

CITY OF MARTENSVILLE
DISCRETIONARY USE COMMENT FORM



November 20, 2020

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: Kristine O'Brien
CIVIC ADDRESS: 101 9th Street North
DISCRETIONARY USE: Dog Training Facility

The property owner is requesting Council to consider approving a dog training facility to locate at 101 9th street north in the City of Martensville

Please submit all written comments to the City Hall Monday through Friday 9:00 am to 5:00 pm prior to Thursday December 3rd, 2020 or you may choose to attend the Committee of the Whole meeting to be held:

DATE: December 8th, 2020
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: _____

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:

Postal Mail: Box 970
Martensville, SK
S0K 2T0

Email: planningclerk@martensville.ca

Fax: (306) 933-2468

Drop off: Martensville City Hall located at 37 Centennial Drive South

*The City of Martensville is not responsible for misdirected correspondence. When using the postal mail system, please ensure adequate time for delivery to ensure your comment forms are available for Council's consideration at the public hearing. Any correspondence received after the public hearing will not be considered applicable to this application.



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

APPLICANT	Applicant Name Kristine O'Brien		Company Name (if applicable) Paws Republic Centre for Pets		
	Mailing Address 6-323 Centennial Drive S Box 878		City Martensville	Province SK	Postal Code S0K2T0
	Phone Number		Fax	Email Address pawsrepublic@gmail.com	
Main	Other				
PROJECT INFORMATION	Legal Description	Lot:	Block:	Plan:	
	Civic Address: 101 9th St N Units 1 & 2				
	Zoning District: Industrial				
	Existing Use: New Building - first tenant				
	Discretionary Use Requested: Dog Training Centre				
	Reasons to support the Discretionary Use Application: (use additional pages if necessary)				
	Paws Republic is seeking to expand their training opportunities within the city of Martensville. The current size and capacity at our primary location is not adequate to meet the increasing needs of our clients. We would like to use a new space as a secondary location where we would offer private lessons, group classes, seminars, dog sport practice and other dog training requests.				
	No dogs will be left there overnight nor would they be permitted to become a nuisance.				
	Dogs at the facility coming and going will be lead in and out on leash and under control of the handler.				
	We feel that now is the time to act in order to ensure there are added opportunities for clients as they are dealing with inability to socialize their pets seamlessly as well as the need to decrease stress amongst family members (even the furry ones) as a result of covid is extremely high priority for trainers right now. Our priority is to maintain a professional, clean and accessible option for our dog training clients.				
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.				() Yes SENT PREVIOUSLY
	2) Architectural plans - For new buildings or additions, show building elevations				() Yes
	3) A non-refundable application fee of \$200.00				() 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: Kristine O'Brien Date: November 19, 2020

Site Plan for
101 9th Street North

ALL IN DESIGN

PHONE: (504) 200-5434
EMAIL: info@allindesign.com

CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERRORS, DISCREPANCIES OR OMISSIONS SHOULD BE REPORTED TO ALL IN DESIGN.

DATE	DESCRIPTION

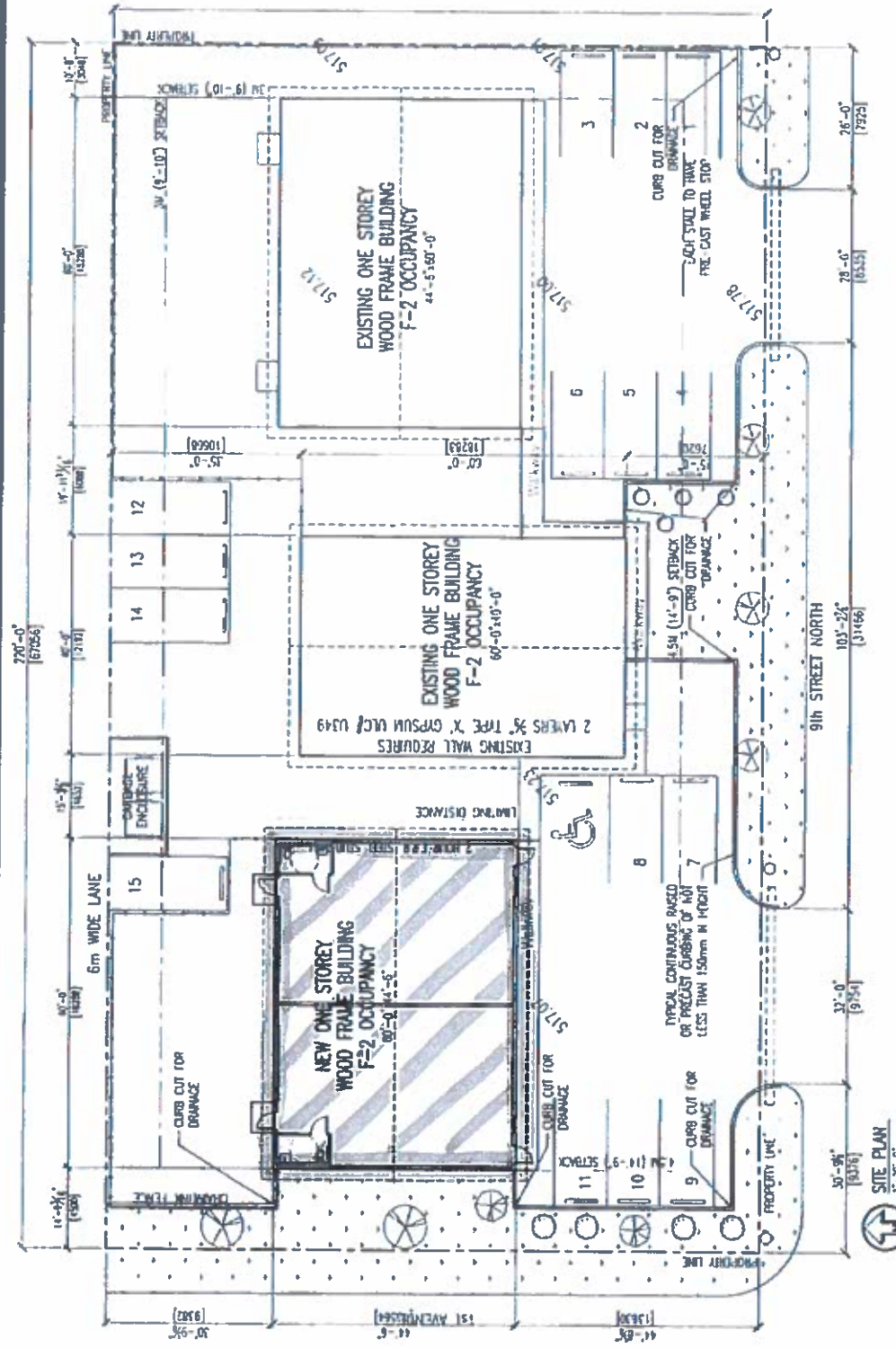
CLIENT: KABO HOMES

PROJECT: 101/111/121 9th St North
COMMERCIAL WAREHOUSE
MARTENSVILLE, SK

DRAWING NAME: SITE PLAN

SCALE: 1/16" = 1'-0"

DWG NO: A1.1



LIMITING DISTANCE CALCULATIONS

WALL	EXISTING BUILDING HEIGHT	WALL AREA	ALLOWABLE EXPOSURE (%)	AREA OF EXPOSURE (sq ft)	REQUIRED P.U.L.	NOTES
WALL	15.5m	36.3 m ²	10.7%	1.35 m ²	2 HOUR	R/C CLADDING, COOL CORE
WALL	12.3m	118 m ²	10.2%	4.1 m ²	1 HOUR	
WALL	11.1m	118 m ²	6.8 (15.5m)	3 m ²	2 HOUR	R/C CLADDING & CORE
TOTAL				1102		

CLIENT ADDRESS: 101, 111, 121 9th STREET NORTH
MARTENSVILLE, SK

LEGAL DESCRIPTION: LOT 1, 2 & 3 BLOCK 24 PLAN B1504465

ZONING: U

15 REGULAR STALLS SUPPLIED
1 ACCESSIBLE STALL SUPPLIED

PARKING STALL SIZES:
TYPICAL STALLS 8'-10" x 19'-8" (2.7m x 6.0m)
LANE ACCESS STALLS 9'-10" x 22'-0" (3.0m x 6.7m)
HANDICAP STALLS 12'-10" x 19'-6" (3.9m x 6.0m)

PARKING CALCULATION:
EXISTING WAREHOUSE (121) = 1 SPACE PER 50m² = 248.6/50 = 4.9 = 5 STALLS REQUIRED
EXISTING WAREHOUSE (111) = 1 SPACE PER 50m² = 222.66/50 = 4.4 = 5 STALLS REQUIRED
NEW WAREHOUSE (101) = 1 SPACE PER 50m² = 248.6/50 = 4.9 = 5 STALLS REQUIRED
TOTAL STALLS REQUIRED = 15



SITE PLAN
1" = 20'-0"