

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 10-2022  
TUESDAY JUNE 21, 2022  
MINUTES

**PRESENT:** Mayor Kent Muench, Deputy Mayor Tyson Chillog, Councillors Mike Cox, Jamie Martens, Darren MacDonald, Deb McGuire, Spencer Nikkel, City Manager Scott Blevins, Director of Corporate Services Leah Bloomquist, Director of Infrastructure and Planning Matt Gruza, Community Economic Development Manager Dillon Shewchuk, Planning Manager Bonnie Gorelitz

**REGRETS:** Director of Recreation & Community Services Ted Schaeffer

**LOCATION:** Council Chambers – City Hall and Zoom

**RECORDING SECRETARY:** City Clerk Carla Budnick

**CALL TO ORDER:** Mayor Kent Muench called the meeting to order at 5:00 P.M.

RES: #106/06212022 (Cox/MacDonald)

**AGENDA**

**“That we adopt the agenda dated June 21, 2022.”**

**CARRIED**

RES: #107/06212022 (Nikkel /Chillog)

**MINUTES – JUNE 7, 2022**

**“That we accept the minutes of the Regular Council Meeting No. 9-2022 dated June 7, 2022.”**

**CARRIED**

RES: #108/06212022 (Martens/MacDonald)

**COMMITTEE OF THE WHOLE JUNE 14,2022**

**“That we accept the Committee of the Whole minutes dated June 14, 2022”**

**CARRIED**

RES: #109/06212022 (Cox/Chillog)

**MANAGERS REPORT**

**“That we accept the Manager’s Report dated June 21, 2022.”**

**CARRIED**

RES: #110/06212022 (Nikkel Martens)

**EXPENDITURE APPROPRIATION**

**“That we authorize Expenditure Appropriation No. 10-2022, in the amount of \$1,786,702.03 as attached hereto and forming part of the minutes.”**

**CARRIED**

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 10-2022  
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MINUTES

RES: #111/06212022 (Cox/MacDonald)

**CANADA COMMUNITY BUILDING FUND APPLICATION**

**“That we approve the 2022 Canada Community Building Fund, Infrastructure Investment Plan application.”**

**CARRIED**

RES: #112/06212022 (MacDonald/ Nikkel)

**2022 TAX ABATEMENT – VARIOUS PROPERTIES**

**“That we approve the tax abatement of 2022 taxes in the amount of \$85,316.26 for properties listed as attached hereto and forming part of these minutes.”**

**CARRIED**

RES: #113/06212022 (Martens/Cox)

**POLICY AMENDMENTS**

**“That we approve the proposed amendments to Policy #16/90 Annual Holiday/Flexible EDO’s and Policy #50/95 Out of Scope Personnel Policy with the additional amendment of adding Infrastructure Manager and removing Engineer Assistant.”**

**CARRIED**

RES: #114/06212022 (Martens/Chillog)

**PUMP TRACK EVENT**

**“That we approve allocating \$2000 from the Council Public Relations Budget to host a clinic and grand opening event at the Martensville Pump Track.”**

**CARRIED**

RES: #115/06212022 (Cox/MacDonald)

**HIGHWAYS LANDSCAPE DESIGN**

**“That we approve sole sourcing the Highways Lands – Landscape Design project to Catterall and Wright for a fee of \$25,000.00 plus applicable taxes.”**

**CARRIED**

RES: #116/06212022 (Cox/MacDonald)

**BYLAW 6-2022 – (FIRST READING)**

**“That Bylaw 6-2022, being a P4G DOC Bylaw Amendment, be read for the first time.”**

**CARRIED**

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 10-2022  
TUESDAY JUNE 21, 2022  
MINUTES

RES: #117/06212022 (Nikkel /MacDonald)

**BYLAW 7-2022 – (FIRST READING)**

**“That Bylaw 7-2022, being a P4G DOC Housekeeping Bylaw Amendment, be read for the first time.”**

**CARRIED**

RES: #118/06212022 (Cox/MacDonald)

**BYLAW 8-2022 – (FIRST READING)**

**“That Bylaw 8-2022, being a Water & Waste Water Rates & Administration Bylaw Amendment, be read for the first time.”**

**CARRIED**

RES: #119/06212022 (Nikkel /MacDonald)

**BYLAW 8-2022 – (SECOND READING)**

**“That Bylaw 8-2022, be read for the second time.”**

**CARRIED**

RES: #120/06212022 (Cox/MacDonald)

**BYLAW 8-2022 – (THREE READINGS)**

**“That we give Bylaw 8-2022, three readings at this meeting”**

**CARRIED UNANIMOUSLY**

RES: #121/06212022 (MacDonald/Martens)

**BYLAW 8-2022 – (THIRD & FINAL READING)**

**“That Bylaw 8-2022, being a Water & Waste Water Rates & Administration Bylaw Amendment, be read for the third & final time.”**

**CARRIED**

RES: #122/06212022 (Nikkel /Chillog)

**BYLAW 9-2022 – (FIRST READING)**

**“That Bylaw 9-2022, being a Waste Bylaw Amendment, be read for the first time.”**

**CARRIED**

RES: #123/06212022 (Cox/Martens)

**BYLAW 9-2022 – (SECOND READING)**

**“That Bylaw 9-2022, be read for the second time.”**

**CARRIED**

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 10-2022  
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RES: #124/06212022 (Nikkel /MacDonald)

**BYLAW 9-2022 – (THREE READINGS)**

**“That we give Bylaw 9-2022, three readings at this meeting”**

**CARRIED UNANIMOUSLY**

RES: #125/06212022 (Martens/Nikkel)

**BYLAW 9-2022 – (THIRD & FINAL READING)**

**“That Bylaw 9-2022, being a Waste Bylaw Amendment, be read for the third & final time.”**

**CARRIED**

RES: #126/06212022 (Cox/MacDonald)

**IN-CAMERA**

**“That Council goes in-camera at 5:12 P.M.”**

**CARRIED**

**IN-CAMERA ITEMS**

**A) Development Standards**

Councillor McGuire joined the meeting at 5:17 P.M.

RES: #127/06212022 (Nikkel/MacDonald)

**RESUME REGULAR COUNCIL MEETING**

**“That we resume the June 21, 2022, Regular Council Meeting at 5:57 P.M.”**

**CARRIED**

RES: #128/06212022 (McGuire/Cox)

**ADJOURN**

**“That we adjourn this meeting at 5:58 P.M.”**

**CARRIED**

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

**CITY OF MARTENSVILLE 10 - 2022**  
**June 21, 2022**

<b>Cheque #</b>	<b>Supplier Name</b>	<b>Amount</b>
42442	WEI DU	\$ 100.00
42443	AUTOBOX GARAGE INTERIORS LTD.	\$ 3,030.30
42444	BILEWITCH, BART AND MIKULA, TRACY	\$ 58.59
42445	BUSTER DAYS	\$ 5,605.00
42446	CANADIAN TIRE PROPERTIES INC. C/O CT REIT PROPERTY MGMT LP	\$ 640.09
42447	CHEYS, BEVERLEE	\$ 16.22
42448	DOWDELL, SEAN	\$ 14.54
42449	ENNS, BERNIE	\$ 167.00
42450	FLAME TECH COMBUSTION SERVICES INC	\$ 1,068.38
42451	HARTWIG, KIMBERLY	\$ 800.00
42452	HCSAS	\$ 183.75
42453	HEGGSTROM, ERIKK	\$ 1,210.13
42454	HOLMES, BRANDON AND HOLMES, STEPHANIE	\$ 103.99
42455	IRON MOUNTAIN CDA OPERATIONS ULC	\$ 179.37
42456	KABO HOMES LTD	\$ 97.74
42457	KNORR, KAYLA	\$ 15.00
42458	KOHLRUSS, KEITH AND KOHLRUSS, LEIA	\$ 162.69
42459	LEBLANC, LISE	\$ 128.95
42460	MARTENSVILLE SENIORS PICKLEBALL CLUB	\$ 702.13
42461	MCNARY, ASHLEIGH	\$ 18.35
42462	PRE-CON LIMITED	\$ 277.50
42463	ROBERTSON IMPLEMENTS	\$ 26.87
42464	SUNBELT RENTALS INC	\$ 864.00
42465	THE PEPSI BOTTLING GROUP (CANADA) ULC	\$ 675.28
42466	TOUET, DURIL	\$ 416.25
42467	ULINE	\$ 2,018.79
42468	UNRUH, KELSEY	\$ 140.00
42469	WICKETT, MEGAN	\$ 163.04
42470	MARTENSVILLE LIBRARY	\$ 153.75
42471	JOCELYN ANNE	\$ 175.00
42472	SOUTH SASK RIVER WATERSHED STEWARDS INC	\$ 1,000.00
03877	102051721 SASK LTD	\$ 19,922.28
03930	306 PLUMBING & HEATING	\$ 303.06
00501	AINSWORTH INC	\$ 3,924.50
01923	ALL-BRITE ELECTRIC CO. LTD.	\$ 210.90
02817	AODBT ARCHITECTURE & INTERIOR DESIGN	\$ 15,319.13
04588	APEX DISTRIBUTION INC	\$ 348.59
00365	ATS TRAFFIC LTD.	\$ 2,249.14
00388	BELL INTERNATIONAL TRUCKS	\$ 89.76
00491	BELL MEDIA INC	\$ 442.85
02164	BRAD'S TOWING LTD.	\$ 571.49
00590	BRETT YOUNG	\$ 5,797.85
02274	BUILDTECH	\$ 21,380.92
03947	CANADIAN LINEN & UNIFORM SERVICE	\$ 182.13
02223	CANADIAN RED CROSS	\$ 200.90
04415	CANADIAN TIRE 912 JEBELL SALES INC	\$ 2,175.36
04286	CANOE PROCUREMENT GROUP OF CANADA	\$ 222.79
02039	CHILLOG, TYSON	\$ 328.17
03675	CHORNEY, CHASE	\$ 288.00
00139	CLARK'S SUPPLY & SERVICE	\$ 535.45
03487	CONSTRUCTION FASTNERS & TOOLS LTD	\$ 102.94
03188	CTV SASKATOON - a division of Bell Media Inc	\$ 2,540.00
03065	DE LAGE LANDEN Financial Serices Canada Inc	\$ 462.11
00134	EARTHWORKS EQUIPMENT CORP.	\$ 480.24
00107	EXPERT LOCKSMITHS LTD	\$ 449.16
00566	FER-MARC EQUIPMENT LTD	\$ 1,168.91
00639	FLOCOR INC.	\$ 30,682.29
00138	GRAND&TOY	\$ 37.50
02395	GREATER SASKATOON CATHOLIC SD#20	\$ 25,239.46
03032	GREGG DISTRIBUTORS CO	\$ 4,524.37
02785	HBI OFFICE PLUS INC.	\$ 650.24
04602	HOLLINGER, TREVOR	\$ 99.75
03634	HRYHORIW, KIMBERLY	\$ 79.88
02996	IAN THAYER	\$ 752.03
02779	J.T. SPRINKLER SYSTEMS LTD	\$ 921.58
01990	JENSON PUBLISHING	\$ 551.25
03480	JOHNSTON, KELLY	\$ 100.00
04371	KURTZ, JACE	\$ 91.10
02851	KUYEK, AUBURN	\$ 10.00
04069	LASKOWSKI, ANITA	\$ 160.00
03561	LIVING SKY CONSTRUCTION	\$ 8,390.93
00184	LORAAS DISPOSAL SERVICES	\$ 75,350.19
04066	LOYNS, SCOTT	\$ 400.00
02473	LYNN, KERRI	\$ 105.00
03787	MARTENS, JAMIE	\$ 1,202.77
00195	MARTENSVILLE BUILDING & HOME SUPPLY	\$ 155.66
01769	MARTENSVILLE MESSENGER	\$ 1,548.75
00201	MCGILL'S INDUSTRIAL	\$ 2,354.62
00287	MEPP	\$ 25,604.44
04047	MISCHUK, TRACY	\$ 332.50
01005	MUENCH, KENT	\$ 282.54
01008	NEPTUNE TECHNOLOGY GROUP CANADA LTD	\$ 480,434.64
02127	PINNACLE DISTRIBUTIONS INC	\$ 617.23
00232	PITNEY BOWES	\$ 2,309.32
04312	PRAIRIE CONTROLS LTD	\$ 255.30
00401	PRINCESS AUTO LTD	\$ 119.69
00091	REDHEAD EQUIPMENT	\$ 2,442.00

<b>Cheque #</b>	<b>Supplier Name</b>	<b>Amount</b>
04377	ROBERTS, ELSA	\$ 180.00
00757	ROCKY MOUNTAIN PHOENIX	\$ 10,496.16
00295	SASK WATER CORPORATION	\$ 251,311.64
01059	SASKATCHEWAN RESEARCH COUNCIL	\$ 193.74
00296	SASKATOON CO-OP ASSOC LTD	\$ 157.17
02342	SASKATOON FASTPRINT LP	\$ 2,502.48
02103	SASKATOON MEDIA GROUP	\$ 1,884.71
03939	SCHAEFFER, TERENCE	\$ 370.69
03469	SEA HAWK	\$ 1,034.78
03654	SPORTBALL NORTH SASK	\$ 1,485.00
04448	STAPLES COMMERCIAL ACCOUNT	\$ 44.92
01791	SUDDEN FUN REC.EQUIP.LTD	\$ 2,205.00
03991	SUTHERLAND AUTOMOTIVE	\$ 419.92
02434	SWIMMING POOLS BY PLEASUREWAY SALES	\$ 1,081.95
02913	TAYLOR, JAMES	\$ 250.00
02848	TR PETROLEUM MARTENSVILLE INC.	\$ 6,990.30
00445	TRIOD SUPPLY (NB) LTD	\$ 262.95
00118	UNIFIED AUTO PARTS INC	\$ 1,149.25
00368	WHEATON	\$ 1,537.76
00047	WOLSELEY CANADA	\$ 469.96
02482	WOODROW, IAN	\$ 152.98
00211	XEROX CANADA LTD.	\$ 1,479.85
00556	ZEE MEDICAL SERVICE COMPANY	\$ 742.12
210	XEROX CANADA LTD	\$ 1,057.54
254	RECEIVER GENERAL	\$ 48,177.86
294	PRAIRIE SPIRIT SCHOOL DIV NO. 206	\$ 492,670.84
737	MASTERCARD COLLABRIA	\$ 612.70
786	MASTERCARD COLLABRIA	\$ 2.21
3731	MASTERCARD COLLABRIA	\$ 277.50
1370	MASTERCARD COLLABRIA	\$ 495.93
331	MASTERCARD COLLABRIA	\$ 1,312.42
331	MASTERCARD COLLABRIA	\$ 1,640.62
3169	MASTERCARD COLLABRIA	\$ 679.74
1370	MASTERCARD COLLABRIA	\$ 30.48
3731	MASTERCARD COLLABRIA	\$ 37.73
3169	MASTERCARD COLLABRIA	\$ 78.10
3169	MASTERCARD COLLABRIA	\$ 310.78
193	SASK ENERGY	\$ 10,880.63
293	SASK TEL	\$ 2,305.82
293	SASK TEL	\$ 614.40
289	SASK POWER	\$ 48,697.76
PP#4	GENERAL GOVERNMENT	\$ 18,877.38
PP#4	PROTECTIVE SERVICES	\$ 3,145.32
PP#4	PLANNING & REGULATIONS	\$ 7,320.01
PP#4	RECREATION AND COMMUNITY SERVICE	\$ 50,159.80
PP#4	TRANSPORTATION	\$ 18,783.34
PP#4	WATER AND SEWER	\$ 12,753.16
PP#4	COUNCIL	\$ 13,662.27
<b>EXPENDITURE GRAND TOTAL</b>		<b>\$ 1,786,702.03</b>



MEMORANDUM

DATE: June 14, 2022  
TO: Mayor and Council  
FROM: Leah Bloomquist, Director of Corporate Services  
RE: Development Incentive Program - 2022 Abatement Application

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In December 2019 Council approved the new Development Incentive Program Policy #107/19, with revisions added in June 2020 to add clarification for application of the program. A copy of the policy will follow this memo and application summary.

The City has received and reviewed the application from Northridge Developments and their related corporations for General Land Development Tax Abatements within the Lake Vista neighborhood, as well as the Show Home Program Tax Abatements.

Administration reviewed the submitted property information in depth and have provided a summary of the analysis attached to this memo. Most of the abatements are a continuation of the 2020 applications with adjustments/removals made for properties that have had permits issued or sold. A new show home application is also added.

As such, these properties are to be approved for their third year of abatements under the policy. Administration also confirmed that the new show home in the application meets the criteria set out in the policy.

The total abatements to be brought for Council's approval for 2022 is \$85,316.26 for Year Three qualifying abatements. Of these abatements, \$51,536.73 is Municipal taxes and \$33,779.53 is Education taxes.

Administration will be bringing forward this listing next week with the recommendation and motion prepared that Council approve the enclosed abatements under the Development Incentive Policy #107/19.

Respectfully submitted,

A handwritten signature in blue ink that reads "LBloomquist".

			Total Abatement Year Three 2022	Municipal Abatement Year Three 2022	Education Abatement Year Three 2022
Northridge Development Incentive Applications:	Roll #	2022 Total Levy			
<b>101056449 Saskatchewan Ltd. (Lake Vista)</b>					
<b>Phase 3</b>					
Plan was registered March 5, 2015					
17 single family lots	495201410	-	-	-	-
5 single family lots with permits/houses (2020)	495201415	-	-	-	-
	495201420	-	-	-	-
	495201425	-	-	-	-
	495201430	-	-	-	-
	495201435	-	-	-	-
<b>Remaining 12 qualify - 2020</b>	495201440	-	-	-	-
<b>3 new permits issued; 9 qualify - 2021</b>	495201445	-	-	-	-
	495201450	-	-	-	-
<b>2022 - 1 new permit issued; there are now permits/builds on over 50% of this Phase 3 Plan; therefore all lots become taxable</b>	495201455	-	-	-	-
	495201460	-	-	-	-
	495201465	-	-	-	-
<b>Phase 5</b>					
Plan was registered October 12, 2016					
13 single family lots	495201300	1,330.57	1,330.57	924.88	405.69
	495201305	1,330.57	1,330.57	924.88	405.69
	495201310	1,290.64	1,290.64	902.74	387.90
	495201315	1,290.64	1,290.64	902.74	387.90
	495201320	1,290.64	1,290.64	902.74	387.90
	495201325	1,290.64	1,290.64	902.74	387.90
<b>All 13 qualify - 2020</b>	495201330	1,290.64	1,290.64	902.74	387.90
<b>1 new permit issued, 12 qualify - 2021</b>	495201335	1,290.64	1,290.64	902.74	387.90
<b>2022 - no new permits; 12 qualify</b>	495201340	1,290.64	1,290.64	902.74	387.90
	495201345	1,238.47	1,238.47	873.81	364.66
	495201350	1,330.57	1,330.57	924.88	405.69
	495201355	1,311.02	1,311.02	914.04	396.98
	495201360	-	-	-	-
<b>101056443 Saskatchewan Ltd.</b>					
Plan was registered June 1, 2018					
Development comprised of 15 lots	515130010	5,416.78	5,416.78	3,255.81	2,160.97
3 lots have been sold with construction having been completed on all 3 The Meadows	515130020	5,416.78	5,416.78	3,255.81	2,160.97
	515130040	-	-	-	-
	515130050	5,416.78	5,416.78	3,255.81	2,160.97
	515130060	5,416.78	5,416.78	3,255.81	2,160.97
	515130070	17,130.99	17,130.99	8,745.43	8,385.56
<b>No change from last year - 12 qualify - 2020 &amp; 2021</b>	515131000	5,416.78	5,416.78	3,255.81	2,160.97
<b>2022 - 2 sold since last review; 10 will qualify</b>	515131010	5,416.78	5,416.78	3,255.81	2,160.97
	515131020	5,416.78	5,416.78	3,255.81	2,160.97
	515131030	5,416.78	5,416.78	3,255.81	2,160.97
	515131040	5,416.78	5,416.78	3,255.81	2,160.97
	515131050	-	-	-	-
<b>North Ridge Development Corporation</b>					
Show Home abatement is requested for 1356 Parr Hill Drive	495201470	-	-	-	-
Show Home abatement is requested for #200, 1200 Parr Hill Drive	495201851	-	-	-	-
Show Home abatement is requested for 1348 Parr Hill Drive	495201460	-	-	-	-
<b>New Show Home abatement is requested for 198 Mirond Road</b>	495201859	3,858.57	3,858.57	2,607.34	1,251.23
<b>Total Application</b>		<b>85,316.26</b>	<b>85,316.26</b>	<b>51,536.73</b>	<b>33,779.53</b>





**POLICY AND PROCEDURE**

**NAME: DEVELOPMENT INCENTIVE PROGRAM**

**CITY OF MARTENSVILLE**

**NUMBER: 107/19**

**1.0 PURPOSE**

- 1.1 The purpose of this policy is to provide a consistent approach to tax abatement on vacant lots in the City of Martensville; and to encourage residential, commercial and industrial land development.
- 1.2 The policy is also intended to provide a framework for Council to encourage and foster business development in Martensville through the use of property tax abatement agreements.

**2.0 DEFINITIONS**

- 2.1 **Vacant Parcel** – a titled parcel that is serviced, but no improvements have begun.
- 2.2 **Show Home** – a residential building that has been constructed from public viewing and has had the property landscaped.

**3.0 POLICY**

**3.1 Selection Criteria for General Land Development Tax Abatement**

The following selection criteria and guidelines shall be referenced when reviewing eligibility for a general land development tax abatement:

- a) The eligible phase of development has a minimum of 10 lots;
- b) Ensure a 3-year supply of inventory is maintained;
- c) There is a benefit to the community;
- d) Other factors as determined by the City of Martensville.

**3.2 Selection Criteria for Martensville Show Home Program Tax Abatement**

The following selection criteria and guidelines shall be referenced when reviewing eligibility for Martensville’s show home program tax abatement.

- a) Any show home must be available for free viewing to the public;
- b) Any show home must be staffed when viewing is open to the public for a minimum of 5 hours a week;
- c) The front yard of any show home must be landscaped, if the show home is completed during the winter months the driveway and front landscaping will be treated as a seasonal deficiency and shall be completed by June 1;
- d) Other factors as determined by the City of Martensville.



**POLICY AND PROCEDURE**

**NAME: DEVELOPMENT INCENTIVE PROGRAM**

**CITY OF MARTENSVILLE**

**NUMBER: 107/19**

**3.3 Application of Abatement**

Subject to meeting the requirements outline in section 3.1, successful applicants can receive up to a 100% abatement on property taxes applied to the vacant lot up to 5 years.

A single lot becomes taxable when a building permit is taken out. All remaining vacant lots become taxable when 50% of the lots within the subdivision have building permits.

Example: 10 lot subdivision is approved for an incentive. First year 2 permits are taken out those 2 lots become taxable the remaining 8 lots stay on the tax abatement list. The next year 3 more permits are taken out (total 50% with permits), the 5 lots with permits and the remaining 5 lots all become taxable.

All lots become taxable after 5 years.

Subject to meeting the requirement outlined in section 3.2, successful applicants can receive up to 100% abatement on property taxes applied to a show home for 1 year from the date of occupancy or when the show home is sold, whichever comes first.

COUNCIL ADOPTING RESOLUTION

#272/12172019

#123/06162020

DATE

December 17, 2019

June 16, 2020