

REPORT 3-2016
CITY OF MARTENSVILLE
COMMITTEE OF THE WHOLE MEETING
TUESDAY – MARCH 8, 2016
MINUTES

PRESENT: Mayor Kent Muench Deputy Mayor Tyson Chillo Councillors: Terry Kostyna, Bob Blackwell, Jamie Martens, Darren MacDonald City Manager Scott Blevins, Director of Infrastructure & Planning Joe Doxey, Director of Recreation & Community Services Dave Bosch, Community Economic Development Manager Dillon Shewchuk, Corporate Services Director Leah Sullivan

REGRETS: Councillor: Travis Wiebe

LOCATION: Council Chambers, City Hall

RECORDING SECRETARY: City Clerk Carla Budnick

CALL TO ORDER: Councillor Terry Kostyna called the meeting to order at 5:00 P.M.

Mayor Muench requested that Kraft Hockeyville be added to the Council Member Round Table Discussion. All members were in agreement.

4. DELEGATIONS

4.1 North Ridge Developments

Darryl Altman with North Ridge Developments spoke to City Council regarding their request to have a text amendment made to the current Zoning Bylaw. Currently in the Zoning Bylaw smaller lots are permitted, providing there is a rear lane. North Ridge is requesting a change to permit smaller lots without a rear lane. The reason for the request is by eliminating the required rear lane the lot prices would be lowered and in turn reduce prices of new homes, creating affordable housing. Some questions raised: What would be the benefit to the city if this was adopted? It was noted that it would reduce the number of rear lanes the city would need to maintain. How would parking be addressed? With smaller lots and no rear lanes, parking could pose a problem. It was noted that the houses would require attached garages which would allow the required 2 parking spots for the lot. Altman assured City Council that North Ridge plans to work with City Administration to achieve something that is a good fit for both the City and North Ridge.

Councillor Kostyna thanked Darryl for his time.

4.2 WMW Homes

A letter was received from WMW Homes indicating they had decided to withdraw their proposal therefore they would not be attending council.

5. REPORTS

5.1 City Manager

5.2 Corporate Services

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5.3 City Clerk

5.3.1 RFD – Information Technology Allowance Policy.

City Clerk Budnick reviewed the proposed Information Technology Allowance Policy for City Council. The policy is being proposed to provide Councillors with a yearly allowance over their 4 year term to purchase their own device which would be use for all their City Council duties. City Council was in favour of the proposed policy but suggested having a larger sum distributed in the first year and lowering the remaining three years. The policy if adopted will come into force on November 1, 2016.

A motion will be brought forward to the next Council meeting

5.4 Director of Recreation and Community Services

5.5 Director of Infrastructure & Planning

5.5.1 RFD – Discretionary Use – Baydo Development

Director of Infrastructure and Planning reviewed with Council the proposed Discretionary Use Group Dwelling. The project proposed 40 dwelling units located within five buildings. They include an attached garage for each unit and additional parking for a second vehicle outside. The buildings will be three story homes. It was noted that landscaping requirements will be a condition of the building permit stage. Resident, Olukayode Awosile expressed some concerns regarding the development, more traffic, property value and lighting. It was explained that the land was always zoned for R3 which is high density and before the development could proceed it would need to comply with the Zoning Bylaw. Another letter received all expressed concern regarding the lighting. Director of Infrastructure and Planning indicated that a lighting plan was provided and does not appear to pose a problem. City Council indicated they would like a checklist provided with all future discretionary use applications indicating what has and has not been addressed within the zoning bylaw and provide a bit more information on why it is coming forward.

Administration has been instructed to do a bit more research and arrange for the discretionary use to come to a future meeting.

5.6 Community/Economic Development Manager (CEDM)

5.6.1 CEDM Report

Community Economic Development Manager Shewchuk was unable to attend the meeting and no questions were raised regarding the report.

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7. COUNCIL MEMBERS ROUND TABLE DISCUSSION:

7.1 R2 Zoning

Discussion was had in regards to allowing smaller lots without rear lanes in R2 zoning. Council has some concerns in allowing the smaller lots as they are unsure how it will affect parking, garbage and recycling pickup as well as road maintenance. City Council directed Administration to do some further research in the possibility of adding an addition zoning district which would have specific requirements that would allow Council to know what could be built in that zone. City Council also requested Administration to look at what is in place currently to prevent a resident from paving their entire front yard.

Administration will bring forward a report to a future meeting.

ADJOURNMENT:

Meeting adjourned at 6:37 pm.

Mayor Kent Muench