

# Market Watch

S&P/TSX	S&P 500	DOW	NASDAQ	DOLLAR	OIL per barrel	Nat. Gas/mmBTU	GOLD
20,579.91 +15.42	4,137.64 -8.58	33,886.47 -143.22	12,123.47 -42.81	74.84¢US -0.02¢	US\$82.52 +\$0.36	US\$2.11 +\$0.11	US\$2,015.80 -\$39.50

## Low unemployment could boost trend of union organizing in retail, service: experts

**ROSA SABA**  
The Canadian Press

With Canada's unemployment rate holding near record lows, experts say an increased interest in unions among retail and service workers that began during the COVID-19 pandemic will continue - even as workers face an uphill battle against large, powerful employers.

The pandemic was a catalyst for many frontline workers, who union organizers say were spurred to fight for better pay and working conditions in sectors where unionization is uncommon.

"When we look at the overall landscape of how things have evolved in the retail and service sector over the last few years, it's been an extremely challenging time for workers," said Kim Novak, president of United Food and Commercial Workers Local 1518, where a Sephora store unionized last year.

Since 2020, there have been union drives at major retailers including

Starbucks, Cineplex, Indigo, Sephora and PetSmart. Just this Friday, workers at an Edmonton Starbucks voted to unionize with the United Steelworkers Union, joining peers in multiple Alberta and British Columbia municipalities.

When there aren't as many would-be workers sitting on the sidelines, companies have fewer hiring choices. That tends to be good for unionization efforts as it puts workers in a better bargaining position, said Nicole Denier, an associate professor of sociology at the University of Alberta who researches work and labour markets in North America.

It makes workers less fearful about being fired for union activity, because they can find another job relatively quickly, said economist and labour expert Jim Stanford in an email.

"And once they form a union and start collective bargaining, a lower unemployment rate gives them a bit more bargaining power," he said.

But Stanford said the deck is still

stacked in favour of employers.

"It would be wishful thinking to imagine that a relatively tight labour market alone will somehow cause a sea change in union organizing trends," he said.

Union organizers including Novak say they're getting more interest from workers in sectors that for decades have seen low rates of unionization, including retail, food service and warehousing. Scott Lunny, Western Canadian director for the United Steelworkers, said there were more union applications in 2022 than 2021 in B.C.

But the increase in union interest described by organizers is not reflected in Statistics Canada data. Just 12.47 per cent of workers in retail were unionized in February 2023, not much changed from five years earlier. Even fewer workers are unionized in accommodation and food services, at less than six per cent, again almost the same as five years earlier.

Stanford said in an interview that it

can take time for new union drives to show up in Statistics Canada numbers because data on unionized workplaces is generally based on collective agreements, which can take a significant amount of time to be cemented after a successful union drive.

This lag also gives companies time to try and weaken union support, said Stanford.

But it's not the only barrier workers are facing, he said.

Currently, the unionized locations of these chain stores are vastly outnumbered by their non-unionized peers. For example, Starbucks had almost 950 company-operated stores open in Canada as of Oct 2, 2022, while Indigo had 173 stores as of April 2, 2022.

Because unionization is normally one physical workplace at a time, employees of chains are at a disadvantage, Lunny said, though some stores have been able to bargain as a unit with others in the same geographical area.

# PUBLIC NOTICES



## 8AM - 4PM SPECIAL SERVICES

Electric Outages.....	403.529.8260
Gas Emergency .....	403.529.8191
Water & Sewer Emergency .....	403.502.8042
After Hours Special Services.....	403.526.2828

## DEVELOPMENT PERMITS APPROVED APRIL 6 TO APRIL 12, 2023 PLANNING & DEVELOPMENT SERVICES



### RESIDENTIAL

**21 RILEY COURT NW** (Lot 90, Block 9, Plan 3414JK)  
PLDP20230228. Garage.

### COMMERCIAL/INDUSTRIAL/INSTITUTIONAL

**435 NORTH RAILWAY STREET SE** (Lot 9, Block 30, Plan 1491)  
PLDP20230102. Change Of Use (Community Shelter).

**104 20 NORTHLANDS WAY NE** (Lot 2, Block 20, Plan 0110766)  
PLDP20230214. Change Of Use (Health Care Office).

**643 3 STREET SE** (Lot 11, Block 23, Plan 1491)  
PLDP20230221. Change Of Use (Retail And Consumer Services).

### HOME BUSINESS

**36 ROSSLAND STREET SE** (Lot 66, Block 10, Plan 7810695)  
PLDP20230166. Home Business Minor. Photography and Equipment.

**1280 DIVISION AVENUE NW** (Lot 5, Block 3, Plan 703HE)  
PLDP20230190. Home Business Minor. Service (Mobile Bartending).

A person claiming to be affected by a decision of the Development Officer or the Municipal Planning Commission may appeal to the Medicine Hat Subdivision and Development Appeal Board by completing and submitting to the City Clerk Department, the required Notice of Appeal form within twenty one (21) days of this publication. Notice of Appeal forms are available from the City Clerk Department, Third Floor, City Hall or on the City's website at [www.medicinehat.ca](http://www.medicinehat.ca).

All Development Permits listed are subject to conditions. Further information on any Development Permit may be obtained from the Planning & Development Services Department, Second Floor, City Hall during normal business hours (Telephone 403.529.8374).

## PROTECT WATER LINES FROM FREEZING

The following actions should be considered to protect your water lines during the cold weather months:

- Repair broken windows and ensure windows/vents are closed during the winter.
- Insulate water pipes in unheated areas, including crawl spaces.
- For sinks located against a non-insulated outside wall:
  - Open the vanity door to allow warm air to reach the water pipes.
  - A light bulb placed near the water pipe may generate enough heat to keep the water flowing.
  - Heat tape wrapped around the pipe may keep the pipe from freezing.
- Residents of mobile homes should check the condition of the heat tape on their water service and water meter.
- Protect an unheated indoor water meter with an insulated box and water pipes should be wrapped in insulation using heat tape.
- Outside water faucets and underground sprinkler systems should have the water supply shut off inside the house at the isolation valve for the faucet/hose bib.
- Sprinkler lines and faucets should be drained/blown out.
- A thin stream of cold-water (as thick as a pen) running continuously from at least one faucet will help prevent a frozen water service.
- If you plan to be away from home over the winter period, close the main water isolation valve located next to the water meter in your home.
  - You should leave the heat on in your home and have someone check inside your home daily while you're away.

A frozen water service or a burst water pipe is an inconvenience and expense that most people would like to avoid. Please take all possible precautions to prevent this happening in your home or business.

For more information, refer to [www.medicinehat.ca/frozenwaterlines](http://www.medicinehat.ca/frozenwaterlines) or contact City Assets Environmental Utilities at 403-529-8176.

## Defective Streetlights

### RESIDENT ALERT

If you reside in the City of Medicine Hat, Redcliff or Dunmore and you notice a streetlight that is not operating properly, please notify **Electric Utility**.

✉ [medicinehat.ca/reportaproblem](http://medicinehat.ca/reportaproblem)

📞 **403-529-8262**  
(if after hours, please leave a message)

Please have the following information when submitting your report:

- streetlight number
- street address or nearest house number, office or store
- nature of problem (cycling between on and off, always off etc.)
- number of lights out (single light, multiple lights, sequence etc.)



## THE CITY OF MEDICINE HAT LAND USE BYLAW 4168 PROPOSED AMENDMENTS BYLAW 4778 - LOT 14, BLOCK D, PLAN 9911151 BYLAW 4784 - 29 - 5 STREET SE

TAKE NOTICE that City Council will consider First Reading on Monday, April 17, 2023 of the following City of Medicine Hat Bylaws:

**Bylaw 4778**, amending Land Use Bylaw 4168 to to rezone the subject property and a portion of the lane from Medium Density Residential District (R-MD) to Community Services District (CS) to create consistent zoning across a parcel that is in the process of consolidation and will become a single fee simple parcel once consolidation is complete.

**Bylaw 4784**, amending Land Use Bylaw 4168 to rezone the subject property from Medium Density Residential District (R-MD) to Low Density Residential District (R-LD) to accommodate a lower density residential development. The subject site was historically designated as Low Density Residential District (R-LD) with a Single Detached House. The parcel was recently rezoned to Medium Density Residential District (R-MD) in anticipation of a proposal for a Multiple Unit Residential Development. A Development Permit was applied for in 2021 for a four-unit Multiple Unit Residential Development. However, the application was later withdrawn.

A Public Hearing in general accordance with the Municipal Government Act and the City's Procedure Bylaw, and consideration of the Second/Third Readings of proposed Bylaw 4778 and Bylaw 4784 will be held on Monday May 1, 2023, beginning at approximately 6:30 pm in the City Hall Council Chambers (580 First Street SE).

Any person who claims to be affected by the proposed bylaw may make an oral presentation limited to five minutes to City Council at the Public Hearing. All written/electronic submissions received prior to the Public Hearing will be presented to City Council with any submissions received by 12:00 noon, Thursday, April 27, 2023, being included in the Regular City Council Meeting agenda.

Written submissions become public documents and must be submitted to:

City Clerk Department, 580 First Street SE, Medicine Hat, Alberta T1A 8E6

or e-mail: [clerk@medicinehat.ca](mailto:clerk@medicinehat.ca)

For further information, or to view copy of the proposed Bylaws and related documents, please contact Planning & Development Services at 403.529.8374. The proposed bylaws may also be accessed via the "Proposed Bylaws" section on the City's website at [www.medicinehat.ca](http://www.medicinehat.ca).

Dated at the City of Medicine Hat, in the Province of Alberta, this 15th day of April, 2023.

Arlene Karbasheski, City Clerk

## Average home price to end the year 4.8% lower than 2022, will rise 4.7% in 2024: CREA

**TARA DESCHAMPS**  
The Canadian Press

The Canadian Real Estate Association expects the average price of a home to end the year 4.8 per cent lower than 2022, but says prices will rise by roughly the same amount in 2024.

The association's prediction revealed Friday amounts to an average price of \$670,389 this year and \$702,214 next year, when prices are expected to increase by 4.7 per cent.

The board also foresees home sales falling 1.1 per cent to 492,674 this year and then rising 13.9 per cent to 561,090 in 2024.

The forecast accounts for little change in month-over-month sales seen since summer 2022 and the modest monthly gains recorded in February and March, as buyers edged closer to make purchases.

"As the spring market heats up and it looks as though some buyers are coming off the sidelines, it's important to remember that the intense market conditions of recent years have not gone anywhere, they've just been on pause," said Jill Oudil, CREA's chair, in a press release.

The market Canadians are re-entering has seen months of falling sales, lower listings and dampened buyer sentiment as eight successive interest rate hikes weighed on the cost of borrowing.

But in recent months, the rate has been held twice in a row, prompting some to eye purchases once more, while prices are still low.

These trends left March home sales down 34.4 per cent to 41,636 from the year before.

On a seasonally-adjusted basis, sales reached 33,833, about one per cent higher than they had been in February.

March marks the second consecutive month of higher sales, Rishi Sondhi of TD Economics pointed out.

Sondhi attributed much of the boost to interest rates stabilizing, which helped "buyer psychology" and a solid job market.

"Our forecast assumes further sales gains are in the cards this year, although an important downside risk stems from looming regulatory changes that will make it harder to qualify for mortgage," he said, in a note to investors.

As month-over-month sales ticked up new listings remain at 20-year lows, said CREA.

On a seasonally-adjusted basis, new listings totalled 53,298 in March, down 5.8 per cent from February. Actual new listings hit 68,597, a 27.4 per cent drop from a year ago.

With supply at historic lows, Oudil said homes are not only selling but selling faster, but it has not been enough to entice some sellers to list their properties.

"Sellers will likely need to see more evidence of a sustained pickup in activity and prices before listings turn meaningfully higher," Sondhi said.

## Statistics Canada says manufacturing sales down 3.6% in February

The Canadian Press

Statistics Canada says manufacturing sales fell 3.6 per cent to \$71.5 billion in February, as sales of petroleum and coal products helped lead the drop.

The agency says the decline followed a revised 4.5 per cent increase in January. The initial reading for the first month of the year had been for a gain of 4.1 per cent.

The drop in February came as 12 of the 21 industries tracked saw moves lower.

Sales of petroleum and coal products fell 14.9 per cent to \$8.8 billion in February as sales volumes dropped 8.3 per cent.

Meanwhile, sales of motor vehicles fell 12.3 per cent to \$4.2 billion in February and primary metals declined 4.2 per cent to \$5.6 billion. Sales in the machinery industry rose 3.0 per cent to \$4.6 billion.

In constant dollars, Statistics Canada says overall manufacturing sales decreased 2.4 per cent in February.