

CITY OF MARTENSVILLE
DISCRETIONARY USE COMMENT FORM



February 9, 2021

To Whom it May Concern

The Committee of the Whole is in receipt of a request for approval for 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 make comments regarding this application.

Please be advised of the following:

NAME: North Ridge Developments
CIVIC ADDRESS: 170 Mirond Road, Martensville SK
DISCRETIONARY USE: Dwelling Group

The property owner is requesting Council to consider approving the construction of Dwelling Group at 170 Mirond Road (parcel J).

Please submit all written comments to the City Hall Monday through Friday 9:00 am to 5:00 pm prior to Wednesday March 3rd, 2021. 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 9th, 2021
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: planner@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.

COVID-19 Alternative Public Consultation Options Available

Please be advised that due to COVID-19 distancing requirements, all City Council meetings have been moved to an online format.

At this time, 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 the online format. Public hearings for development projects will occur during these meetings.

In order that everyone who wants to participate in a development decision is heard, we ask that written responses are received prior to the date listed on this notice.

Written responses include:

Fill out the attached form OR

Writing your own letter

AND



Emailing* to planner@martensville.ca

Dropping off in the drop slot at City Hall OR

Fax

*Written responses can be either scanned to email or take a photo with your phone. Make sure it is legible prior to emailing to the City.

Everyone interested in this project is welcome to view the meeting via ZOOM and can be accessed at www.martensville.ca (city hall/ agenda and minutes). The link is posted at the top of the agenda package for the March 9th, 2021 meeting.



February 18, 2021

City of Martensville
37 Centennial Drive South
Martensville, SK. S0K 2T0

Via Email: planningmanager@martensville.ca

Attention: Bonnie Gorelitza

Dear Bonnie,

RE: Discretionary Use - Parcel J

North Ridge Development Corporation has applied for discretionary use approval for Parcel J, Plan 102202984. This currently vacant land is an extension of "The Brooks", which consists of 12 bungalow units and was granted approval in July, 2018.

Our intent, and hope, is that we are able to construct bungalow units for the remainder of Parcel J in its' entirety. We have made the initial commitment to do that for the first 6 units, which will consist of a 4-unit and 2-unit building. At full bungalow build out, 18 units would be constructed on this site. However, beyond these first 6 units, we are uncertain of the overall absorption for bungalow units in Martensville. Our activity with "The Brooks" has been much slower than what we had initially hoped for. In fact, we had postponed the start of the last building until just recently. 5 units remain for sale.

This is the reason Units 7 and 8 of the proposed bare land subdivision are shown as drawn. This will give us the ability to re-divide at a future date, leaving us the flexibility to proceed with 2 storey product if that is what the market desires or proceed with bungalows if demand and absorption remains. Presently, numerous 2 storey single family housing exists across Mirond Road on both Besnard Drive and Cassat Drive, in fact almost exclusively 2 storey product has been constructed. The construction of some 2 storey product on our site would not be out of place and would flow well with the overall "feel". Should this occur, we would ensure the product mix and elevations will compliment those existing bungalow units.

3037 Faithfull Avenue , Saskatoon, Sk. S7K 8B3 Direct: (306) 986-3469 Cel: (306) 381-5035

The re-division of Units 7 and 8 will be brought back before council when we are ready to proceed further. We request that if bungalows are to be built within these future re-divided units, that the requirement for public notification process is dispensed with. We further request that this discretionary use approval be granted.

Please let me know if you have any further questions.

Regards,



Darryl Altman
Vice President of Production