

REPORT 1-2024  
CITY OF MARTENSVILLE  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY – JANUARY 9, 2024  
MINUTES

**PRESENT:** Mayor Kent Muench, Deputy Mayor Jamie Martens, Councillors Tyson Chillog, Michael Cox, Darren MacDonald, Debbie McGuire, Spencer Nikkel, City Manager Tanya Garost, Director of Corporate Services Leah Bloomquist, Community Economic Development Manager Dillon Shewchuk, Director of Infrastructure & Planning Matt Gruza, Director of Recreation & Community Services Roxane Melnyk, Planning Manager Bonnie Gorelitz, Fire Chief Kurt Dyck

**REGRETS:**

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

**RECORDING SECRETARY:** City Clerk Carla Budnick

**CALL TO ORDER:** Councillor Chillog called the meeting to order at 5:00 PM

Public Hearing started at 5:00 PM

## **2. PUBLIC HEARINGS**

### **2.1 Discretionary Use – 225 Main Street**

In addition to the written responses to this proposal, there were five delegations in attendance to speak regarding the proposed discretionary use. Several concerns were raised such as the height of the building and reduced visibility, increase in traffic, concerns regarding drainage, parking, fire protection, noise and crime. The developer of the proposed development was also in attendance and spoke to the project, it was noted that they looked at various options for the lot and this proposed development made sense. There is a demand for rental properties in the community and this location is close to many commercial and park amenities.

Councillor Chillog thanked all for attending and bringing forward their thoughts.

Public Hearing ended at 5:45 PM

Councillor Chillog asked the rest of Council if it would be okay to switch the order of item 4.5.1 and 4.5.2. Council was in favour of the change.

REPORT 1-2024  
CITY OF MARTENSVILLE  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY – JANUARY 9, 2024  
MINUTES

## **4. REPORTS**

### **4.5 Director of Infrastructure & Planning**

#### **4.5.2 RFD – Discretionary Use – Multiple Unit Dwelling – 225 Main Street**

An application has been received to construct an 87-unit Multiple Unit Dwelling at 225 Main Street. The building amenity spaces will include private balconies for each unit, a suite for guests to rent when visiting tenants and an amenities room for those living there. There will be 2 elevators and underground parking for some of the tenants. The lot is currently zoned R3 – High Density Residential District and under the R3 District Multiple Unit Dwellings are considered discretionary use. Administration is recommending the following conditions to the discretionary use: to retain existing viable trees on site, the water and sewer infrastructure be evaluated for capacity to accommodate this project, and the lane required to provide rear access be paved as per the development standards.

Administration has been tasked with investigating the benefits to asking the developer to conduct a Traffic Impact Assessment (TIA). Council also discussed the process for future densification proposals. Administration will be bringing back a report and notifying those that provided comment to this proposal of when the report is coming back to Council for review.

#### **4.5.1 RFD – Traffic Bylaw Amendments**

Administration reviewed the current Traffic Bylaw and have come up with some recommended amendments to remove ambiguity and allow for more effective enforcement of the bylaw. The amendments specifically deal with parking distances from corners of intersections, parking distances from other vehicles, and parking of illegal/inoperable vehicles on the road. In addition to council's feedback on the proposed amendments, administration is seeking direction on a clause restricting parking of trucks in excess of 4.5 tonnes on any streets outside of truck routes. The current interpretation of this bylaw is to restrict the parking of semis and other large commercial trucks in residential areas.

Administration has been tasked with seeing what other municipalities do with large trucks on streets outside of truck routes. A report will come back to a future meeting for future consideration.

### **4.6 Community Economic Development Manager**

#### **4.6.1 CEDM Report**

Community Economic Development Manager gave a summary of things he has been working on over the past month. Work continues with representatives of Prairie Spirit School Division around the establishment of an Early Years Family Resource Centre for the Martensville/Warman area. He assisted the Food Pantry with some documentation, financials and administration in relation to incorporation and being designated as a charitable organization. There were some meetings with the city's website developer to go over some issues and areas to update on the website and finally a number of publications are under production right now such as The Community Guide and The Report to the Community.

REPORT 1-2024  
CITY OF MARTENSVILLE  
COMMITTEE OF THE WHOLE MEETING  
TUESDAY – JANUARY 9, 2024  
MINUTES

**4.6.2 RFD – Economic Development Business Incentive – 909 1<sup>st</sup> Ave N**

An application has come in to construct two buildings on 909 1st Ave N. The lot is currently a vacant lot and has had no previous developments in the past. The project consists of two buildings, Building A approximately 5,600 SF and Building B 4,300 SF. Each building can be divisible into 4 bays. The intention is to build out lease space, targeted toward industrial users that may include storage, mechanical shops, construction or trades industries. In terms of investment amount, the project is expected to be approximately \$1Million in investment which makes it eligible for the 5-year tax incentive. The project is expected to begin construction in March and be completed by September 2024.

Council is being asked to pass the bylaw approving the tax exemption at a future Regular Council meeting.

**City Council went In-Camera at 6:54 PM**

**PRESENT:** Mayor Kent Muench, Deputy Mayor Jamie Martens, Councillors Tyson Chillog, Michael Cox, Darren MacDonald, Debbie McGuire, Spencer Nikkel, City Manager Tanya Garost, Director of Corporate Services Leah Bloomquist, Community Economic Development Manager Dillon Shewchuk, Director of Infrastructure & Planning Matt Gruza, Director of Recreation & Community Services Roxane Melnyk, Planning Manager Bonnie Gorelitz, Fire Chief Kurt Dyck, City Clerk Carla Budnick

**6. IN-CAMERA**

- A. “Economic Development” as per the Cities Act Section 94(2) within Part III of the Local Authority Freedom of Information and Protection Act Section 17(1)(b).**

**ADJOURNMENT:**

Meeting adjourned at 7:01 PM.

---

Mayor Kent Muench