

CITY OF MARTENSVILLE
DISCRETIONARY USE COMMENT FORM



December 18, 2024

The Committee of the Whole received a request for approval of 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 comment on this application.

Please be advised of the following:

NAME: Saskatchewan Housing Corporation
CIVIC ADDRESS: 514 5th Street South
DISCRETIONARY USE: Two-Unit Dwelling

The property owner is requesting Council to consider approving a two-unit dwelling at 514 5th Street South.

Please submit all written comments to the City Hall Monday through Friday 9:00 am to 5:00 pm before January 7, 2025. 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: January 14, 2025
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:

I have no concerns with this proposal:

I have concerns with this proposal:

Name(s): (please print) _____

Civic Address: _____

Daytime Phone Number: _____

EMAIL ADDRESS (mandatory) _____

Signature(s): _____

Date: _____

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Return the attached Discretionary Use Comment Sheet to the City of Martensville via one of the following methods:

Email: tcabalt@martensville.ca

Fax: (306) 933-2468

Drop off: Martensville City Hall located at 37 Centennial Drive South – drop slot to the left of the main doors

NOTE: The City of Martensville is not responsible for misdirected correspondence. Any correspondence received after the public hearing will not be considered applicable to this application.

Alternative Public Consultation Options Available

The City endeavours to engage with the public for all land use proposals as per the Planning and Development Act and Zoning Bylaw. Council meetings will continue to be open to the public in person and in the online format. Public hearings for development projects will occur during these meetings.

For everyone who wants to participate in a development decision to be heard, we ask that written responses to be received before the date listed on this notice.

Written responses include:

Fill out the attached form OR

Writing your own letter

AND

Emailing* to tcabalt@martensville.ca

Dropping off in the drop slot at City Hall OR

Fax

Everyone interested in this project is welcome to view the meeting via Zoom, which can be accessed at www.martensville.ca (city hall/ agenda and minutes). The link is posted at the top of the agenda package for each meeting.

P.O. Box 970
37 Centennial Drive South
Martensville SK S0K 2T0



Phone 306-931-2166
Fax 306-933-2468
Website www.martensville.ca

Dear Residents,

City administration is pleased to have received an application from the Saskatchewan Housing Corporation to build a two-unit dwelling at the corner of 6th Avenue South and 5th Street South. Having been lost to a fire, this development will transform their previous single-family dwelling into a welcoming new home for two families in Martensville.

Amid Canada's ongoing attainable housing challenges, proposals like this are essential to maintaining the heart of our community. With Saskatchewan Housing's commitment to providing attainable housing, families can remain rooted in Martensville – close to schools, workplaces, and support networks – without needing to relocate to other, often distant areas. This development represents an important step in fostering a resilient community for all.

As the property is zoned R1 – Residential, two-unit dwellings require Council's approval. This allows Council to review applications thoroughly, considering any potential neighbourhood impacts including noise, traffic, drainage, and layout.

We welcome any questions you may have and are excited about the positive impact this project could bring to our community.

Thanks,

A handwritten signature in blue ink that reads "Taylor Cabalt".

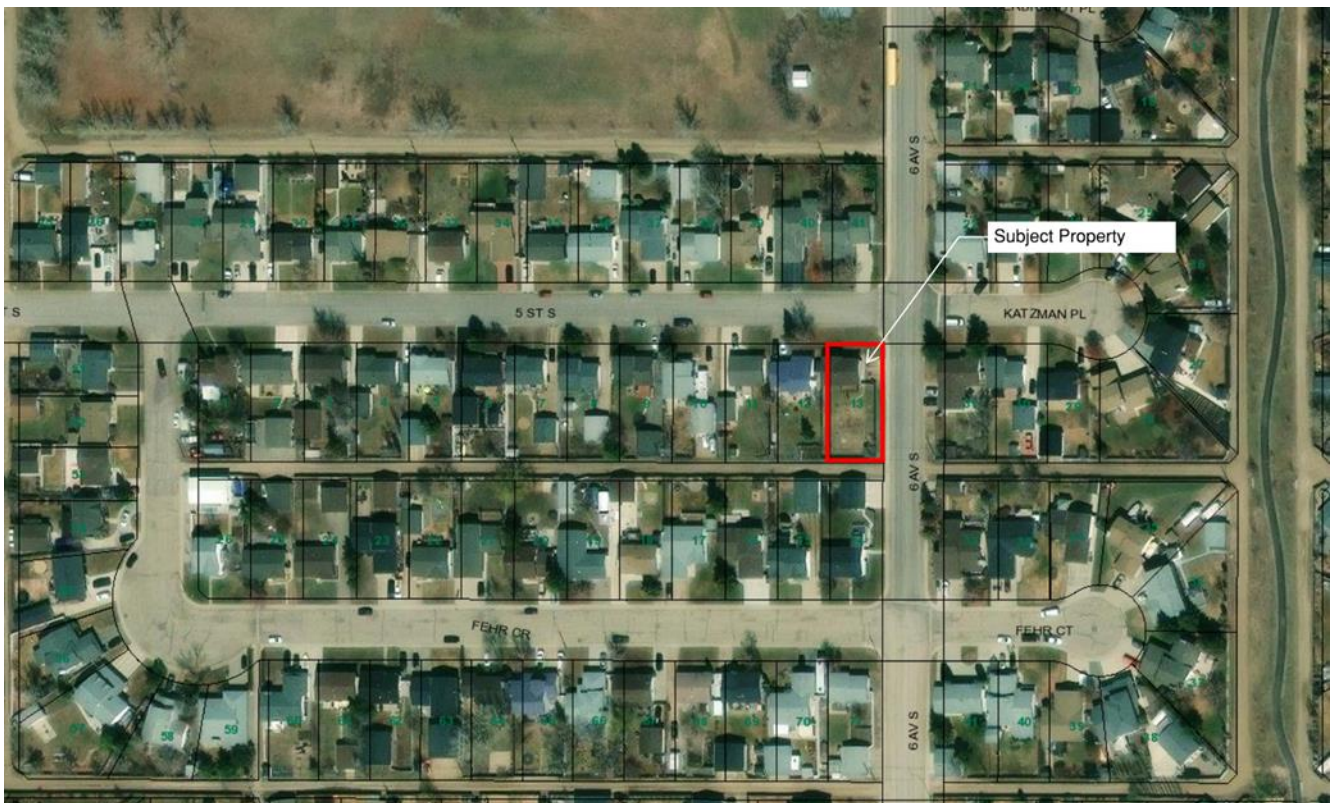
Taylor Cabalt
Planner

A letter from the Applicant:

In December 2023, the single-detached dwelling located on the property was lost to a fire. SHC intends to rebuild the property as a duplex, which will increase the supply of family social housing units in our Martensville portfolio. This proposed development will contain two, 3-bedroom rental units in a two-story townhouse configuration, and if approved, will continue to be occupied by tenants of the Martensville Housing Authority.

The proposed development will meet property line, setback, easement, and parking requirements. It will also be compatible with the character and aesthetics of the neighborhood and existing development in the immediate area. The development will comply with the provisions and criteria outlined in the City of Martensville zoning bylaw, and all relevant provincial land use policies. The development is expected to generate traffic like that of any similar duplex/semi-detached dwelling property in the neighborhood.

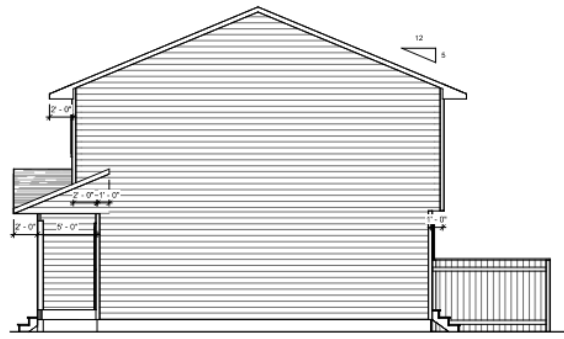
SHC has been mindful to align this development with the guiding policies set out in the City of Martensville Official Community Plan (OCP). The OCP supports fulfilling the housing continuum through infilling of residential lots with higher density development. This development fulfills the middle ground of the continuum, as social housing is intended for those who cannot obtain market housing but who are not otherwise experiencing homelessness. Social housing supply in the community is limited, and waitlists do not appear to be decreasing. This development is a step forward in meeting the housing needs of your residents, and we seek your approval to do so.





FRONT ELEVATION
SCALE 1/8" = 1'-0"

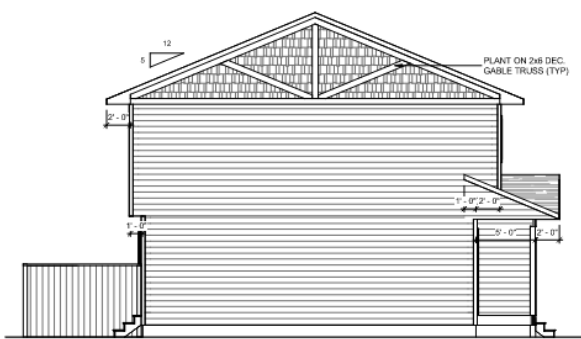
RAILING REQ'D IF DECK IS MORE THAN 2'-0" ABOVE GRADE - N.I.C.



RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/8" = 1'-0"

