



City of Prince Albert

Community Development Department
1084 Central Avenue
Prince Albert SK S6V 7P3
Phone: (306) 953-4370
Fax: (306) 953-4380

April 10, 2026

«Primary_Customer_Name»
«Primary_Unit»
«Primary_Civic_No»
«Primary_City» «PRIMARY_PROV» «PRIMARY_PC»

Dear Property Owner:

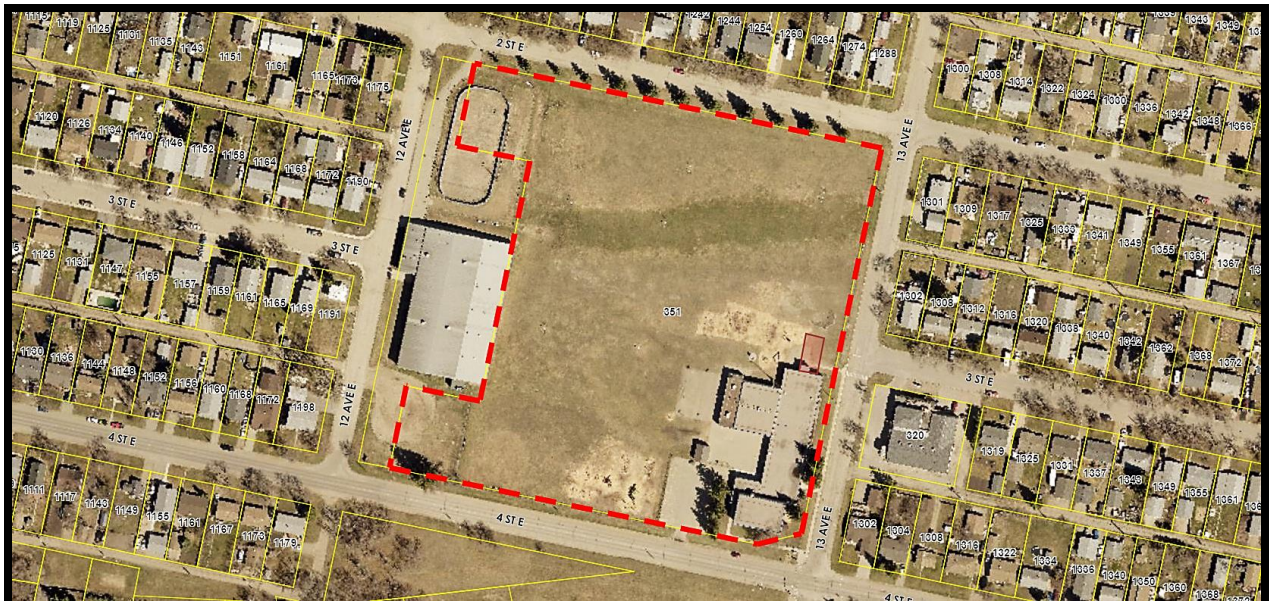
**Re: Discretionary Use Development Permit Application – Elementary School Expansion –
351 13th Avenue East - Prince Albert, SK**

The City of Prince Albert is in receipt of a development permit application for a 158 m² modular classroom expansion to Princess Margaret Public School, located at 351 13th Avenue East, legally described as Blk/Par I, Plan BB2990, Ext. 21, and Blk/Par H, Plan A. The proposed classroom is to be located on the northern side of the existing building, extending the current entrance northward. As a property owner 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 an Elementary School as:

“the use of land, a building, or a portion thereof, that is publicly funded or subsidized, for the assembly, education, training or instruction of children from pre-kindergarten to grade 9”

As the proposed use is considered discretionary in the I1 – Institutional General 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:

- a) comply with provisions of the zoning bylaw respecting the use and intensity of use of land for the discretionary use;
- b) be consistent with the criteria in the zoning bylaw for approval of discretionary uses;
- c) in the opinion of the council, be compatible with development in the district in the immediate area of the proposal; and
- d) be consistent with provincial land use policies and statements of provincial interest.

Therefore, City Council, at its meeting to be held on Monday, April 20, 2026, at 5:00 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, April 14, 2026. Submissions can be emailed to 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 through the Solutions Hub at 306-953-4884.

Kind Regards,



Dairien Frantik
Planner
City of Prince Albert