreement as governed by Section 69 of *The Planning and Development Act, 2007*.

**Use Contrary to Agreement**

- 13. (1) The Council of the City of Humboldt may declare this Agreement void where any of the Land or buildings thereon is developed or used in a manner which is contrary to the provisions of the Agreement,
  - (2) If this Agreement is declared void by the Council of the City of Humboldt, the City shall not, by reason thereof, be liable to the Owner or to any other person for any compensation, reimbursement or damages on account of loss or profit, or any account of expenditures, or any other account whatsoever in connection with the Land.

**Registration of Interest**

- 14. (1) The Parties hereto acknowledge that this Agreement is made pursuant to Section 69 of *The Planning and Development Act, 2007* and the Owner agrees that this Agreement shall be registered by way of an Interest Registration against the Title of the Land. As provided in Section 236 of *The Planning and Development Act, 2007*, Section 63 of *The Land Titles Act, 2000* does not apply to the Interest registered in this Agreement.
  - (2) This agreement shall run with Land pursuant to Section 69 of *The Planning and Development Act, 2007*, and shall bind the Owner, its successors and assigns.




**Enurement**

15. This Agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

**THE CITY OF HUMBOLDT**

Per: \_\_\_\_\_  
Name: Joe Day  
Title: City Manager  
Date: \_\_\_\_\_

**BREKER KUNZ PROPERTIES LTD.**

Per:  \_\_\_\_\_  
Name: Andrew Breker /  
Date: Aug. 15, 2023 \_\_\_\_\_

### REZONING APPLICATION

THIS IS NOT AN APPROVAL OF A DEVELOPMENT PERMIT, OR BUILDING PERMIT

#### SECTION A: PROPOSED DEVELOPMENT INFORMATION

SITE INFORMATION	Civic Address <b>1000 1<sup>st</sup> Avenue</b>	Legal Land Description (optional)	
	Zoning District <b>R5</b>	Lot	Block <b>22</b> Plan No. <b>85H04805</b>
	Description of Existing Land Use and Buildings <b>Southern Pine Acres Mobile Home Community</b>	Requesting For: <input type="checkbox"/> Whole Parcel <input checked="" type="checkbox"/> Portion of Parcel	

DEVELOPMENT INFORMATION	Description of Proposed Development <b>6-4 unit Modular Buildings (24 units) on Lots #39-34 (42x76m)</b>
	Reasons to support the Discretionary Use Application (use additional pages if necessary) <b>These Modular 4-plex's are built in 2013, they are in good condition, And will fit in well in the mobile home park. This complex would provide Humboldt with 24 additional 1 bedroom units, something that is very much needed. We at Breker Kunz properties have established a good reputation as landlords in the City of Humboldt. We have demand for these types of units, we have the know-how to set them up and run them, and we have the opportunity to bring more <del>thru</del> people and dollars into the city. Thank you for your consideration.</b>

#### SECTION B: CONTACT INFORMATION

APPLICANT	Contact Name <b>Andrew Breker</b>	Company Name (if applicable)		
	Address <b>P.O. Box 34946</b>	City <b>Humboldt</b>	Province <b>SK</b>	Postal Code <b>S0K 2A0</b>
	Phone Number(s) Main <b>306 231-4939</b> Other Fax	E-mail Address (Required) <b>andrewbreker@brekerkunzproperties@gmail.com</b>		
	Applicant's Interest in the Property: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Option to Buy <input type="checkbox"/> Other			
PROPERTY OWNER	Owner Name or Same as Applicant <input checked="" type="checkbox"/>	Company Name (if applicable)		
	Address	City	Province	Postal Code
	Phone Number(s) Main Other Fax	E-mail Address (Required)		

#### SECTION C: APPLICATION CHECKLIST

Applications must include the following:	Submitted
Site Plan	<input type="checkbox"/>
Non-refundable application fee of \$750	<input type="checkbox"/>

#### SECTION D: DECLARATION OF THE APPLICANT

I Andrew Breker DO HEREBY DECLARE:

that the above statements contained within this application and attached drawings are true and correct. I agree that Discretionary Use Approval does not relieve the owner or the applicant from complying with all of the City of Humboldt Bylaws and/or Provincial and Federal acts & regulations and that it is my responsibility to ensure compliance with such legislation regardless of any review or inspections that may or may not be carried out by the City of Humboldt or its authorized representatives. I agree that no construction shall commence without a development permit and a building permit.

Aug 15, 2023  
DATE

[Signature]  
APPLICANT SIGNATURE

Attachment C

**SERVICING AGREEMENT**

**THIS AGREEMENT** made in triplicate this 15 day of August, 2023.

**BETWEEN:**

**THE CITY OF HUMBOLDT**, a city continued pursuant to the provisions of *The Cities Act*, S.S. 2002, c.C-11.1 (hereinafter called the “**City**”);

**AND**

**BREKER KUNZ PROPERTIES LTD.** and **TREVIS VENTURES LTD.**, corporations incorporated pursuant to *The Business Corporations Act*, R.S.S. c.B-10, (hereinafter called the “**Developer**”)

**WHEREAS:**

- A. The Developer proposes to intensify the use upon the Lands by placing six (6), four-unit modular structures on the site (24-individual rental suites).
- B. The City and Developer acknowledge that the proposed is not permitted as-is in any Zoning District and justifies a Contract Zoning Agreement with specific terms and conditions related to the permitted uses and an agreed-upon term.
- C. The Lands are a portion of a parcel traditionally used as a Manufactured Home Park with water and sanitary sewer services provided to each manufactured home site by the landowner with services run within the Lands.
- D. The City and the Developer deem it expedient and in the public interest to enter into this agreement to clarify the unique servicing being contemplated for the Lands.
- E. The City and the Developer agree that the terms of this agreement shall run with the term of the Contract Zoning Agreement.
- F. “Lands” means the lands to be subdivided as shown in the Proposed Plan of Subdivision comprising:

A part of Surface Parcel #113851076, Block ZZ, Plan 85H04805

**NOW THEREFORE THE PARTIES HERETO AGREE AS FOLLOWS:**

**1.1 This Agreement a Servicing Agreement**

This Agreement is a servicing agreement under section 172 of *The Planning and Development Act, 2007* (Saskatchewan) and the City is entitled to all powers and remedies granted by that Act, in relation hereto.

**1.2 Governing Law**

This Agreement shall be construed in accordance with and be governed by the laws of the Province of Saskatchewan and the laws of Canada applicable therein.

**1.3 Services**

- (a) The City waives any requirements for the Developer to install water and sanitary sewer mains under 10<sup>th</sup> Street.
- (b) The City waives any requirements for the Developer to improve 10<sup>th</sup> Street to the typical residential street standard.
- (c) The City waives any requirement for a site drainage plan for the property on the basis that the size and placement of the proposed modular-multi-unit structures are similar to what would be the size and placement of Manufactured Homes.
- (d) The City will allow the Developer to permit tenant access to the Lands from 10<sup>th</sup> Street.
- (e) The City bears no obligation to improve 10<sup>th</sup> Street, or any services along or under 10<sup>th</sup> Street to accommodate this development.
- (f) Subject to meeting the City's standards and subject to entering a Servicing Agreement at the time, the Developer may, at its own expense, opt to improve services in the area necessary for appropriate servicing of the Lands.

**3.1 Development Fees and Off-Site Fees**

- (a) The City waives any requirements for the Developer to pay Development Levies / Off-Site Levies related to this intensification of use of the Lands.

**6.1 Road Maintenance**


- (a) The City retains the authority to determine the level of maintenance and upkeep of the roadways adjacent to the Land.
- (b) The Developer shall repair any damage caused to any existing road, road allowance or existing structure located on any road allowance as a result of the development of the Lands and shall pay for any costs involved in the relocation of existing services which may be made necessary by reason of the development of the Land Development Area.

IN WITNESS WHEREOF the Parties have hereto affixed their signature and seals duly attested by the hands of their proper offices in that behalf \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**THE CITY OF HUMBOLDT**

Per: \_\_\_\_\_  
Name: Joe Day  
Title: City Manager  
  
Date: \_\_\_\_\_

**BREKER KUNZ PROPERTIES LTD.**

Per:   
Name: Andrew Breker /  
  
Date: August 16, 2023  
\_\_\_\_\_

## **6.2 Agreement Runs With Land and May Be Registered**

It is agreed that:

- (a) The obligations of the Developer under this Agreement run with the land, pursuant to common law and equity, and pursuant to the provisions of *The Planning and Development Act, 2007*;

## **6.3 Indemnification Re: Development**

The Developer hereby indemnifies and saves harmless the City with respect to any claim, action, judgment, cost or expense incurred by or assessed against the City in respect of damages suffered by the City, including any cost or expense incurred by the City in performing any of the Developer's covenants herein, or in repairing or completing any of the Work, or any third party claim arising out of any act or omission of the Developer with respect to the development contemplated by this Agreement, even if such work is performed by the City.

## **6.4 Right to Refuse Permit**

In addition to any other remedy it may have, the City may refuse to issue any move-in, building or development permit for any building or development within the development until all work is complete in accordance with the requirements of this Agreement.

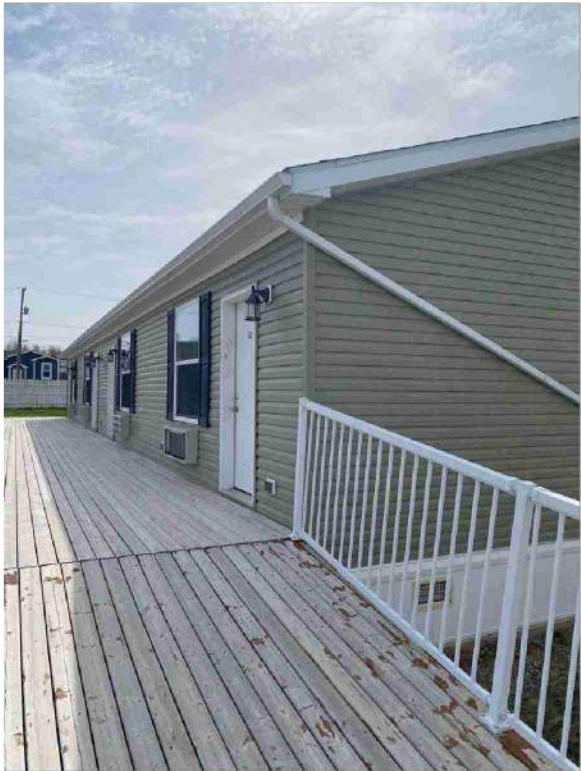
## **17.6 No Partnership**

The rights, duties, obligations and liabilities of the Parties hereto shall be separate and not joint and collective. Each Party shall be responsible only for its obligations as set out in this Agreement. It is not the intention of the Parties to create a commercial or other partnership or agency relationship between the Parties, save for as expressly provided herein, and this Agreement shall not be construed so as to render the Parties liable as partners or as creating a commercial or other partnership. No Party shall be, except as expressly permitted herein, deemed to be or shall hold itself out to be the agent of the other Party.

## **17.7 Waiver**

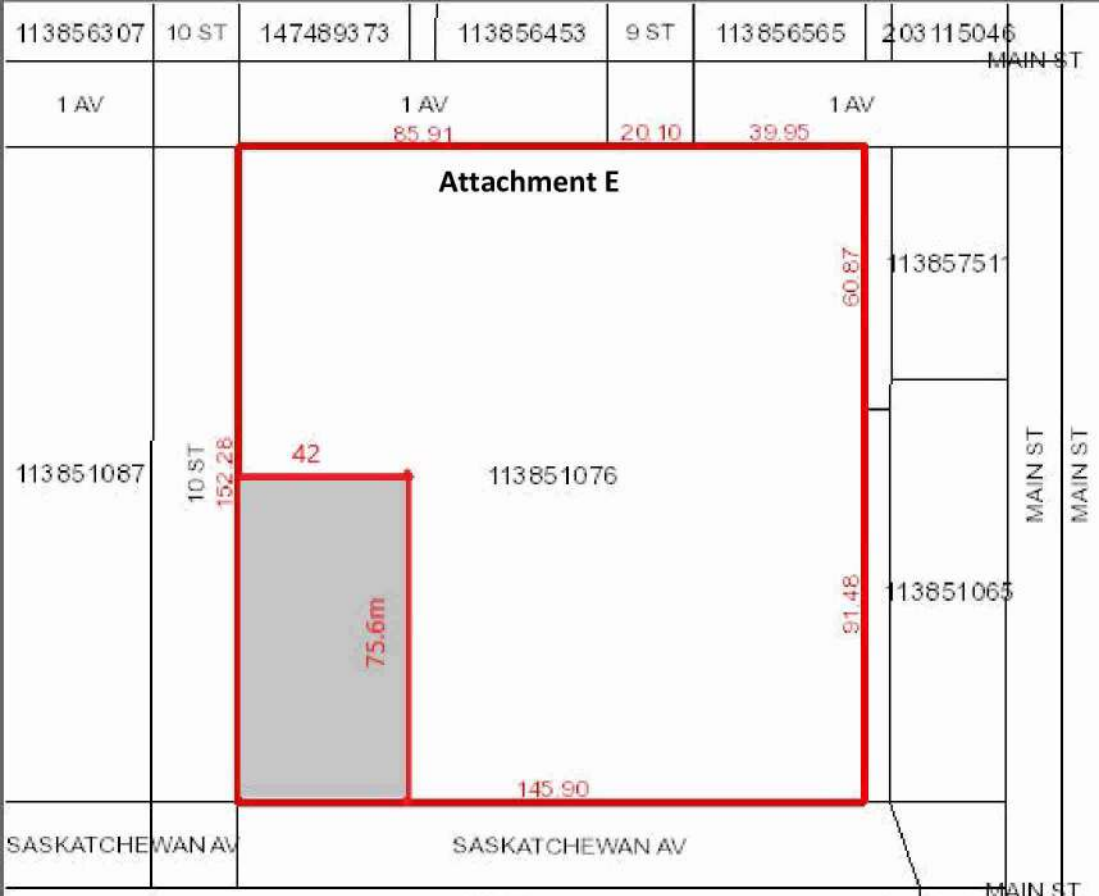
No consent or waiver expressed or implied by either Party in respect of any breach or default by the other in the performance by such other of its obligations under this Agreement shall be deemed or construed to be a consent to or waiver of any other breach or default.

Attachment D











## CITY OF HUMBOLDT REPORT

**TITLE:** Official Donation Receipt – HGC Roofing Campaign  
**PREPARED BY:** Jace Porten, Finance Manager  
**REVIEWED BY:** Joe Day, City Manager  
**PREPARED FOR:** City Council  
**DATE:** August 28, 2023

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### RECOMMENDATION

That the Humboldt Golf Club’s Roofing Campaign be accepted as an eligible project to receive Official Donation Receipts for Income Tax Purposes from the City of Humboldt.

### BACKGROUND

As per the Official Donation Receipt Policy #1101 all projects are to be approved by City Council prior to administration providing eligible Donation Receipts. The HGC has a 99-year lease from the City for the land on which their Clubhouse is located.

### CURRENT SITUATION

For the past number of years, the HGC Clubhouse shingles have been deteriorating and are now requiring immediate replacement. The Club plans to run a fundraising campaign to seek donations from the public to cover the approximately \$23,000 needed with plans to conduct the work this fall. The HGC currently has their Event Centre on the list of approved projects.

### OPTIONS

- Approve the recommendation as presented.
- Reject the recommendation.

### FINANCIAL IMPLICATION

There are no financial implications of accepting this recommendation.

### CONCLUSION

That donations to the HGC Roofing Campaign be deemed eligible by City Council to receive Official Donation Receipts.