

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 16-2022  
TUESDAY OCTOBER 18, 2022  
MINUTES

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

**REGRETS:** Councillor Mike Cox,

**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: #205/10182022 (Martens/MacDonald)

**AGENDA**

**“That we adopt the agenda dated October 18, 2022.”**

**CARRIED**

RES: #206/10182022 (McGuire/MacDonald)

**MINUTES – OCTOBER 4, 2022**

**“That we accept the minutes of the Regular Council Meeting No. 15-2022 dated October 4, 2022.”**

**CARRIED**

RES: #207/10182022 (Nikkel/Chillog)

**PUBLIC HEARING**

**“That we now recess the Regular Council Meeting to hold a Public Hearing regarding Bylaw 6-2022, DOCP Amendment (North Concept Plan) at 5:01 P.M.”**

**CARRIED**

There was no one in attendance or online to speak for or against the Bylaw.

RES: #208/10182022 (MacDonald/Martens)

**RESUME REGULAR COUNCIL MEETING**

**“That we resume the October 18, 2022, Regular Council Meeting at 5:02 P.M.”**

**CARRIED**

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 16-2022  
TUESDAY OCTOBER 18, 2022  
MINUTES

RES: #209/10182022 (Nikkel/MacDonald)

**COMMITTEE OF THE WHOLE – OCTOBER 11, 2022**

**“That we accept the Committee of the Whole minutes dated October 11, 2022.”**

**CARRIED**

RES: #210/10182022 (MacDonald/Nikkel)

**MANAGERS REPORT**

**“That we accept the Managers Report dated October 18, 2022.”**

**CARRIED**

RES: #211/10182022 (McGuire/Martens)

**EXPENDITURE APPROPRIATION**

**“That we authorize Expenditure Appropriation No. 16-2022, in the amount of \$746,321.30 as attached hereto and forming part of the minutes.”**

**CARRIED**

RES: #212/10182022 (MacDaonld/Martens)

**DISCRETIONARY USE – 1450 BESNARD DRIVE**

**“That we grant a Discretionary Use Permit to North Ridge Development on behalf of Jungman Holdings INC. to construct a Dwelling Group at 1450 Besnard Drive legally known as BLOCK: P; PLAN: 102202984, as shown on the attached proposed site plan subject to the following conditions.”**

- 1. A landscaping plan that meets minimum Zoning Bylaw requirements will be provided at time of Development Permit, and**
- 2. The applicant obtains a Development Permit and all other relevant permits and licenses (including a Building Permit); and**
- 3. That any drawings, plans or uses submitted for the construction, occupancy or use of the site be substantially in accordance with the plans approved by Council in support of this Discretionary Use Application; and**

**In the event that the final drawings, plans or uses are not in substantial accordance with the approved application, or in the future, the applicant proposes a change from what was approved, the applicant must apply to Council for approval of the proposed change to the Discretionary Use Application.”**

**CARRIED**

RES: #213/10182022 (Nikkel/MacDonald)

**ZONING BYLAW & MAIN STREET**

**“That the City of Martensville engage Wallace Insights to complete the Zoning Bylaw update and Main Street transition project in the amount of \$98,200 plus tax.”**

**CARRIED**

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 16-2022  
TUESDAY OCTOBER 18, 2022  
MINUTES

RES: #214/10182022 (Martens/MacDonald)

**LETTER OF SUPPORT FOR GSCS & PSSD**

**“That we authorize Administration to draft a letter of support for the Greater Saskatoon Catholic School and Prairie Spirit School Division Joint Middle/High School Capital Application to the Government of Saskatchewan.”**

**CARRIED**

RES: #215/10182022 (Nikkel/Martens)

**BYLAW 6-2022 – (SECOND READING)**

**“That Bylaw 6-2022, being DOCP Amendment (North Concept Plan) Bylaw, be read for the second time.”**

**CARRIED**

RES: #216/10182022 (McGuire/Martens)

**BYLAW 6-2022 – (THIRD & FINAL READING)**

**“That Bylaw 6-2022, being a DOCP Amendment (North Concept Plan) Bylaw, be read for the third and final time.”**

**CARRIED**

RES: #217/10182022 (Nikkel/MacDonald)

**BYLAW 15-2022 – (FIRST READING)**

**“That Bylaw 15-2022, being a OCP Amendment be read for the first time.”**

**CARRIED**

RES: #218/10182022 (Martens/MacDonald)

**BYLAW 17-2022 – (FIRST READING)**

**“That Bylaw 17-2022, being a Zoning Bylaw Amendment be read for the first time.”**

**CARRIED**

**DISCUSSION ITEMS.**

**A) Budget Variance Report**

Director of Corporate Services provided Council with Income Statements and Budget Variance Reports for the period ending September 30, 2022. Details of significant and known variance from the budget were highlighted.

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 16-2022  
TUESDAY OCTOBER 18, 2022  
MINUTES

**General Government**

**Other Capital Revenue** will be over budget \$46,700 due to the sale of the back-up generator which was purchased for City Hall in 2020 and not used as it was found that a three-phase power generator was required and that was not functional for City Hall. A new generator will be budgeted for in 2023.

**Capital - Land Improvements** as the design will not be completed until November, Administration does not anticipate moving forward with the new entrance sign and landscaping.

**RCMP**

**Transfers from Reserves & RCMP Contract;** the cost of the RCMP retroactive wage increases have been budgeted for 2022 however the municipalities have not yet been invoiced their portion and unsure when that will happen.

**Transportation Services (Roadways)**

**Infrastructure – Street Construction:** The Roadways Repairs tender for 2022 came in under budget due to favorable pricing. The plan was to add more to the repairs listing this year however scheduling did not allow for this.

**Capital – Machinery & Equipment:** the heavy vehicle lift was approximately \$19,000 over budget. This variance was approved by Council in September 2022.

**Recreation & Community Services**

**Various Departments Capital Projects:** it is expected that the overall projects under Recreation and Community Services departments will be approximately \$50,000 over budget. Various projects have been presented to council throughout 2022 due to final pricing being over budget.

**B) Saskatoon Freeway Functional Planning Study**

Director of Infrastructure and Planning gave Council an overview of the Saskatoon Freeway Functional Planning Study which will determine how the future Saskatoon Freeway will look and operate. Although the Saskatoon Freeway corridor is located south of Martensville, the city has played a role in the planning stages specifically related to Phase I of the project. Ministry of Highways is seeking a council endorsement of the Phase I Saskatoon Freeway Functional Planning Study.

RES: #219/10182022 (Chillog/MacDonald)

**SASKATOON FREEWAY STUDY PHASE I**

**“That we endorse the Phase I Saskatoon Freeway Functional Planning Study.”**

**CARRIED**

RES: #220/10182022 (Martens/MacDonald)

**IN-CAMERA**

**“That Council goes in-camera at 6:00 P.M.”**

**CARRIED**

CITY OF MARTENSVILLE  
REGULAR COUNCIL MEETING 16-2022  
TUESDAY OCTOBER 18, 2022  
MINUTES

**IN-CAMERA**

**A) Strategic Plan Update**

RES: #221/10182022 (MacDonald/McGuire)

**RESUME REGULAR COUNCIL MEETING**

**“That we resume the October 18, 2022, Regular Council Meeting at 6:58 P.M.”**

**CARRIED**

RES: #222/10182022 (Martens/Nikkel)

**ADJOURN**

**“That we adjourn this meeting at 6:59 P.M.”**

**CARRIED**

\_\_\_\_\_  
MAYOR

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

**CITY OF MARTENSVILLE 16 - 2022**  
**October 18, 2022**

<b>Cheque #</b>	<b>Supplier Name</b>	<b>Amount</b>
42657	ACKLANDS GRAINGER INC	\$ 148.38
42658	ADRIAN, WADE AND ADRIAN, DESERI	\$ 243.25
42659	CASAVANT, MARLENE	\$ 124.42
42660	COSSETTE, ROGER AND COSSETTE, SHANNON	\$ 54.75
42661	ELEMENT YARD CARE	\$ 1,585.50
42662	EMCO CORPORATION	\$ 55.36
42663	ENTANDEM	\$ 837.65
42664	FAMILY TREE SERVICE	\$ 9,996.00
42665	GW CONSTRUCTION LTD.	\$ 99.65
42666	HACH SALES & SERVICE	\$ 5,794.20
42667	KELK, TED	\$ 79.75
42668	LAWSON PRODUCTS INC	\$ 178.34
42669	MARCELLA, ROBB	\$ 21.10
42670	MARTENSVILLE EQUIPMENT REPAIR	\$ 40.97
42671	PALCHINSKI, MARGARET	\$ 36.00
42672	PAR TOOLS	\$ 167.66
42673	SCHICK, DARNELL	\$ 72.12
42674	SHILLINGTON, SCOTT AND SHILLINGTON, ARLENE	\$ 117.79
42675	STAT EMERGENCY MEDICAL SUPPLIES	\$ 174.90
42676	SUNBELT RENTALS INC	\$ 172.80
42677	SUPERIOR PROPANE	\$ 410.70
42678	VALLEY TRENCHING	\$ 367.50
42679	WINACOTT, GREGG	\$ 9,976.68
00000-2179	MASTERCARD COLLABRIA	\$ 70.52
00292-0001	MEPP	\$ 26,449.10
00293-0001	MEPP	\$ 26,470.94
00293-0002	QUIRING, KRISTIN	\$ 1,329.23
00294-0001	DCG PHILANTHROPIC SERVICES INC	\$ 5,407.50
00295-0001	St. Paul's R.C.S.S.D No. 20	\$ 10,293.50
00296-0001	102051721 SASK LTD	\$ 29,805.72
00296-0002	AINSWORTH INC	\$ 10,364.74
00296-0003	AIR LIQUIDE CANADA INC	\$ 1,627.86
00296-0004	AODBT ARCHITECTURE & INTERIOR DESIGN	\$ 69,544.22
00296-0005	ATS TRAFFIC LTD.	\$ 215.23
00296-0006	AYOTTE PLUMBING HEATING & AC	\$ 13,447.65
00296-0007	BARLOW, WADE	\$ 10.00
00296-0008	BELL MEDIA INC	\$ 714.28
00296-0009	BIG HILL SERVICES LTD.	\$ 642.73
00296-0010	BROOMAN, DEAN	\$ 27.79
00296-0011	BUDNICK, CARLA	\$ 147.69
00296-0012	CABALT, TAYLOR	\$ 279.59
00296-0013	CANADIAN LINEN & UNIFORM SERVICE	\$ 183.49
00296-0014	CANADIAN TIRE 912 JEBELL SALES INC	\$ 786.09
00296-0015	CANOE PROCUREMENT GROUP OF CANADA	\$ 2,252.40
00296-0016	CARGILL, ALLAN	\$ 10.00
00296-0017	CREATIVE DOOR SERVICE LTD	\$ 806.42
00296-0018	CTV SASKATOON - a division of Bell Media Inc	\$ 1,756.00
00296-0019	DANYLKO, LEANNA	\$ 10.00
00296-0020	DEROCHER, KIHISIS	\$ 160.94
00296-0021	DODGE CITY AUTO	\$ 199.92
00296-0022	DOLLARAMA LP	\$ 10.83
00296-0023	EKLUND, TROY	\$ 10.00
00296-0024	ENVIROWAY DETERGENT MFG.	\$ 3,685.20
00296-0025	FEHR, DOUGLAS CORY	\$ 109.89
00296-0026	FLOCOR INC.	\$ 33.71
00296-0027	FORT GARRY INDUSTRIES LTD	\$ 42.62
00296-0028	GARTNER, SCOTT	\$ 10.00
00296-0029	GLENNON, LYNN	\$ 10.00
00296-0030	GORELITZA, BONNIE	\$ 252.77
00296-0031	GRAND&TOY	\$ 97.02
00296-0032	GREGG DISTRIBUTORS CO	\$ 2,032.96
00296-0033	GUILLEVIN INTERNATIONAL	\$ 5,925.05
00296-0034	HBI OFFICE PLUS INC.	\$ 551.61
00296-0035	IAN THAYER	\$ 90.19
00296-0036	J.T. SPRINKLER SYSTEMS LTD	\$ 87,135.00
00296-0037	JANKOSKI, TERESA	\$ 15.28
00296-0038	JENSON PUBLISHING	\$ 1,480.43
00296-0039	JOHNSTON, KELLY	\$ 10.00
00296-0040	KEEN, WADE	\$ 10.00
00296-0041	KEYS WELDING SERVICE	\$ 1,731.60
00296-0042	LAFARGE CANADA INC	\$ 121,080.36
00296-0043	LAKEFIELD LLP	\$ 2,583.74
00296-0044	LASKOWSKI, ANITA	\$ 120.00
00296-0045	LORAAS DISPOSAL SERVICES	\$ 83,578.53
00296-0046	MARTENSVILLE BUILDING & HOME SUPPLY	\$ 47.19
00296-0047	MARTENSVILLE FIREFIGHTER ASSOCIATION	\$ 1,600.00
00296-0048	MARTENSVILLE MESSENGER	\$ 1,239.00
00296-0049	MCCULLOCH, JAMIE	\$ 90.00
00296-0050	MCGILL'S INDUSTRIAL	\$ 11,277.37
00296-0051	MCPHAIL, ORIN	\$ 10.00
00296-0052	MINISTER OF FINANCE	\$ 399.60
00296-0053	NAGY, BRYCE	\$ 540.00
00296-0054	NORCAN FLUID POWER LTD	\$ 135.17
00296-0055	NORTHERN FACTORY WORKWEAR	\$ 259.73
00296-0056	PAULSON, DOUG	\$ 147.84

00296-0057	PINNACLE DISTRIBUTIONS INC	\$	1,843.40
00296-0058	PITNEYWORKS	\$	1,262.60
00296-0059	POLLOCK, RICK	\$	10.00
00296-0060	PRAIRIE MOBILE COMMUNICATIONS	\$	6,013.05
00296-0061	PRE-CON LIMITED	\$	10,017.42
00296-0062	RICOH CANADA INC	\$	1,956.24
00296-0063	ROBERTS, ELSA	\$	180.00
00296-0064	ROBERTS, LANCE	\$	10.00
00296-0065	SASKATCHEWAN RESEARCH COUNCIL	\$	1,282.59
00296-0066	SEA HAWK	\$	999.00
00296-0067	SMITH, RUSSEL	\$	10.00
00296-0068	SPI HEALTH AND SAFETY	\$	49.92
00296-0069	SUTHERLAND AUTOMOTIVE	\$	720.01
00296-0070	TOSHIBA TEC CANADA BUSINESS SOLUTIONS	\$	87.29
00296-0071	TR PETROLEUM LTD	\$	7,686.02
00296-0072	TR PETROLEUM MARTENSVILLE INC.	\$	4,430.11
00296-0073	TRANS-CARE RESCUE LTD.	\$	223.05
00296-0074	TREMBLAY, TIMOTHY	\$	10.00
00296-0075	UNIFIED AUTO PARTS INC	\$	356.45
00296-0076	WACHS CANADA LTD	\$	7,371.00
00296-0077	WALLACE INSIGHTS	\$	11,184.86
00296-0078	WALL, BLAINE	\$	10.00
00296-0079	WEBER SUPPLY COMPANY INC	\$	162.24
00296-0080	WILSON, LINDA	\$	240.00
00296-0081	XEROX CANADA LTD.	\$	1,426.04

<b>Cheque #</b>	<b>Supplier Name</b>	<b>Amount</b>
PP#20	GENERAL GOVERNMENT	\$ 19,701.16
PP#20	PROTECTIVE SERVICES	\$ 34,868.45
PP#20	PLANNING & REGULATIONS	\$ 8,041.46
PP#20	RECREATION AND COMMUNITY SERVICE	\$ 36,076.37
PP#20	TRANSPORTATION	\$ 17,157.45
PP#20	WATER AND SEWER	\$ 12,813.41
PP#20	COUNCIL	\$
<b>EXPENDITURE GRAND TOTAL</b>		<b>\$ 746,321.30</b>



# Request for Direction

**Date:** October 5, 2022

<b>Topic:</b>	<b>Discretionary Use – Dwelling Group 1450 Besnard Drive</b>
<b>Background:</b>	<p>An application was received by the City Planning Department to permit the development of a dwelling group totaling 28-units within 4 buildings. A dwelling group is a group of two or more detached one-unit dwellings, two-unit dwellings, multiple-unit dwellings or combinations thereof occupying the same site.</p> <p>This development also aligns with several <i>policies</i> contained within the City of Martensville Official Community Plan:</p> <ul style="list-style-type: none"> <li>• Generally speaking, a land use pattern that reflects higher density residential development (i.e., increased multiple unit developments) in proximity to existing commercial areas, future community centers and green space, will be encouraged through residential and other zoning designations (3.1.3. (9))</li> </ul> <p>On the Lake Vista Concept Plan, this property is designated Multi Unit Residential and the property is zoned R3 residential.</p> <p>Site review includes the following:</p> <ul style="list-style-type: none"> <li>- Adjacent properties include a vacant R3 property and MU6 (The Water Reservoir and Sanitary Lift Station). To the South is designated commercial in the OCP and North of this property is existing R3 (Single Family and Street Townhouse).</li> <li>- Parking includes 50 parking spaces for the 28 units. 3 visitor parking spots are provided (one per every 10 units). The 4<sup>th</sup> spot shown as visitor parking may become accessible parking spot, depending on Act requirements.</li> <li>- Garbage and recycling have been provided on site and is required to be screened as they are using the large bins.</li> <li>- Landscaping requirements are outlined within the Zoning Bylaw and will be a condition of this approval that the Bylaw requirements to be met at the building permit stage.</li> </ul>
<b>Conditions recommended Council include:</b>	
<b>Proposed by:</b>	North Ridge Development on behalf of Jungman Holdings Inc.
<b>Correlation to Business (Strategic) Plan</b>	N/A
<b>Benefits:</b>	- Increase the variety of housing types available.
<b>Disadvantages:</b>	
<b>Alternatives:</b>	- Deny application

**City of Martensville**


Box 970, Martensville, SK S0K 2T0

RFDirection - 1450 BND Dwelling Group	Telephone: (306) 931-2166	1
--	---------------------------	---





# Request for Direction

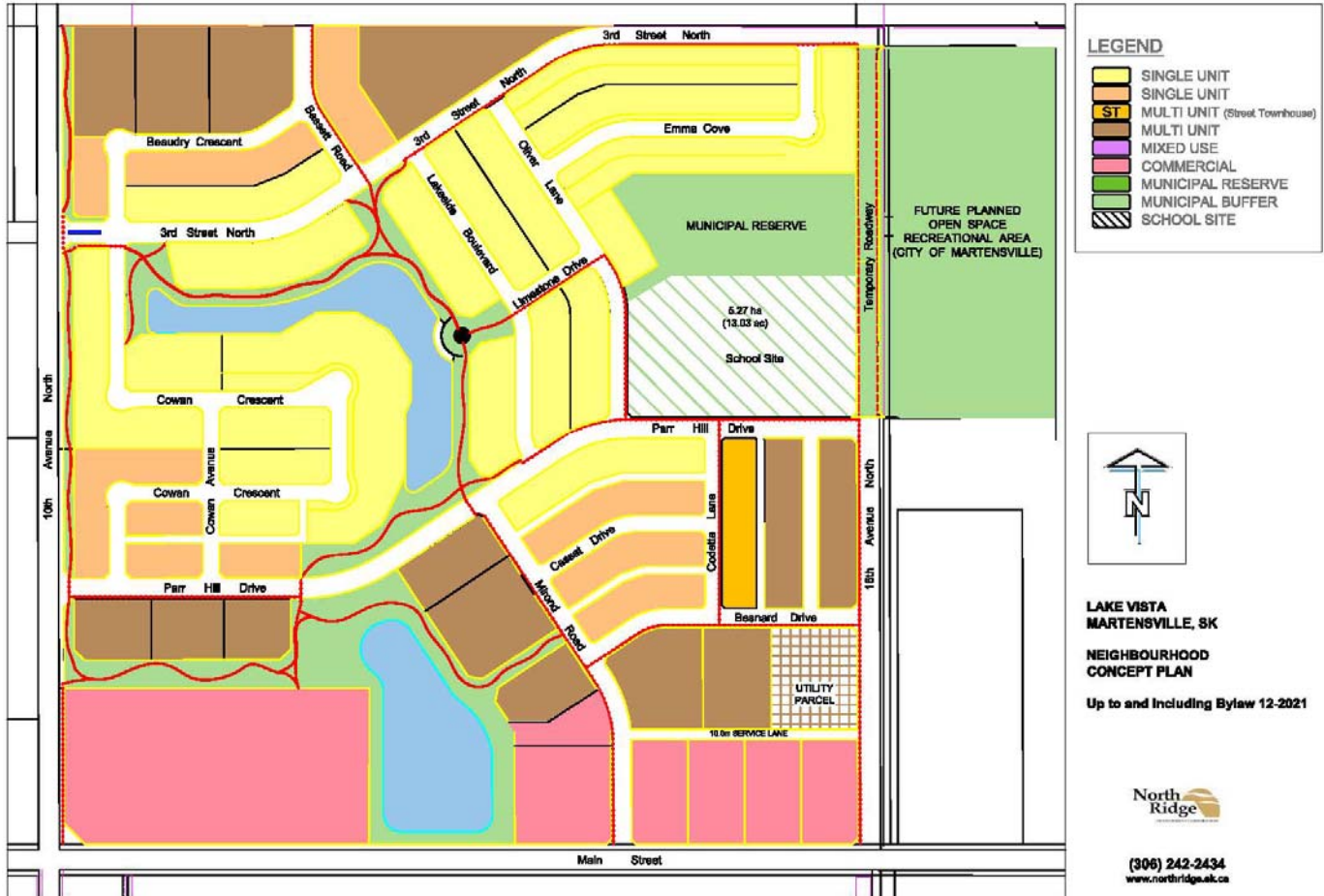
<b>Finance/Budget Implications:</b>									
<b>Operating Costs:</b>	-0-	<b>Capital Cost:</b>							
<b>Budget Available:</b>		<b>Source of Funds:</b>							
<b>Budget Cost:</b>		<b>Underbudgeted Cost:</b>							
<b>Communication Strategy:</b>	<p>Notices to all property owners within 75m as per Zoning Bylaw.</p> <table border="1"> <tr> <td>Public notification signage posted:</td> <td>Sept 29, 2022</td> </tr> <tr> <td>Letter sent to immediate property owners:</td> <td>Sept 23, 2022</td> </tr> <tr> <td>Number of public comment sheets received:</td> <td>0</td> </tr> </table>			Public notification signage posted:	Sept 29, 2022	Letter sent to immediate property owners:	Sept 23, 2022	Number of public comment sheets received:	0
Public notification signage posted:	Sept 29, 2022								
Letter sent to immediate property owners:	Sept 23, 2022								
Number of public comment sheets received:	0								
<b>Recommendations:</b>	<p><b>“That we grant a Discretionary Use Permit to North Ridge Development on behalf of Jungman Holdings INC. to construct a Dwelling Group at 1450 Besnard Drive legally known as BLOCK: P; PLAN: 102202984, as shown on the attached proposed site plan subject to the following conditions.”</b></p> <ol style="list-style-type: none"> <li><b>1. A landscaping plan that meets minimum Zoning Bylaw requirements will be provided at time of Development Permit, and</b></li> <li><b>2. The applicant obtains a Development Permit and all other relevant permits and licenses (including a Building Permit); and</b></li> <li><b>3. That any drawings, plans or uses submitted for the construction, occupancy or use of the site be substantially in accordance with the plans approved by Council in support of this Discretionary Use Application; and</b></li> <li><b>4. In the event that the final drawings, plans or uses are not in substantial accordance with the approved application, or in the future, the applicant proposes a change from what was approved, the applicant must apply to Council for approval of the proposed change to the Discretionary Use Application.”</b></li> </ol>								
<b>Report Writer:</b>	Taylor Cabalt	City Manager:							
<b>Position:</b>	Planner								

**City of Martensville**

Box 970, Martensville, SK S0K 2T0

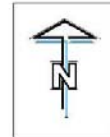


# Request for Direction



**LEGEND**

- SINGLE UNIT
- SINGLE UNIT
- ST MULTI UNIT (Street Townhouse)
- MULTI UNIT
- MIXED USE
- COMMERCIAL
- MUNICIPAL RESERVE
- MUNICIPAL BUFFER
- SCHOOL SITE



**LAKE VISTA  
MARTENSVILLE, SK**  
**NEIGHBOURHOOD  
CONCEPT PLAN**  
Up to and Including Bylaw 12-2021

**North  
Ridge**  
**(306) 242-2434**  
[www.northridge.sk.ca](http://www.northridge.sk.ca)

**City of Martensville**

Box 970, Martensville, SK S0K 2T0

RFDirection - 1450 BND Dwelling Group	Telephone: (306) 931-2166	3
--	---------------------------	---



# Request for Direction

Allan Jungman

Box 2055  
Martensville, Saskatchewan  
S0K 2T0

September 23, 2022

City of Martensville  
Box 970  
Martensville, Saskatchewan  
S0K 2T0

Councillors,

I am a local builder/developer in Martensville that has been participating in developing our community over the past 17 years. Projects include many single-family homes, and multiunit buildings in various locations throughout our city which have proven to fill housing needs. Our proposed development on Besnard Drive in the Lake Vista Development would be an asset to our community for multiple reasons.

The project is intended to be done as a bare land condo and is specifically designed to provide ample parking, be in close proximity to schools, parks and future commercial development. This makes it an ideal buffer between commercial and residential zones.

Consideration was taken to provide more parking than required to help reduce street congestion. We also located the 4 unit building on the street frontage to create curb appeal and buffer the more simplistic design of the 8-unit buildings. The placement of the units on the lift station side was specifically done to create a more open feel for residents and the parking lot placement will create a perfect transition to the adjacent future development.

It is important to note that the submitted renderings have not gone through North Ridge's architectural review process and thus the exterior design is not final and is subject to change.

In closing, my family and I have a vested interest in this community; our children go to school here, we take part in activities, clubs and support local businesses. It is our goal to contribute to the growth of the community by creating safe, affordable housing that fits in the zoning intentions for our community.

Thank you

Allan Jungman

Jungman Holdings Inc.

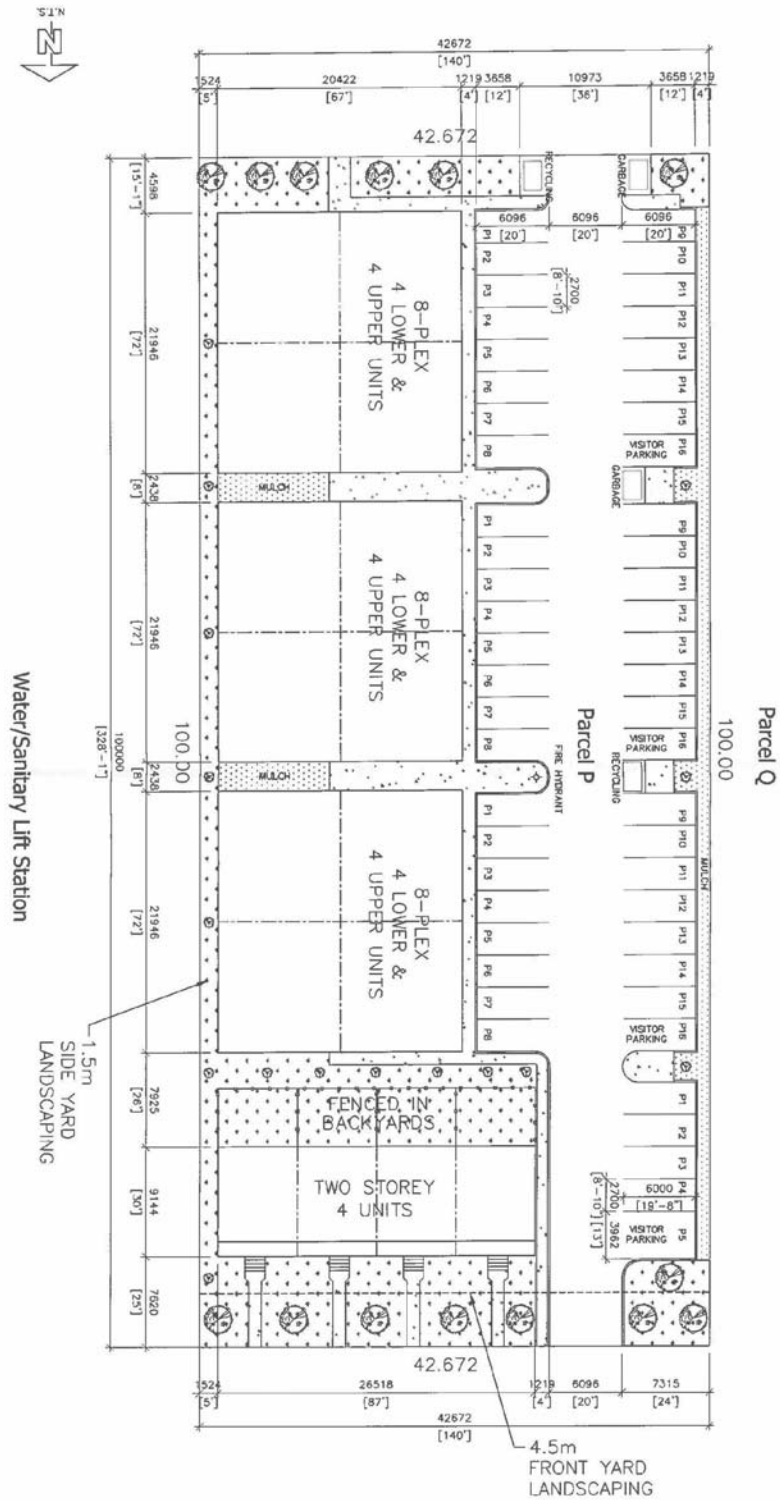
**City of Martensville**

Box 970, Martensville, SK S0K 2T0



# Request for Direction

Lane



Besnard Drive

Box 970, Martensville, SK S0K 2T0



# Request for Direction



**City of Martensville**

Box 970, Martensville, SK S0K 2T0

RFDirection - 1450 BND  
Dwelling Group

Telephone: (306) 931-2166

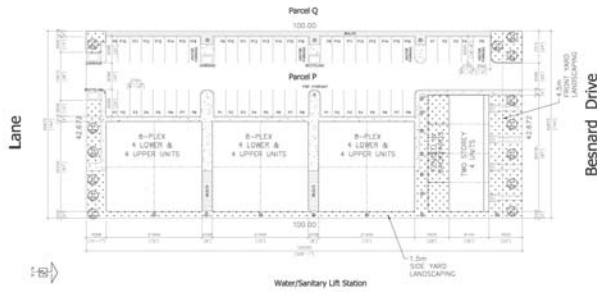
6



# Request for Direction

## NOTICE OF DISCRETIONARY USE

Jungman Holdings Inc.  
Parcel P - Proposed Development



The City of Martensville is in receipt of a Discretionary Use application at 1450 Besnard Drive for a Dwelling Group.

All persons who wish to make representations relevant to the proposed discretionary use may submit in writing no less than 5 days before Councils decision or can be heard at the scheduled Public Hearing before Council on October 11, 2022 at 5PM at Martensville City Hall, 37 Centennial Drive South.

For further information, please contact  
The City of Martensville Development Officer at 306.683.5565  
or Allan Jungman at 306.221.1529.

Jungman  
Holdings Inc.



City of Martensville

Box 970, Martensville, SK S0K 2T0



# Request for Direction

## CITY OF MARTENSVILLE DISCRETIONARY USE COMMENT FORM

September 23, 2022

To whom it may concern,

The Committee of the Whole is in receipt of a request for approval for a discretionary use within 75 metres of your property. A “Discretionary Use” – shall mean a use or form of development that requires the approval of Council based on a set of evaluation criteria as outlined in Zoning Bylaw 1-2015.

Under the Zoning Bylaw 1-2015, property owners within 75m of the subject property are entitled to make comments regarding this application.

Please be advised of the following:

**NAME:** Jungman Holdings Inc.  
**CIVIC ADDRESS:** 1450 Besnard Drive  
**DISCRETIONARY USE:** Dwelling Group

### The property owner is requesting Council to consider approving a Dwelling Group

Please submit all written comments to the City Hall Monday through Friday 9:00 am to 5:00 pm prior to Wednesday October 5<sup>th</sup>, 2022. Those providing written comments may participate (see over for details) at the public hearing portion of the Committee of the Whole meeting to be held:

**DATE:** October 11, 2020  
**TIME:** 5:00 p.m.  
**PLACE:** Martensville City Council Chambers at 37 Centennial Drive South

### Concerns/Comments by neighbouring property owner on the Proposed Discretionary Use:

We/I have reviewed the application and comment as follows: (Use additional page if necessary).

---

---

---

---

---

---

---

---

Please check off one of the following: Name(s): (please print) \_\_\_\_\_  
I have no concerns with this proposal:  Civic Address: \_\_\_\_\_  
I have concerns with this proposal:  Daytime Phone Number: \_\_\_\_\_

**City of Martensville**

Box 970, Martensville, SK S0K 2T0

RFDirection - 1450 BND Dwelling Group	Telephone: (306) 931-2166	8
--	---------------------------	---

CITY OF MARTENSVILLE  
THE SASKATOON NORTH PARTNERSHIP FOR GROWTH  
PLANNING DISTRICT BYLAW 6-2022

The Council of the City of Martensville in the Province of Saskatchewan enacts to amend Bylaw No. 12-2020 as follows:

1. Clause 31.3.12 is repealed and the following substituted:

**“31.3.12 Purpose of a Concept Plan**

A Concept Plan, as provided for in the Act, must be adopted by bylaw and appended to this Plan, for the purpose of providing a framework for subsequent subdivision and development of a portion of the District that exhibits common future development opportunities and challenges.”

2. The following clause is added after clause 31.3.12:

**“31.3.12.1 Approved Concept Plans**

The following Concept Plans are adopted by bylaw and are appended to this Plan. The specifics of each Concept Plan should be referenced for implementation in addition to the policies of this Plan.

- a) North Concept Plan – see Schedule D”

3. The District Land Use Map, which forms part of the District Official Community Plan as Schedule B, is amended to change the land use designation of the lands described in this Section and shown on Appendix “A” to this Bylaw as follows:

- (a) from Urban Residential Neighbourhood to Urban Commercial/Industrial:

- i) Blk/Par A-Plan 101346173 Ext 201; NE 25-37-06-W3.

- (b) from Rural Commercial/Industrial to Urban Commercial/Industrial:

- i) SE 09-38-05-W3 Ext 201;
- ii) Blk/Par A-Plan 101648134 Ext 200; SE 09-38-05-3;
- iii) Blk/Par B-Plan 102014110 Ext 0; SW 10-38-5-W3;
- iv) Blk/Par C-Plan 102014110 Ext 0; SW 10-38-5-W3;
- v) Blk/Par D-Plan 102014110 Ext 0; SW 10-38-5-W3;
- vi) SE 10-38-05-W3 Ext 212; and
- vii) LSD 2 & 7; SE 10-38-5-W3.

- (c) from Urban Commercial/Industrial to Rural Commercial/Industrial:

- i) SE 10-38-05-W3 Ext 212;
- ii) Blk/Par B-Plan 97S39102 Ext 1; SW, NW & NE 11-38-05-W3;
- iii) Blk/Par C-Plan 101648246 Ext 217; SW 11-38-05-W3;
- iv) Blk/Par A-Plan 101974507 Ext 0; SW 11-38-05-W3;
- v) Blk/Par D-Plan 101648224 Ext 215; SW 11-38-05-W3;



- vi) Blk/Par A-Plan 101648280 Ext 217; SW 11-38-05-W3;
- vii) NW 11-38-05-W3 Ext 0,
- viii) Blk/Par D-Plan 101648370 Ext 214; SE-11-38-05-W3,
- ix) LSD 15 NE 02-38-05-W3 Ext 125;
- x) Blk/Par A-Plan 101647087 Ext 56; NW-02-38-05-3
- xi) LSD 15 NE 02-38-05-W3 Ext. 124
- xii) LSD 10 NE 02-38-05-W3 Ext. 103
- xiii) Blk/Par S Plan 101916244 Ext 0; NW-02-38-05-W3.

(d) from Rural Commercial Industrial to Regional Infrastructure:

- i) Blk/Par A-Plan 102374007 Ext 0; NW 10-38-05-W3.

4. The Future Urban Growth Areas Map, which forms part of the District Official Community Plan as Schedule C, is amended to change the designation of the lands described in this Section and shown on Appendix “B” to this Bylaw as follows:

(a) to add an area of Growth to 1,000,000:

- i) SE 09-38-05-W3 Ext 201;
- ii) Blk/Par A-Plan 101648134 Ext 200; SE 09-38-05-3;
- iii) Blk/Par B-Plan 102014110 Ext 0; SW 10-38-5-W3;
- iv) Blk/Par C-Plan 102014110 Ext 0; SW 10-38-5-W3;
- v) Blk/Par D-Plan 102014110 Ext 0; SW 10-38-5-W3;
- vi) SE 10-38-05-W3 Ext 212; and
- vii) LSD 2 & 7; SE 10-38-5-W3.

(b) to remove an area of Growth to 1,000,000:

- i) SE 10-38-05-W3 Ext 212,
- ii) Blk/Par B-Plan 97S39102 Ext 1; SW, NW & NE 11-38-05-W3,
- iii) Blk/Par C-Plan 101648246 Ext 217; SW 11-38-05-W3,
- iv) Blk/Par A-Plan 101974507 Ext 0; SW 11-38-05-W3,
- v) Blk/Par D-Plan 101648224 Ext 215; SW 11-38-05-W3,
- vi) Blk/Par A-Plan 101648280 Ext 217; SW 11-38-05-W3,
- vii) NW 11-38-05-W3 Ext 0,
- viii) Blk/Par D-Plan 101648370 Ext 214; SE-11-38-05-W3,
- ix) LSD 15 NE 02-38-05-W3 Ext 125,
- x) Blk/Par A-Plan 101647087 Ext 56; NW-02-38-05-3
- xi) LSD 15 NE 02-38-05-W3 Ext. 124
- xii) LSD 10 NE 02-38-05-W3 Ext. 103
- xiii) Blk/Par S Plan 101916244 Ext 0; NW-02-38-05-W3

5. The Schedule marked as Appendix “C” to this Bylaw, The North Concept Plan, is added and forms part of the District Official Community Plan as Schedule D.

6. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this 21<sup>st</sup> day of June, A.D. 2022

Read a second time this 18<sup>th</sup> day of October, A.D. 2022

Read a third time and adopted this 18<sup>th</sup> day of October, A.D. 2022

---

MAYOR

---

CITY CLERK