

CITY OF MARTENSVILLE
DISCRETIONARY USE COMMENT FORM



February 18, 2025

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: Penny and Mike Wohlberg
CIVIC ADDRESS: 517 2nd Avenue South
DISCRETIONARY USE: Secondary Suite in the RMH District

The property owner requests that Council consider approving a Secondary Suite at 517 2nd Avenue South.

Please submit all written comments to the City Hall Monday through Friday 9:00 am to 5:00 pm before March 4th, 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: March 11th, 2025
TIME: 5:00 p.m.
PLACE: Martinsville 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.



CITY OF MARTENSVILLE
DISCRETIONARY USE APPLICATION
 This is NOT an approval.

APPLICANT	Applicant Name <u>Penny & Mike Wohlberg</u>		Company Name (if applicable)	
	Mailing Address		City <u>Martensville</u>	Province <u>SK</u>
	Phone Number		Fax <u>—</u>	Postal Code <u>S0K 2T0</u>
PROJECT INFORMATION	Main	Other	Email Address	
	Legal Description		Lot: <u>24</u>	Block: <u>11</u>
	Civic Address: <u>517 - 2nd Avenue South</u>		Plan: <u>79S48016</u>	
	Zoning District: <u>RmH</u>			
	Existing Use: <u>vacant lot</u>			
	Discretionary Use Requested: <u>secondary suite</u>			
	Reasons to support the Discretionary Use Application: (use additional pages if necessary)			
	<u>We have plans to build a 3 bdrm home and would like to include a one bdrm secondary suite in the basement. The house design we selected will fit in nicely with the architecture of other homes in Martensville. It is a 1141 sq ft bilvel with 5/12 slope roof and an attached double garage. There will be a separate entrance for the secondary suite and it is not visible from the street. Off street parking for the secondary suite will be in one half of the double attached garage that is on the front of the house (the garage looks like a double from the street, but it is separated into two single bays.) we will be building with construction methods that are beyond code in terms of energy efficiency (9.36NBC).</u>			
Attachments	Applications must include the following to be processed:			Attached
	1) A Site Plan - A legible site plan drawn to scale and must contain the following: The location and dimensions of all structures, setbacks and property lines. All parking spaces and loading areas, landscaping plans, and driveways.			<input checked="" type="checkbox"/> Yes
	2) Architectural plans - For new buildings or additions, show building elevations			<input checked="" type="checkbox"/> Yes
	3) A non-refundable application fee of \$200.00			<input checked="" type="checkbox"/> Yes

I hereby agree to comply with the Building & Zoning Bylaw of the City of Martensville and acknowledge that it is my responsibility to ensure compliance with these and any other applicable bylaws, provincial acts & Regulations regardless of any plan review or inspections that may or may not be carried out by the City of Martensville or its authorized representative. I agree to do all construction work solely in accordance & compliance with the information & plans provided by me in this application, & will obtain all other work permits required in conjunction with my development. I hereby declare that the above information is true and correct.

Applicant Signature: P. Wohlberg

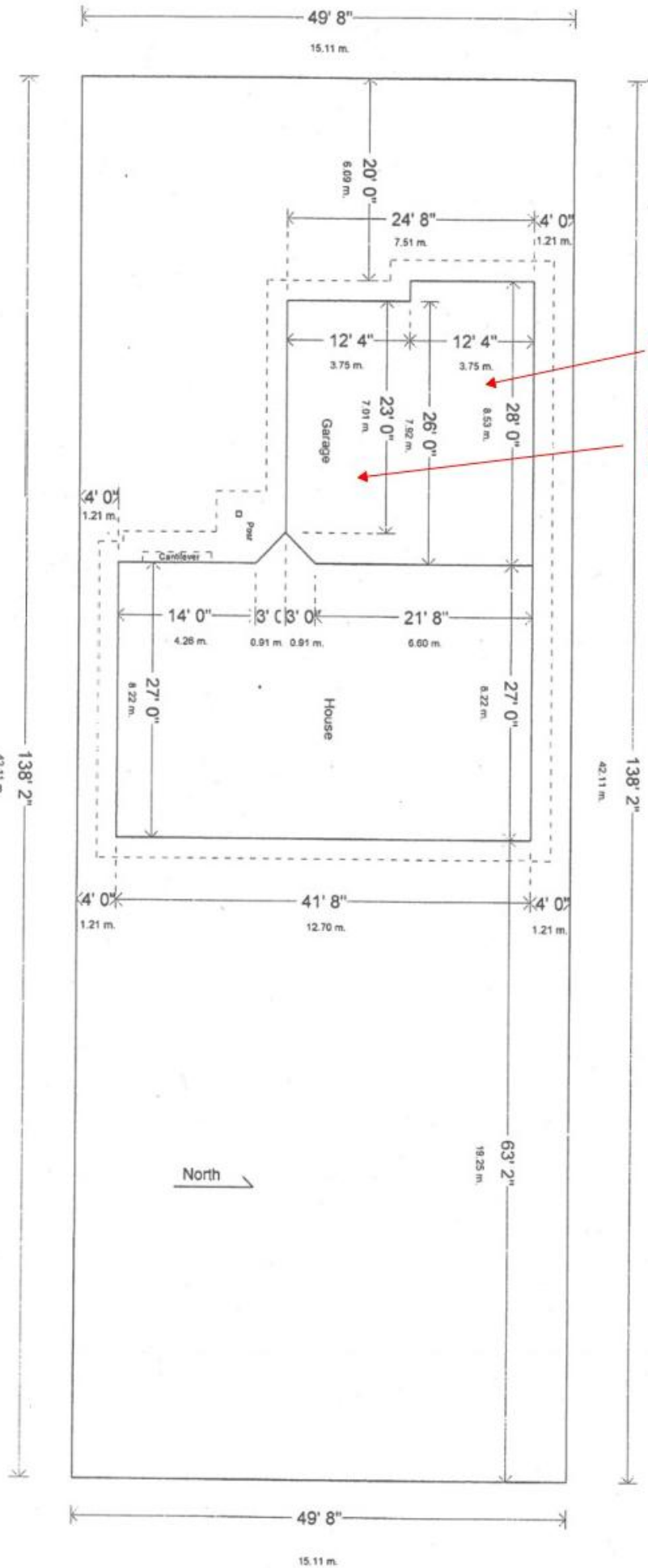
RECEIVED

FEB 04 2025

CITY OF MARTENSVILLE

Date: Feb 4/2025





Site Plan
 1/16 Scale = 1/16" = 1/8"

Legal Description

Lot: 24
 Block: 11
 Plan No: 79S48016 Ext: 10
 Address: 517 2nd Ave. S. Martinsville SK.

NOTE

- SURVEYOR TO CONFIRM SIZE AND SHAPE OF LOT PRIOR TO CONSTRUCTION
- SURVEYOR TO CONFIRM SIZE AND LOCATION OF ALL EASEMENTS, IF ANY.