



# City of Prince Albert

Community Development Department  
1084 Central Avenue  
Prince Albert SK S6V 7P3  
Phone: (306) 953-4370  
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August 2, 2024

«Primary\_Customer\_Name»  
«Primary\_Unit»  
«Primary\_Civic\_No»  
«Primary\_City» «PRIMARY\_PROV» «PRIMARY\_PC»

Dear Sir or Madam:

**Re: Discretionary Use Development Permit – 44 Marquis Road West, Prince Albert SK Casino**

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The City of Prince Albert is in receipt of a development permit application for the expansion of an existing Casino located at the above noted address, legally described as Block CC, Plan 101305280 Ext. 95. The applicant intends to construct an addition on the East side of the building to provide additional floor space. As a landowner located within 75 meters of the proposed development, and as required by the *City of Prince Albert Public Notice Bylaw No. 24 of 2015*, you are being provided with written notice of the proposed development.

*The City of Prince Albert Zoning Bylaw No. 1 of 2019* defines a Casino as:

*“the use of a building for a gaming establishment, licensed by the Province of Saskatchewan, operating slot machines, table games, video lottery terminals, and other related games of chance, but does not include a bingo hall;”*

As the proposed use is considered discretionary in the M3 – Large Lot Light Industrial zoning district, the permit application must be approved by City Council. The subject property is shown in a bold dashed line below:



Please be advised, as per Section 56(2) of *The Planning and Development Act, 2007*, City Council may approve a discretionary use application if the facts presented can establish that the use(s) will:

- 1) Comply with the provision of the Zoning Bylaw that pertain to the specific use or uses, including the intended intensity of use, applied for;
- 2) Comply with the development criteria listed in the Zoning Bylaw for that particular use;
- 3) In the opinion of City Council, be compatible with the existing development in the immediate area of the proposal; and,
- 4) Comply with all relevant Provincial land use policies.

**Therefore, City Council, at its meeting to be held on Monday, August 19, 2024 at 2:00 p.m., will consider submissions respecting the above noted application and review criteria. In accordance with the *City of Prince Albert Procedure Bylaw No. 23 of 2021*, all submissions in this regard must be provided to the City Clerk. If you would like your submission reviewed by City Council PRIOR to the meeting, it would be preferable if it was provided to the City Clerk's Office by 4:45 p.m. on Tuesday, August 13, 2024. Submissions can be emailed to [cityclerk@citypa.com](mailto:cityclerk@citypa.com) or mailed to the City Clerk's Office, 1084 Central Avenue, Prince Albert SK S6V 7P3.**

If you have any questions regarding this application, please do not hesitate to contact the Community Development Department at 306-953-4378.

Yours truly,



Darien Frantik  
Planner