



RM OF PRINCE ALBERT No.461

Planning and Development

Junction Hwy 2 & 11

RR 2 Site 4 Comp 112 Prince Albert SK. S6V 5P9

306.764.2451 | planning@rmprincealbert.ca

June 20, 2025

RE: Notice of discretionary use application – Joe and Cat Rodgers
Rental Suite
Blk/Par B-Plan 101469012 Ext 99, Source Quarter NE25-46-27-W2

The RM of Prince Albert No. 461 has received an application from Joe and Cat Rodgers to use part of their existing house as a rental suite at NE25-46-27-W2, Parcel B. At the time of purchase the property had two dwellings connected by a garage, and they would like to utilize the second dwelling. The Rodgers will reside in one dwelling and have requested to rent the other to a long-term tenant, and do not anticipate any issues arising including a large increase in traffic.

You have received this notice as you are an assessed owner of property within close proximity to the lands of the proposed development. As a neighbour, your comments are important in the consideration of this application by the RM Council.





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Council will hold a public hearing on Thursday, July 10th, 2025, at 1:10 PM at the RM of Prince Albert Office, to hear any person or group that wishes to comment on the proposed discretionary use application. Council will also consider written comments received at or prior to the hearing. All comments received become public records and are considered in a public meeting.

If you would like your views considered by Council as part of this application, please complete the attached comment form and return it to:

<u>By Mail</u>	<u>In Person</u>	<u>Email</u>	<u>Fax</u>
RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	The Municipal Centre Junction Hwy 2 & Hwy 11	planning@rmprincealbert.ca	306.922.8283

Please contact me at 306-764-2451 if you have questions regarding this application or require further information.

Sincerely,

A handwritten signature in blue ink that reads "Teresa Hanson".

Teresa Hanson
Director of Planning and Development
Rural Municipality of Prince Albert No. 461



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Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline become public records and are considered by the RM Council in an open Council meeting. As an alternative or supplement to a written submission you may attend the Council meeting to express your views directly. Please complete this comment form and return it by:

By Mail

RR 2 Site 4 Comp 112
Prince Albert, SK
S6V 5P9

In Person

The Municipal Centre
Junction Hwy 2 & Hwy 11

Email

planning@rmprincealbert.ca

Fax

306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: Blk/Par B-Plan 101469012 Ext 99, Source Quarter NE25-46-27-

Description of Proposal: Rental Unit

Date for Council Consideration: Thursday, July 10th, 2025, at 1:10 PM

Comments: (by the Landowner)

☐ Have no concerns

☐ Have concerns

I am willing to discuss my views with the applicant before the Council meeting. ☐ Yes ☐ No

Name(s): _____ Phone: _____ Cell: _____

Signature(s): _____ Legal land description: _____

To: Teresa Hanson

Planning and Development, RM of Prince Albert No.461

From: Joe and Cat Rodgers

We are submitting this Discretionary Use Application for approval to use our attached guest house as a rental suite on our acreage.

As all existing buildings and utilities already exist, including us being on city water and having a septic tank/pump out system in good repair, we will require no construction prior to being able to rent out this dwelling.

There will be no lighting or signage requirements, and since we are getting dust control applied, there will be no increase in dust issues.

We predict that traffic volumes will have minimal impact as we intend to rent this suite as a long term rental, and preferably to either a family unit, or to a maximum of 3 tenants (such as students or contract workers).

Thank-you for your attention to this matter and please do not hesitate to reach out with any questions or requests for additional information.

Respectfully submitted,

Handwritten signature of Joe Rodgers in black ink.Handwritten signature of Cat Rodgers in black ink.