

REPORT 10-2022
CITY OF MARTENSVILLE
COMMITTEE OF THE WHOLE MEETING
TUESDAY – OCTOBER 11, 2022
MINUTES

PRESENT: Deputy Mayor Tyson Chillog, Councillors Michael Cox, Darren MacDonald, Jamie Martens, Spencer Nikkel, City Manager Scott Blevins, Director of Infrastructure & Planning Matt Gruza, Community Economic Development Manager Dillon Shewchuk, Planning Manager Bonnie Gorelitz

REGRETS: Mayor Kent Muench, Councillor Debbie McGuire, Director of Recreation & Community Services Ted Schaeffer, Director of Corporate Services Leah Bloomquist

LOCATION: City Hall – Council Chambers and ZOOM

RECORDING SECRETARY: City Clerk Carla Budnick

CALL TO ORDER: Deputy Mayor Chillog called the meeting to order at 5:00 PM

2. PUBLIC HEARING

A) Discretionary Use – Dwelling Group – 1450 Besnard Drive

Daryl Altman with North Ridge Developments had a few comments regarding the project. He noted that they have had the opportunity to work with the proposed developer before and have been pleased with the work. They are happy to have a local builder interested in investing in the community.

There were no other comments or concerns brought forward and no one else in attendance to speak for or against the project.

4. REPORTS

4.5 Director of Infrastructure and Planning

4.5.1 RFD – OCP and Zoning Amendment M to Commercial - CDN

The city has received a request for a bylaw amendment from the land developer North Prairie Developments Ltd. to change the land use for Lot 2, Block 100 along Centennial Drive North from Industrial to Business Industrial and Commercial. To accommodate this request, Council will need to amend both the Official Community Plan and Zoning Bylaw, as both land use maps will need to change. It was also noted that as lands along Centennial Drive are developing northward, the need for the commercial corridor to extend north has arrived.

Administration is recommending that Council approve the request from the developer to rezone Lot 2, Block 100 from M Industrial to C2 Commercial and MB Industrial and further, rezone 700 – 810 Centennial Drive north on the basis of the outcome of consultations with property owners.

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4.5.2 Discretionary Use – Dwelling Group – 1450 Besnard Drive

The city received an application to develop a dwelling group totalling 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. The proposed site is designated Multi Unit Residential, and the property is zoned R3 residential. It was noted the project does meet the zoning requirements and is in line with the Official Community Plan. The project will have 50 parking spaces for the 28 units with 3 visitor parking spots to be provided. Garbage and recycling will be on site and will be required to be screened as large bins are being used.

Administration is recommending Council grant a discretionary use permit to construct a Dwelling Group at 1450 Besnard Drive legally known as Block P, Plan 102202984.

4.5.3 RFD – Zoning Bylaw and Main Street

In 2021, The City of Martensville updated the Official Community Plan (OCP) and the next step includes updating the Zoning Bylaw to be line with the OCP vision and framework. The Main Street design project is also needing to be completed. There is merit in combining these two projects due to the level of overlap on policy development between them, shared opportunities for engagement and to ensure any opportunities or constraints are addressed. The OCP update was led by Alan Wallace and his team at Wallace Insights and V3 Consulting. As Alan is familiar with the OCP, administration requested a proposal for combining the two projects. A proposal was provided with a general process outline, timing, and cost estimate.

Administration is asking Council to consider sole sourcing the project to Wallace Insights to complete the Zoning Bylaw update and Main Street transition.

4.6 Community Economic Development Manager

4.6.1 CEDM Report

Community Economic Development Manager Dillon Shewchuk reviewed with Council things he has been working on over the past month. The open house for the Free Pantry was held on October 5 with a good turnout, things are moving forward to establishing the larger leadership group and incorporating it. Work on the Martensville Industrial Growth Area (MIGA) continues. The October issue of the Banner is expected to be released in the next week.

5. COUNCIL MEMBERS ROUND TABLE DISCUSSION

A) Councillor Martens FCM Report

Councillor Martens gave an update about the various Federation of Canadian Municipalities (FCM) committees and boards she sits on. They include Anti Racism and equity, Committee of the whole, Board of Directors, Rural Caucus, Increasing women’s participation in municipal politics, Canadian women in local leadership project, Gender based violence, International relations and Conference planning.

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IN-CAMERA

6.1 Economic Development

ADJOURNMENT:

Meeting adjourned at 5:36 PM.

Mayor Kent Muench