



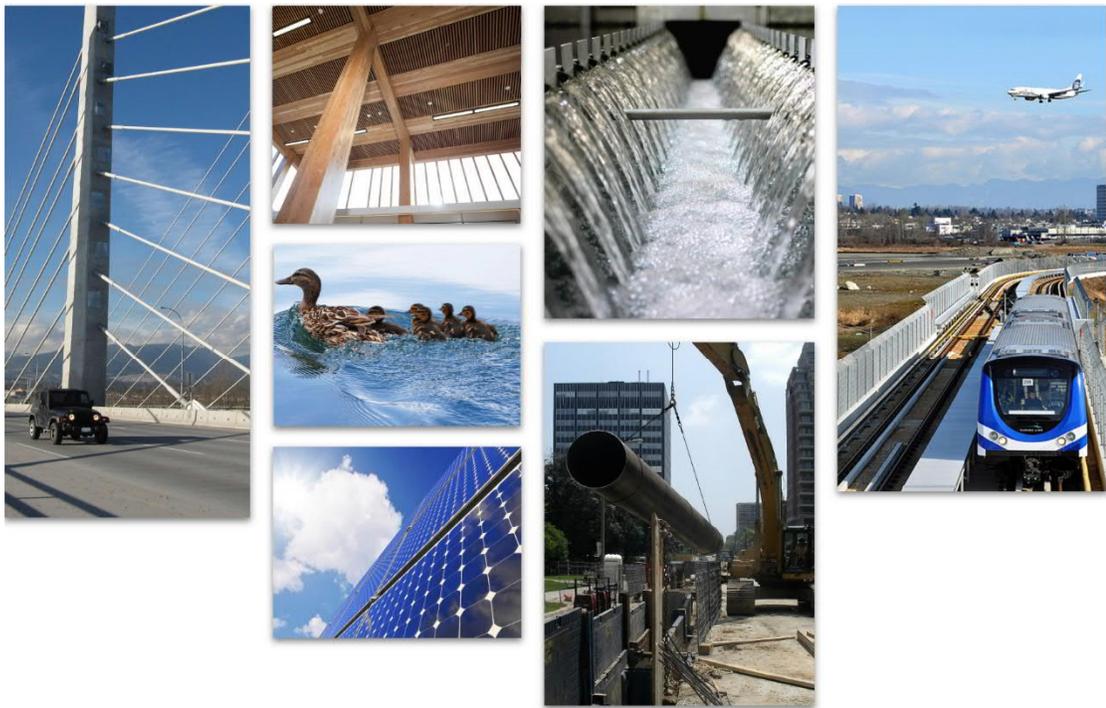
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GLOBAL PERSPECTIVE.
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REPORT

SAR Developments Inc. Comprehensive Development Review

Submitted to: The RM of Corman Park No.344



MARCH 2020

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Neutral
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1 INTRODUCTION

1.1 Purpose

This Comprehensive Development Review (CDR) report has been prepared by Associated Engineering (Sask.) Ltd. (AE) on behalf of SAR Developments Inc. (Proponent). The purpose of this CDR report is to provide support for the rezoning and subdivision of Parcel 117961993 in NE 35-35-05-W3M to accommodate arterial commercial development in the Grasswood Commercial area located in the RM of Corman Park No.344 (RM).

The proponent is seeking to subdivide the 15.06 ha (37.2 acre) subject property into two sites as defined on the accompanying Plan of Proposed Subdivision dated March 12, 2020 in appendix A. The plan for this site proposes to rezone 4.06 ha (10 acres) from the current D-Agricultural 1 District (DAG1) to a D-Arterial Commercial 1 District (DC1) to establish a Equipment Sales and Rental business with the balance of the host parcel intended to retain the current zoning and be developed as a Mineral Resource Storage and Processing Operation.

This CDR report is intended to support the proposed rezoning, subdivision and discretionary use of the property. This report provides a summary of the proposed development and demonstrates how it can successfully integrate physically, socially, and financially with existing development in the surrounding area. In addition to addressing matters of land use integration, this CDR is intended to assess the capacity of supporting municipal and provincial infrastructure as it relates to the demand created by the proposed development.

1.2 Site Location

The site is located approximately 2 kilometres south of the City of Saskatoon corporate limits in an area commonly known as the Grasswood Mixed Use Node which is an established commercial area focused at the intersection of Grasswood Road and Highway No. 11.

The subject property is located approximately 360 metres west of Highway No.11 and approximately 520 metres south of Grasswood Road which is a primary weight east-west municipal roadway. This site was chosen due to the level of access provided to the provincial highway network from an established interchange and its proximity to the Saskatoon market.

Figure 1-1 illustrates the location of the subject property.



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FIGURE 1-1
WHITELAND DEVELOPERS

CIVIL
URBAN PLANNING
SITE LOCATION

1.3 Existing Land Use

The subject property has historically been used for agricultural production. Based upon historical imagery, since the early 2000's, much of the site has been cultivated and farmed. Select areas on the eastern half of the site have not been cultivated during recent years due to periods of above average precipitation which has resulted in the creation of intermittent seasonal or semi permanent sloughs.

The site was surveyed on September 23rd, 2019 to define the local topographical conditions on the site. Pinchen was engaged to prepared a Phase 1 Environmental Site Assessment (ESA). As part of the ESA Pinchin Ltd. reviewed historical imagery sourced from Information Services Corporation (ISC) in addition to the City of Saskatoon Archives and recent Google Earth imagery. A review of the aerial imagery dating back to 1961 confirmed that the site has been used for agricultural production and no permanent structures were observed.

1.4 Policy Context

Development of the site is subject to the policies and regulations contained in the Corman Park-Saskatoon District Official Community Plan (OCP) and Zoning Bylaw. Although the above noted documents are the current legal documents governing land use and development in this area of the municipality, this report also acknowledges and aligns with the proposed policies represented in the recently endorsed Partnership for Growth P4G Regional Plan.

The Corman Park-Saskatoon District Future Land Use Map designates the subject property as future commercial. The Regional Land Use Map, represents an intention for the subject property to be eventually be incorporated into the City of Saskatoon as a commercial development area as the regional population approaches 1-million.

Recognizing the long term timeline for urban development in this area, the Regional Plan includes policies that supports interim rural development in future urban growth areas to avoid unnecessary sterilization of land. These policies require that plans for interim development demonstrate how initial rural development is able to successfully transition to a fully serviced urban development in the future. Given the small size and limited subdivision proposed, the development of the site will not compromise or provide any significant hinderance to its future incorporation into Saskatoon. Permanent development on the site is limited to the proposed 4.06 ha (10 acre) equipment sales parcel which is similar in size to existing comparable developments within the City's corporate limits including the Finning Caterpillar sales and rental centre located on 11th Street West. The permanent development within this site has been situated to accommodate the extension of an internal roadway in the future, creating an opportunity for further subdivision and the expansion of development in the future as it transitions into an urban commercial area.

1.5 Zoning Context

The proposed land use, zoning and classification of discretionary use has been defined in Table 1-1 below.

Table 1-1
Zoning Context

Existing Zoning	Proposed Zoning Change	Classification of Discretionary Use
D-Agricultural 1 District (DAG1)	D-Arterial Commercial 1 District (DC1)	Equipment sales/rentals
D-Agricultural 1 District (DAG1)	n/a	Mineral resource storage and processing

2 DEVELOPMENT INFLUENCES AND LEGAL INCUMBRANCES

The following section provides a comprehensive description of the built and legal conditions within the subject property which have the potential to influence the planned development.

2.1 Adjacent Land Uses

Table 2-1 below summarizes the existing and proposed land uses in the areas surrounding the subject property. Figure 2-1 has been included below and illustrates the location of land uses in the area surrounding the site.

Table 2-1
 Existing and Proposed Land Uses

Direction from Site	Land Use
North	
Adjacent to site	There is a major ROW directly north of the site which was originally set aside to accommodate future road expansion.
South of Grasswood Road	Major Land Corp. has a planned 54-lot commercial development along Grasswood Road.
North of Grasswood Road.	Gemini Arena operates multiple ice rinks throughout the year.
North of Grasswood Road	English River First Nation has developed a business centre, gas and convenience store, quick service restaurant, and a commercial strip mall.
South	
Adjacent to site	Agricultural land.
~850 metres south	Ashwood Estates multi-parcel country residential estates.
~840 metres southwest	Grasswood Estates multi-parcel country residential estates.
East	
Adjacent to site	Range Road 3051
East of Range Road 3051	Commercial development including recreational vehicle storage, construction equipment and materials storage, as well as a gas and convenience store.
West	
Adjacent to site	Canadian National (CN) branch rail line (CN Craik line)
Directly east	Agricultural land

Development in the immediate vicinity is considered to be larger lot commercial and includes recreational vehicle storage and proposed multi lot commercial uses directly north of the site. The lots in the area vary in size from 3 acres up to 31 acres which provides a variety of sizes. The Grasswood Esso is sized at 10 acres which falls in line with the proposed equipment sales and rental operation and the Canlan Ice Sports Gemini Aerea sits on a 31 acre parcel which is similar to the remanent parcel for the mineral resource storage operation. Also business hours in the area vary with the gas stations operating from 6 am to 12 am daily. The proposed uses are similar in intensity and operational details as those businesses around the area.

The nearest multi-parcel development is Grasswood Estates. The closest house in relation to the subject property is located approximately 850 metres south. The land separating residential development and the subject property is currently undeveloped farmland and is designated to remain this way into the future according to the OCP and Regional Plan.

2.2 Proximity to Rail

The site is located adjacent to a CN branch rail line. The Guidelines for New Development in Proximity to Railway Operations was reviewed as it relates to commercial development and as these guidelines are focused primarily on residential forms of development; they do not provide recommended separation for the proposed form of development.

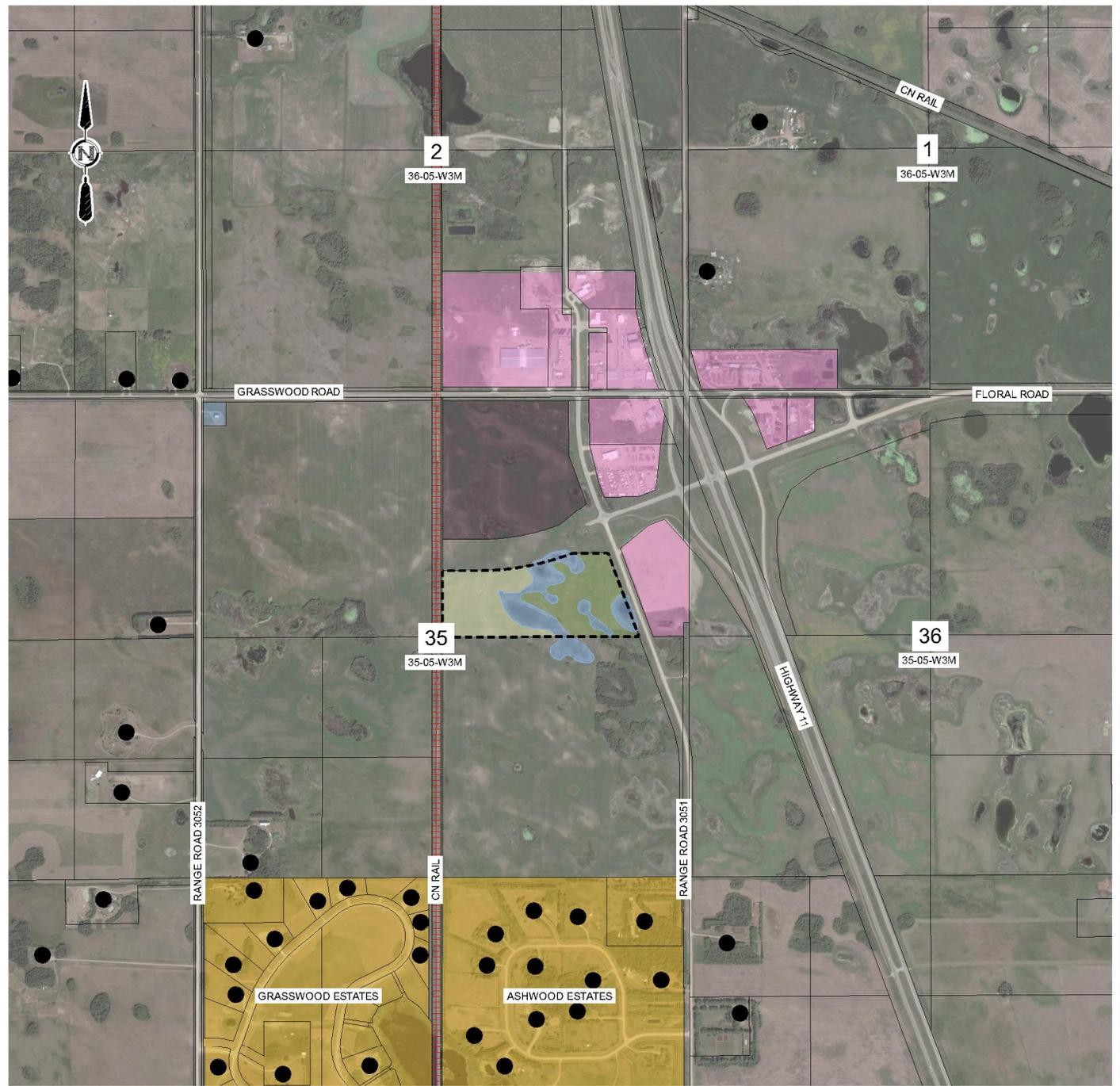
2.3 Future Saskatoon Freeway

The future Saskatoon Freeway project is currently in the functional planning phase following a general location study completed in 2018. A future freeway connection is anticipated to originate along Highway No.11 south of the site. The actual location of the connection from Highway No. 11 has not yet been confirmed at this time however it is not anticipated to have any negative implications on development in this location.

The future connection should benefit development in the Grasswood Mixed Use Node by providing a means of bypassing Saskatoon to efficiently transport goods and materials to other markets to the north of the city.

2.4 Built Conditions and Legal Incumbrances

There are no buildings or other constructed improvements within the subject property. There is a SaskPower CNV pipeline easement registered on the title of the property dating back to 1973. SaskPower was contacted regarding the CNV easement in which they informed AE they have no record on the location or installation of infrastructure. The major utility providers were contacted including SaskPower, SaskEnergy and SaskTel. Service area maps provided by the utility providers have been attached to this CDR report as Appendix C and confirm that there is no conflicting utility infrastructure constructed within the subject property. The developer acknowledges that formal utility locates will be completed prior to initiating any construction on the site.



LEGEND

- | | | | | | |
|---|--------------------------|---|----------------------------------|---|-----------------|
|  | ARTERIAL COMMERCIAL |  | PLANNED COMMERCIAL |  | WETLAND |
|  | MULTI-PARCEL RESIDENTIAL |  | DUNDURN WATER UTILITY PUMP HOUSE |  | CULTIVATED LAND |
|  | AGRICULTURAL |  | PLAN AREA BOUNDARY |  | VEGETATION |
|  | EXISTING HOUSE |  | CN RAIL LINE | | |

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FIGURE 2-1
 WHITELAND DEVELOPERS
 CIVIL
 URBAN PLANNING
 EXISTING CONDITIONS

Figure 2-1: Existing Conditions.

3 SITE ASSESSMENT

The following section describes the current physical, environmental and cultural site conditions as they relate to the proposed development.

3.1 Natural and Geological Conditions

The subject property is located within the moist mixed grassland ecoregion. This region marks the northern extension of open grassland in the province and is closely correlated with semi-arid moisture conditions and dark brown soils. It has the propensity to feature short, steep slopes and numerous undrained depressions or sloughs.

Based upon a review of historical imagery in addition to the collected topographic survey data, the subject property features several well-defined depressions and seasonal sloughs. These areas rely primarily on evaporation and infiltration to manage water levels.

Overall the terrain is relatively flat, and no significant slopes are present on the site that would hinder or restrict the proposed development. The subject property maintains an average north-south slope of 1.6% and an average east-west slope of 2.3%.

A preliminary geotechnical investigation was completed by P.Machibroda Engineering on October 16th, 2019, to assess the suitability of the local soil and groundwater conditions as they relate to the proposed development. This report, attached as Appendix D, identifies the need to utilize modified construction practices within the wetland areas in the eastern half of the site.

The preliminary geotechnical investigation determined groundwater elevations are fairly high in this area. Three (3) test holes were drilled and the results were as follows: test hole 19-1 = 2.4 m (below ground level) test hole 19-2 = 1.6 m (below ground level), existing standpipe on site = 2.2 m (below ground level). The high groundwater table may pose challenges during construction but does not restrict development from occurring. Excavation in wet areas may require the use of backhoe excavation equipment or dragline excavators.

Compacted gravel pads should perform satisfactorily in support of temporary skip supported structures at this location. Typical subgrade preparation techniques should be viable in preparation of the pad (ie. remove organics and/or any softened soils, re-work, moisture condition, compact, place fill in thin lifts, etc.). The preliminary geotechnical report also provided direction for permanent structures on the site. In terms of building foundations, a deep foundation system consisting of a driven open-end steel piles, helical screw piles and continuous flight auger (CFA) piles would perform satisfactorily. In addition, thickened edge raft foundations bearing on naturally occurring sand or structural granular fill over sand should also perform satisfactorily in this area.

An assessment of the subject property's agricultural soil capabilities was conducted using the Canadian Land Inventory, Soil Capability for Agriculture maps recognizing that the RM has a vested interest in preserving prime agricultural land between classes 1 through 3 according to the definitions included in the Zoning Bylaw. The soil assessment confirmed the subject property's soils are class 4 and 5 which are considered to have severe to very severe limitations for agricultural production and are not considered prime agricultural lands. HABISask includes a database of soil capability rankings and the results of the query have been attached as Appendix E, Soil Capabilities.

3.2 Heritage Resources

The subject property has been screened using the Developers Online Screening Tool. This query confirmed that the site is not considered heritage sensitive and that no further investigation or screening is required prior to development. The results of the query are attached as Appendix B.

3.3 Phase I Environmental Site Assessment

Pinchin Ltd. was engaged to complete a Phase I Environmental Site Assessment (ESA) for the subject property. The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "Phase I Environmental Site Assessment, CSA Standard Z768-01" dated November 2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily-accessible regulatory records, a site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of the report.. The Phase 1 ESA report is attached as Appendix F.

Pinchin Ltd. was advised by the proponent that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the site. The report states the site has always been vacant and undeveloped, free of any permanent structures and/or buildings, no dry-cleaning operations have historically taken place, and no retail fuel outlets have operated at the site. Based on the results of the Phase I ESA completed by Pinchin Ltd., nothing was identified that is likely to result in potential subsurface impacts at the site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

3.4 Rare and Endangered Species

The District OCP policies reinforce the need to protect sensitive and/or protected vegetation and rare and endangered species from development.

A desktop assessment of rare and endangered species was completed through HABISask which the Province of Saskatchewan's online mapping application is to track significant natural features across the province. The query did indicate the site is within an area of interest for the possible occurrence of the olive-backed pocket mouse. The site does exhibit characteristics that are favourable to support this species however the majority of the site has been cultivated in the past and the last documented sighting of the olive-backed pocket mouse was 1955.

The Ministry of Environment (MOE) was contacted by a senior biologist with Associated Environmental and confirmed that no mitigation action is required prior to proceeding with development. The results of the HABISask query are attached as Appendix G, Rare and Endangered Species and an email record of a telephone conversation between the MOE and the senior biologist is attached to this CDR as Appendix H, Consultation confirming no additional investigation is required in order to proceed with development.

4 DEVELOPMENT OVERVIEW

The proposed allocation of land within the subject property is summarized in Table 4-1 below and illustrated in Figure 4-1.

Table 4-1
Land Use Statistics

Land Use	Area (ha)
Equipment Sales and Rental	4.06
Mineral Resource Storage	8.25
Stormwater Management	2.75
TOTAL	15.06

4.1 Equipment Sales and Rental

The equipment sales and rental operation is planned to be located in the northeast corner of the site on a 4.06-hectare (10 acre) parcel. The business involves the sale and rental of construction equipment. The configuration of activities and built improvements within the site are illustrated in Figure 4-1.

Access to the site will be provided via a new approach planned to locate along Range Road 3051 in the northeast corner of the property. Initially, business operations will be hosted from an ATCO style trailer with a permanent building considered in the future.

The business is anticipated to employ 2 persons on the site and is estimated to generate approximately 10-16 vehicle trips per day. The volume and pattern of traffic generated by the use will be somewhat variable depending upon the market and the term of rentals, however, the business is not anticipated to be a heavy traffic generator. An area large enough to provide 50 employee and customer parking stalls has been set aside along the eastern boundary of the site. Sufficient area has been set aside within the site to accommodate the eventual expansion of the business office in the future.

The interior areas of the property will be used to display and coordinate equipment loading. There is no intention to provide for maintenance and repair of the equipment inventory on the site at this time.

The property will be finished with a gravel surface for all internal driving lanes, parking, loading and unloading areas. As the parking surface is gravel, parking spaces will be delineated by using parking curbs. The property will be fully fenced with a galvanized chain link style fence to delineate the property boundaries and for security.

A sign will be located in the northeast corner of the site at the entrance as people are travelling along Township Road 360. The front yard will be landscaped including grass, trees, and shrubs to ensure the business is visually appealing to the area. The required 5 metre firebreak has been included surrounding the equipment sales and rental business site

and a formal landscape plan shall be submitted when the proponent applies for a development permit as per RM regulations.

Lighting will be provided at the entrance, around the building, in the parking lot, where the equipment will be stored, and the loading and unloading area. This lighting will be downward cast and dark sky compliant to limit any light pollution from the development. The lighting will follow the RM's standards regarding light fixtures. The fencing and lighting will provide security as will onsite cameras which are planned to be located on the building and around the site.

The equipment sales and rental business will operate between 9 a.m. and 7 p.m. Monday through Friday with modified hours between 12 a.m. and 5 p.m. on the weekends. There is no storage of chemicals or fuel planned for the site as all repairs and maintenance are planned to be conducted by a third party business.

4.2 Mineral Resource Storage

The remaining developable area within the subject property is proposed to be used to store a range of mineral resources including but not limited to sand and gravel from off-site sources. The proposed use of this site is limited to providing a central location to store and distribute these resources to support construction activities in the Saskatoon area and there is no intention to excavate or process these resources on this site.

Building development within the site will be limited to the placement of an ATCO style trailer to act as a centre for business operations.

The business is anticipated to have 14 employees and generate up to 40 vehicle trips per day which will fluctuate based upon the market demand with an anticipated reduction in activity during off-construction seasons. The projected traffic includes both heavy truck and employee passenger vehicle trips. The operation is intended to be accessed from a new dedicated approach along Range Road 3051. An area has been designated near the ATCO trailer office to accommodate employee and customer parking.

The site has been planned to situate stockpiles along the perimeter of the property with the loading and unloading area being centrally located to provide visual screening and some measure of sound attenuation. The proponent intends to apply water to the stockpiles to assist in reducing the dust generated by site activities. An area near the office has been set aside to accommodate parking for the gravel trucks.

The property will be finished with a gravel surface for all internal driving lanes, parking, loading and unloading areas. As the parking surface is gravel, parking spaces will be delineated by using parking curbs. The property will be fully fenced with a galvanized chain link style fence to delineate the property boundaries and for security.

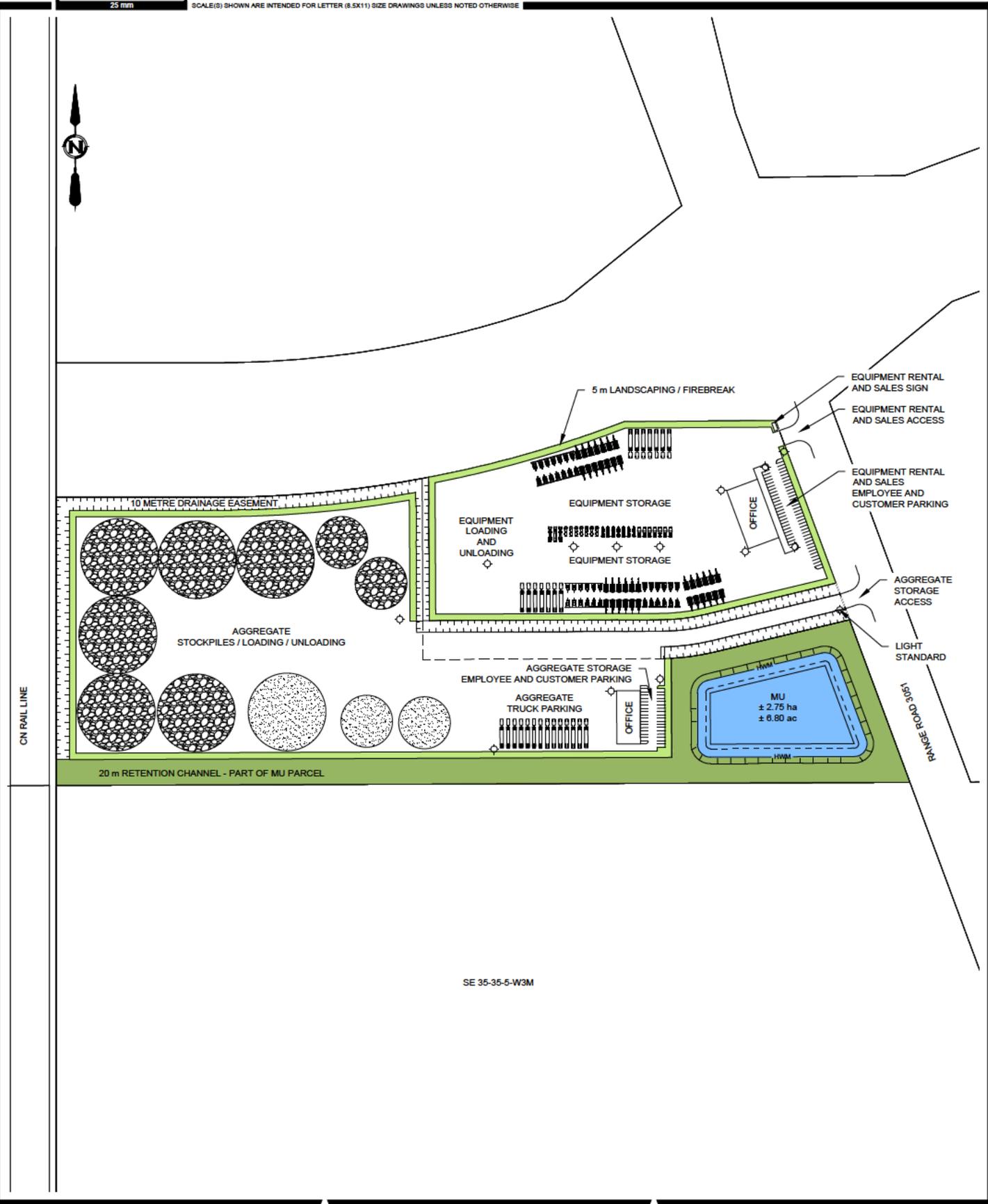
A sign will be located at the entrance as people are travelling along Range Road 3051. The front yard will be landscaped including grass, trees, and shrubs to ensure the business is visually appealing to the area.

Lighting will be provided at the entrance, around the building, in the parking lot, where the equipment will be stored, and at the mineral resource stockpiles. This lighting will be downward cast and dark sky compliant to limit any light pollution from the development. The lighting will follow the RM's standards regarding light fixtures. The fencing and lighting will provide security as will onsite cameras which are planned to be located on the building and around the site.

The mineral resource storage business will operate between 9 a.m. and 7 p.m. Monday through Friday with modified hours between 12 a.m. and 5 p.m. on the weekends. There is no storage of chemicals or fuel planned for the site as all equipment will be hauled offsite for repairs, maintenance, and fuel. Any fuel required for onsite equipment will be hauling in and used to fill-up the onsite equipment on an as-needed basis. There are no planned onsite fuel storage tanks at this time.

4.3 Municipal Reserve Dedication

As per The Planning Development Act, 2007, the subdivision of land for non-residential purposes is required to provide 5% of the land area towards municipal reserve dedication in the form of land, cash-in-lieu, or a combination of the two. The municipal reserve dedication for the subdivision of the equipment sale and rental operation will be provided via cash-in-lieu.



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FIGURE 4-1
WHITELAND DEVELOPERS
CIVIL
URBAN PLANNING
SITE PLAN

5 SITE SERVICING

5.1 Drainage

The following resources were used to assist in the development of the conceptual drainage design criteria:

- Water Security Agency Stormwater Guidelines EPB 32, June 2015.
- Larry H. Wiens (2001) A Surface Area-Volume Relationship for Prairie Wetlands in the Upper Assiniboine River Basin, Saskatchewan, Canadian Water Resources Journal, 26:4, 503-513.

The development encompasses approximately 15.05 ha with a 4.06-ha (10 acre) site planned to be subdivided to create two (2) separate land holdings. A shared drainage easement will be implemented along the mineral resource storage yard access road to allow for the collection of run-off within the two properties for collection within the retention pond in the southeast corner.

Rainfall exceeding the infiltration and storage capacity of the soil results in runoff. In undeveloped areas, this runoff is accommodated by collection in wetland/depressions, natural streams and watercourses. Development increases the release rate of the runoff due to the increase in impervious material. The use of stormwater management facilities allows for the development to store the increase in flow and release the flow at the pre-development release rate. The pre-development release rate was calculated by the Rational Method and was determined to be 41.6 L/s (0.042 m³/s).

A portion of the development lies within a large wetland complex (i.e. which is comprised of depressions on the landscape). A desktop study was done to determine the wetland features. The extents of the wetland areas are identified on figure 2-1. Results from this study determined approximately 4.83 ha of the site contains wetland features. A volume of permanent storage in these wetland feature depressions was determined using Autodesk AutoCAD Civil 3D Software comparing the existing ground surface and the wetland extent elevation of each depression surface. Figure 5-1 illustrates the area determined to be permanent storage. The volume of permanent storage was calculated to be 17,445 m³. Figure 5-2 illustrates the existing site topography.

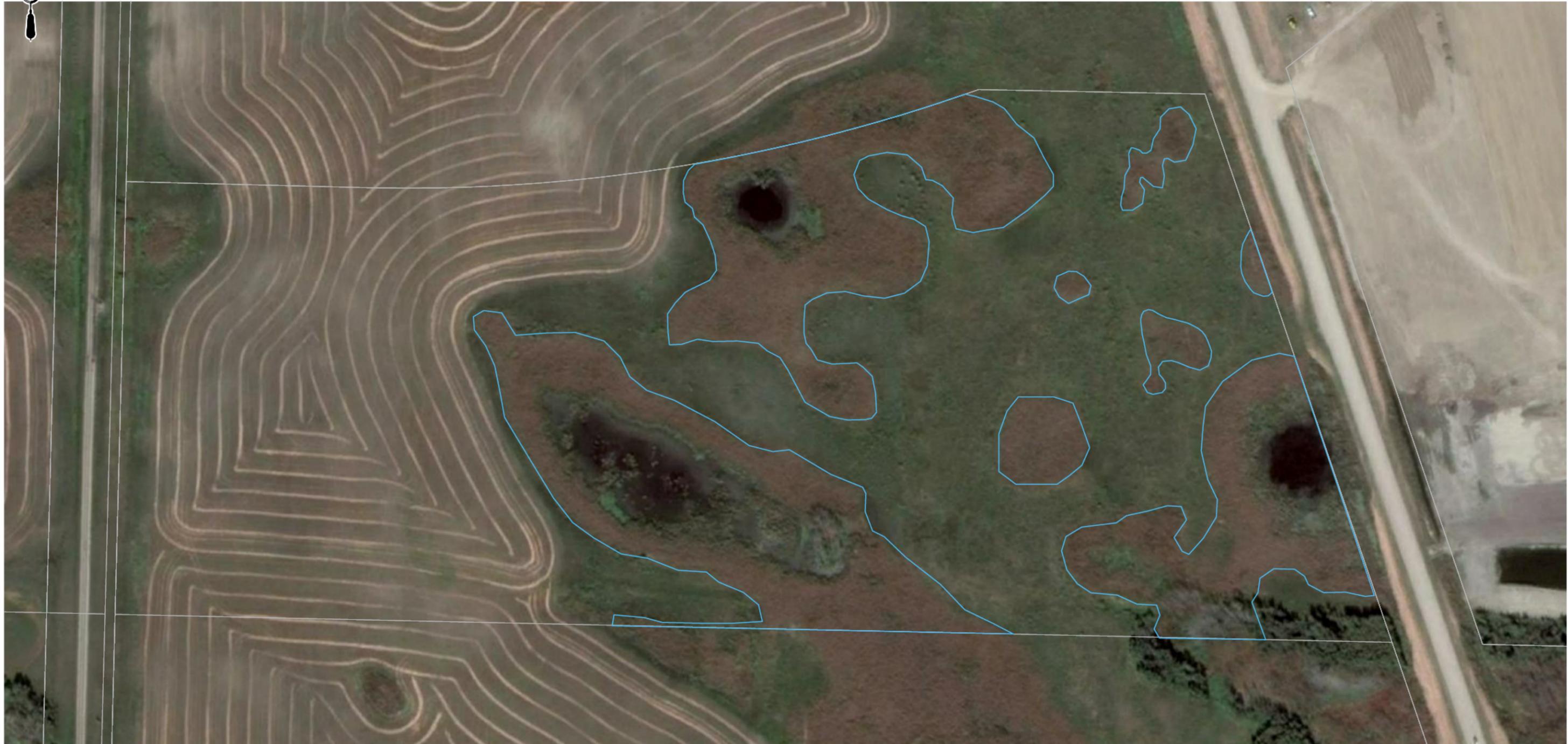
The Water Security Agency (WSA) was contacted for guidance on the fraction of the wetland features that would need to be retained on site. WSA responded that the full 17,445 m³ would need to be retained on site. Further comments from WSA on the conceptual stormwater serviceability can be located in Appendix H, Consultation.

In addition to the 17,445 m³ of "dead storage" the stormwater management facility will require approximately 15,500 m³ of "active" storage above the normal water level (NWL) to handle the 1:100-year 24-hour storm event with an additional 25% freeboard. The stormwater management facility will be equipped with a control structure designed to release at the pre-development rate of 42 L/s (2.8 L/s/ha) into the southeast road allowance.

Site grading will need to ensure that any pre-development flows from the adjacent lands are not diverted from its natural flow path with use of culverts or natural tip elevations set along the property boundary.

A safe building elevation was determined be a minimum of 513.30 m which is 0.5 m above the lowest road elevation where stormwater would tip out during major storm events.

The conceptual drainage plan figure has been included below as Figure 5-3.



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 DELINEATED WETLANDS WITHIN PROJECT BOUNDARY BY DESKTOP ACTIVITY

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FIGURE 5-1

 WHITELAND DEVELOPERS

 CIVIL
 WETLAND DELINEATION



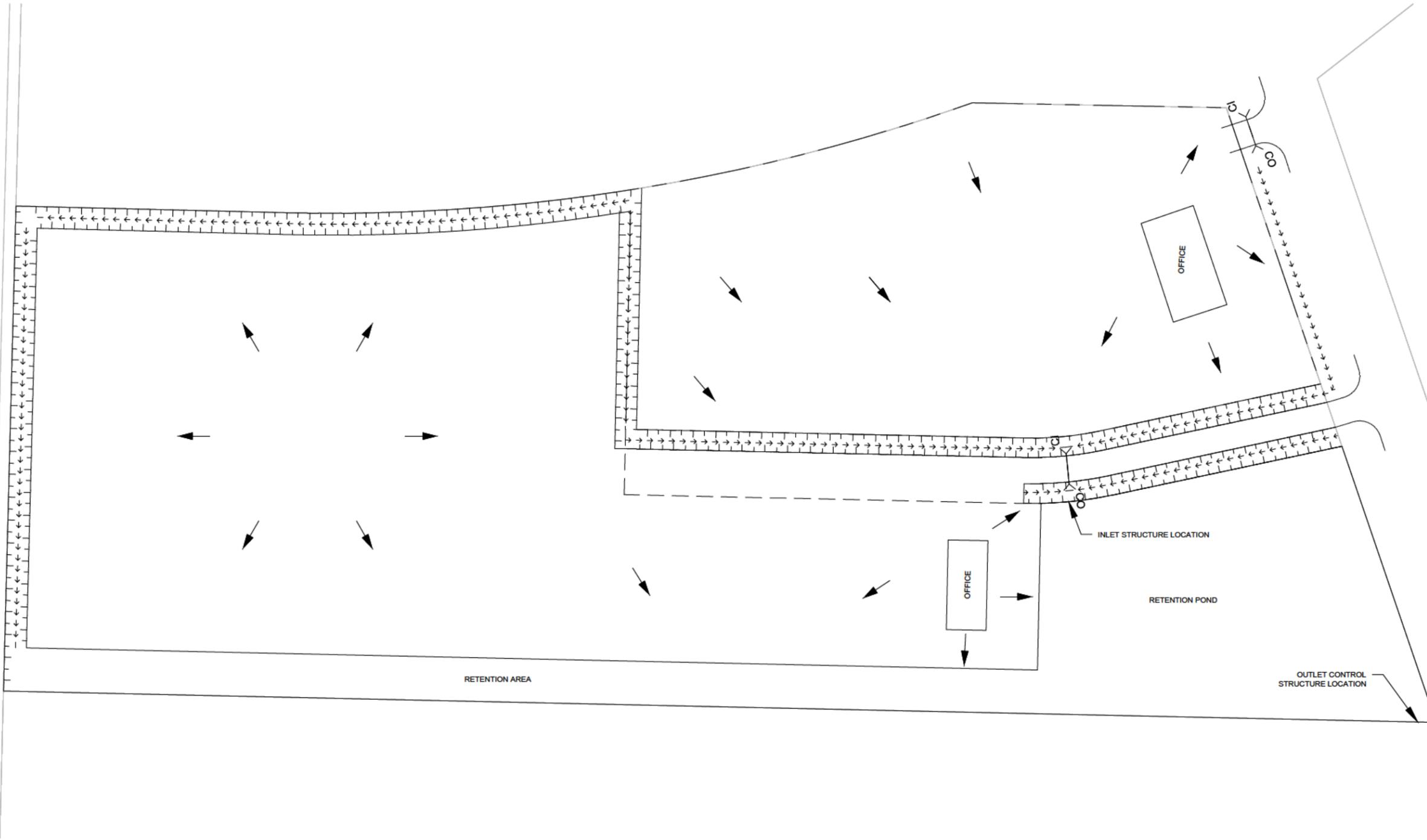
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FIGURE 5-2
 WHITELAND DEVELOPERS
 CIVIL
 LOCAL TOPOGRAPHY



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FIGURE 5-3
WHITELAND DEVELOPERS
CIVIL
CONCEPTUAL DRAINAGE PLAN

5.2 Potable Water

The Dundurn Rural Water Utility was contacted and confirmed their ability to provide potable water supply to the site. The Utility operates a low-pressure potable water system with a booster station located along Grasswood Road west of the CN rail line. The businesses are anticipated to be low volume users, primarily using water for bathroom and kitchen facilities. Potable water will be used to wet the stockpiles if the proponent is unable to draw from the stormwater pond due to low water volume. The businesses will require individual holding tanks to provide pressurized water. Additional investigation will need to be made in subsequent phases of design with respect to the volume of water used by the individual businesses. Correspondence with the Dundurn Rural Water Utility has been included in Appendix H, Consultation of this report dated December 2nd, 2019.

5.3 Site Access

The site is located adjacent to Range Road 3051 which is owned and operated by the RM up to the intersection of Township Road 360 (Floral Road). This segment of Range Road 3051 is gravel surfaced and classified as a secondary weight municipal roadway. Range Road 3051 extending north from the intersection at Floral Road to Grasswood Road falls under provincial jurisdiction.

Vehicles accessing the subject property from the north will utilize the existing off-ramp at Grasswood Road, travelling east and then south along Range Road 3051. Vehicles accessing the site from the south are expected to use the eastern stub of Floral Road which connects directly with Highway No. 11. Egress from the site is expected to be provided exclusively from Floral Road at the existing Highway No. 11 intersection.

The Ministry of Highways and Infrastructure was contacted to confirm that the current highway infrastructure has sufficient capacity to accommodate the projected traffic generated by the proposed development and that no additional investigations or improvements are warranted. A copy of this written correspondence is attached as Appendix H.

5.4 Shallow Utilities

The major utility providers, SaskPower, Sasktel and SaskEnergy were contacted during the preparation of this CDR and confirmed that they have infrastructure in the area capable of providing service to the proposed development. Drawings have been provided by the above noted providers and illustrate the location of local infrastructure. These drawings have been attached to this CDR report as Appendix C, Utility.

5.5 Solid Waste

Loraas Disposal Saskatoon was contacted to confirm their ability to service the site. This correspondence has been included in Appendix H, Consultation of this report.

5.6 Liquid Waste Disposal

Domestic sewage associated with the proposed development will be managed using septic holding tanks. GFL Environmental Inc. (GFL) was contacted to confirm their ability to service the site and a copy of this correspondence is attached in Appendix H, Consultation of this report.

6 PUBLIC CONSULTATION

A public notice was prepared and distributed to landowners in the area. The purpose of the notice was to inform local property owners of the proposed change in land use, and to provide an opportunity for residents to communicate in writing any comments or concerns they may have regarding the proposed. The public notice included a written description of the proposed development accompanied by a site plan illustration. In addition to the above noted mail-outs, English River First Nation and Major Land Corporation who are both major land holders in the immediate vicinity of the subject property were contacted personally. A copy of the public notice is attached as Appendix I, Public Consultation.

A total of 79 notices were distributed with 11 responses received. AE contacted and provided each of the respondents with a written response to any concerns raised in their communications. A summary of consultation has been included in Table 6-1 below including a description of how the proposed development responds to the concerns expressed by local landowners.

Table 6-1
Public Consultation Summary

Landowner Concern	Proposed Mitigation
Drainage: Some landowners in the Mixed-Use Node expressed concern regarding site drainage. Specifically, they were concerned about the outlet location and location of discharge which is anticipated to be directed towards the south.	<ul style="list-style-type: none"> - WSA was contacted and provided the opportunity to review and comment on the conceptual drainage plan. - WSA confirmed that the proposed discharge location is appropriate given the natural topography of the site.
Traffic: Several landowners in the area expressed concerns regarding the amount and type of traffic associated with both business operations and their effect on the municipal and provincial road network. Specifically, the comments were focused on the accelerated deterioration of the road surface as a result of the physical weight of the vehicles.	<ul style="list-style-type: none"> - Consultation with the Ministry confirmed that the current provincial highway network in this area has adequate existing capacity to accommodate forecasted traffic.
Servicing: One of the commercial land holders in the area expressed concern about site servicing and the extension of City services to the site.	<ul style="list-style-type: none"> - The site is located in a future commercial growth area for the City of Saskatoon. - The Regional Plan permits consideration of interim rural commercial and industrial development which will not prejudice and can be effectively incorporated into an urban neighbourhood in the future. - The proposed Equipment Sales and Rental business can be easily connected to future urban services in this area in the future. - The Mineral Resource Storage operation is a temporary use that will not inhibit future urban redevelopment in the future. As a temporary use,

	<p>the broader site will be subject to further subdivision and development which will trigger the application of urban development levies to fund the transition of services.</p>
<p>Noise: Several landowners in the area expressed concern regarding noise generated from the business operations including reverse beacons and noise associated with the loading and unloading of mineral resources.</p>	<ul style="list-style-type: none"> - The RM has an adopted noise bylaw intended to preserve the welfare, peace and quiet of the citizens of the RM. This bylaw contains specific hours of operation regulations for mineral resource storage operations. The proposed hours of operation are in alignment with the current regulations. - The use of equipment beacons are mandated by Occupational Health and Safety Regulations. There have been major advancements in the beacon technology to ensure that the emanating sound is directed only to the area of impact, reducing the overall impact on surrounding lands. - The stockpiles are planned to be located around the perimeter of the site acting as a noise barrier from activities onsite as represented in the District Zoning Bylaw.
<p>Dust: Several landowners expressed concern regarding dust generated from the site and the potential for this dust to extend beyond the boundaries of the site.</p>	<ul style="list-style-type: none"> - The operator intends to apply water to the stockpiles to reduce the impacts of wind and the generation of dust during transportation activities. - The proposed development does not include provisions for product screening or crushing on the site which will significantly diminish dust generation.
<p>Lighting: Several land owners anticipated to be residing in the country residential subdivisions to the south expressed concerns about light pollution extending beyond the boundaries of the site and that would impact their views from their properties.</p>	<ul style="list-style-type: none"> - Lighting will be dark sky compliant and will be restrict to illuminate key areas of the site for the purposes of property security. All lighting will need to comply with the RM's zoning regulations, specifically section 3.18.14 through 3.18.16 which defines lighting standards as it relates to the proposed form of development. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists.
<p>Aesthetics: Several landowners expressed concern regarding aesthetics, specifically the type of landscaping required for the site and</p>	<ul style="list-style-type: none"> - There is a substantial distance separation exceeding 800 metres between the proposed development site and existing residences to the south. Within

the height of stockpiles associated with the aggregate storage and distribution operation as they may be visible to the residents to the south.

this buffer area there are existing trees and vegetation that would assist in providing a visual buffer.

- Site aesthetics including landscaping will be determined during the development permitting stage in accordance with zoning regulations.
- The mineral resource stockpiles are planned to be located in the back of the property as far away as possible from Range Road 3051 to help mitigate the visual impact from the roads. These stockpiles will also be located around the perimeter of the site to provide a noise barrier. The height of the stockpiles can be controlled to limit any perceived visual concerns.

7 POLICY COMPLIANCE REVIEW

The following section demonstrates how the proposed development complies with the policies contained within the governing policies and regulations.

7.1 Corman Park-Saskatoon Planning District OCP

Table 7-1
Corman Park – Saskatoon Planning District OCP

Policy Reference	Project Response
Section 4: Agricultural Sector Objectives and Policies	
<p>4.4.1 Agriculturally related commercial and industrial development shall locate on lands:</p> <p>a. in or adjacent to existing and planned commercial or industrial areas as identified on the Future Land Use Map attached to this Plan as Appendix B; and</p> <p>b. having existing road access to Municipality approved standards.</p>	<p>The proposed Mineral Resource Storage operation meets this criteria.</p>
Section 7: Commercial Sector Objectives and Policies	
<p>7.2.1 Commercial development shall be compatible with adjacent and nearby uses.</p>	<p>Development in the immediate vicinity is considered to be larger lot commercial and includes recreational vehicle storage and proposed multi lot commercial uses directly north of the site. The lots in the area vary in size from 3 acres up to 31 acres which provides a variety of sizes. The Grasswood Esso is sized at 10 acres which falls in line with the proposed equipment sales and rental operation and the Canlan Ice Sports emini Aerea sites on a 31 acre parcel which is similar to the remanent parcel for the mineral resource storage operation. Also business hours in the area vary with the gas stations operating from 6 am to 12 am daily. The proposed discretionary uses are similar in intensity and no issues related to incompatible uses are anticipated as a result of the proposed development.</p> <p>The site is located approximately 850 metres from the nearest residential dwelling located in the Grasswood Estates country residential development to the south, measured from the property line of the site to the nearest dwelling unit. There is existing vegetation between the site and country residential to the south that serves as a visual buffer in addition to the proposed siting of the aggregate stockpiles around the perimeter of the site also serves as a visual buffer</p>

	<p>for residential development to the south. Based on these factors the proposed development is not anticipated to negatively impact existing residential development in the area.</p>
<p>7.3.1 Arterial commercial development shall be located in those areas identified as 'Commercial Areas' on the Future Land Use Map attached to this plan as Appendix B.</p>	<p>The site is located in an area represented as future commercial on the Future Land Use Map.</p>
<p>7.3.3 Commercial development shall locate in planned nodes at or near key intersections of provincial highways, municipal roadways and the perimeter highway.</p>	<p>The site is located in the planned Grasswood Mixed Use Node which is an established commercial development.</p> <p>The subject property is located within 400 metres of Highway No. 11 and along an established all-weather municipal roadway.</p>
<p>7.3.4 Commercial developments shall be directed to locations where:</p> <ul style="list-style-type: none"> a. existing roads and infrastructure are sufficient to support the development; b. minimal roadway upgrading would be required; c. any costs to Corman Park associated with the development are minimized; and d. the lands are identified as "marginal" according to the Canada Land Inventory (C.L.I) Soil Class Rating System. 	<p>Roads in the area include both municipal and provincially owned and operated infrastructure. The site is anticipated to be accessed via a short stretch of Range Road 3051 extending south from the intersection of Floral Road which is under the jurisdiction of the RM. Range Road 3051 extending north from the intersection of Floral Road, in addition to the stretch of Floral Road extending east to Highway No.11 is considered to be part of the provincial highway network.</p> <p>All roads feature a paved surface with the exception of Range Road 3051 extending south from the intersection of Floral Road. This short stretch of municipal roadway is gravel surface and considered to be a secondary weight municipal road. The capacity of this stretch of roadway to accommodate the proposed development is anticipated to be evaluated during the RM's review process.</p> <p>The Ministry of Highways and Infrastructure was contacted and confirmed that the provincial road network can accommodate the proposed development, and that no further investigation or studies would be required to proceed with development as represented in this plan.</p>

	<p>The ability to service the site was investigated and confirmed during the preparation of this CDR. All major utility providers were contacted including Sasktel, SaskPower and SaskEnergy and confirmed that they have infrastructure in the area. The Dundurn Rural Water Utility was also contacted and confirmed they have the capacity available to service the site. GFL Environmental and Loraas Disposal were contacted for liquid and solid waste disposal and confirmed they have the ability to service the site.</p> <p>According to the Canadian Land Inventory Soil Class Rating the site contains soil classified as 4 and 5 and is considered as marginally productive farmland.</p>
<p>7.3.5 Commercial operations shall meet all municipal and provincial regulations respecting access to and from provincial highways and other municipal roads.</p>	<p>The proponent will submit an "Application for Standard Approach Approval" form as per Bylaw 17/13 prior to constructing any new approaches.</p> <p>Floral Road and Range Road 3051 north of the intersection with Floral Road are classified as part of the provincial highway network. A Roadside Development Permit will be submitted to the Ministry prior to initiating any development within 90 metres of the network.</p>
<p>7.3.6 Commercial developments shall be located in a manner which minimizes road construction and maintenance.</p>	<p>No new roads are anticipated to be constructed at this time.</p>
<p>7.3.7 Commercial development in the District shall comply with the required separation distances as provided within Section 4, table 1 of the intensive livestock operation policies contained herein.</p>	<p>The site lies outside of any applicable separation distances.</p>
<p>7.5.1 Arterial Commercial developments shall include medium and large-scale commercial activities where location adjacent to and exposure from major highways is essential.</p>	<p>The primary development of the subject property is for Equipment Sales and Rental which relies on a certain amount of visibility from the adjacent transportation network.</p>
<p>Section 8: Servicing and Transportation Objectives and Policies</p>	

<p>8.2.3 All development in the District shall ensure safe access and egress from adjacent roadways without disrupting the roadway function, and limit the type and number of accesses provided onto municipal roadways by encouraging shared points of access along shared driveways.</p>	<p>Two points of access are proposed for the site from Range Road 3051. The northern access aligns with the access on the east side of Range Road 3051 limiting potential conflict points along this stretch of road.</p> <p>The site has been designed to comply with the required setback distances in the Zoning regulations not to impact site lines for those traveling Range Road 3051.</p>
<p>8.2.6 All subdivision proposals shall allow for the expansion of abutting roads to standards as prescribed by Corman Park from time to time.</p>	<p>The RM's Director of Public Works was contacted and confirmed this would be decided upon submission of the CDR report for consideration.</p>
<p>Section 10: Environmental and Heritage Resource Objectives and Policies</p>	
<p>10.1.1 Where a natural or heritage resource is deemed significant to Corman Park or any provincial or federal government department or agency, Council will encourage the designation of such resources for conservation and management.</p>	<p>The site was screened and is not considered heritage sensitive.</p> <p>The site was screened for rare and endangered species using HABISask. The query indicated that the site is within an area where the olive-backed pocket mouse had been sited (1955). The MOE was consulted to confirm that the probability of this animal being present is low and that no further investigation or mitigation will be required.</p>
<p>Section 10: Environmental and Heritage Resource Objectives and Policies</p>	
<p>10.1.5 Development shall endeavour to integrate and complement the natural features and landscapes of the District including the incorporation of natural vegetation as a buffer from adjacent development.</p>	<p>The stormwater retention pond has been located in a natural low-lying area and presents the opportunity to promote the growth of natural vegetation in the future. There are several existing trees located along the southern boundary of the site near the stormwater retention pond that will be incorporated into the development providing a visual buffer if they can be accommodated during construction.</p>
<p>Section 10: Aboriginal Involvement</p>	
<p>11.0.1 To collaborate with First Nations to achieve effective, efficient and coordinated land use and development in the District.</p>	<p>The proposed subdivision is located approximately 550 metres south of the English River First Nation Grasswoods Indian Reserve. English River First Nation was contacted directly as a part of this project to</p>

	provide the opportunity for comment. Their comments can be viewed in Appendix I.
11.1.3 New subdivision or development adjacent to existing reserve development shall endeavor to complement and, where possible, integrate with, the reserve development.	The proposed subdivision is planned to be rezoned from a DAG1 District to a DC1 District which is consistent with the form of development within the Grasswood Reserve.

7.2 Partnership for Growth (P4G) Regional Plan

P4G Regional Plan	
Section 4: Natural and Heritage Resources	
4.01 Identification of Significant Natural and Heritage Resources: Where a natural or heritage resource is deemed significant to a municipality or any provincial or federal government department or agency, the municipality will encourage the designation of such resources for conservation and management through an evaluation process that reflects criteria identified by the provincial and federal departments and agencies and The Standards & Guidelines for The Conservation of Historical Places In Canada.	<p>The site was screened and is not considered heritage sensitive.</p> <p>The site was screened for rare and endangered species using HABISask. The query indicated that the site is within an area where the olive-backed pocket mouse had been sited (1955). The MOE was consulted to confirm that the probability of this animal being present is low and that no further investigation or mitigation will be required.</p>
4.06 Integration of Natural Features: Development should integrate and complement natural features and landscapes including incorporation of natural vegetation and conserved wetlands.	The stormwater retention pond has been sited in a natural low-lying area to align with pre-development conditions.
Section 7: General	
7.01 Land Use Compatibility: Development shall be compatible with surrounding uses.	Development in the immediate vicinity is considered to be larger lot commercial and includes recreational vehicle storage and proposed multi lot commercial uses directly north of the site. The lots in the area vary in size from 3 acres up to 31 acres which provides a variety of sizes. The Grasswood Esso is sized at 10 acres which falls in line with the proposed equipment sales and rental operation and the Canlan Ice Sports Jemini Aerea sites on a 31 acre parcel which is similar to the remanent parcel for the mineral resource storage operation. Also

	<p>business hours in the area vary with the gas stations operating from 6 am to 12 am daily. The proposed discretionary uses are similar in intensity and no issues related to incompatible uses are anticipated as a result of the proposed development.</p> <p>The site is located approximately 850 metres from the nearest residential dwelling located in the Grasswood Estates country residential development to the south, measured from the property line of the site to the nearest dwelling unit. There is existing vegetation between the site and country residential to the south that serves as a visual buffer in addition to the proposed siting of the aggregate stockpiles around the perimeter of the site also serves as a visual buffer for residential development to the south. Based on these factors the proposed development is not anticipated to negatively impact existing residential development in the area.</p>
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Section 10: Rural Commercial

<p>10.04 Location Criteria. Rural Commercial developments should be directed to locations where:</p> <ul style="list-style-type: none"> a. Existing roads and infrastructure are sufficient to support the development b. Nodal development is planned where key intersections of provincial highways, municipal roadways, and the Saskatoon Freeway can support access; c. Impacts to existing roadways and additional costs of maintenance are minimized; and d. any other costs to the RM associated with the development are minimized. 	<p>Roads in the area include both municipal and provincially owned and operated infrastructure. The site is anticipated to be accessed via a short stretch of Range Road 3051 extending south from the intersection of Floral Road which is under the jurisdiction of the RM. Range Road 3051 extending north from the intersection of Floral Road, in addition to the stretch of Floral Road extending east to Highway No.11 is considered to be part of the provincial highway network.</p> <p>All roads feature a paved surface with the exception of Range Road 3051 extending south from the intersection of Floral Road. This short stretch of municipal roadway is gravel surface and considered to be a secondary weight municipal road. The capacity of this stretch of roadway to accommodate the proposed development is anticipated to be evaluated during the RM's review process.</p>
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	<p>The Ministry of Highways and Infrastructure was contacted and confirmed that the provincial road network can accommodate the proposed development, and that no further investigation or studies would be required to proceed with development as represented in this plan.</p> <p>The ability to service the site was investigated and confirmed during the preparation of this CDR. All major utility providers were contacted including Sasktel, SaskPower and SaskEnergy and confirmed that they have infrastructure in the area. The Dundurn Rural Water Utility was also contacted and confirmed they have the capacity available to service the site. GFL Environmental and Loraas Disposal were contacted for liquid and solid waste disposal and confirmed they can service the site.</p> <p>According to the Canadian Land Inventory Soil Class Rating the site contains soil classified as 4 and 5 and is considered as marginally productive farmland.</p>
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Section 12: Future Urban Growth Areas

<p>12.05 Requirements for Interim Land Use in Future Urban Growth Areas. An interim use of any type shall not be permitted in a future urban growth area unless the proposal:</p> <ul style="list-style-type: none"> a. is consistent with more detailed planning for the area. b. is designed to transition to future urban servicing when included in an urban municipality. c. provides a site design that limits fragmentation of the parcel, and d. presents a subdivision design that allows for re-subdivision to urban-sized parcels. 	<p>The site is located in an area that is represented as future Urban Commercial/Industrial on the regional land use map.</p> <p>Permanent development within the subject property is limited to the Equipment Sales and Rental business which is a use currently found in areas of the City of Saskatoon.</p> <p>The location of this new business within the larger subject property will not prejudice the ability to extend urban services into this area in the future.</p>
<p>12.24 Requirements for Detailed Planning. Concept Plans and Comprehensive Development Reviews developed for commercial/industrial areas shall be developed to the satisfaction of the RM and the adjacent urban municipality, and shall include:</p>	<p>A utility easement has been included south of the 4.06-ha (10 acre) parcel which could provide future road access into the site to allow for the subdivision of additional parcels when demand exists and or annexation is imminent.</p> <p>Limiting subdivision within the subject property and retaining the current DAG1 zoning on the remainder of the subject property offers assurance</p>

<p>a. interim subdivision and site design that facilitates a transition to urban development;</p> <p>b. interim roadway and other infrastructure planning that facilitates a transition to urban development; and</p> <p>d. for uses that could have a significant impact on transportation systems, a transportation impact assessment.</p>	<p>that future subdivision and development will enable the application of urban development levies in conjunction with the extension of services into this area.</p> <p>The project was presented to the Ministry of Highways and Infrastructure to confirm that the current provincial road network is capable of accommodating the development proposed.</p>
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Section 24 Stormwater and Drainage

<p>24.02 Drainage Plans. Drainage plans shall be required to ensure development is designed and constructed to avoid or mitigate on- and off- site impacts from alteration to drainage to the satisfaction of the municipality. This should incorporate site designs that minimize impervious surfaces and site grading, and provide other on-site controls, and shall be provided at the expense of the developer.</p>	<p>The conceptual drainage plan for the site was prepared in consultation with WSA according to current provincial and municipal standards. Correspondence with WSA is attached in Appendix H.</p>
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Section 19: Mineral and Aggregate Resources

<p>19.04 Separation Distances for Aggregate Resource Industries: New aggregate resource industries shall not be located within:</p> <p>a. 305m (1000ft.) of an existing or approved country residential subdivision, vacant agricultural subdivision, recreational development, or Wanuskewin Heritage Park; or</p> <p>b. 150m (492 ft.) of any other existing or approved residence not associated with the operation</p> <p>separation distances shall be measured according to policy 7.05.</p>	<p>The nearest country residential development is approximately 850 metres south located within Grasswood Estates which is a multi-parcel country residential development.</p>
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Section 25: Transportation

<p>25.16 Setbacks from Railways and Rail Facilities: Development in proximity to rail yards or rail lines should be located to be consistent with the guidelines for New Development in Proximity to Railway Operations</p>	<p>The Guidelines for New Development in Proximity to Railway Operations was reviewed as it relates to commercial development and these guidelines are focused primarily on residential forms of development; they do not provide recommended</p>
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Prepared for the Federation of Canadian Municipalities and the Railway Association of Canada.

separation distance for the proposed form of development.

7.3 Corman Park-Saskatoon Planning District Zoning Bylaw

The site plan has been prepared to meet the development standards and comply with the regulations contained in the zoning bylaw. Site development will follow the standards defined in the zoning bylaw including but not limited to signage, landscaping and lighting which will be addressed through the development permitting process.

The following table provides a summary of applicable site development standards as represented in the accompanying site plan included in this CDR report.

Section 3: General Regulations	
3.20.4 Commercial Uses: One (1) parking space for each residential dwelling unit where parking is individually provided within or abutting the unit.	The ATCO trailer will be less than 100m ² which would require a minimum of 3 parking spaces. However, the provided parking spaces as illustrated in figure 4-1 will far exceed the minimum requirements as defined in the zoning bylaw.
3.20.4 Equipment Sales and Rental: Three (3) parking spaces for every 100m ² (1076.4 ft ²) gross floor area.	
3.21.12 No development or use of land shall be permitted where the proposal will adversely affect domestic or municipal water supplies, or where a suitable, potable water supply cannot be furnished to the requirements of the Saskatoon District Health Region and or Sask Water	The Dundurn Rural Water Utility was contacted and confirmed that they have the capacity to service this development.

CLOSURE

This report was prepared for the SAR Developments Inc. Comprehensive Development Review to support the subdivision and rezoning of a 10 acre parcel and two subsequent discretionary use applications.

The services provided by Associated Engineering (Sask.) Ltd. in the preparation of this report were conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty expressed or implied is made.

Respectfully submitted,
Associated Engineering (Sask.) Ltd.

Prepared by:



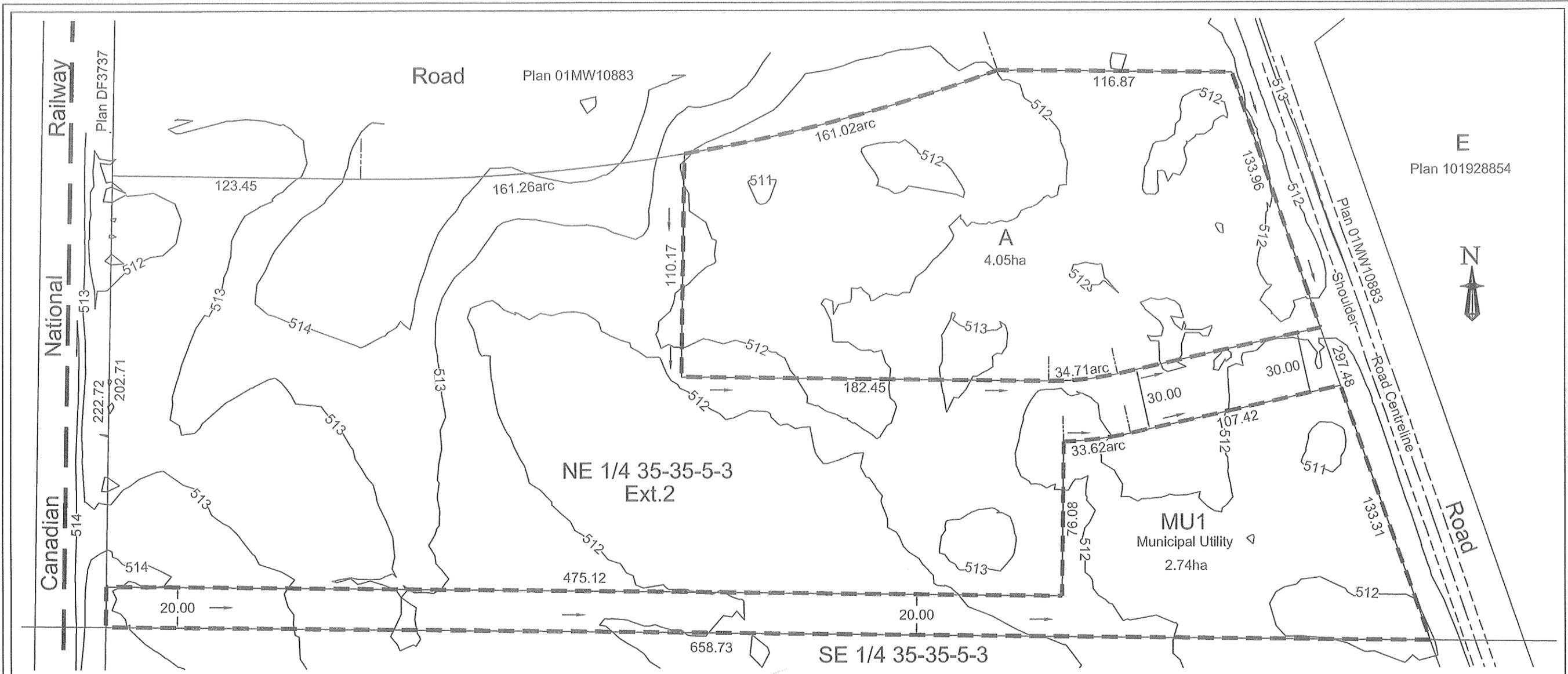
Mike Pawluski, RPP, MCIP
Project Manager

Reviewed by:



Kenneth Weddige
Project Planner

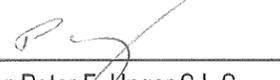
APPENDIX A – PLAN OF PROPOSED SUBDIVISION



Detail of Proposed Subdivision

NE 1/4 of 335 Twp 35 Rge 5 W3Mer.
 RM of Corman Park #344
 2020
 Scale 1:2000

Preliminary Plan Completed March 12, 2020

By: 
 Peter F. Unger S.L.S.
 Digital Planimetrics Inc.
 15-2345 Avenue C North
 Saskatoon Sk.


 Authorized Signature

Proposed Subdivision outlined thus 
 Standard Road Allowances are 20.117m
 Area to be Subdivided contains 6.79ha
 Measurements are in metres and decimals thereof
 Distances are approximate and may vary by +/- 1 metre
 Contour interval 1.0m
 Topographic information provided by Associated Engineering.
 Proposed Drainage 
 Utilites must be located in the field.

 **Digital Planimetrics Inc.**
 15 - 2345 Avenue C North
 Saskatoon, SK, Canada
 S7L 5Z5
 (306) 933-2159

APPENDIX B – HERITAGE SENSITIVITY



Developers' Online Screening Tool

Inquiry was made on September 25, 2019 at 10:47 AM

You are inquiring about the heritage sensitivity of the following land location:

Quarter- NE
section:
Section: 35
Township: 35
Range: 5
Meridian: 3

This quarter-section is NOT heritage sensitive.

It is not necessary to submit the project to the Heritage Conservation Branch for screening. These results can be printed for submission to other regulatory bodies (e.g. Saskatchewan Environment, Saskatchewan Energy and Resources). Please email arms@gov.sk.ca if you have any questions.

[Refine Search](#)

[New Search](#)

[Log Out](#)

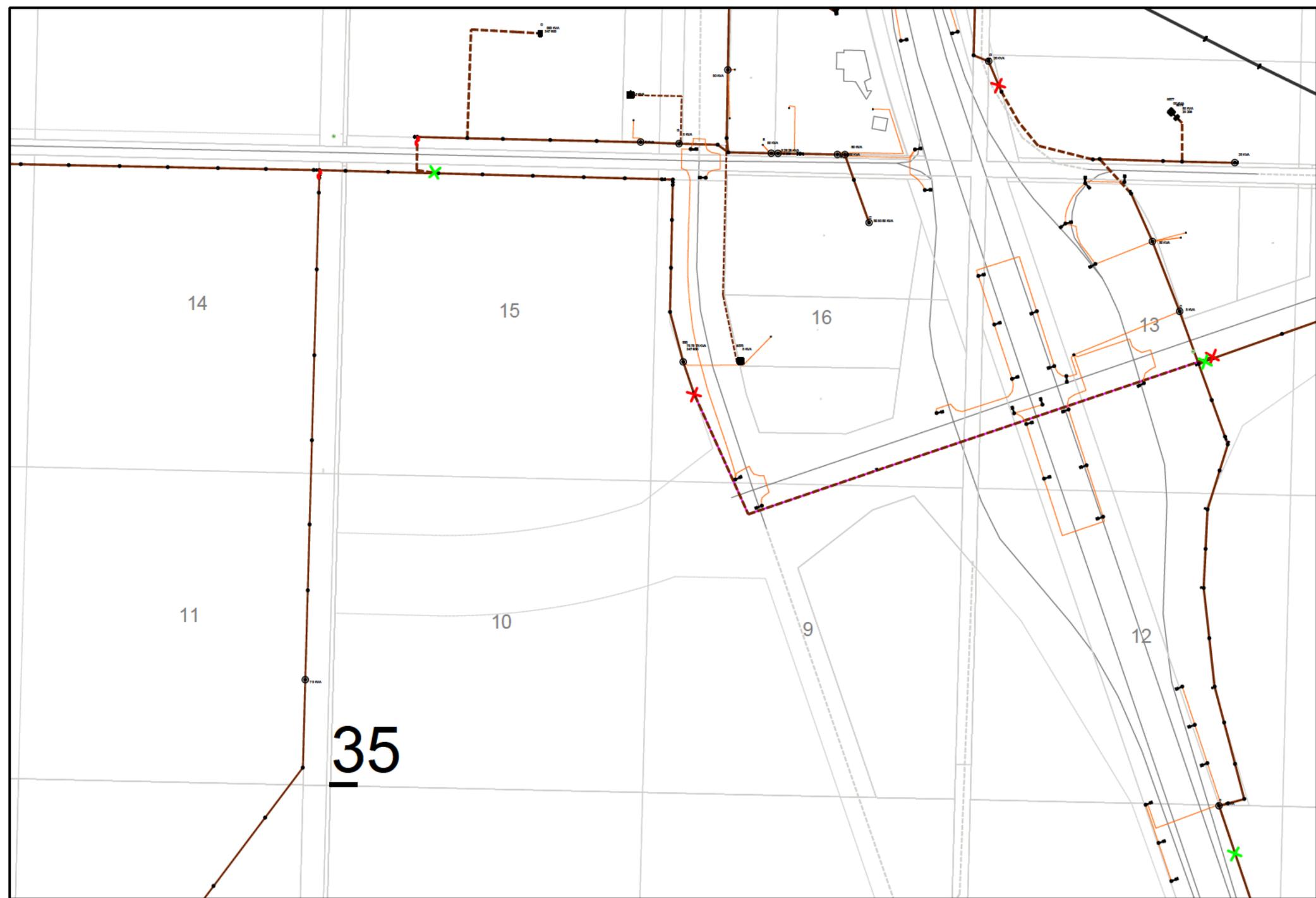
4.1KShare

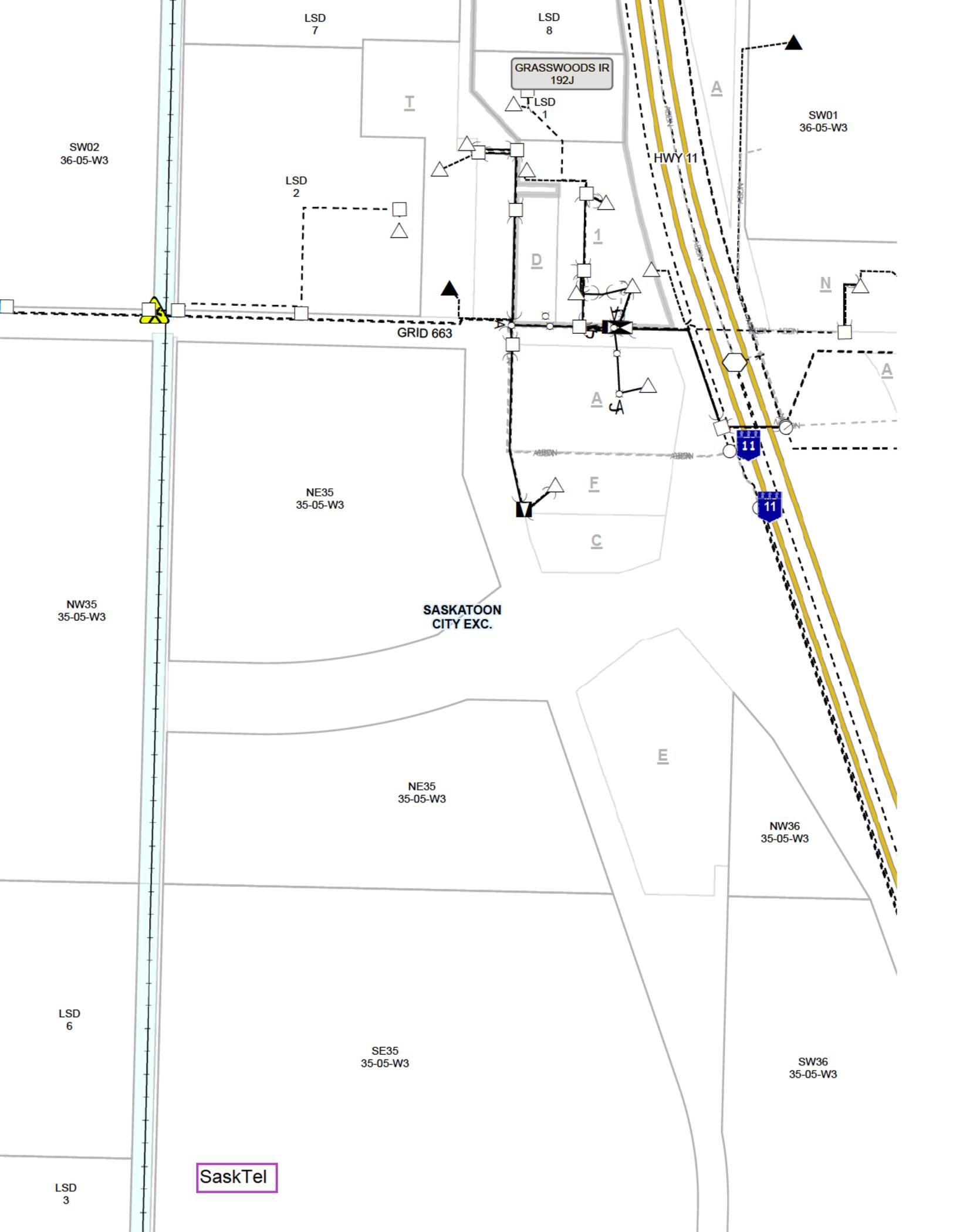
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APPENDIX C – UTILITIES





SW02
36-05-W3

LSD
7

LSD
8

GRASSWOODS IR
192J

SW01
36-05-W3

LSD
2

HWY 11

GRID 663

NE35
35-05-W3

SASKATOON
CITY EXC.

NW35
35-05-W3

NE35
35-05-W3

NW36
35-05-W3

LSD
6

SE35
35-05-W3

SW36
35-05-W3

LSD
3

SaskTel

SW 02

SE 02

36-05-3

T

D
ENGLISH RIVER

HWY 11

SW 01

N

60.3 PE

60.3 PVC

48.3 PE

A

C

NW 35

NE 35

35-05-3

NW 36

E

SW 35

SE 35

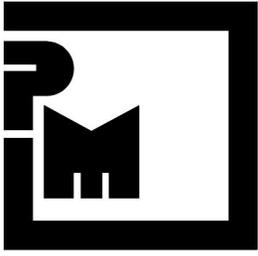
SaskEnergy

SW 36

HWY 11



APPENDIX D – PRELIMINARY GEOTECHNICAL INVESTIGATION



P.MACHIBRODA
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- Slope Stability
- Pavement Design
- Hydrogeological Studies
- Environmental Site Assessments
- Site Decommissioning and Clean-up
- Test Drilling Services
- Piezocone (CPTu) Testing
- Soils Testing
- Concrete Testing
- Asphalt Testing
- Pile Driver Analyzer (PDA Testing)



Member of the Association of
Consulting Engineering
Companies/Canada

October 16, 2019

SAR Developments Inc.
#212 – 2211 McPhillips Street
Winnipeg, Manitoba
R2V 3M5

ATTENTION: Sam Sidhu, Managing Director

**RE: PRELIMINARY GEOTECHNICAL INVESTIGATION
PROPOSED COMMERCIAL AND AGGREGATE
STORAGE DEVELOPMENT
NE ¼ 35-35-5-W3M
RM OF CORMAN PARK NO. 344, SASKATCHEWAN
PMEL PROJECT NO. 16154**

1 INTRODUCTION

The following report has been prepared on the subsurface soil conditions existing at the site of the proposed commercial and aggregate storage development to be constructed within the NE ¼ 35-35-5-W3M in the RM of Corman Park, Saskatchewan. More specifically, the subject property is located approximately 2 km south of the Stonebridge Subdivision (Saskatoon) at the south-west intersection of Floral Road and Range Road 3051.

The terms of reference for this investigation were presented in P. Machibroda Engineering Ltd. (PMEL) Proposal No. 16154, dated September 19, 2019. Written authorization to proceed with this investigation was provided in the signed Consulting Agreement between SAR Developments Inc. and PMEL, dated September 19, 2019.

2 FIELD INVESTIGATION

Three test holes, located as shown on the Site Plan, Drawing No. 16154-1, were dry drilled on October 1, 2019 using our track-mounted, continuous flight auger drill rig. The test holes were 150 mm in diameter and extended to a depth of 12 m below existing ground surface.

Test hole drill logs, as shown on the attached Field Drill Logs, Drawing Nos. 16154-2 to 4, inclusive, were compiled during test drilling to record the soil stratification, the groundwater conditions, the position of unstable sloughing soils and the depths at which cobblestones and/or boulders were encountered.

Disturbed samples of auger cuttings were collected during test drilling and sealed in plastic bags to minimize moisture loss. The auger cutting soil samples were returned to our laboratory for analysis.

Standard penetration tests (N-Index), utilizing a safety hammer with automatic trip were performed during test drilling.

3 SOIL AND GROUNDWATER CONDITIONS

3.1 SOIL PROFILE

The subgrade soil conditions in Test Hole Nos. 19-2 and 19-3 were similar and consisted of a surface layer of topsoil followed by an extensive deposit of sand (9.5 to 10.5 m) then silt to the maximum depth drilled (i.e., 12 m below existing grade). Test Hole No. 19-1 differed in that an extensive deposit of clay was encountered between about 2 to 10.5 m below existing ground surface. Sand layers/lenses were encountered above, within and below the clay deposit.

3.2 GROUNDWATER CONDITIONS, SLOUGHING

Extensive groundwater seepage and sloughing conditions were encountered during test drilling. The depths at which groundwater seepage and sloughing conditions were encountered have been shown plotted on Drawing Nos. 16154-2 to 4, inclusive. The groundwater levels recorded in the piezometers installed during this investigation, along with a previously installed piezometer existing on the site, have been summarized in Table I.

TABLE I RECORDED GROUNDWATER LEVELS

Test Hole No.	Groundwater Depth (metres)
	October 9, 2019
19-1	-2.4
19-2	-1.6
Existing Standpipe (PMEL 2016)	-2.2

Examination of Table I revealed that the groundwater table was situated between depths of about 1.6 to 2.4 m below ground surface on October 9, 2019. The groundwater levels may not have stabilized. Higher water levels could be encountered, particularly during and/or following spring snowmelt and/or periods of precipitation.

3.3 COBBLESTONES AND BOULDERS

Cobblestones and boulders were not encountered within the depth explored with our test holes at this site (i.e., 12 m below existing ground surface).

4 LABORATORY ANALYSIS

The soil classification and index tests performed during this investigation consisted of a visual classification of the soil, water contents and a unit weight.

The results of the soil classification and index tests conducted on representative samples of soil have been plotted on the drill logs alongside the corresponding depths at which the samples were recovered, as shown on Drawing Nos. 16154-2 to 4, inclusive.

5 DESIGN CONSIDERATIONS

The purpose of this investigation was to evaluate the existing subsurface soil and groundwater conditions for potential site development. A geotechnical investigation is recommended once the nature and location of all proposed structures are finalized.

It is understood that the subject property will be divided into a 10-acre portion designated for heavy equipment sales and a rental business with the remaining 27 acres allocated for aggregate storage and a stormwater pond. It is also understood that initial plans call for the rental business to include a temporary building on a skid structure with plans to construct a building on a permanent foundation in the future.

The existing soil conditions consisted of sand, silt and clay soils to the full depth explored (i.e., 12 m below existing grade). A high groundwater table existed at the site and was located between about 1.6 to 2.4 m below existing ground surface on October 9, 2019.

The high groundwater conditions could cause construction difficulties in some areas of the site. Typically, the earthwork can generally be accomplished using scrapers and bulldozer equipment. However, excavation in wet areas may require the use of backhoe excavation equipment or dragline excavators.

Compacted gravel pads should perform satisfactorily in support of temporary skid supported structures at this site. Typical subgrade preparation techniques should be viable in preparation of the pad (i.e., remove organics and/or any softened soils, re-work, moisture condition, compact, place fill in thin lifts, etc.).

With regards to permanent foundation support, deep foundation systems consisting of driven open-end steel pipe piles, helical screw piles and continuous flight auger (CFA) piles would perform satisfactorily. Drilled, cast-in-place concrete piles are not recommended due to the extensive groundwater seepage and sloughing conditions encountered at the site. Driven, treated timber piles may encounter construction difficulties associated with early termination in sand and may also not be viable as a deep foundation support.

Thickened edge raft foundations bearing on naturally occurring sand or structural granular fill over sand should perform satisfactorily at this site. Thickened edge rafts bearing on imported clay fill are not recommended. Footings are also not recommended due to the anticipated construction difficulties associated with the high groundwater conditions.

If being considered, basement levels are not recommended due to the high groundwater conditions encountered. Site grades will need to be raised such that the basement level is situated near existing ground surface and above the elevation of the groundwater table.

6 CLOSING

The presentation of the summary of the field drill logs and preliminary geotechnical considerations has been completed as authorized. Three, 150 mm diameter test holes were dry drilled using our continuous flight, solid stem auger drilling equipment. Field drill logs were compiled for the Test Holes during test drilling which, we believe, were representative of the subsurface conditions at the Test Hole locations at the time of test drilling.

Variations in the subsurface conditions from that shown on the drill logs at locations other than the exact test locations should be anticipated. If conditions should differ from those reported here, then we should be notified immediately in order that we may examine the conditions in the field and reassess our recommendations in the light of any new findings.

The Terms of Reference for this geotechnical investigation did not include any environmental assessment of the site. No detectable evidence of environmentally sensitive materials such as hydrocarbon odour was detected during the actual time of the field test drilling program. If, on the basis of any knowledge, other than that formally communicated to us, there is reason to suspect that environmentally sensitive materials may exist, then additional test holes should be drilled and samples recovered for chemical analysis.

The subsurface investigation necessitated the drilling of deep test holes. The test holes were backfilled upon completion. Please be advised that some settlement of the backfill materials will occur which may leave a depression or an open hole. It is the responsibility of the client to inspect the site and backfill, as required, to ensure that the ground surface at each test location is maintained level with the existing grade.

This report has been prepared for the exclusive use of SAR Developments Inc. and their agents for specific application to the proposed commercial and aggregate storage development to be constructed within the NE ¼ 35-35-5-W3M in the RM of Corman Park, Saskatchewan. It has been prepared in accordance with generally accepted geotechnical engineering practices and no other warranty, express or implied, is made. Any use which a Third Party makes of this report, or any reliance on decisions to be made based on it, is the responsibility of such Third Party.

Governing Agencies such as municipal, provincial, or federal agencies having jurisdictions with respect to this development and/or construction of the facilities described herein have full jurisdiction with respect to the described development. Any other unspecified subsequent development would be considered Third Party and would, therefore, require prior review by PMEL. PMEL accepts no responsibility for damages, if any, suffered by any Third Party as a result of decisions made or actions based on this report.

The recommendations presented in this report are for preliminary purposes only. A detailed, specific geotechnical investigation is recommended once the building/structure details and locations have been finalized. PMEL will not accept responsibility on this project for any unsatisfactory performance if a detailed, specific geotechnical investigation is not conducted.

If this report has been transmitted electronically, it has been digitally signed and secured with personal passwords to lock the document. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by PMEL can be relied upon without fault.

We trust that this report fulfills your requirements for this project. Should you require additional information, please contact us.

P. MACHIBRODA ENGINEERING LTD.



Kelly Pardoski, P.Eng.

A handwritten signature in blue ink, appearing to read "C. Zubrowski".

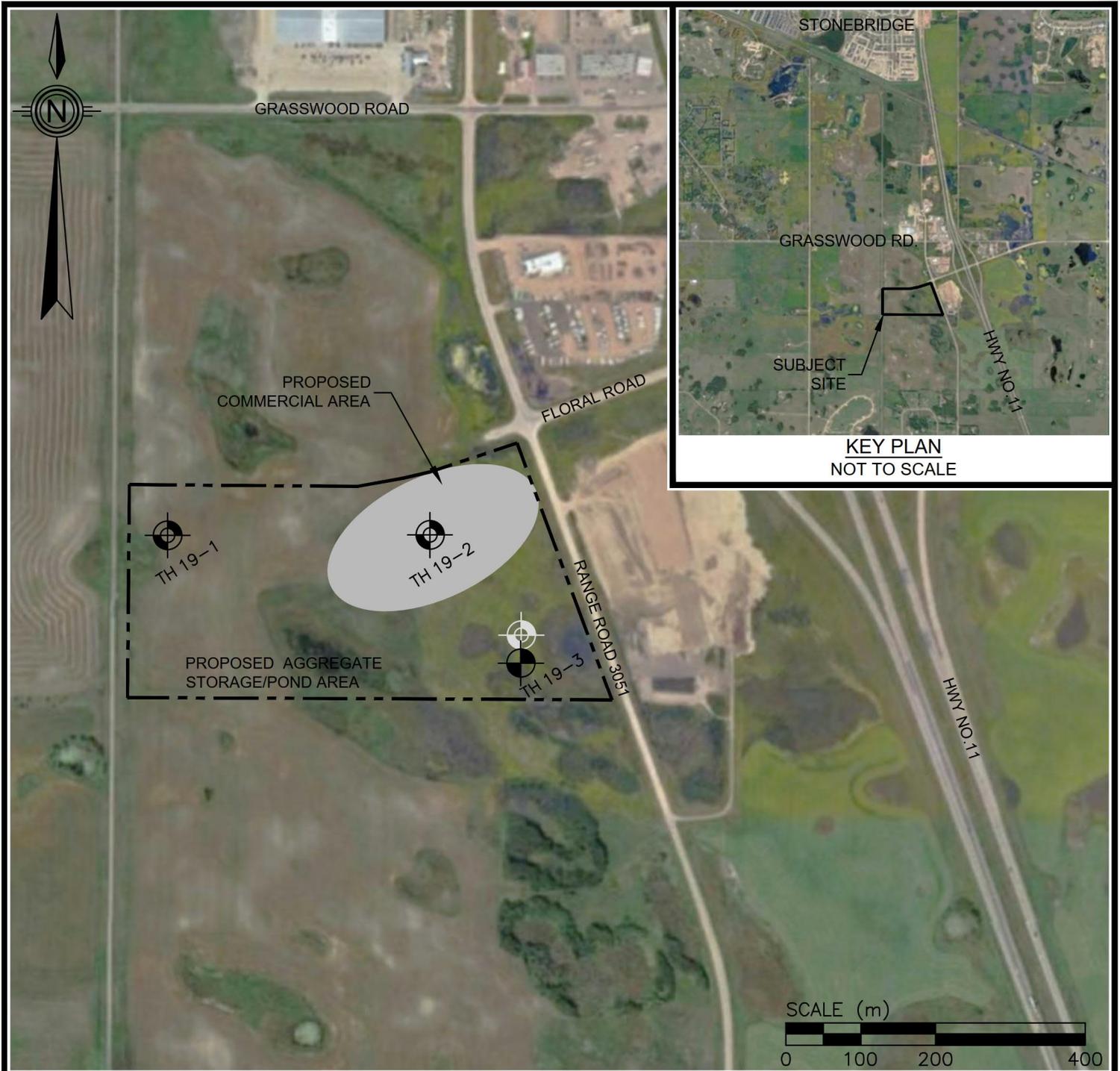
Cory Zubrowski, P. Eng.
KP/CZ:tbs

Enclosures:

- Drawings 16154-1, Site Plan - Test Hole Locations
- 16154-2, 3 & 4, Test Hole Drill Logs
- Appendix A Explanation of Terms on Test Hole Logs

Association of Professional Engineers & Geoscientists of Saskatchewan		
CERTIFICATE OF AUTHORIZATION		
P. MACHIBRODA ENGINEERING LTD.		
Number 172		
Permission to Consult held by:		
Discipline	Sk. Reg. No.	Signature
Geotechnical	10461	<i>K. Pardoski</i>
		<u>19-10-16</u>

DRAWINGS



NOTE:

1. THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. ACTUAL LOCATIONS MAY VARY AND NOT ALL STRUCTURES ARE SHOWN.
2. THIS DRAWING WAS COMPILED FROM GOOGLE EARTH PRO ©2019, IMAGE ©2019 DIGITALGLOBE, (IMAGERY DATE: 8/23/15).
3. THIS DRAWING WAS COMPILED USING HANDHELD GPS EQUIPMENT (TRIMBLE, MODEL No. GeoXH 6000).

LEGEND



—PMEL TEST HOLE
(PIEZOMETER INSTALLED)



—PMEL
TEST HOLE



—STANDPIPE
(PMEL 2016)



CONSULTING
GEOENVIRONMENTAL
GEOTECHNICAL
ENGINEERS

**P. MACHIBRODA
ENGINEERING LTD.**

806 - 48th STREET EAST
SASKATOON, SK
S7K 3Y4

DRAWING TITLE:

SITE PLAN - TEST HOLE LOCATIONS

PROJECT:

**PROPOSED COMMERCIAL AND AGGREGATE STORAGE DEVELOPMENT
NE1/4 35-35-5-W3M, RM OF CORMAN PARK, SK**

APPROVED BY:

KP

DRAWN BY:

TP

DRAWING NUMBER:

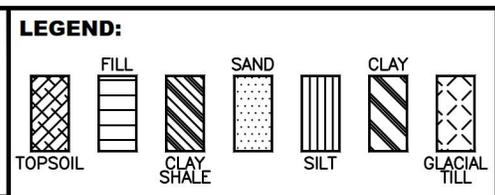
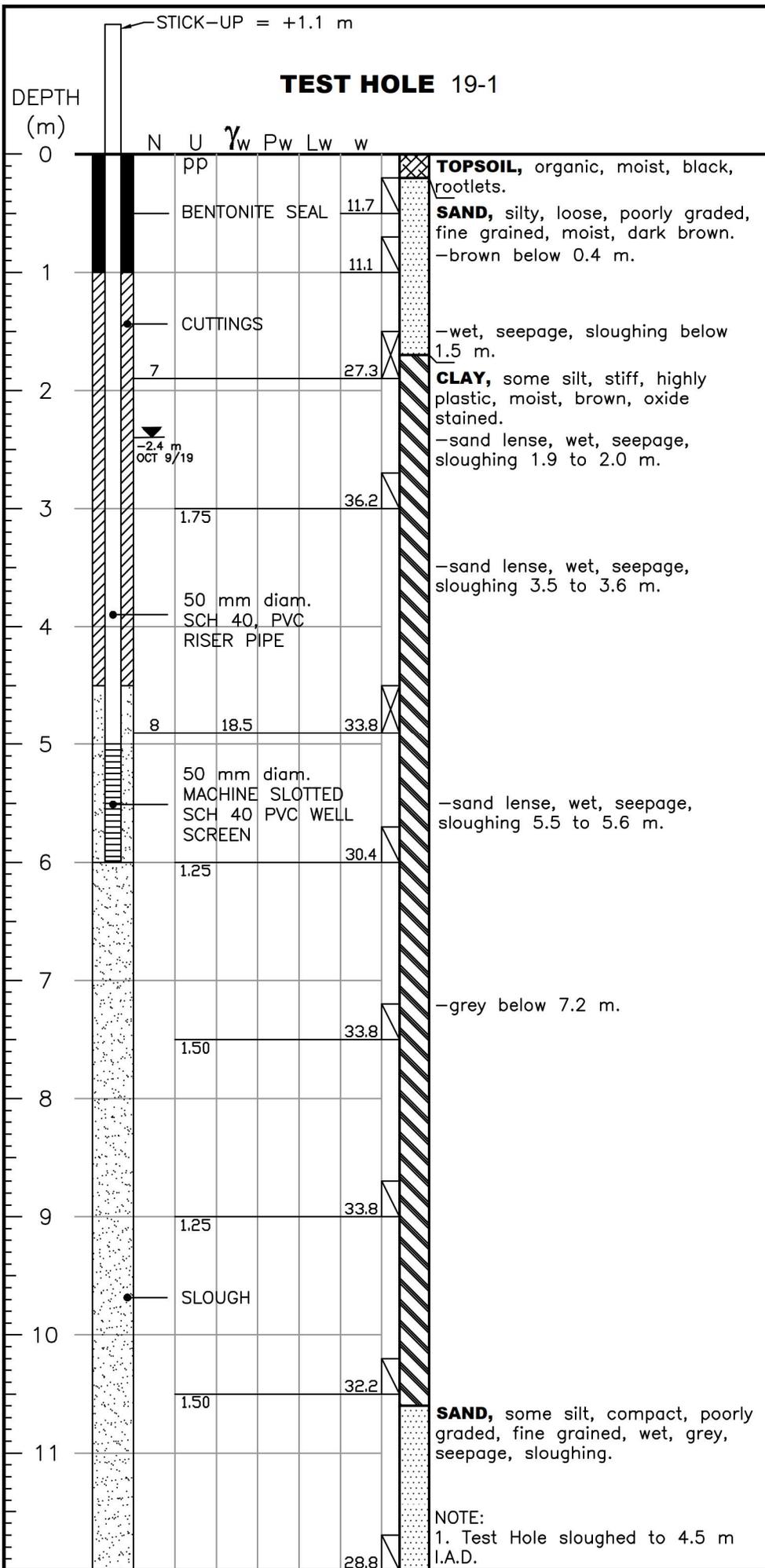
16154-1

DATE:

OCTOBER, 2019

SCALE:

1:7500



w.....WATER CONTENT (PERCENT OF DRY SOIL WEIGHT)

Lw...LIQUID LIMIT

Pw...PLASTIC LIMIT

γ_w ...WET UNIT WEIGHT (kN/m³)

U.....UNCONFINED COMPRESSIVE STRENGTH (kPa)

pp...POCKET PENETROMETER (kg/cm²)

N.....STANDARD PENETRATION TEST (SAFETY HAMMER w/AUTOMATIC TRIP) (50/125 = BLOWS/SAMPLER PENETRATION [mm])

SO₄SULPHATE CONTENT (PERCENT OF DRY SOIL WEIGHT)

P200...% PASSING No. 200 SIEVE

I.A.D.....IMMEDIATELY AFTER DRILLING

▽...RECORDED WATER LEVEL (TEST HOLE I.A.D.)

▲...RECORDED WATER LEVEL (PIEZO)

■ SHELBY TUBE ⊗ SPLIT SPOON ◻ CUTTINGS

LIMITATIONS: THE FIELD DRILL LOG IS A SUMMARY OF THE SUBSURFACE CONDITIONS ENCOUNTERED AT THE SPECIFIC TEST HOLE LOCATION AT THE TIME OF TEST DRILLING. SUBSURFACE CONDITIONS MAY VARY AT OTHER LOCATIONS OF THIS SITE AND, IN TIME, MAY CHANGE AT THIS SPECIFIC TEST HOLE LOCATION.

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FIELD DRILL LOG AND SOIL TEST RESULTS

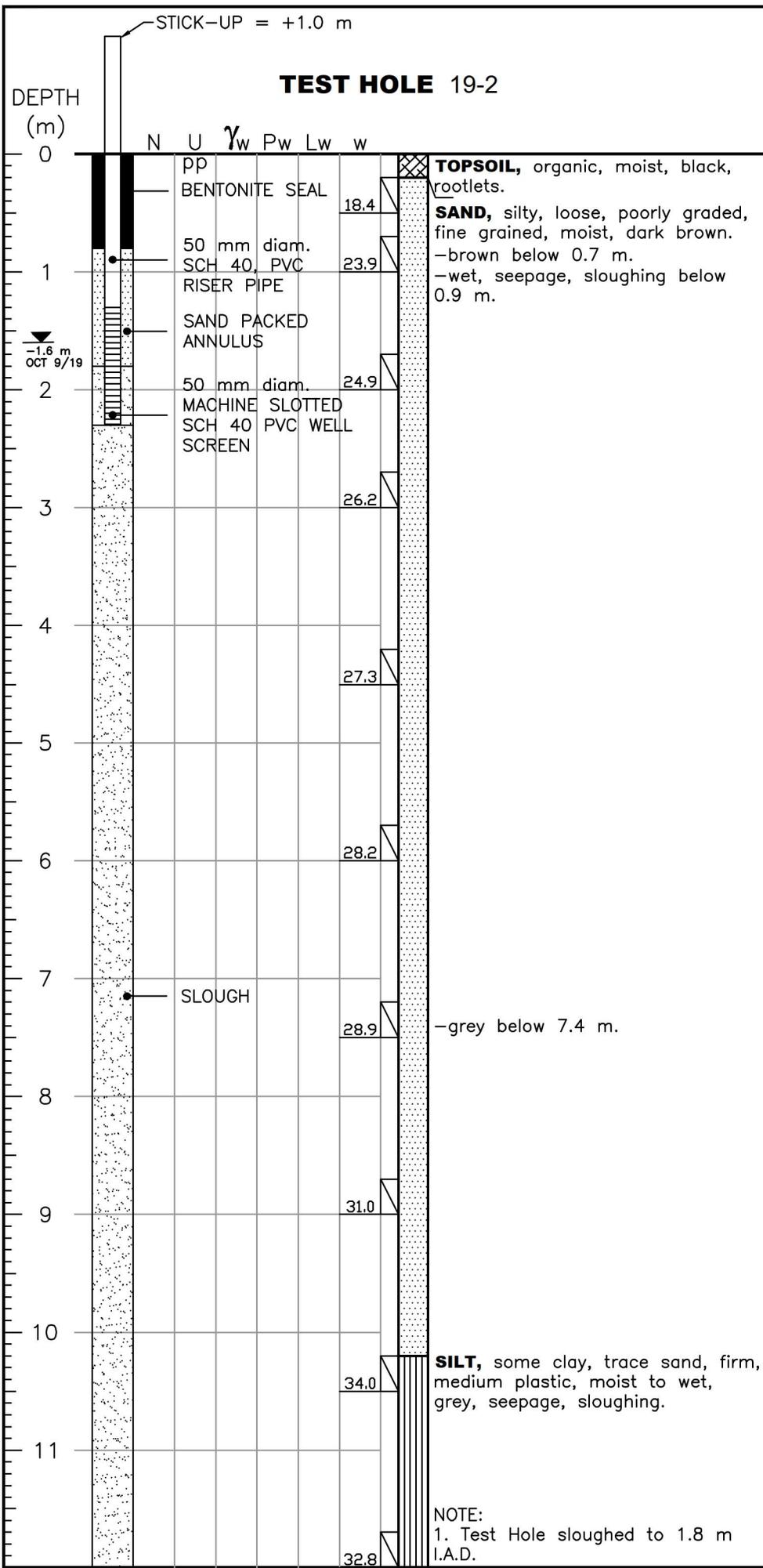
PROJECT:
PROPOSED COMMERCIAL AND AGGREGATE STORAGE DEVELOPMENT

LOCATION:
NE1/4 35-35-5-W3M,
RM OF CORMAN PARK, SK

NORTHING: 5767956 **EASTING:** 389607

DATE DRILLED: OCT 1/19	DRAWING NUMBER: 16154-2
----------------------------------	-----------------------------------

NOTE:
1. Test Hole sloughed to 4.5 m I.A.D.



LEGEND:

TOPSOIL	FILL	CLAY SHALE	SAND	SILT	CLAY	GLACIAL TILL

w.....WATER CONTENT (PERCENT OF DRY SOIL WEIGHT)
 L_w...LIQUID LIMIT
 P_w...PLASTIC LIMIT
 γ_w ...WET UNIT WEIGHT (kN/m³)
 U.....UNCONFINED COMPRESSIVE STRENGTH (kPa)
 pp...POCKET PENETROMETER (kg/cm²)
 N.....STANDARD PENETRATION TEST (SAFETY HAMMER w/AUTOMATIC TRIP) (50/125 = BLOWS/SAMPLER PENETRATION [mm])
 SO₄SULPHATE CONTENT (PERCENT OF DRY SOIL WEIGHT)
 P200...% PASSING No. 200 SIEVE
 I.A.D.....IMMEDIATELY AFTER DRILLING
 ▽...RECORDED WATER LEVEL (TEST HOLE I.A.D.)
 ▼...RECORDED WATER LEVEL (PIEZO)

SHELBY TUBE	SPLIT SPOON	CUTTINGS

LIMITATIONS: THE FIELD DRILL LOG IS A SUMMARY OF THE SUBSURFACE CONDITIONS ENCOUNTERED AT THE SPECIFIC TEST HOLE LOCATION AT THE TIME OF TEST DRILLING. SUBSURFACE CONDITIONS MAY VARY AT OTHER LOCATIONS OF THIS SITE AND, IN TIME, MAY CHANGE AT THIS SPECIFIC TEST HOLE LOCATION.

P. MACHIBRODA ENGINEERING LTD.

FIELD DRILL LOG AND SOIL TEST RESULTS

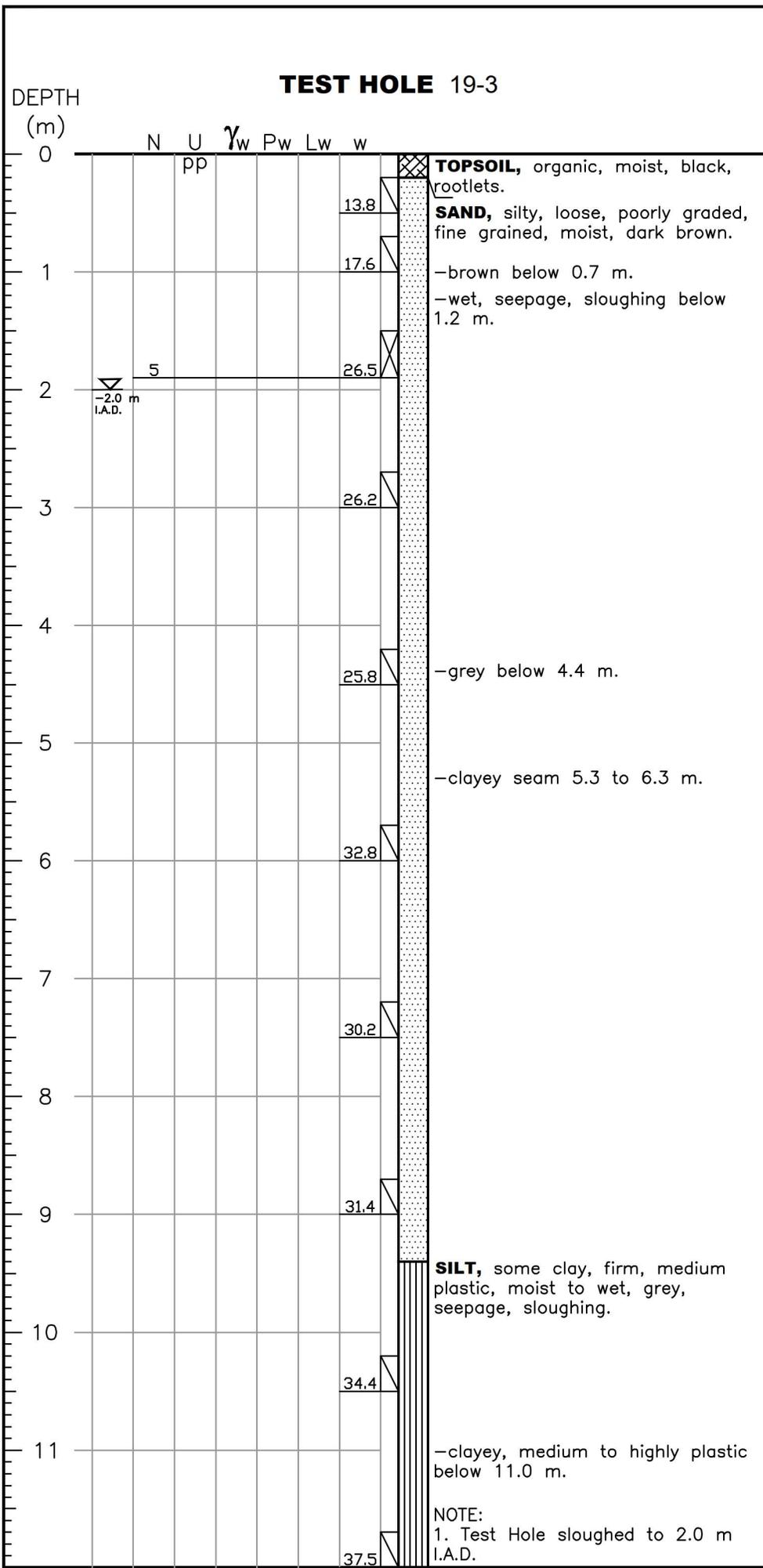
PROJECT: PROPOSED COMMERCIAL AND AGGREGATE STORAGE DEVELOPMENT

LOCATION: NE1/4 35-35-5-W3M, RM OF CORMAN PARK, SK

NORTHING: 5767957 **EASTING:** 389958

DATE DRILLED: OCT 1/19	DRAWING NUMBER: 16154-3
----------------------------------	-----------------------------------

NOTE:
1. Test Hole sloughed to 1.8 m I.A.D.



LEGEND:

TOPSOIL	FILL	CLAY SHALE	SAND	SILT	CLAY	GLACIAL TILL

w.....WATER CONTENT (PERCENT OF DRY SOIL WEIGHT)
L_w...LIQUID LIMIT
P_w...PLASTIC LIMIT
 γ_w ...WET UNIT WEIGHT (kN/m³)
U.....UNCONFINED COMPRESSIVE STRENGTH (kPa)
pp...POCKET PENETROMETER (kg/cm²)
N.....STANDARD PENETRATION TEST (SAFETY HAMMER w/AUTOMATIC TRIP) (50/125 = BLOWS/SAMPLER PENETRATION [mm])
SO₄SULPHATE CONTENT (PERCENT OF DRY SOIL WEIGHT)
P200...% PASSING No. 200 SIEVE
I.A.D.....IMMEDIATELY AFTER DRILLING
▽...RECORDED WATER LEVEL (TEST HOLE I.A.D.)
▼...RECORDED WATER LEVEL (PIEZO)

SHELBY TUBE	SPLIT SPOON	CUTTINGS

LIMITATIONS: THE FIELD DRILL LOG IS A SUMMARY OF THE SUBSURFACE CONDITIONS ENCOUNTERED AT THE SPECIFIC TEST HOLE LOCATION AT THE TIME OF TEST DRILLING. SUBSURFACE CONDITIONS MAY VARY AT OTHER LOCATIONS OF THIS SITE AND, IN TIME, MAY CHANGE AT THIS SPECIFIC TEST HOLE LOCATION.

P. MACHIBRODA ENGINEERING LTD.

FIELD DRILL LOG AND SOIL TEST RESULTS

PROJECT: PROPOSED COMMERCIAL AND AGGREGATE STORAGE DEVELOPMENT	
LOCATION: NE1/4 35-35-5-W3M, RM OF CORMAN PARK, SK	
NORTHING: 5767786 EASTING: 390079	
DATE DRILLED: OCT 1/19	DRAWING NUMBER: 16154-4

APPENDIX A

Explanation of Terms on
Test Hole Logs

CLASSIFICATION OF SOILS

Coarse-Grained Soils: Soils containing particles that are visible to the naked eye. They include gravels and sands and are generally referred to as cohesionless or non-cohesive soils. Coarse-grained soils are soils having more than 50 percent of the dry weight larger than particle size 0.080 mm.

Fine-Grained Soils: Soils containing particles that are not visible to the naked eye. They include silts and clays. Fine-grained soils are soils having more than 50 percent of the dry weight smaller than particle size 0.080 mm.

Organic Soils: Soils containing a high natural organic content.

Soil Classification By Particle Size

Soil Type	Particles of Size
Clay	< 0.002 mm
Silt	0.002 – 0.060 mm
Sand	0.06 – 2.0 mm
Gravel	2.0 – 60 mm
Cobbles	60 – 200 mm
Boulders	>200 mm

TERMS DESCRIBING CONSISTENCY OR CONDITION

Coarse-grained soils: Described in terms of compactness condition and are often interpreted from the results of a Standard Penetration Test (SPT). The standard penetration test is described as the number of blows, N, required to drive a 51 mm outside diameter (O.D.) split barrel sampler into the soil a distance of 0.3 m (from 0.15 m to 0.45 m) with a 63.5 kg weight having a free fall of 0.76 m.

Compactness Condition	SPT N-Index (blows per 0.3 m)
Very loose	0-4
Loose	4-10
Compact	10-30
Dense	30-50
Very dense	Over 50

Fine-Grained Soils: Classified in relation to undrained shear strength.

Consistency	Undrained Shear Strength (kPa)	N Value (Approximate)	Field Identification
Very Soft	<12	0-2	Easily penetrated several centimetres by the fist.
Soft	12-25	2-4	Easily penetrated several centimetres by the thumb.
Firm	25-50	4-8	Can be penetrated several centimetres by the thumb with moderate effort.
Stiff	50-100	8-15	Readily indented by the thumb, but penetrated only with great effort.
Very Stiff	100-200	15-30	Readily indented by the thumb nail.
Hard	>200	>30	Indented with difficulty by the thumbnail.

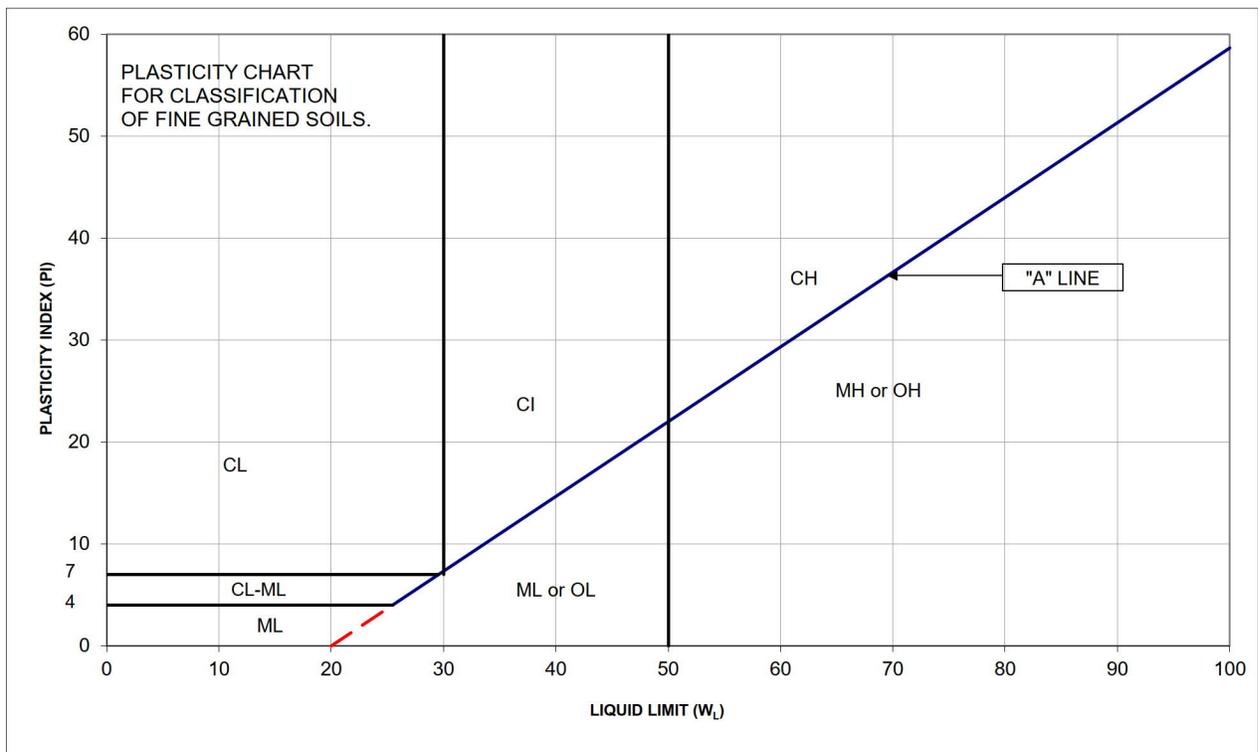
Organic Soils: Readily identified by colour, odour, spongy feel and frequently by fibrous texture.

DESCRIPTIVE TERMS COMMONLY USED TO CHARACTERIZE SOILS

Poorly Graded	- predominance of particles of one grain size.
Well Graded	- having no excess of particles in any size range with no intermediate sizes lacking.
Mottled	- marked with different coloured spots.
Nuggety	- structure consisting of small prismatic cubes.
Laminated	- structure consisting of thin layers of varying colour and texture.
Slickensided	- having inclined planes of weakness that are slick and glossy in appearance.
Fissured	- containing shrinkage cracks.
Fractured	- broken by randomly oriented interconnecting cracks in all 3 dimensions

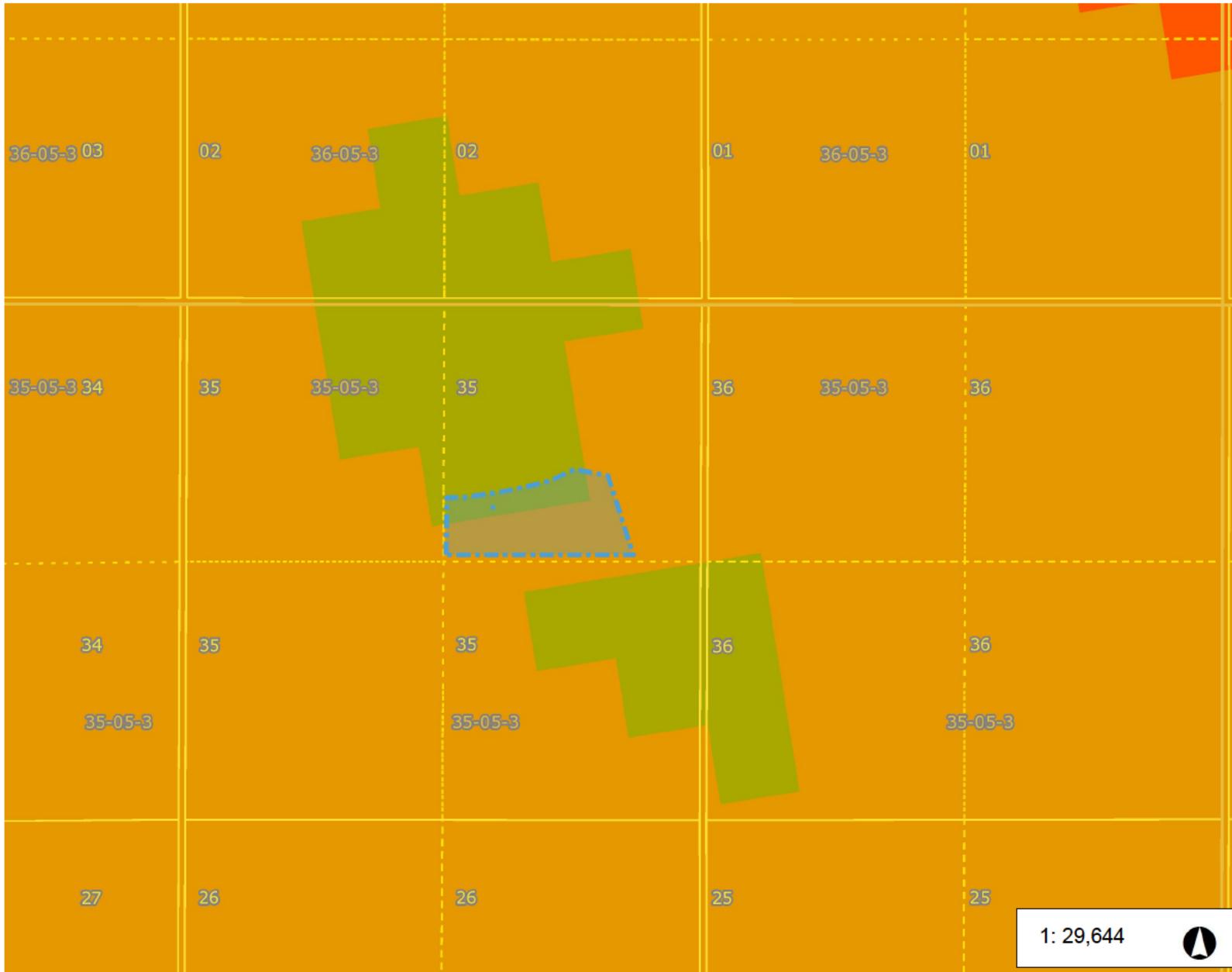
SOIL CLASSIFICATION SYSTEM (MODIFIED U.S.C.)

MAJOR DIVISION		GROUP SYMBOL	TYPICAL DESCRIPTION	LABORATORY CLASSIFICATION CRITERIA
HIGHLY ORGANIC SOILS		Pt	PEAT AND OTHER HIGHLY ORGANIC SOILS	STRONG COLOUR OR ODOUR AND OFTEN FIBROUS TEXTURE
COARSE-GRAINED SOILS (MORE THAN HALF BY WEIGHT LARGER THAN NO. 200 SIEVE SIZE)	GRAVELS More than half coarse fraction larger than No. 4 sieve size	CLEAN GRAVELS	GW WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES <5% FINES	$C_u = \frac{D_{60}}{D_{10}} > 4$ $C_c = \frac{(D_{30})^2}{D_{60} \times D_{10}} = 1 \text{ to } 3$
			GP POORLY-GRADED GRAVELS AND GRAVEL-SAND MIXTURES <5% FINES	NOT MEETING ALL ABOVE REQUIREMENTS FOR GW
		DIRTY GRAVELS	GM SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES >12% FINES	ATTERBERG LIMITS BELOW "A" LINE OR $PI < 4$
			GC CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES >12% FINES	ATTERBERG LIMITS ABOVE "A" LINE WITH $PI > 7$
	SANDS More than half coarse fraction smaller than No. 4 sieve size	CLEAN SANDS	SW WELL-GRADED SANDS, GRAVELLY SANDS MIXTURES <5% FINES	$C_u = \frac{D_{60}}{D_{10}} > 6$ $C_c = \frac{(D_{30})^2}{D_{60} \times D_{10}} = 1 \text{ to } 3$
			SP POORLY-GRADED SANDS OR GRAVELLY SANDS <5% FINES	NOT MEETING ALL GRADATION REQUIREMENTS FOR SW
		DIRTY SANDS	SM SILTY SANDS, SAND-SILT MIXTURES >12% FINES	ATTERBERG LIMITS BELOW "A" LINE OR $PI < 4$
			SC CLAYEY SANDS, SAND-CLAY MIXTURES >12% FINES	ATTERBERG LIMITS ABOVE "A" LINE WITH $PI > 7$
FINE-GRAINED SOILS (MORE THAN HALF BY WEIGHT PASSING NO. 200 SIEVE SIZE)	SILTS Below "A" line on plasticity chart; negligible organic content	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY SANDS OF SLIGHT PLASTICITY	$W_L < 50$
		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS, FINE SANDY OR SILTY SOILS	$W_L > 50$
	CLAYS Above "A" line on plasticity chart; negligible organic content	CL	INORGANIC CLAYS OF LOW PLASTICITY, GRAVELLY, SANDY, OR SILTY CLAYS, LEAN CLAYS	$W_L < 30$
		CI	INORGANIC CLAYS OF MEDIUM PLASTICITY, SILTY CLAYS	$W_L > 30 < 50$
		CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS	$W_L > 50$
	ORGANIC SILTS & ORGANIC CLAYS Below "A" line on plasticity chart	OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY	$W_L < 50$
		OH	ORGANIC CLAYS OF HIGH PLASTICITY	$W_L > 50$



APPENDIX E – SOIL CAPABILITIES

Soils



Legend

- Township
- Section
- Quarter Section

Saskatchewan Soil Capability

- Class 1
- Class 2
- Class 3
- Class 4
- Class 5
- Class 6
- Class 7
- Organic

1: 29,644



Notes

APPENDIX F – PHASE I ESA



Phase I Environmental Site Assessment

Portion of NE 35-35-05 W3M,
Rural Municipality of Corman
Park, Saskatchewan

Prepared for:

Whiteland Services Inc.
212-2211 McPhillips Street
Winnipeg, Manitoba, R2V 3M5

Attn: Sam Sidhu

August 22, 2019

Pinchin File: 247084



Phase I Environmental Site Assessment

Portion of NE 35-35-05 W3M, Rural Municipality of Corman Park, Saskatchewan
Whiteland Services Inc.

August 22, 2019
Pinchin File: 247084

Issued To: Whiteland Services Inc.
Contact: Sam Sidhu
Issued On: August 22, 2019
Pinchin File: 247084
Issuing Office: Saskatoon, SK
Reese Giraudier, Project Manager
Primary Contact: 639.739.0114

Author: _____
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msigouin@pinchin.com

Reviewer: _____
Reese Giraudier, Dipl. (ENV), A.Sc.T.
Project Manager
639.739.0114
rgiraudier@pinchin.com



EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained on August 9, 2019 through an Authorization to Proceed, Limit of Liability and Terms of Engagement signed by Satpal Sidhu of Whiteland Services Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property consisting of a portion of NE 35-35-05 W3M, Rural Municipality of Corman Park, Saskatchewan (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), including a review of readily-available historical records, a review of readily-accessible regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, subject to the limitations outlined in Section 8.0 of this report.

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

This report has been issued without having received a response from the Rural Municipality of Corman Park. Once a response from this regulatory body is received, the information will be reviewed by Pinchin and, if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover. Our conclusions and recommendations may be amended based on this information.



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FIGURES

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FIGURE 2	Site and Surrounding Land Use Plan

APPENDICES

APPENDIX I	Opta Response
APPENDIX II	Correspondence with Regulatory Agencies
APPENDIX III	ERIS Report
APPENDIX IV	Qualifications of Assessor
APPENDIX V	Photographs



1.0 INTRODUCTION

1.1 Background

Pinchin Ltd. (Pinchin) was retained on August 9, 2019 through an Authorization to Proceed, Limit of Liability and Terms of Engagement signed by Sathal Sidhu of Whiteland Services Inc. (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at Portion of NE 35-35-05 W3M, Rural Municipality (RM) of Corman Park, Saskatchewan (hereafter referred to as the Site).

The Site is vacant and undeveloped, free of any permanent structures and/or buildings.

Pinchin was advised by the Client that the purpose of the Phase I ESA was to assess potential issues of environmental concern in relation to the potential financing of the Site.

1.2 Scope of Work

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), including a review of readily available historical and regulatory records, a Site reconnaissance, interviews, an evaluation of information and reporting, all subject to the limitations outlined in Section 8.0 of this report.

Pinchin conducted a Site reconnaissance on August 15, 2019, and was accompanied by the Director of the Site with Whiteland Services Inc. since 2019, and hereafter referred to as the Site Representative.

2.0 SITE DESCRIPTION

2.1 Site Location and Physical Description

As indicated on Figure 1 (Key Map), the Site is located on the west side of Range Road 3051, approximately 115 metres (m) south of the intersection of Floral Road (Township Road 360) and Range Road 3051, in the RM of Corman Park, Saskatchewan. The Site is situated in an area that predominantly consists of agricultural and commercial land uses. Figure 2 illustrates the Site and surrounding area.

A summary of the physical description of the Site, is provided below:

Topic	Details
Latitude and Longitude	52°3'1"N and 106°36'22"W.
Approximate Site Area	15.1 hectares (37.2 acres).
Buildings on-Site	None.



Topic	Details
Approximate Year of Construction and Significant Additions or Renovations	Not applicable.
Number of Floors (Including ground level)	Not applicable.
Subsurface Levels	Not applicable.
Approximate Footprint Area of Building	Not applicable.
Approximate Total Area of Building	Not applicable.
Heating / Cooling	Not applicable.
Elevators	Not applicable.
Emergency Generators	Not applicable.
Landscaped / Grassed/Bare Ground Areas	The Site is vacant and consists of agricultural cropland on the west portion. The east portion of the Site consists of seasonal wetlands with grass and shrubs.
Paved or Other Sealed Surface Materials	None observed.

2.2 Topographic, Geologic and Hydrogeological Setting

Topic	Findings
Topography of Site and Surrounding Area	As shown on Natural Resources Topographic Map No. 073B02, the Site and surrounding area gradually slope down towards the northwest.
Site Grade Relative to the Adjoining Properties	The Site is at a similar grade to the adjoining properties in all directions.
Subsurface Soils	According to the Saskatchewan Ministry of Economy, <i>Mining and Petroleum GeoAtlas</i> , the Site reportedly lies in an eolian plain with subsurface materials consisting of fine and medium-grained sand and silt reworked by wind to form undulating and rolling topography.
Fill Materials	None observed and none reported by the Site Representative.
Bedrock Type	According to the Saskatchewan Ministry of Economy, <i>Mining and Petroleum GeoAtlas</i> , bedrock is reportedly of the Bearpaw formation,



Topic	Findings
	consisting of grey marine claystone, shale, and siltstone; minor brownish grey sandstone; concretionary beds and thin bentonite layers.
Inferred Bedrock Depth	Unknown based on the information reviewed.
Inferred Groundwater Depth	Unknown based on the information reviewed.
Nearest Open Water Body	Unnamed sloughs are located approximately 550 m west of the Site. The South Saskatchewan River is located approximately 7.5 kilometres northwest of the Site.
Inferred Groundwater Flow Direction	Northwest based on topography and the South Saskatchewan River.

2.3 Site Operations

The Site consisted of agricultural cropland on the west portion, and seasonal wetland areas with grass and shrubs on the east portion.

Further details regarding on-Site operations are provided in Section 5.0.

3.0 HISTORICAL RECORDS REVIEW

3.1 Site Interviews and Records

The Site Representative advised Pinchin of the following with respect to the historical occupancy and operations at the Site:

- The Site has always been vacant and undeveloped, free of any permanent structures and/or buildings;
- No dry-cleaning operations have historically taken place at the Site; and
- No retail fuel outlets have operated at the Site.

3.2 Aerial Photographs and Satellite Imagery

Copies of aerial photographs dated 1961 and 1995 were obtained from the Information Services Corporation (ISC) and aerial photographs dated 1977 and 1987 were obtained from City of Saskatoon – Archives Branch (COS – AB). In addition, Pinchin reviewed Google Earth™ satellite imagery dated 2002, 2012 and 2017.



A summary of information inferred with respect to the Site is provided in the following table:

Year of Photograph	Site
1961 – 1987	The Site appeared to consist of vacant agricultural land.
1995	Similar to 1987; however, a wetland area appeared in the south-central portion of the Site.
2002	Similar to 1995; however, the wetland area was no longer apparent.
2012 - 2019	Similar to 2002; however, the east portion of the Site consists of a seasonal wetland area, similar to the current configuration.

A summary of information inferred with respect to the surrounding area is provided in the following table:

Year of Photograph	North	East	South	West
1961 – 1995	Vacant agricultural land with sloughs.	Vacant agricultural land, followed by a roadway approximately 215 m east.	Vacant agricultural land.	A railway line followed by vacant agricultural land.
2002	Similar to 1995; however, Range Road 3051 and Floral Road are apparent and intersect approximately 115 m north of the northeast portion of the Site.	Similar to 1995; however, Range Road 3051 appears approximately 10 m east of the Site.	Similar to 1995.	Similar to 1995.
2012	Similar to 2002; however, a storage yard appears approximately 200 m northeast of the Site.	Similar to 2002.	Similar to 2002.	Similar to 2002.
2017	Similar to 2012.	Similar to 2012; however, the land east of Range Road 3051 appears graded.	Similar to 2012.	Similar to 2012.



A railway line was observed to be oriented in a north-south direction in the 1961, 1977, 1987, 1995, 2002, 2012 and 2017 aerial photographs approximately 20 m west of the Site. Creosote or chromated copper arsenate (CCA) used to treat railway ties has the potential to impact soils in the vicinity of the railway lines; however, these impacts are typically minor, localized, and near the surface. Based on the above-noted information, it is Pinchin's opinion that this railway line is unlikely to result in potential subsurface impacts at the Site.

3.3 Opta Information

Pinchin contacted Opta Information Intelligence (Opta) to obtain copies of Fire Insurance Plans related to the Site and surrounding area, as well as Property Underwriters' Reports and Property Underwriters' Plans related to the Site. Opta provided a written response dated August 19, 2019, indicating there were no records on-file for the Site. A copy of Opta's response is provided in Appendix I.

3.4 City Directories

City directories were not reviewed by Pinchin as none are available for the Site and surrounding area.

3.5 Land Titles

A copy of the current land title was obtained by Pinchin from ISC. Based on information obtained from ISC, the Site is described as "NE Sec 35 Twp 35 Rge 05 W 3 Extension 2". The land title indicated that "Robert Richardt" was listed as the registered owner of the Site at the time of this assessment. No liens or other encumbrances indicating potential environmental concern were noted within the current title.

A copy of the current land title is included in Appendix II.

3.6 Previous Environmental Reports

No previous reports (i.e., Phase I ESAs, geological or geotechnical reports) were provided for Pinchin's review and, according to the Site Representative, none are available.

3.7 Historical Summary

Based on the results of the historical review, nothing was identified that is likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND CORRESPONDENCE

4.1 Site Regulatory Information

Pinchin requested copies of permits, approvals and registrations from the Site Representative and was advised that there is no regulatory information with respect to the Site.



4.2 Local and Municipal Government

4.2.1 Rural Municipality of Corman Park

The RM of Corman Park was contacted to inquire if any records indicating environmental concerns (i.e., previous environmental reports, spills or leaks, waste disposal sites, illegal dumping, etc.) at the Site had been compiled.

At the time of writing this report, no response had been received from the RM of Corman. When a formal response is received, it will be reviewed by Pinchin and if there is any information that represents a potential issue of environmental concern, a copy of the response will be forwarded to the Client under separate cover upon which time the previous conclusions and recommendations may be amended. A copy of Pinchin's request submitted to the RM of Corman is provided in Appendix II of this report.

4.2.2 City of Saskatoon – Archives Branch

COS – AB was contacted to inquire if any historical records or documentation regarding past land use at the Site had been compiled.

The response received from the COS – AB indicated that two aerial photographs from 1977 and 1987 existed for the Site. Pinchin has reviewed these aerial photographs in Section 3.2.

A copy of the response from COS – AB can be found in Appendix II of this report.

4.3 Provincial Government

4.3.1 Government of Saskatchewan – Freedom of Information Branch

Government of Saskatchewan – Freedom of Information (FOI) Branch was contacted to inquire if any records indicating environmental concerns (i.e., previous environmental reports, spills or leaks, waste disposal sites, illegal dumping, etc.) at the Site had been compiled.

The response letter received from FOI on August 16, 2019 indicated that no records existed for the Site. A copy of the response can be found in Appendix II of this report.

4.3.2 Government of Saskatchewan – Ministry of Environment

Online databases maintained by the Saskatchewan Ministry of Environment (MOE) were searched for records of spills and hazardous materials storage (HMS) locations within a 250 m radius of the Site. Search results are included in Appendix II of this report. Information obtained from the online database indicated the following:

- The Site was not listed in the MOE database;



- A spill of 11,250 litres (L) of sewage (liquid bio solids and treated sewage) was reported on October 11, 2006 with an unknown location in Corman Park. Based on the type of material released, it is Pinchin's opinion that this spill is unlikely to result in potential subsurface impacts at the Site; and
- Five additional records were listed in the HMS database and four records were listed in the spills database; however, given the distances between these properties and the Site (i.e., greater than 250 m from the Site), it is Pinchin's opinion that these records are considered unlikely to result in potential subsurface impacts at the Site.

4.4 Abacus Datagraphics

A search of MOE well records was conducted through the Abacus Datagraphics website (www.abacusdatagraphics.com). Their search results indicated no current or historical oil and gas wells or reports of releases or incidents were present in the vicinity of the Site. A copy of the search results is included in Appendix II.

4.5 ERIS

Pinchin submitted a request to Environmental Risk Information Service Ltd. (ERIS) for a review of the following databases, as they pertain to the Site and surrounding properties:

- "Convictions";
- "Wastewater Dischargers";
- "Environmental Spills";
- "Hazardous Materials Storage Sites";
- "Hazardous Substance Storage Sites";
- "Hazardous Substance Storage Tanks";
- "Waste Disposal Site Inventory";
- "Federal Convictions";
- "Automobile Wrecking and Supplies"; and
- "Retail Fuel Storage Tanks".

The response received from ERIS on August 19, 2019 indicated the following:

- The Site was not listed in any of the above-noted databases reviewed by Pinchin; and
- Two properties were listed in the Unplottable Summary. These properties are located greater than 250 m from the Site. Based on the distance between these properties and



the Site, it is Pinchin's opinion that these properties are unlikely to result in potential subsurface impacts at the Site.

A copy of the ERIS report is provided in Appendix III.

4.6 Regulatory Information Summary

Based on the regulatory information reviewed, nothing was identified that is likely to result in potential subsurface impacts at the Site.

5.0 SITE RECONNAISSANCE

Pinchin (see Appendix IV for assessor qualifications) conducted a Site reconnaissance on August 15, 2019, and was accompanied by the Site Representative. The Site reconnaissance included a walk-through of the Site. At the time of the Site reconnaissance, the ground surface was dry, and the weather was sunny. The Site reconnaissance was documented with notes and photographs. The results of the Site reconnaissance are discussed below. Photographs of some of the features noted during the Site reconnaissance are attached in Appendix V.

5.1 Hazardous Materials

Topic	Findings
Chemicals	None observed and none reported by the Site Representative.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.

5.2 Storage Tanks

5.2.1 Aboveground Storage Tanks

No aboveground storage tanks (ASTs) were observed on-Site, and none were reported by the Site Representative.

5.2.2 Underground Storage Tanks

No evidence of underground storage tanks (USTs) (i.e., fill/vent pipes) was observed on-Site, and none were reported by the Site Representative.



5.3 Water and Wastewater

Topic	Findings
Water Supply Source	The Site is not currently serviced with water.
Water Use	None observed.
Sanitary/Process Wastewater Receptor	None observed.
Pits, Sumps or Lagoons	None observed.
Grease Traps	None observed.
Oil/Water Separators	None observed.
Storm Water Flow and Receptor	Storm water would likely run overland to percolate naturally through the soil.
Wells	One unnamed monitoring well was observed in the southeast portion of the Site. According to the Site Representative, the monitoring well was installed as part of a past geotechnical investigation.
Watercourses, Ditches or Standing Water	Seasonal wetlands exist in the east portion of the Site; however, these wetland areas were dry and overgrown with vegetation at the time of the Site Reconnaissance.

5.4 Hydraulic Equipment

No evidence of hydraulic equipment (i.e., hydraulic hoists, elevators, compactors, dock levels, etc.) was identified at the Site during the Site reconnaissance.

5.5 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCBs) as dielectric fluids in electrical equipment such as transformers, fluorescent lamp ballasts, and capacitors was common up to about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCBs. In addition, these regulations aim to eliminate the use of high level PCBs (greater than 500 milligrams per kilogram (mg/kg)), as well as low level PCBs (50-500 mg/kg) on or within 100 m of a "Sensitive Site" (e.g., drinking water treatment facility, feed/food processing plant, child care facility, schools, hospitals, etc.), by December 31, 2009. Light ballasts, pole top transformers, and other electrical equipment with low level PCBs (50-500 mg/kg) in non-sensitive sites are aimed to be eliminated by December 31, 2025.

No buildings or electrical equipment were observed on-Site. No transformers or hydraulic equipment were observed on Site.



5.6 Asbestos-Containing Materials

Asbestos-containing materials (ACMs) are commonly found in building construction materials (particularly in older buildings constructed prior to 1985). Friable asbestos (friable is defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in sprayed fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction.

Since no buildings are present on the Site, ACMs are not expected to be present.

5.7 Lead-Containing Paints

Lead was commonly used as an additive in paints with no restricted level up until the mid-1970s. This included architectural paints used on interior and exterior surfaces, primers and coatings for anti-corrosive purposes, consumer paints, and paint on furniture and other household items. Beginning in 1976, the federal government limited the amount of lead in consumer paints to 5,000 parts per million (ppm) and steadily reduced the lead content, primarily in the interest of public safety. In 2005, the limit was reduced to 600 ppm and in 2010, the limit was further reduced to 90 ppm, however, there is no restriction on lead in paints used for anti-corrosion purposes (e.g., steel primers and exterior coatings) and road and line markings. In June 2016, these exemptions were removed and as of this date, any paint sold should not contain more than 90 ppm, even if sold for anti-corrosion purposes.

Since no buildings or painted structures are present on the Site, lead-containing paints are not expected to be present.

5.8 Ozone-Depleting Substances

The bulk storage of ozone-depleting substances (ODSs) was not observed. The Site Representative reported that the bulk storage of ODSs has not been carried out at the Site.

5.9 Radon

Radon is a radioactive gas formed by naturally occurring radioactive breakdown of uranium in soil, rocks and even groundwater. Radon is invisible and odourless and, as such, cannot be detected by humans. Furthermore, radon escapes from the ground and mixes with outdoor air forming concentrations that are too low to be of concern; however, if radon enters a building the concentrations can increase to higher levels. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings and has indicated that radon levels should not exceed 200 Becquerel per cubic metre (Bq/m³);



however, there are currently no regulations governing acceptable levels of radon within buildings, and no requirements for testing or mitigation if levels are found to exceed the current Health Canada guidelines. Testing for radon at the Site was beyond the scope of this Phase I ESA.

As no structures are present on-Site where radon would be most likely to accumulate, radon is not considered to be an issue of concern at the Site at this time.

5.10 Mould or Microbial Contamination

The presence of mould or other microbiological contamination in buildings has become a concern to building tenants and owners due to potential health effects on occupants and users. Provincial Ministries of Labour have recently issued guidelines on enforced regulations to protect the health of construction workers who are exposed to mould in the course of building renovation. The presence of water leaks or high humidity can cause the growth or amplification of mould within building environments.

Since no buildings are present on the Site, mould is not considered to be an issue of concern at the Site at this time.

5.11 Air Emissions

Topic	Findings
Washroom Vents	Not applicable.
Kitchen Vents	Not applicable.
Heating/Cooling	Not applicable.
Emergency Generators	None observed and none reported by the Site Representative.
Process Vents	None observed and none reported by the Site Representative.
Odours	No strong, pungent or noxious odours were identified.
Permits / Approvals	The Site Representative advised Pinchin that Robert Richardt does not hold any permits/approvals for the Site, as related to air emissions or discharges.

5.12 Staining and Stressed Vegetation

No evidence of historical chemical discharges or releases (i.e., staining or stressed vegetation) was observed during the Site reconnaissance. The Site Representative reported that no known historical chemical spills have occurred on-Site.



5.13 Non-Hazardous Wastes

Topic	Findings
Non-hazardous Wastes	None observed.
Recyclables	None observed.

6.0 ACTIVITIES ON ADJACENT PROPERTIES

The Site is located in a rural area that predominantly consists of agricultural and commercial land uses. A description of the adjacent properties is summarized in the following table, based on Pinchin's observations from the Site and publicly accessible locations:

	North	East	South	West
Operation or Activity	Vacant agricultural land, followed by Range Road 3051 north of the northeast portion of the Site, and a storage yard approximately 200 m north of the Site.	Range Road 3051, followed by vacant graded land.	Vacant agricultural land.	A railway line followed by vacant agricultural land.
Direction with Respect to Inferred Groundwater Flow	Down/transgradient.	Up/transgradient.	Up/transgradient.	Down/transgradient.
Visible Emissions	None observed.	None observed.	None observed.	None observed.
Visible Outdoor Storage of Hazardous Materials	None observed.	None observed.	None observed.	None observed.

A railway line was observed to be oriented in a north-south direction approximately 20 m west of the Site. CCA used to treat railway ties has the potential to impact soils in the vicinity of the railway lines; however, these impacts are typically minor, localized, and near the surface. Based on the above-noted information, it is Pinchin's opinion that this railway line is unlikely to result in potential subsurface impacts at the Site.

Based on Pinchin's observations of the adjacent properties, nothing was observed that is likely to result in potential subsurface impacts at the Site.



7.0 FINDINGS AND RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Pinchin, nothing was identified that is likely to result in potential subsurface impacts at the Site. As such, no subsurface investigation work (Phase II ESA) is recommended at this time.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site which consists of a portion of NE 35-35-05 W3M, Rural Municipality of Corman Park, Saskatchewan, at the time of the Site reconnaissance. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

This report was prepared for the exclusive use of Whiteland Services Inc. (Client), subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Pinchin will be required. Such reliance will only be provided by Pinchin following written authorization from Client. Pinchin disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Pinchin has relied in good faith on information provided by other individuals noted in this report. Pinchin has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Pinchin accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory



compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

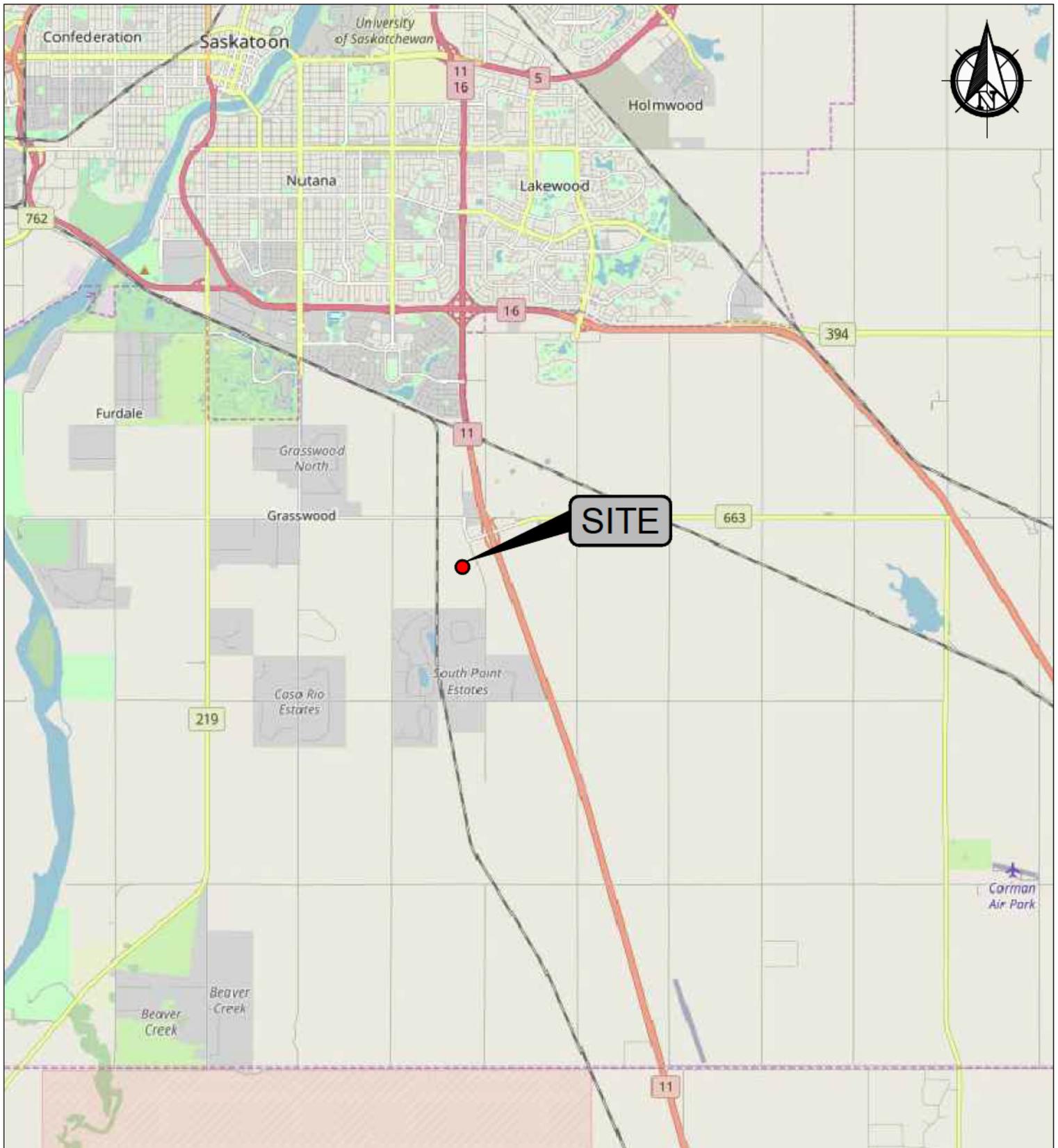
The CSA document entitled "*Phase I Environmental Site Assessment, CSA Standard Z768-01*" dated November 2001 (reaffirmed 2016), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 REFERENCES

1. Abacus Datagraphics online database: www.abacusdatagraphics.com. Accessed online August 19, 2019.
2. Canadian Standards Association (CSA) Standard. *CSA Z768-01, Phase I Environmental Site Assessment*, Canadian Standards Association International, November 2001, reaffirmed in 2016.
3. Canadian Centre for Occupational Health & Safety:
http://www.ccohs.ca/oshanswers/phys_agents/radon.html.
4. City of Saskatoon, Archives Branch.
5. ERIS report entitled "NE-35-35-05-3, RM of Corman Park, Saskatoon, SK", dated August 19, 2019 (ERIS Project # 20190813079).
6. Environmental Protection Series: Identification of Lamp Ballasts Containing PCBs: Report EPS 2/CC/2. Environment Canada, (revised) August 1991.
7. Google™ Earth Satellite Imagery.
8. Government of Saskatchewan – Freedom of Information Branch.
9. Health Canada. "*Cross-Canada Survey of Radon Concentrations in Homes – Final Report*", dated March 2012.
10. Information Services Corporation of Saskatchewan.
11. Natural Resources Canada. Topographic Map No. 073B02.
<http://atlas.gc.ca/site/english/toporama/index.html> accessed online August 13, 2019.
12. Opta Information Intelligence "NE3535053 RM of Corman Park, Saskatchewan", and dated August 19, 2019 (Opta Order ID: 64581).
13. Saskatchewan Environment online Spills and Hazardous Materials Storage databases:
<http://www.saskspills.ca>. Accessed on-line August 13, 2019.
14. Saskatchewan Ministry of Economy "Mining and Petroleum GeoAtlas".

Template: Master Report for Phase I ESA - Saskatchewan, EDR, June 14, 2019

FIGURES

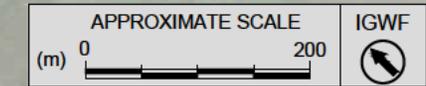


CLIENT NAME:		WHITELAND SERVICES INC.				
PROJECT NAME:		PHASE I ENVIRONMENTAL SITE ASSESSMENT				
LOCATION:		PORTION OF NE 35-35-05 W3M, RM OF CORMAN PARK, SASKATCHEWAN				
TITLE:		KEY MAP				
DATE:	PROJECT #:	IMAGE SOURCE:	DRAWN BY:	CHECKED BY:	FIGURE #:	
AUGUST 2019	247084.000	OPENSTREETMAP	E.KOURNOSSOV	M.SIGOUIN	1	



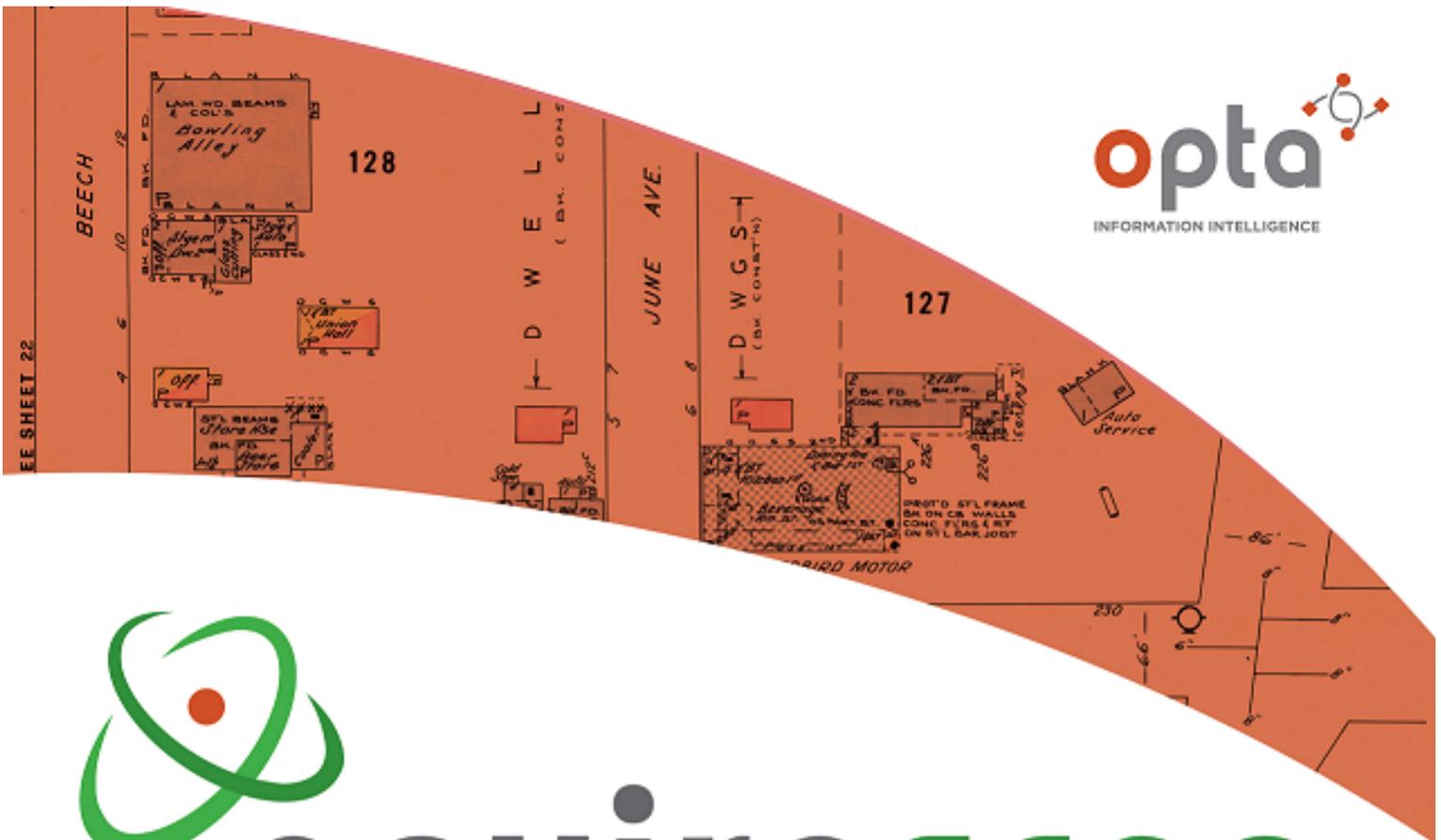
LEGEND	
	Subject Property
	Railway
	Monitoring Well Location
	IGWF Inferred Groundwater Flow

NOTES:
1) Actual site dimensions may differ.



	CLIENT NAME: WHITELAND SERVICES INC.	DATE: AUGUST 2019	FIGURE: 2
	PROJECT NAME: PHASE I ENVIRONMENTAL SITE ASSESSMENT	PROJECT NO: 247084.000	
	LOCATION: PORTION OF NE 35-35-05 W3M, RM OF CORMAN PARK, SASKATCHEWAN	DRAWN BY: E.KOURNOSSOV	CHECKED BY: M.SIGOUIN
	TITLE: SITE AND SURROUNDING LAND USE PLAN	SOURCE: GOOGLE EARTH/ PINCHIN SITE SURVEY	

APPENDIX I
Opta Response



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:
Sunita

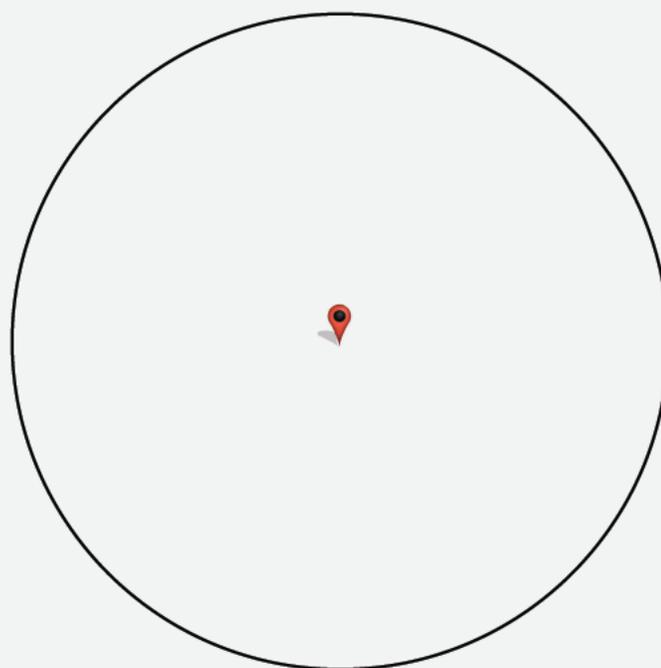
Site Address:
Saskatoon SK Canada

Project No:
247084

Opta Order ID:
64581

Requested by:
Mark Sigouin
Pinchin Ltd

Date Completed:
8/19/2019 1:31:04 PM



Opta Historical Environmental Services EnviroscanTM Terms and Conditions

Report

The documents (hereinafter referred to as the "Documents") to be released as part of the report (hereinafter referred to as the "Report") to be delivered to the purchaser as set out above are documents in Opta's records relating to the described property (hereinafter referred to as the "Property"). Opta makes no representations or warranties respecting the Documents whatsoever, including, without limitation, with respect to the completeness, accuracy or usefulness of the Documents, and does not represent or warrant that these are the only plans and reports prepared in association with the Property or in Opta's possession at the time of Report delivery to the purchaser. The Documents are current as of the date(s) indicated on them. Interpretation of the Documents, if any, is by inference based upon the information which is apparent and obvious on the face of the Documents only. Opta does not represent, warrant or guarantee that interpretations other than those referred to do not exist from other sources. The Report will be prepared for use by the purchaser of the services as shown above hereof only.

Disclaimer

Opta disclaims responsibility for any losses or damages of any kind whatsoever, whether consequential or other, however caused, incurred or suffered, arising directly or indirectly as a result of the services (which services include, but are not limited to, the preparation of the Report provided hereunder), including but not limited to, any losses or damages arising directly or indirectly from any breach of contract, fundamental or otherwise, from reliance on Opta Reports or from any tortious acts or omissions of Opta's agents, employees or representatives.

Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Page: 4

Project Name: NE3535053 RM of
Corman Park Saskatchewan

Project #: 247084
P.O. #: 247084

ENVIROSCAN Report

No Records Found

Requested by:
Mark Sigouin

Date Completed: 08/19/2019 13:31:04



OPTA INFORMATION INTELLIGENCE

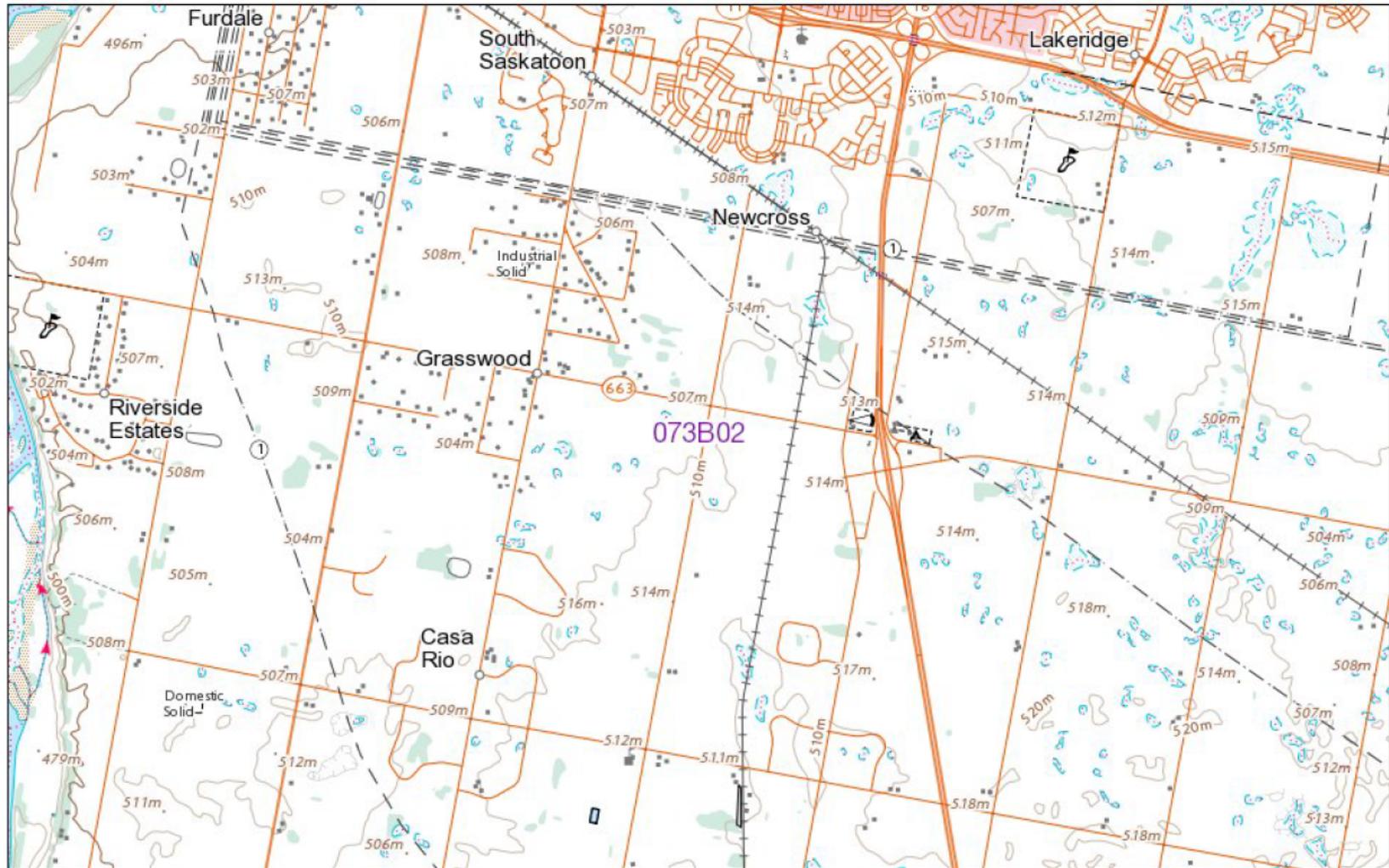
No Records Found

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the front of this document.

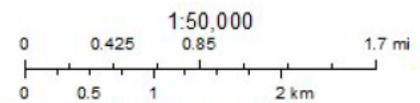


APPENDIX II
Correspondence with Regulatory Agencies

Toporama



August 13, 2019



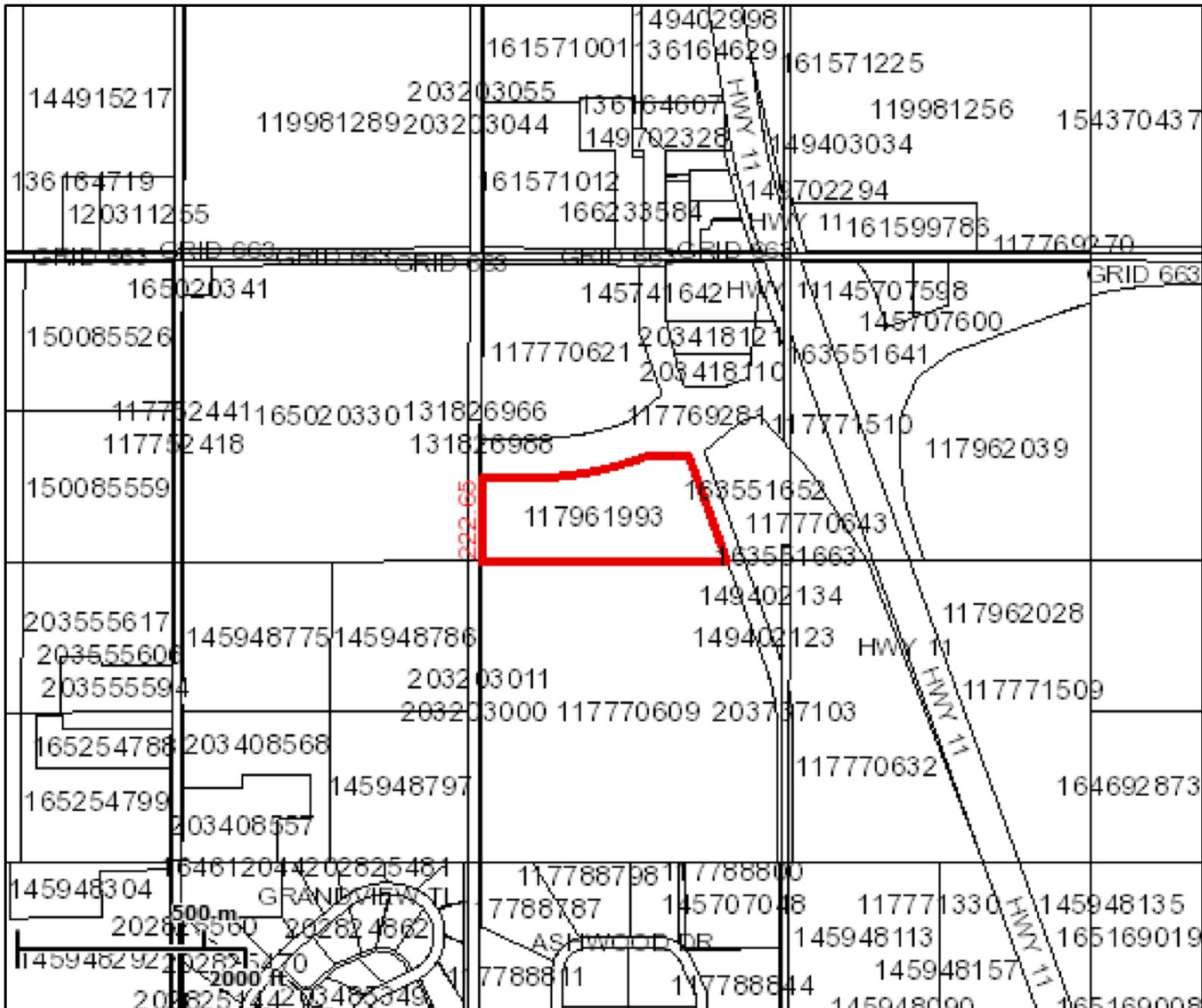
Natural Resources Canada
Ressources naturelles Canada

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Surface Parcel Number: 117961993

REQUEST DATE:20-Aug-2019 8:53:15 AM



Owner Name(s): Richardt, Robert

Municipality: RM OF CORMAN PARK NO. 344

Title Number(s): 150185527

Parcel Class: Parcel (Generic)

Land Description: NE 35-35-05-3 Ext 2

Source Quarter Section: NE-35-35-05-3

Commodity/Unit: Not Applicable

Area: 15.058 hectares (37.21 acres)

Converted Title Number: 79S19000

Ownership Share: 1:1



August 19, 2019

BY EMAIL: rm344@rmcormanpark.ca

RM of Corman Park No. 344

111 Pinehouse Drive
Saskatoon, Saskatchewan
S7K 5W1

**Re: Environmental Property search
Portion of NE-35-35-05 W3M (Surface parcel #117961993), RM of Corman
Park, Saskatchewan**

Our Project No: 247084

Pinchin has been retained to conduct an environmental assessment of the above referenced property in the RM of Corman Park No. 344, Saskatchewan.

As part of this assessment, we would request that a search of your databases be conducted to determine whether there are any environmental concerns/protection-type records may have been reported on or around the property. We request searches for the following be included:

- presence of landfills;
- release of controlled substances;
- presence of underground/ aboveground storage tanks;
- environmental site assessments/reports,
- Chemicals spills;
- geotechnical information; and
- bylaw infractions.

We would appreciate your responding to this inquiry by email msigouin@pinchin.com or fax 1 (306) 653-2057. Please contact the undersigned if you have any questions at 1 (306) 500-3019.

Sincerely,

Pinchin

Per:

A handwritten signature in black ink that reads "Mark Sigouin". The signature is written in a cursive, flowing style.

Mark Sigouin
Project Technologist
msigouin@pinchin.com



From: [Dahl, Ken](#)
To: [Mark Sigouin](#)
Subject: RE: COS Archives 2019-393, Env Assess, rural area south of Grasswood
Date: Wednesday, August 14, 2019 3:59:54 PM
Attachments: [1103-13-025-001a Grasswood and area \(1977\).jpg](#)
[1103-20-022-012 c1 Grasswood and area \(1987\).jpg](#)

Good afternoon Mark,

Thank you for your e-mail to the City of Saskatoon Archives, I checked our collection of aerial photographs and was able to find a couple of images that covered the area that you are interested in (a small plot just southwest of Grasswood). The images I found are somewhat recent, but I believe that there was not much development in the area prior to the late 1960s. According to the Saskatoon Public Library, Local History Room, the Grasswood Esso service station opened in June 1968. Anyways, please find attached two images, one from 1977, and the other from 1987. I think that both images are pretty self-explanatory, the 1977 image shows a much smaller area, but it does show your location. The 1987 image is much larger in scope and does well to show the limited development in the Grasswood area as a whole.

So, I hope these aerial photographs will be of some help, as per usual, if you have any questions, do not hesitate to get back to me.

Sincerely,

Ken

Ken Dahl | tel 306.657.8725

Assistant City Archivist

City of Saskatoon | 224 Cardinal Crescent | Saskatoon, SK S7L 6H8

ken.dahl@saskatoon.ca

www.saskatoon.ca

*If you receive this e-mail in error, please do not review, distribute or copy the information.
Please contact the sender and delete the message and any attachments.*

From: Mark Sigouin [mailto:msigouin@Pinchin.com]
Sent: Tuesday, August 13, 2019 10:52 AM
To: Dahl, Ken <Ken.Dahl@Saskatoon.ca>
Subject: COS Archives 2019-393, Env Assess, rural area south of Grasswood

Hi Ken,

We are conducting a Phase I ESA at a portion of NE-35-35-05-3, RM of Corman Park, SK. I have attached an image of the lot. I know this is not technically in Saskatoon, but since it is fairly close can you please search your databases for any records you may have as indicated in the attached search request? Please let me know if you have any questions.

Thanks so much,

Mark Sigouin, M.Sc., AAg

Project Technologist, Environmental Due Diligence & Remediation

Pinchin Ltd.

210 Cardinal Crescent, Saskatoon, SK S7L 6H8

T: 306.500.3019 | C: 306.370.2905 | pinchin.com

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August 16, 2019

Mark Sigouin
Pinchin Ltd.
210 Cardinal Crescent
SASKATOON SK S7L 6H8

Dear Mark:

RE: Access Request ENV 288/19

Thank you for your access to information request received in this office on August 13, 2019, requesting:

“Any records of potential environmental concern, including spills reports, previous environmental reports, chemical storage records, above or underground storage tanks, etc. for the property located at NE-35-35-05 W3, RM of Corman Park, SK, (Surface parcel #117961993).”

This is to advise that we do not have any records responsive to your request.

If you wish to request a review of this action, you may do so within one year of this notice. To request a review, please complete a “Request for Review” form which is available at the same location where you applied for access. Your request should be sent to:

Information and Privacy Commissioner
#503 – 1801 Hamilton Street
REGINA SK S4P 4B4

Sincerely,



Dean Hales, Freedom of Information Coordinator
Environmental Protection Branch



Saskatchewan Ministry of Environment

Search results for Hazardous Storage matching

keyword **Corman** in SASKATOON

Operation ID	Operation Name	Address	Legal Land Description	Operation Status
8954	R. M. OF CORMAN PARK #344 STORAGE SITE	33 ST. SHOP : DALMANY GRID, SASKATOON	SE 10-37-6 3	Operating



Saskatchewan Ministry of Environment

Search results for Hazardous Storage matching

keyword **Grasswood** in SASKATOON

Operation ID	Operation Name	Address	Legal Land Description	Operation Status
10282	GRASSWOOD SHELL STORAGE SITE	HWY #11 & GRASSWOOD ROAD, SASKATOON		Under Construction
11764	GRASSWOOD ESSO STORAGE SITE	HWY #11 SOUTH, SASKATOON		Operating



Saskatchewan Ministry of Environment

Search results for Hazardous Storage matching

keyword **Floral** in SASKATOON

Operation ID	Operation Name	Address	Legal Land Description	Operation Status
4950	SASKATCHEWAN WHEAT POOL (FLORAL) STORAGE SITE	R.R. #5, SASKATOON		Reclaimed
12332	MICRO OIL REFINING ENTERPRISES INC. STORAGE SITE, FLORAL, SASKATCHEWAN	501 AVENUE M SOUTH, SASKATOON	SW 36-2-4 3	Operating

Hazardous Substance Storage Facility Search

Hazardous Storage Search Results

Your search for Hazardous Storage matching keyword **3051** in SASKATOON produced ***no results***



Back to Search

Spill/Incident Number Operation ID	Operation Name	Address	Legal Land Description	Operation Status
--	----------------	---------	---------------------------	------------------

No Results were found matching your required search parameters.

Hazardous Substance Storage Facility Search

Hazardous Storage Search Results

Your search for Hazardous Storage matching keyword **louis riel trail** in SASKATOON produced ***no results***



[Back to Search](#)

Spill/Incident Number Operation ID	Operation Name	Address	Legal Land Description	Operation Status
--	----------------	---------	---------------------------	------------------

No Results were found matching your required search parameters.



Saskatchewan Ministry of Environment

Search results for spills matching keyword

Corman in SASKATOON

Spill/Incident Number	Spill Date	Contaminant	Quantity	Address	Title Description	Lat/Long	Legal Land Description
60365	10/19/2006	SEWAGE - LIQUID BIO SOLIDS. TREATED SEWAGE.	11250 L	CORMAN PARK, Saskatoon			
130625	10/11/2013	OTHER - Unknown.	0 L	15th Peters Avenue at Corman Industrial, Saskatoon			
140122	2/25/2014	OTHER - Oil. Report Id: 2014-02-25T14:31:31	100 L	South Corman Park Landfill, Saskatoon			NW 20-35-5 3



Saskatchewan Ministry of Environment

Search results for spills matching keyword

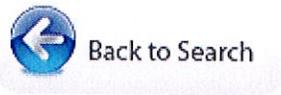
grasswood in SASKATOON

Spill/Incident Number	Spill Date	Contaminant	Quantity	Address	Title Description	Lat/Long	Legal Land Description
70431	10/5/2007	SEWAGE - UNKNOWN QNTY.	0 NONE	HWY 11 AT GRASSWOOD ROAD, Saskatoon			SW 1-36-5 3
130290	6/1/2013	GASOLINE LIQUID - 24-40 L of Premium Gasoline. Spilled on to rocks.	24 L	2553 Grasswood Road E, Saskatoon			

Spills Search

Spills Search Results

Your search for spills matching keyword **floral** in SASKATOON produced **no results**



Spill/Incident Number	Spill Date	Contaminant	Quantity	Address	Title Description	Lat/Long	Legal Land Description
--------------------------	---------------	-------------	----------	---------	----------------------	----------	---------------------------

No Results were found matching your required search parameters.

Spills Search

Spills Search Results

Your search for spills matching keyword **3051** in SASKATOON produced ***no results***



Back to Search

Spill/Incident Number	Spill Date	Contaminant	Quantity	Address	Title Description	Lat/Long	Legal Land Description
--------------------------	---------------	-------------	----------	---------	----------------------	----------	---------------------------

No Results were found matching your required search parameters.

Spills Search

Spills Search Results

Your search for spills matching keyword **louis riel trail** in SASKATOON produced **no results**



[Back to Search](#)

Spill/Incident Number	Spill Date	Contaminant	Quantity	Address	Title Description	Lat/Long	Legal Land Description
-----------------------	------------	-------------	----------	---------	-------------------	----------	------------------------

No Results were found matching your required search parameters.

Abadata Map

Legend

Wellheads

- ◊ Abandoned Wellhead
- ⊗ Suspended Gas Wellhead
- Suspended Oil Wellhead
- ☀ Flowing Gas Wellhead
- Location Wellhead
- Flowing Oil Wellhead
- ⊗ Miscellaneous Wellhead
- ⊗ Water Wellhead
- ⋯ Well Downhole Location
- Ⓛ Newly Licenced Well
- Ⓢ Newly Spudded Well

High Pressure Pipelines

- Gas Pipeline
- Oil Pipeline
- Water Pipeline
- LVP/HVP Pipeline
- Foreign Pipeline
(Only when a company is specified.)

Low Pressure Pipelines

- - - Gas Co-op Pipeline



Date: Monday, August 19, 2019

APPENDIX III
ERIS Report



DATABASE REPORT

Project Property: *Phase I ESA
NE-35-35-05-3, RM of Corman Park,
Saskatoon SK*

Project No: *247084*

Report Type: *Quote - Custom-Build Your Own Report*

Order No: *20190813079*

Requested by: *Pinchin Ltd.*

Date Completed: *August 19, 2019*

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Executive Summary

Property Information:

Project Property: *Phase I ESA
NE-35-35-05-3, RM of Corman Park, Saskatoon SK*

Project No: *247084*

Order Information:

Order No: *20190813079*

Date Requested: *August 13, 2019*

Requested by: *Pinchin Ltd.*

Report Type: *Quote - Custom-Build Your Own Report*

Historical/Products:

Executive Summary: Report Summary

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
AUWR	<i>Automobile Wrecking & Supplies</i>	Y	0	0	0
CDRY	<i>Dry Cleaning Facilities</i>	N	-	-	-
CHEM	<i>Chemical Register</i>	N	-	-	-
CNG	<i>Compressed Natural Gas Stations</i>	N	-	-	-
CONV	<i>Convictions</i>	Y	0	0	0
DIS	<i>Wastewater Dischargers</i>	Y	0	0	0
EEM	<i>Environmental Effects Monitoring</i>	N	-	-	-
EHS	<i>ERIS Historical Searches</i>	N	-	-	-
EIIS	<i>Environmental Issues Inventory System</i>	N	-	-	-
ES	<i>Environmental Spills (Sask Spills)</i>	Y	0	0	0
FCON	<i>Federal Convictions</i>	Y	0	0	0
FCS	<i>Contaminated Sites on Federal Land</i>	N	-	-	-
GHG	<i>Greenhouse Gas Emissions from Large Facilities</i>	N	-	-	-
HMS	<i>Hazardous Material Storage</i>	Y	0	0	0
HORW	<i>Horizontal Wells</i>	N	-	-	-
HSSS	<i>Hazardous Substance Storage Sites</i>	Y	0	0	0
HSST	<i>Hazardous Substance Storage Tanks</i>	Y	0	0	0
IAFT	<i>Indian & Northern Affairs Fuel Tanks</i>	N	-	-	-
ILOA	<i>Intensive Livestock Operation Approvals</i>	N	-	-	-
MINE	<i>Canadian Mine Locations</i>	N	-	-	-
MNR	<i>Mineral Occurrences</i>	N	-	-	-
NATE	<i>National Analysis of Trends in Emergencies System (NATES)</i>	N	-	-	-
NDFT	<i>National Defense & Canadian Forces Fuel Tanks</i>	N	-	-	-
NDSP	<i>National Defense & Canadian Forces Spills</i>	N	-	-	-
NDWD	<i>National Defence & Canadian Forces Waste Disposal Sites</i>	N	-	-	-
NEBI	<i>National Energy Board Pipeline Incidents</i>	N	-	-	-
NEBP	<i>National Energy Board Wells</i>	N	-	-	-
NEES	<i>National Environmental Emergencies System (NEES)</i>	N	-	-	-
NPCB	<i>National PCB Inventory</i>	N	-	-	-
NPRI	<i>National Pollutant Release Inventory</i>	N	-	-	-
OGS	<i>Upstream Oil & Gas Site Spills</i>	N	-	-	-
OGW	<i>Oil and Gas Wells</i>	N	-	-	-
OGWW	<i>Oil and Gas Wells</i>	N	-	-	-
PAP	<i>Canadian Pulp and Paper</i>	N	-	-	-
PCFT	<i>Parks Canada Fuel Storage Tanks</i>	N	-	-	-
PES	<i>Pesticide Register</i>	N	-	-	-

<i>Database</i>	<i>Name</i>	<i>Searched</i>	<i>Project Property</i>	<i>Boundary to 0.25km</i>	<i>Total</i>
RST	<i>Retail Fuel Storage Tanks</i>	Y	0	0	0
SCT	<i>Scott's Manufacturing Directory</i>	N	-	-	-
SPL	<i>Petroleum and Natural Gas Spill Report Directory</i>	N	-	-	-
WDS	<i>Waste Disposal Site Inventory</i>	Y	0	0	0
WWIS	<i>Water Well Information System</i>	N	-	-	-
<hr/>					
Total:			0	0	0

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the project property.

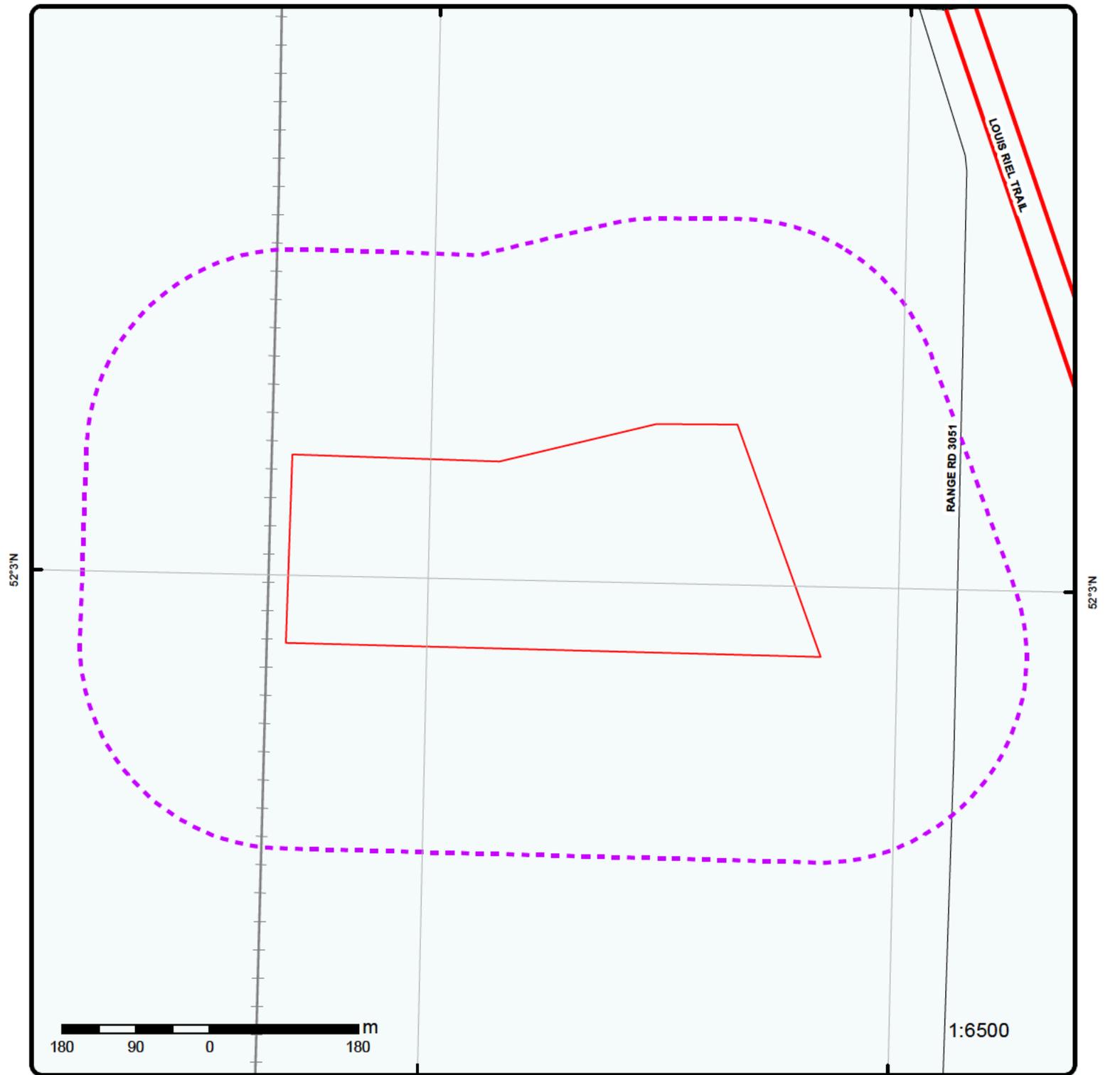
Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	---------------------	--------------------------	------------------------

No records found in the selected databases for the surrounding properties.

Executive Summary: Summary By Data Source

No records found in the selected databases for the project property or surrounding properties.



RANGE RD 3051

LOUIS RIEL TRAIL

1:6500

Map : 0.25 Kilometer Radius

Order No: 20190813079

Address: NE-35-35-05-3, RM of Corman Park,, Saskatoon, SK



Expressway	Industrial and Resource - Regions	National Park
Principal Highway	Main Line	Provincial or Territorial Park
Secondary Highway	Sidetrack	Other Park
Major Road	Transit Line	Golf Course or Driving Range
Local road	Abandoned Line	Park or Sports Field
Trail		Other Recreation Area
Proposed Road		
Ferry Route/Ice Road		



Aerial (2017)

Address: NE-35-35-05-3, RM of Corman Park,, Saskatoon, SK

Source: ESRI World Imagery

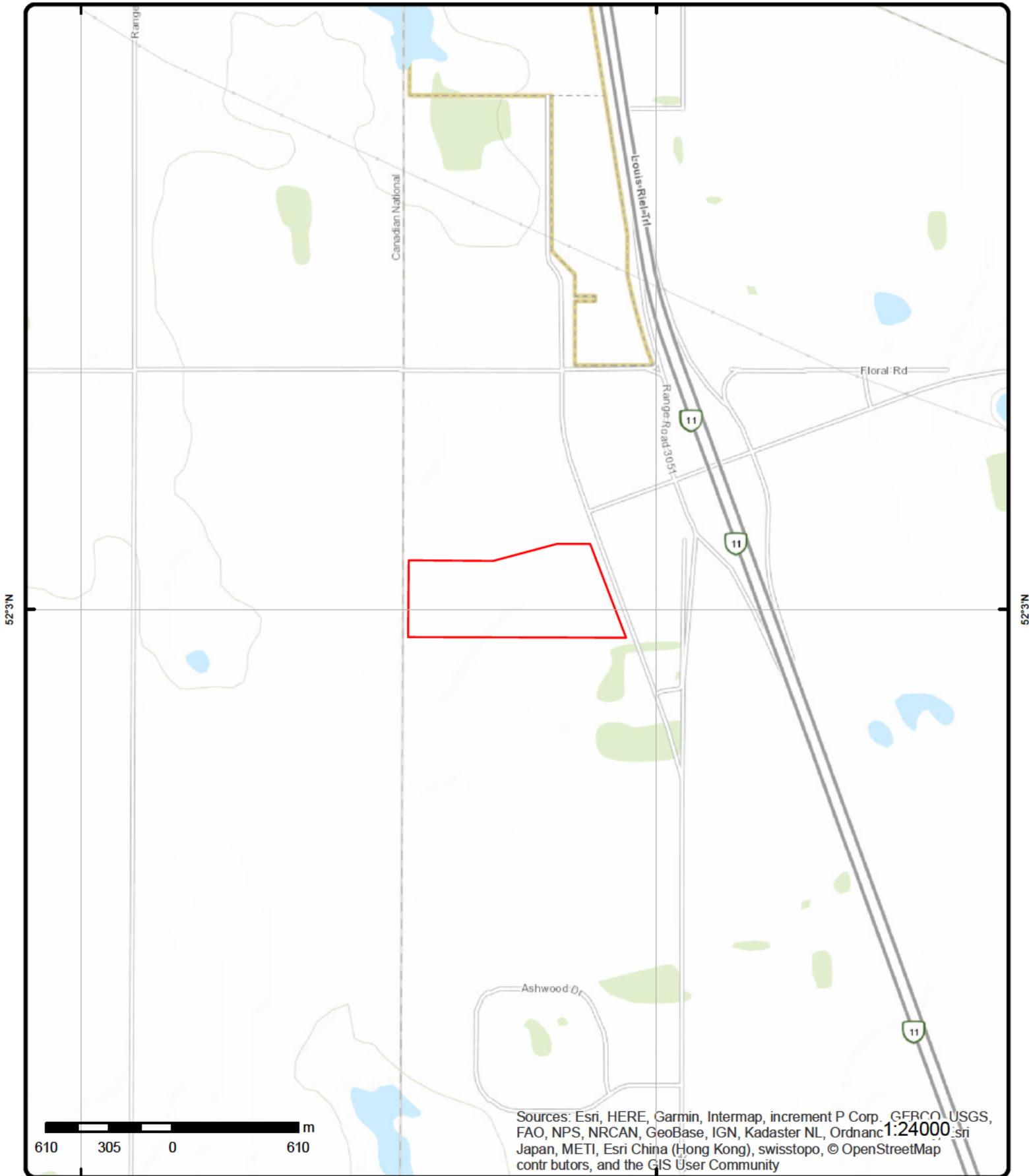
Order No: 20190813079



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106°37'30"W

106°36"W



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Topographic Map

Address: NE-35-35-05-3, RM of Corman Park,, Saskatoon, SK

Source: ESRI World Topographic Map

Order No: 20190813079



© ERIS Information Limited Partnership

Detail Report

<i>Map Key</i>	<i>Number of Records</i>	<i>Direction/ Distance (m)</i>	<i>Elev/Diff (m)</i>	<i>Site</i>	<i>DB</i>
----------------	--------------------------	------------------------------------	--------------------------	-------------	-----------

No records found in the selected databases for the project property or surrounding properties.

Unplottable Summary

Total: 4 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
ES		GRASSWOOD STATION;	GRASSWOOD SK	
HMS	GRASSWOOD ESSO STORAGE SITE	HWY #11 SOUTH, SASKATOON	SK	
HSST	GRASSWOOD ESSO	HWY #11 SOUTH	SASKATOON SK	S7V 4E3
RST	ESSO	RR 3 LCD MAIN	SASKATOON SK	S7K3J6

Unplottable Report

Site: GRASSWOOD STATION; GRASSWOOD SK

Database:
ES

Spill Incident No: 1988-0199
Spill Date: 8/29/1988
Material: DIESEL
Contaminant:
Quantity: 3300
Units: Litres
Title Description:
Legal Land Desc:
Lat Long:

Site: GRASSWOOD ESSO STORAGE SITE
HWY #11 SOUTH, SASKATOON SK

Database:
HMS

Operation ID: 11764
Operation Status: Operating
Land Description:
Operation Name: GRASSWOOD ESSO STORAGE SITE

Site: GRASSWOOD ESSO
HWY #11 SOUTH SASKATOON SK S7V 4E3

Database:
HSST

Facility Code: SE - 972
Business Desc: Service Station
Application Date: 5/31/1989

--Details--

Type: Underground
Tank Contents Desc: DIESEL
Capacity (L): 36950
Other Contents:

Type: Underground
Tank Contents Desc: GASOLINE (MOTOR)
Capacity (L): 36950
Other Contents:

Type: Underground
Tank Contents Desc: GASOLINE (MOTOR)
Capacity (L): 36950
Other Contents:

Type: Underground
Tank Contents Desc: GASOLINE (MOTOR)
Capacity (L): 22730
Other Contents:

Site: ESSO
RR 3 LCD MAIN SASKATOON SK S7K3J6

Database:
RST

Headcode: 01186800
Headcode Desc: SERVICE STATIONS GASOLINE OIL

Phone: 3063827733
List Name: Info-direct(TM) BUSINESS FILE
Description:

Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.*

Automobile Wrecking & Supplies:

Private [AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jan 31, 2019

Dry Cleaning Facilities:

Federal [CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2017

Chemical Register:

Private [CHEM](#)

This database includes a listing of locations of facilities within the Province or Territory that either manufacture and/or distributes chemicals.

Government Publication Date: 1999-Jan 31, 2019

Compressed Natural Gas Stations:

Private [CNG](#)

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Mar 2019

Convictions:

Provincial [CONV](#)

This database summarizes the penalties and convictions handed down by the Saskatchewan courts. Companies and individuals that have been found guilty of environmental offenses under Saskatchewan's Environmental Protection Legislation are listed in this database. The records in this database are associated with the City the offense took place and are not plotted.

Government Publication Date: 1995-Feb 28, 2019

Wastewater Dischargers:

Provincial [DIS](#)

This database is maintained by SERM and supplies the locations of the wastewater dischargers in the province. The geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only.

Government Publication Date: 2000-Oct 2016

Environmental Effects Monitoring:

Federal [EEM](#)

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private [EHS](#)

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Apr 30, 2019

Environmental Issues Inventory System:

Federal **EIIS**

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Environmental Spills (Sask Spills):

Provincial **EIS**

This database includes an inventory of known spills that occurred throughout the province and that are reported under regulation R.R.S. c. D-14, Reg. 1. Some of the geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only.

Government Publication Date: 1977-Mar 2019

Federal Convictions:

Federal **FCON**

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal **FCS**

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: Jun 2000-May 2019

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO2 eq).

Government Publication Date: 2013-Dec 2017

Hazardous Material Storage:

Provincial **HMS**

The Saskatchewan Hazardous Materials Storage Program collects this information. With the approval of the Ministry of Environment, hazardous substances and waste dangerous goods can be stored in underground storage tanks, above-ground storage tanks, outdoor storage site and warehouse/indoor storage sites. A hazardous substance/waste is defined as a substance/waste that because of its quantity, concentration or physical, chemical or infectious characteristics, either individually or in combination with other substances, is an existing or potential threat to the environment or human health. This inventory includes information on operator ID, operation name, address, legal land description and operation status.

Government Publication Date: 1980-May 31, 2019

Horizontal Wells:

Provincial **HORW**

Saskatchewan Industry and Resources maintains an inventory of horizontal wells drilled in the province. The database provides detailed information in regard to well name, owner name, status, license no., initial and final drilling date, well type, horizon name and pool name.

Government Publication Date: Aug 1987-Jun 2007*

Hazardous Substance Storage Sites:

Provincial **HSSS**

This is an inventory of hazardous substance storage sites that must be registered under regulation 25/92, S. 3. The database is a catalog of information on the location of outdoor and warehouse sites, housing hazardous products used by companies in the agricultural, chemical, farming, warehousing, trucking, waste recycling, distribution, service stations/repair shops, bulk stations, autobody, mining, and manufacturing industry. Information is provided on the type of product(s) stored, application date, company name, location, and the type of business service operated on site. For current information, please refer to the HMS database.

Government Publication Date: 1989-Feb 2006*

Hazardous Substance Storage Tanks:

Provincial **HSST**

This is an inventory of hazardous substance storage tanks that must be registered under regulation 25/92, S. 3. The database is a compilation of information on aboveground and underground storage tanks that hold substances such as gasoline, diesel, chemicals, heating oil, kerosene and alcohol blended products. Information is provided on the contents and capacity of the tank, company name, location, and the type of business service operated on site. For current information, please refer to the HMS database.

Government Publication Date: 1989-Feb 2006*

Indian & Northern Affairs Fuel Tanks:

Federal

IAFT

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Intensive Livestock Operation Approvals:

Provincial

ILOA

Under the Agricultural Operations Act, certain types of intensive livestock operations are required to obtain plan approval. Approvals are subject to the size of operation and their proximity to a water source. Those requiring plan approvals must submit documentation regarding manure storage, utilization of manure nutrients and disposal method for dead animals. Sask. Agriculture, Food and Rural Revitalization maintains a database of approvals issued over the last three decades, for operations that may or may not be currently operational. An ILO plan approval may have been issued to an intensive livestock operation but never been constructed, been approved and not constructed yet, or it may have been constructed and later discontinued. There is no distinction in the database between operational and non-operational sites. Please note that the value "Sum of Animal Units" is a calculation used to compare different types of livestock operations (each type of animal is rated on a scale). Geographic coordinates were provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the Quarter section only.

Government Publication Date: 1971-Feb 2019

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Mineral Occurrences:

Provincial

MNR

Saskatchewan Energy and Mines maintains an inventory of 2890 separate mineral occurrences in the "Saskatchewan Mineral Deposit Index" regarding metallic, industrial mineral and coal deposits. Information within the database pertains to the SMDI No., showing name, location, commodity, deposit type, status, classification and geographical reference data. For additional information regarding geological data and exploration history, please contact the office and quote the SMDI No.

Government Publication Date: 1981-Jan 31, 2019

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Dec 31, 2018

National Energy Board Wells:

Federal

[NEBP](#)

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

[NEES](#)

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

[NPCB](#)

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

[NPRI](#)

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Upstream Oil & Gas Site Spills:

Provincial

[OGS](#)

Saskatchewan Industry and Resource compiles spill information pertaining to crude oil, produced water and spills on upstream oil and gas facilities. Information includes location, date of spill, substance spilled, total amount spilled and source.

Government Publication Date: 1990-Jun 30, 2019

Oil and Gas Wells:

Provincial

[OGW](#)

Well data includes well licences, drilling information, completion information, core analysis, drill stem tests, coordinate information, logs, casing details, etc. The data includes wells drilled under the Oil and Gas Conservation Regulations, 1985 as well as shallow structure test holes. The Oil and Gas Wells database is maintained by the Government of Saskatchewan.

Government Publication Date: Apr 30, 2019

Oil and Gas Wells:

Private

[OGWW](#)

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2019

Canadian Pulp and Paper:

Private

[PAP](#)

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

[PCFT](#)

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Pesticide Register:

Provincial

[PES](#)

Saskatchewan Agriculture and Food maintains a database of all vendors of registered pesticides.

Government Publication Date: 1998-Apr 2010

Retail Fuel Storage Tanks:

Private

[RST](#)

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jan 31, 2019

Scott's Manufacturing Directory:

Private

[SCT](#)

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Petroleum and Natural Gas Spill Report Directory:

Provincial

[SPL](#)

List of spill locations and links to detail reports for spills data gathered under the reporting requirements of the Oil and Gas Conservation Regulations, 1985 and 2012. This list does not contain records of spills, incidents, or releases reported under other legislation or regulations. Made available by the Petroleum and Natural Gas Division of the Ministry of the Economy. Upstream oil and gas operators are required to notify and report any incidents that occur in the field to the Government of Saskatchewan's Ministry of Energy and Resources; incidents that have occurred since November 4, 2015 are reported in Upstream Oil & Gas Site Spills.

Government Publication Date: Feb 1961-Nov 4, 2015*

Waste Disposal Site Inventory:

Provincial

[WDS](#)

This inventory pertains to registered waste disposal sites within the province of Saskatchewan. Specific dates as to when the waste disposal site was activated are not available. The geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only.

Government Publication Date: 2000-Jan 2019

Water Well Information System:

Provincial

[WWIS](#)

This database was collected from Saskatchewan Water, Water Resource Administration and contains over 100,000 records. The geographic coordinates have been provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the LSD or Quarter section only.

Government Publication Date: May 31, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX IV
Qualifications of Assessor



MARK SIGOUIN, M.Sc., AAg – TECHNOLOGIST

Mark Sigouin is a Project Technologist with the Environmental Due Diligence and Remediation Group in the Saskatoon, Saskatchewan office. Mr. Sigouin obtained a Bachelor of Science in Agriculture degree in Environmental Science from the University of Saskatchewan in 2013 and subsequently obtained a Master of Science degree in Soil Science from The University of Saskatchewan in 2016. He has been trained in Phase I Environmental Site Assessments, environmental field reporting, and soil logging. In addition, he is a registered Articling Agrologist with the Saskatchewan Institute of Agrologists.

APPENDIX V
Photographs



Photo 1 – Site (east portion facing west).



Photo 2 – Site (west portion facing east).



Phase I Environmental Site Assessment

Portion of NE 35-35-05 W3M, Rural Municipality of Corman Park, Saskatchewan

Photographs

Appendix V
Pinchin File: 247084



Photo 3 – Site (central portion facing north).



Photo 4 – Properties located north of the Site.



Photo 5 – Properties located south of the Site.



Photo 6 – Properties located east of the Site.



Photo 7 – Properties located west of the Site.



Photo 8 – Monitoring well in southeast portion of Site.

APPENDIX G – RARE AND ENDANGERED SPECIES

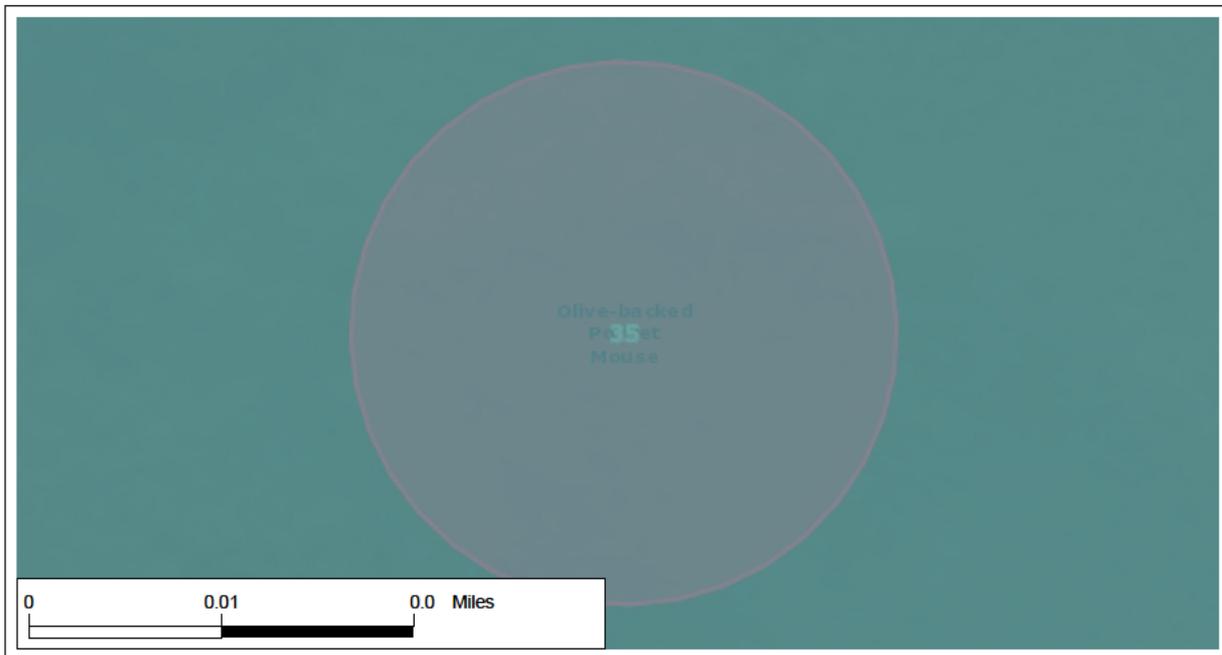
Rare and Endangered Species Report

Report Generated: 12/16/2019 10:47:49 AM

The absence of information provided by the Saskatchewan Conservation Data Centre (SKCDC) does not categorically mean the absence of sensitive species or features. The quantity and quality for data collected by the SKCDC are dependent on the research and observations of many individuals and organizations. SKCDC reports summarize the existing natural heritage information, known to the SKCDC, at the time of the request.

SKCDC data should never be regarded as final statements on the elements or areas being considered, nor should they be substituted for on-site surveys required for environmental assessments. The user therefore acknowledges that the absence of data may indicate that the project area has not been surveyed, rather than confirm that the area lacks natural heritage resources.

Rare and Endangered Species Area of Interest



Rare and Endangered Species Report

Scientific Name: *Perognathus fasciatus*

Common Name: Olive-backed Pocket Mouse

Provincial Rank: S3

Global Rank: G5

Observation: First: 1955

Last: 1955

Provincial Legal Status:

Species at Risk Act Status:

COSEWIC Status:

General Description:

Occurrence ID: 2746

Occurrence Class: Vertebrate Animal

Occurrence Type: SPECIMEN (COLLECTED)

Occurrence Rank: H - Historical

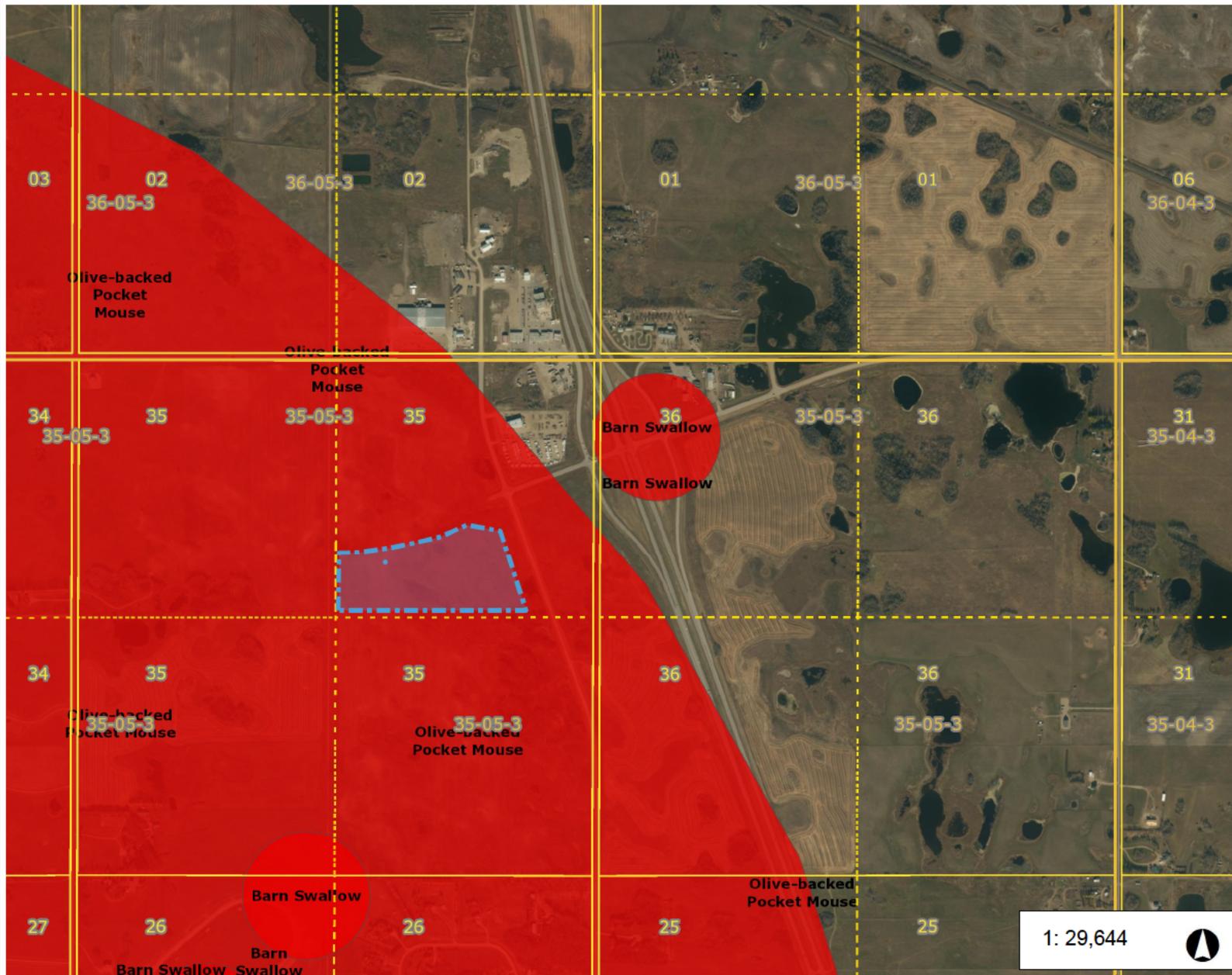
Occurrence Data:

1955: Alexander Bakerspigel trapped pocket mice while doing a survey of Saskatchewan rodents (A65NER01SKCA and A65NER02SKCA).

Directions:

"Saskatoon, a few miles south."

Rare and Endangered Species



Legend

- Township
- Section
- Quarter Section

Rare and Endangered Species

- Vertebrate Animal
- Invertebrate Animal
- Animal Assemblage
- Vascular Plant
- Nonvascular Plant
- Other (Botanical)
- Fungus

1: 29,644



Notes

APPENDIX H – CONSULTATION



From: [Wade Sumners](#)
To: [Kenneth Weddige](#)
Cc: [Mike Pawlusi](#)
Subject: Whiteland - occurrence of olive backed pocket mouse
Date: Thursday, December 12, 2019 11:26:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Kenneth, as you had requested I talked to a contact (Karyn Scalise) at the Ministry of Environment (MOE) about the historical occurrence of an olive-backed pocket mouse (*Perognathus fasciatus*) within the Whiteland Project area. Its natural habitat is grassland in arid and semi-arid upland areas, usually with sparse vegetation and sometimes with scattered trees such as the [aspen](#) (*Populus* sp.) and plants such as the [fringed sagebrush](#) (*Artemisia frigida*). It has also been observed on a sandy floodplain and among rocky outcrops on grassy hillsides. Its burrows are found in both sandy and clayey soils (iNaturalist - <https://www.inaturalist.org/taxa/44154-Perognathus-fasciatus>).

Upon discussion with her colleagues, she has informed me that no action is required as the land use and time since the last observation provides little to no potential for this species to occur at the Whiteland Project site. Please receive this as a formal indication that no further action is required and no concerns have been raised by MOE, regarding this species.

Wade Sumners, M.Sc., P.Biol.

Senior Biologist

Associated Environmental Consultants Inc.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969 | Cel: 306.850.2976 | Dir: 306.653.4969.(ext.5332)



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Environmental

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From: [Andersen, Laura HI](#)
To: [Kenneth Weddige](#)
Subject: RE: 2019-4317-00 - Whiteland CDR Discretionary Use Application: Meeting Follow Up
Date: Wednesday, January 29, 2020 9:35:52 AM

Hi Kenneth,

We have completed our review of this proposed development and have determined that a TIA will not be required from the Ministry of Highways based on the land use and information you provided. If the development or land use changes from this we may require a TIA.

Thank you for reaching out and inquiring about a TIA for this development,

Laura

From: Kenneth Weddige <weddige@ae.ca>
Sent: Monday, December 30, 2019 11:39 AM
To: Andersen, Laura HI <laura.andersen@gov.sk.ca>
Subject: 2019-4317-00 - Whiteland CDR Discretionary Use Application: Meeting Follow Up

Good Morning Laura,

Thank you again for meeting with Mike and I on December 19th to discussing the implications associated with the proposed Whiteland development as it relates to the Provincial transportation network. Following our meeting we again reached out to our client to confirm the numbers he provided are accurate based on his experience with similar developments in other regions. Our client provided us with some updated numbers however they have not changed significantly from what you were provided prior to the meeting. If you feel that the numbers do not accurately reflect assumed traffic volumes based on the number of employees the numbers can be inflated in order for you to complete your analysis.

Below is a summary of the information provided by our client recognizing that the numbers are approximate based on similar businesses the client operates:

Heavy Equipment Sales and Rental	
Number of employees	4-5
Equipment trips	8
Passenger vehicle trips	9
Total vehicle trips	10-16

Aggregate Storage and Distribution	
Number of employees	15-18
Total number of office staff	5-8
Total number of truck drivers	10
Total number of truck trips	20

Total number of passenger vehicle trips	30
Total vehicle trips	50

Regards,

Kenneth Weddige, B.A.

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: [Lisa Brodt](#)
To: [Adam Antoine](#)
Cc: [Darryl Dormuth](#); [Adam Tittlemore](#)
Subject: RE: Stormwater Servicing for Whiteland Industrial Development in RM of Corman Park
Date: Wednesday, December 11, 2019 11:38:36 AM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning Adam,

Thank you for the response. Your comments will be incorporated into the conceptual servicing plan and preliminary design and at that time keep you involved in the reviewing process.

Regards

Lisa Brodt

Design Technician

Associated Engineering (Sask.) Ltd.
1922 Park Street, Regina, SK S4N 7M4

Tel: 306.721.2466 | Dir: 306.271.0862



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From: Adam Antoine <Adam.Antoine@wsask.ca>
Sent: Wednesday, December 11, 2019 10:53 AM
To: Lisa Brodt <brodtl@ae.ca>
Cc: Darryl Dormuth <dormuthd@ae.ca>; Adam Tittlemore <atittlemore@rmcormanpark.ca>
Subject: RE: Stormwater Servicing for Whiteland Industrial Development in RM of Corman Park

Morning Lisa,

Based on my review of the provided information, I have the following comments:

- The delineation of wetlands and natural storage assessment appears accurate. To clarify, the 17,445 m3 of existing natural storage must be implemented into the retention system as a permanent storage component. That means any and all discharge pipes must be installed in a way that prevents the dewatering of this required storage.
- The storage required to compensate for hard surface impacts (1:100-year, 24-hr) can be implemented into the retention facility by means of active storage. Active storage generally creates a temporary surcharge within the pond, as releases are limited to pre-development rates.
- As you are aware, this region experienced significant precipitation events from 2007 to 2016, which led to never before seen groundwater table elevations. Geotechnical investigations in this region detailed groundwater at a metre below the surface level at that time. The

implementation of a retention facility must be such that the storage capacity is not jeopardized or lessened by groundwater fluctuation and inflow. This is generally achieved by constructing a shallow pond with a larger foot print, or by installing an engineer approved liner.

- The RM of Corman Park No. 344 generally requires a volume factor of safety of 25% be added to the design of the pond.
- The discharge location appears accurate, but a detailed topographical survey should determine the natural location where surface water from the site would flow. It is important not to create a diversion from natural, water entering and exiting site must remain at their near natural points. Surface water within the site can be diverted as you wish, but the entry and exit locations should remain the same as pre-development.

The proposed development area is considered sensitive to flood risk by our office, as we have spent a lot of resources in an attempt to mitigate flood damage in the area. It is best to be more conservative in design within areas such as this, as we would prefer to prevent your client from being impacted in the future, as well as prevent impacts to neighbouring lands due to further development.

If you have any questions or concerns, please do not hesitate to contact me. I would prefer to be involved during the preliminary design stage, as we can likely prevent unnecessary amendments or significant changes to design at the later stages.

Thank you,

Adam Antoine - A.Sc.T.

Senior Technologist, Northwest Regional Services
402 Royal Bank Tower 1101 - 101st Street
North Battleford, SK S9A 0Z5
Ph: 306.446.7555 | Fax: 306.446.7461
wsask.ca | adam.antoine@wsask.ca

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From: Lisa Brodt <brodtl@ae.ca>

Sent: Wednesday, December 4, 2019 11:40 AM

To: Adam Antoine <Adam.Antoine@wsask.ca>

Cc: Darryl Dormuth <dormuthd@ae.ca>

Subject: Stormwater Servicing for Whiteland Industrial Development in RM of Corman Park

Good Afternoon Adam,

Associated Engineering is currently working on the conceptual servicing plan for a development within the RM of Corman Park on the southwest corner of the Floral Road and Range Road 3051 intersection. Figure 4317-00-up-loca_plan has been attached for reference to project location. A portion of the development lies within a large wetland complex. We would like to incorporate any comments and concerns the Water Security Agency may have with this development early in the design process.

The development area is approximately 15.05 ha. A desktop study was done to determine the wetland features within this site. Results of this study show that approximately 4.83 ha of the site contains wetland features and within these features there is 17,445 m³ of surface water storage. Figure 701 has been attached for reference to project boundary and the desktop wetland review. The developer intends to subdivide the land into 2 industrial-use parcels.

To manage stormwater within the development area, runoff will be directed into a ditch system within the site (see Figure 702). The ditches will convey the runoff to a retention pond. This pond will have a permanent water feature as well as additional storage to handle large runoff events. The primary intent of the permanent water feature is to replace the wetland habitat and water storage that will be removed during development of this site. For the sizing of this permanent water feature we would like guidance from WSA as to the percentage of wetland area and water storage volume that should be retained for this site.

The total storage for the pond will be sized to contain a 1:100-year, 24-hour rainfall event (based on data from the Diefenbaker International Airport weather station) with a discharge rate based on pre-development conditions. The pre-development conditions that we are considering are:

1. Storage of the 1:5-year, 24-hour storm with no release. This may increase the size of the permanent pond feature beyond the requirements of wetland retention.
2. Once runoff volume exceeds that in (1), the pond would discharge into the road allowance ditch at a rate of 42 L/s (2.8 L/s/ha).

We would like WSA to comment on the above pre-development conditions and respond as to their appropriateness for this site.

Regards

Lisa Brodt

Design Technician

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1922 Park Street, Regina, SK S4N 7M4

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From: [Ray Poppl](#)
To: [Kenneth Weddige](#)
Subject: RE: Whiteland CDR Discretionary Use Application: Servicing Inquiry
Date: Tuesday, December 10, 2019 9:21:30 AM

Thank you for reaching out.

GFL Environmental will be able to provide Vacuum Truck Service on a Call In, Emergency and/or Scheduled basis. We would look to ship the material to the City of Saskatoon Waste Water Treatment Facility.

Should you require additional information, please feel free to reach out.

Kind Regards,

Ray Poppl | District Manager, Saskatoon

GFL Environmental Inc.

100 Cory Road, Saskatoon, SK, S7K 3J7

T 1 (877) 244-9500 | **F** (306) 244-9501 | **C** (306) 270-9506 | rpoppl@gflenv.com | www.gflenv.com

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From: Kenneth Weddige [mailto:weddige@ae.ca]
Sent: Tuesday, December 10, 2019 9:09 AM
To: Ray Poppl <RPoppl@gflenv.com>
Subject: Whiteland CDR Discretionary Use Application: Servicing Inquiry

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Good Morning Mr. Poppl,

I am contacting you on behalf of our client, Whiteland Development Group to enquire about liquid waste disposal services for a proposed development in the RM of Corman Park. The site will include two businesses including an equipment sales and rental operation with 4-5 employees in addition to an aggregate storage and distribution centre with approximately 15-18 staff including drivers. The development is intended to utilize holding tanks to manage the liquid waste. The site is located in the Grasswood commercial area on the NE 35-35-05-W3M. A location figure has been attached to this email. At the time servicing is required, the site will be accessible via an access along Range Road 3051.

The RM. has requested written confirmation from a licensed hauler outlining their ability to service

the site, and the location of the effluent disposal location following collection. Written confirmation can be provided in the form of an email that will be included in our report to the Council of the RM. of Corman Park.

Thank you in advance Mr. Poppl.

Regards,

Kenneth Weddige, B.A.

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: [Ryan Gay](#)
To: [Kenneth Weddige](#)
Subject: Confirmation of Services
Date: Tuesday, December 10, 2019 3:33:25 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Kenneth,

This email is to confirm that Loraas Disposal does provide all services (waste, recycle, and composting) to the Corman Park area. If you require any further information feel free to call or email me.



Ryan Gay
Territory Representative
Loraas Disposal North Inc.

805 – 47th Street East, Saskatoon, SK S7K 8G7

p: (306)242-2300 c: (306) 221-4885

e: ryan.gay@loraas.ca web: www.loraas.ca



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DUNDURN RURAL WATER UTILITY

PO BOX 442

DUNDURN SK S0K 1K0

Phone: 306-492-2566

Fax: 306-492-2564

E-mail: drwu@sasktel.net

December 2, 2019

Associated Engineering (Sask.) Ltd.
1922 Park Street
Regina SK S4N 7M4

Sent via-email

ATTN.: Lisa Brodt. Design technician

Dear Lisa,

RE: Development at Ptn NE 35 – 35 – 05 – W3

The Dundurn Rural Water Utility would like to confirm the availability of treated water in principle for your new project. Details will need to be discussed prior to making any final commitment on water to be delivered.

Our standard connection is for .5 igpm. If you are requesting more than this, I will have to review your flow rate request with my Engineer.

As this may be a significant flow rate, the Utility will need to confirm that we can in fact supply this water based on our present pipeline design and that SaskWater will be able to provide the Dundurn Rural Water with the additional flow rate.

Thank you.

Yours truly,

DUNDURN RURAL WATER UTILITY

Rosalind L. Arndt
(sent via e-mail)

Rosalind L. Arndt
Administrator

/rla

APPENDIX I - PUBLIC CONSULTATION



**Associated
Engineering**

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December 30th, 2019

Dear Sir or Madam,

This letter is intended to provide you with a brief overview of a proposed change in land use near your residence or business. Associated Engineering is supporting an application to rezone and subdivide Parcel 117861993 in the NE 35-35-05 W3M in the RM of Corman Park No.344. The site is located in the established Grasswood Commercial node adjacent to Range Road 3051. The proposed rezoning and subdivision are intended to support arterial commercial development on the site providing local employment and regional service opportunities.

The landowner is currently preparing a Comprehensive Development Review (CDR) report intended to provide the RM Council and Administration with an overview of how the proposed development can successfully integrate itself physically, socially, and financially with existing development in the immediate vicinity. In addition to addressing matters of land use integration, a CDR is intended to assess the capacity of the supportive municipal and provincial infrastructure as it relates to the demand created by the proposed development.

The proponent is applying to subdivide and rezone a single 10 acre parcel in the north-east corner of the site from D-Agricultural 1 District (DAG1) to D-Arterial Commercial 1 District (DC1). The purpose of the rezoning is to accommodate an equipment rental and sales operation. The balance of the site is intended to retain DAG1 agricultural zoning and is planned to be developed as an aggregate storage and distribution operation. Both proposed business operations are discretionary uses in their respective zones and the proponent is seeking to concurrently submit discretionary use applications for consideration by the RM Council. Some Characteristics of the proposed development include:

- A preliminary geotechnical investigation was completed and confirmed that the site is suitable to accommodate development.
- Dundurn Rural Water Utility has confirmed their ability to provide water service to the site.
- Wastewater is intended to be collected on each lot within septic holding tanks and will be evacuated by GFL Environmental Inc., and solid waste will be collected by Loraas Disposal.
- Both properties will be accessed from dedicated approaches along Range Road 3051.
- The site has been screened and no significant natural conditions are present that would be impacted by development on the site.

A conceptual drainage plan has been prepared to support the proposed development. The plan considers and seeks to replicate the natural drainage characteristics for the area to eliminate downstream impacts. Approximately 7 acres is planned to be dedicated to accommodate the construction of a stormwater retention pond and engineered drainage swale located in the natural low lying area within the site. A network of connected easements is planned to convey surface runoff to the stormwater retention pond.

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Platinum
member



In addition to the rezoning and subdivision, this notice is also intended to serve as notification for two discretionary uses described below. The following provides additional information about the individual businesses:

Equipment Sales and Rental:

The proponent plans on establishing a heavy equipment sales and rental business. The business is intended to be operated by 4-5 employees and generate up to approximately 18 vehicle trips per day noting that equipment may leave the site and be returned at a later date. The hours of operation are planned to be between 9am and 7pm Monday through Friday with modified hours between 12am and 5pm on weekends. Equipment repairs, maintenance and washing will be managed offsite reducing the potential for offsite impacts including noise.

Aggregate Storage and Distribution:

The proponent is planning on establishing an aggregate storage and distribution operation on the balance of the property. The business is anticipated to have 15-18 employees including drivers. The business is anticipated to generate up to approximately 56 vehicle trips per day including employee trips to and from the site. The number of vehicle trips will fluctuate with demand for aggregate which is generally lower in the winter months. The hours of operation are planned between 9am and 7pm Monday through Friday with modified hours between 12am and 5pm on weekends. The proponent intends on using sprayed water to suppress dust to mitigate offsite impacts. The stockpiles are also planned to be situated strategically around the perimeter of the site providing a visual buffer from country residential development to the south including Ashwood and Grasswood estates which is approximately 850 metres south.

Both business operations are planned to have dedicated signage along Range Road 3051 and may include some lighting. The final location of signage and lighting will be confirmed through the development permitting process and will comply with the standards defined in the Corman Park-Saskatoon Planning District Zoning Bylaw.

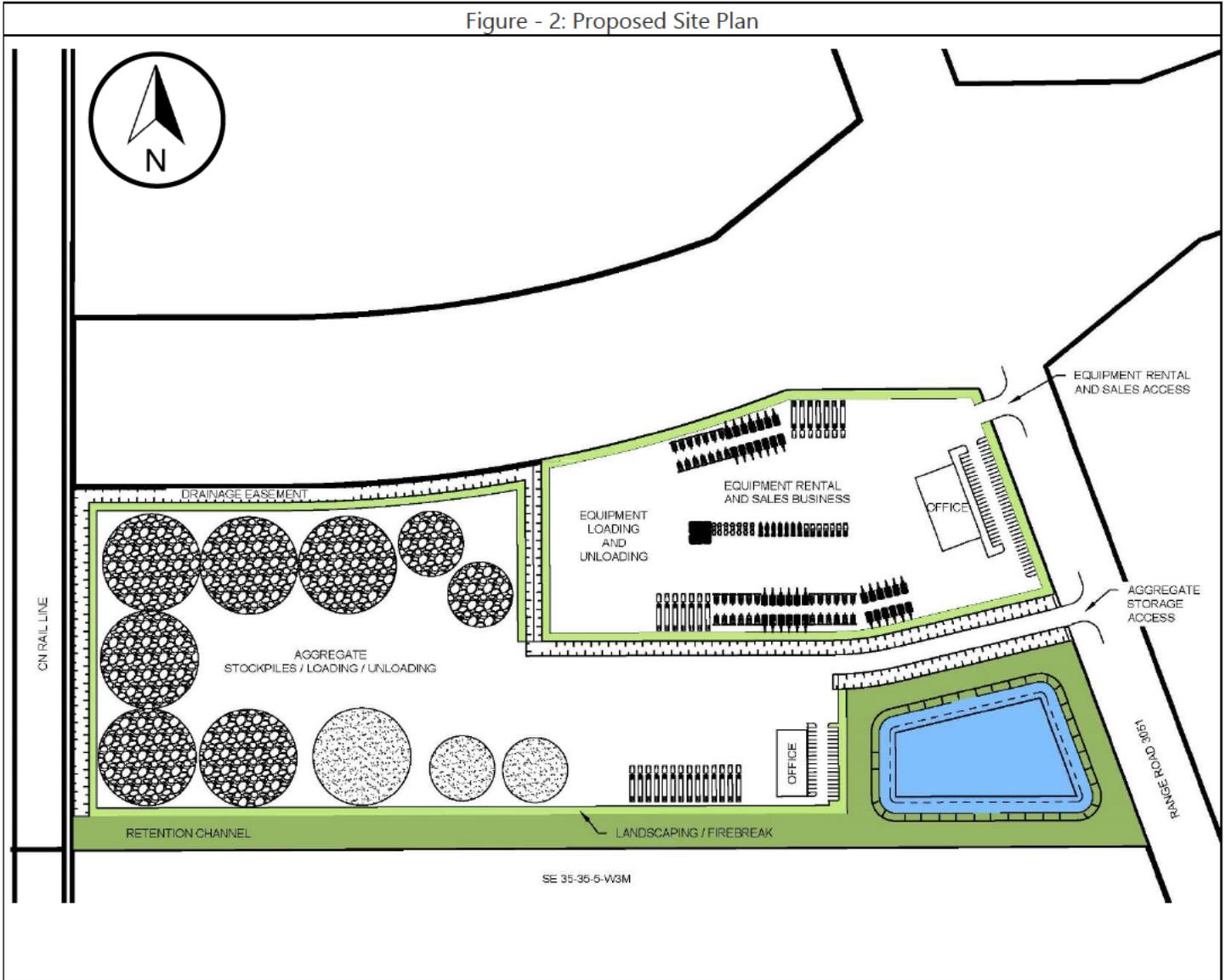
If you have any comments or concerns with the proposed rezoning, subdivision and discretionary uses, please submit all written comments by email or by mail to Mike Pawluski with Associated Engineering by February 3rd, 2020. All communications received will be reviewed by the project team preparing the CDR report and will be included in the final report submitted to the RM for consideration by the RM council.

Mike Pawluski RPP
Associated Engineering
1-2225 Northridge Drive
Saskatoon, Sk. S7L 6X6
pawluskim@ae.ca

Figure – 1: Site Location (Plan Area)



Figure - 2: Proposed Site Plan



From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: 2019-4317-00 - Whiteland CDR Discretionary Use Application - MAJOR LAND's COMMENTS
Date: Thursday, February 6, 2020 8:57:02 AM
Attachments: [image005.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[84b1fec3-c5e0-4359-ac2a-e2f374052a5c.png](#)

Hi Darryl,

It is my understanding that David is no longer employed at Northridge and so I thought I would provide this response to yourself regarding a development near Major Land Corporations property out in the Grasswood area.

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; drainage, traffic, servicing, land use, and development phasing/timing.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- **Drainage:** The Water Security Agency (WSA) was contacted and provided the conceptual drainage plan for comments to ensure the plan aligns with WSA's understanding of the broader area and to receive endorsement for the plan. The landowner expressed concern regarding the discharge location. WSA confirmed that the discharge location which is anticipated to be to the south appears accurate. This was further confirmed by the engineers at AE through an analysis of the detailed topographic survey prepared as part of this plan. The conceptual drainage plan was updated based on the comments received from WSA. WSA will remain involved through detailed design however they did not have any significant concerns with the preliminary plan as represented in the report.
- **Traffic:** The Ministry of Highways and infrastructure manage and oversee Range Road 3051 extending north from the intersection of Range Road 3051 and Floral Road, and the stretch of road extending east from the intersection towards Highway No.11. The Ministry of Highways and infrastructure was contacted and the proposed development was discussed during an in person meeting on December 19th. Following the meeting the Ministry was provided with anticipated traffic numbers and confirmed that a TIA will not be required for the development. The impacts on the municipal road network, mainly the stretch of Rang Road 3051 along the property frontage will need to be determined by the RM and any upgrades required to be made by the developer defined through the permitting process. With regards to the setback and sight triangle we note that due to the sale of the property to the north and the closure of the stretch of road extending west from the intersection that a sight triangle

would not be required. Sight triangles are intended for corner lots at the intersection of two roadways.

- Servicing: The Partnership for Growth (P4G) regional plan and Corman Park – Saskatoon Planning District both address interim uses in future growth area. These developments, specifically the aggregate storage and distribution operation are considered interim or temporary uses. The equipment sales and rental operation may remain in the long-term however the lands associated with the aggregate operation are anticipated to be further subdivided in the future to conform with the City's development regulations. Considering no permanent structures are proposed that would impact or prematurely result in the extension of City services to this site a transitional plan was determined by the City and RM not to be required for this development. When the land owner seeks to redevelop the land to conform with the long-term vision for the area discussions will need to be initiated with the City regarding the extension of city services.
- Land Use: Based on the comments provided it is our understanding that the issues noted with land use relate to offsite impacts including noise and dust that may extend beyond the boundaries of the site. It is important to note again that these are both temporary uses and discretionary uses. The equipment sales and rental operation may exist in the long term recognizing that comparable businesses are currently operating in the City and could exist following the annexation of said lands in the City in the future. As these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see fit which includes a timeframe for which the business can operate within. This permitting period would provide the RM with an opportunity to evaluate how the proposed business fits within the area. For example, this may be two years at which point the owner would need to consult with the RM to receive a permit extension to continue operating.
- Development Phasing/timing of this parcel: It is our understanding that your concerns regarding the proposed development relate to the availability of land in this area that would be in competition with the Major Land Corporations lands. It is important to note that this site is planned to be developed to support two independent businesses that are operated by the land owner and would not result in additional land being brought to market for sale at this time.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

From: David Calyniuk [REDACTED]
Sent: Wednesday, January 22, 2020 1:26 PM
To: Mike Pawluski <pawluskim@ae.ca>
Cc: Darryl Altman [REDACTED]; Adam Toth [REDACTED]; David Calyniuk [REDACTED]
Subject: RE: 2019-4317-00 - Whiteland CDR Discretionary Use Application - MAJOR LAND's COMMENTS

Hi Mike,

On behalf of Major Land Corporation, we would like to provide the following comments:

-

1. **Drainage**

We previously had your client's site under contract for almost 2 years while working through development issues in the area, so we are quite familiar with the engineering details that need to be overcome. This parcel lacks a proper drainage outlet without adversely affecting neighboring properties. Topography and hydrology studies have confirmed that the natural drainage for this parcel is to the South East, with an overall natural drainage to the North West for the overall area. Therefore, a South East drainage outlet (as shown on your proposed drainage plan), will not provide adequate outlet relief for the proposed storm pond (without having consent and additional provisions from the owners to the south). Furthermore, we would need to verify what the allowable outflow for this site would be, as we suspect the ponding and containment areas would be much higher. Regardless of the size of the ponding areas, the outlet issue and downstream effects would need to be studied and resolved to ensure that development would not impact our property to the North (either through natural drainage or through the use of any outlets). We would also note, that Mr. Deibert/Edge Agro (who recently purchased the highway right of way between our lands and your client's land) will have similar challenges. Drainage is 1 of the main reasons we didn't proceed with the purchase of this subject lands.

2. **Traffic**

There are a number of traffic concerns in this area, and we would reserve our detailed comments until we see a full traffic study, but we would draw your attention to the following:

- Both the RM and the ministry of highways had concerns about the traffic at Floral Road/highway/Grasswood/3051 intersections. In our applications to rezone our property to the North, we outlined detailed traffic mitigation plans and agreed to provide certain upgrades depending on the development. We would expect that a detailed analysis (to be verified by our traffic engineers at

your clients expense) be undertaken to assess the combined impact of any proposed development on this site. We would also need to have a clear contractual understanding of a cost sharing agreement in place for any required upgrades in the future, and any additional upgrades required as a result of bringing on-stream this additional land, would need to be borne by your client.

- You have provided a rough estimate of trips and noted that it can fluctuate. Again, we will reserve final comments pending a review of the detailed TIA on the various intersections, (I would also note that we were required to do an in-depth TIA as part of our re-zoning application, so we would expect that the same requirement be made of your client), however, the trip estimates seem quite low, especially in peak summer months during aggregate hauling season, which will also coincide with farming season.
- We have concerns about the nature and weight of the equipment that could be hauled into the area and the possible effect on the road. An agreement with the RM to upgrade the adjacent roadways would need to be created so that we are not burdened with additional costs in the future as a result of these proposed uses.
- We note that the proposed location of the crossing for the rental equipment parcel is located in the corner. There doesn't appear to be any consideration for the site line triangles and it appears that it could cause conflict between vehicles accessing Floral road and the adjacent properties. This should be assessed in a detailed TIA and we can review further.

3. **Servicing**

We note that we were only provided a brief servicing strategy for this parcel, but it doesn't seem like any consideration or solution has been considered for how this land will tie into the future servicing upgrades contemplated in the Grasswood area. If this development is allowed to go ahead in a piece-meal fashion, we fear there could be conflicts in the future if/when the overall sanitary study is completed in conjunction with the City of Saskatoon. The infrastructure upgrades required would be significant by this land owner and it would need to be a condition of any approval to pull the eventual City services from Grasswood Road to their property at their sole cost. The future service connections were very important in our discussions with the City of Saskatoon with respect to our parcel and we demonstrated a strategy to convert our development accordingly. We would also need confirmation from Water Security that any approval on this land will not reduce pressure or capacity on our site, and that we would not be responsible for any additional upgrades or studies upon the start of our development. Capacity would need to be confirmed and preserved for our parcel based on our approved development plan, at your clients expense.

4. **Land Use**

While we wouldn't have an issue with the proposed equipment rental and sales portion (assuming the drainage, traffic and road upgrade issues could be solved), we have significant concerns with an aggregate storage component in the area. The Grasswood area is meant to be an economic hub that will house a variety of retail and commercial users. An aggregate storage facility will have a detrimental impact on neighboring properties through

it's nature of operations. Constant backup alarms will be heard and end dump trailers slamming will be felt by adjacent property owners/tenants. Dust will be a major issue and we are highly skeptical that there are any adequate dust control measures that will prevent wind from carrying the dust onto adjacent properties. The prevailing Saskatchewan North West winds could have an impact on the residential properties to the South of this parcel and any wind out of the south or west will be detrimental to the potential users on our property, as well as the English River properties to the East. There will be significant dust generated in the loading and unloading of trucks and that won't be able to be avoided. This site is far too close to existing and future commercial/retail uses to be considered appropriate for this land.

5. **Development Phasing/Timing of this parcel**

Further to your email of Jan. 17, we understand that you feel the Kushing Terrell report is in conflict with the RM's OCP with respect to possible land uses on this parcel and therefore shouldn't indicate potential land uses. However, notwithstanding that, one thing that the report does make abundantly clear, is that this land is not slated for development until 2040 or beyond (P. 48, 49), assuming that existing lands were absorbed in a timely manner. The intent of the study and phasing was to identify the various appropriate types of land and the sequencing of when that land should be brought to market. This is done to ensure that adequate land is available on the market and that those lands are absorbed before new land is brought on stream. In addition to the drainage and other issues noted above, we believe that if the RM was to allow any sort of development on this parcel, it would set a dangerous precedent and send a clear signal to the development community that orderly and planned development does not apply. Furthermore, the timing for potential development of this parcel was communicated by the RM to our appraiser (excerpt attached), as well as directly to us, which we then, in part (in conjunction with the drainage issues), relied on in returning the parcel to the vendor. If any aspect of this development were to be approved, significant discussions would need to be had with the RM about which of their reports should be relied on moving forward.

Those are our preliminary comments. We would welcome the opportunity to sit down to discuss further and look forward to receiving your detailed CDR for review and comments prior to any consideration by administration or council on this request.

Regards,

David

David M. Calyniuk, CPA, CA
CEO – Land & Commercial Development | North Ridge Development Corp.
3037 Faithfull Ave, Saskatoon SK S7K 8B3



Direct: 306.986.3470 | Main: 306.242.2434 | F: 306.242.9987 | northridge.sk.ca

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From: Mike Pawluski [<mailto:pawluskim@ae.ca>]
Sent: Tuesday, January 21, 2020 7:55 AM
To: David Calyniuk
Cc: Darryl Altman; Adam Toth
Subject: RE: 2019-4317-00 - Whiteland CDR Discretionary Use Application

Hi David,

The person I have been talking with at the RM of Croman Park is Adam Toth. I have cc'd him on this email.

Can you please provide us with a list of the current issues you folks see with the proposed plan as referenced in your email from yesterday? This would help us understand your concerns in advance of a meeting.

I am booked the rest of this week and out of the office from January 23rd returning January 29th. Are you available to meet January 30th or 31st? This would allow us to still meet our comment target date of February 3rd so we can proceed with finalizing the report.

Regards,

Mike Pawluski, RPP
Project Planner
Associated Engineering (Sask.) Ltd.
1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6
Tel: 306.653.4969



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From: David Calyniuk [REDACTED]
Sent: Monday, January 20, 2020 12:29 PM
To: Mike Pawluski <pawluskim@ae.ca>
Cc: Darryl Altman [REDACTED]
Subject: RE: 2019-4317-00 - Whiteland CDR Discretionary Use Application

Hi Mike,

I think there are a number of issues with this application and it's worthwhile sitting down.

Who is the RM contact looking after this file? We will want them to understand the issues as well.

Thanks.

David

David M. Calyniuk, CPA, CA

Direct: 306.986.3470

From: Mike Pawluski [<mailto:pawluskim@ae.ca>]
Sent: Monday, January 13, 2020 3:55 PM
To: David Calyniuk
Subject: 2019-4317-00 - Whiteland CDR Discretionary Use Application

Hi David,

Attached is the public notice I spoke to you about on Friday.

As we discussed on the phone, the RM of Corman Park has asked us to reach out to Major Land Corp. to discuss our clients intentions for development on Parcel 117861993 in the NE 35-35-05 W3M. The subdivided property is intended to be rezoned from D- Agricultural District to D-Arterial Commercial District and is planned to be developed as a future equipment rental, sales, and leasing business. The residual parcel will retain its current D-Agricultural District and is planned to be used for stormwater management and an aggregate storage and distribution operation.

I have also attached the conceptual drainage plan we have put together for this project to give you an understanding on the outlet location as per our discussion. It is conceptual as it has been prepared as part of a Comprehensive Development Review report and still needs to go through design; however, this has been shared with and commented on by the Water Security Agency.

Please review these documents and confirm if you feel it is necessary for us to have a meeting with the Major Land Corp. regarding this proposed development or if you feel written comments via email are sufficient.

Should you have any questions or wish to discuss this further, please contact me.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: Land Use Permit Concerns
Date: Thursday, February 6, 2020 8:54:04 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[a15dfc10-4ee5-4b32-b073-ef3a58a13d7d.png](#)
[image006.png](#)

Sorry Bryan,

I forgot my signature with my number.

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6
Tel: 306.653.4969



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From: Mike Pawluski
Sent: Thursday, February 6, 2020 8:53 AM
To: [REDACTED]
Subject: RE: Land Use Permit Concerns

Hi Bryan,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; noise, lighting, and aesthetics as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- Noise: The hours of operation for both facilities align with the permitted hours of operation represented in the RM's noise bylaw. Stockpiles are planned to be located around the perimeter of the site to act as a noise barrier between the site and residential development as referenced in the Corman Park Zoning Bylaw.

- Lighting: The Corman Park – Saskatoon District Zoning Bylaw has regulations regarding lighting as it relates to development which our client will need to ensure are considered in the design of their site. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists. Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture. Public access areas shall be lit in keeping with the principles of crime prevention.
- Aesthetics: The aesthetics of the development will be determined during the development permitting stage as per the Corman Park-Saskatoon District Zoning Bylaw regulations.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

From: Bryan Dyck [REDACTED]
Sent: Sunday, January 19, 2020 11:01 AM
To: Mike Pawluski <pawluskim@ae.ca>
Subject: Land Use Permit Concerns

Hello,

We are lot owners in Grasswoods Estates and we have recently received a letter detailing a proposed heavy equipment retailer and aggregate storage yard near our acreage. Our lot is situated on the north end (lot 69) of the development and we believe our family will be among the most impacted by the proposed business.

We are not in favor of this proposal and have a few concerns with this type of business being constructed so close to our development, namely:

- Excessive noise during the day
- Distracting bright lights during the night

- Generally poor aesthetic appeal devaluing current property values

Please take our concerns into consideration during further design and approval of the land use permit.

Sincerely,

Bryan Dyck and family

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From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: Rezone and subdivide Parcel 117861993 in the NE 35-35-05 W3M in the RM Corman Park No.344
Date: Thursday, February 6, 2020 8:55:11 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[12f259b2-2863-4b22-a164-25ad75eda002.png](#)
[image005.png](#)

Hi Craig,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; traffic and dust as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- **Traffic:** The Ministry of Highways and Infrastructure manage and oversee Range Road 3051 extending north from the intersection of Range Road 3051 and Floral Road, and the stretch of road extending east from the intersection towards Highway No.11. The Ministry of Highways and Infrastructure were contacted, and the proposed development was discussed during an in person meeting. Following the meeting the Ministry was provided with anticipated traffic numbers and confirmed that a TIA will not be required for the development based on the proposed land use and the information provided. The Ministry is to be updated if any changes are made to the development or land use. Concerning municipally owned roadways which includes the stretch of Range Road 3051 extending along the property frontage, the RM will evaluate the need for upgrades following the submission of the report to council. The RM will assess the need for upgrading this stretch of roadway to accommodate the proposed development. We note that as these businesses are not accepting public drop off and the owner can enter into a hauling agreement with the RM which can direct traffic directly onto the Provincial Highway network and mitigate additional traffic traveling south on Range Road 3051 from the site.
- **Dust:** The site owner and operated has indicated his intentions to control dust by wetting the roads and stockpiles by way of sprayed water. The Dundurn Rural Water Utility has confirmed the ability to provide service to the site.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the

Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: Craig Paulson [REDACTED]

Sent: Friday, January 31, 2020 8:42 PM

To: Mike Pawluski <pawluskim@ae.ca>

Subject: Rezone and subdivide Parcel 117861993 in the NE 35-35-05 W3M in the RM Corman Park No.344

Mr. Pawluski:

I am writing in response to your letter Dec 30 ,2019 advising of application to rezone and subdivision of the above mentioned land parcel. As a land owner of a country residential acreage on the NE corner of Ashwood Estates I do have some concerns for the proposed development.

The first concern I have is the potential deterioration of Range Road 3051 between the proposed development entrance and the paved intersection to the north. The majority of the vehicles using both proposed businesses are large and heavy with up to 73 vehicle trips a day. While this may seem a short stretch of roadway who will be responsible for extra maintenance for the accelerated deterioration of the road section? I use Range Road 3051 daily to travel to the Grasswood business district or the city. The road is fragile at the best of times. Sandy soil conditions make the road subject to wind erosion when dry and subjected to traffic. Will gravel trucks be running south on the range road to Baker Road? This will cause further road damage and dust for acreage owners to contend with. I do not want Range Road 3050 to be like 8th street in front of Burnco cement plant in Saskatoon.

The second concern I have is dust control. It is stated that "The proponent intends to use to sprayed water to suppress dust to mitigate offsite impacts" Where will the water supply come from? Water supplies mentioned include a water retention pond collecting surface runoff and the Dundurn Rural Water Utility. I have lived in the area for over 20 years and have seen drought to extremely wet years. A retention pond can not be counted upon as a reliable water source and the Dundurn Water Utility would not be able to supply the volume needed for dust control. The issue of dust control is an important one as the site is close to major intersections and an uncontrolled railroad crossing. This is not just a matter of

putting up with dusty conditions when a farmer is on the field or a subdivision is being constructed, this proposed project will be a constant generator of dust and therefore should be carefully considered. Who will be the Dust Police?

In my opinion the proposed project would be better off located in a more remote location.

Regards

Craig Paulson



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February 03, 2020

Associated Engineering
1-225 Northridge Drive
Saskatoon, SK S7L 6X6

REFER TO: LINDSAY M. JONES
OFFICE: SASKATOON
DIRECT DIAL: (306) 665-5436
FAX NO.: (306) 652-1323
E-MAIL: ljones@mcdougallgauley.com
ASSISTANT: MARILYN STEVENS
DIRECT DIAL: (306) 665-5487
E-MAIL: mstevens@mcdougallgauley.com
OUR FILE NO.: 535500.12

Attention: Mike Pawluski RPP

Dear Mr. Pawluski

VIA EMAIL: pawluskim@ae.ca

Re: The Proposed Development of Surface Parcel #117961993; NE 35-35-05 W3M (the "Proposed Development")

We act for D.M.R. Land Company Ltd. ("D.M.R."). This letter is in response to the December 30, 2019 correspondence recently received by D.M.R. from you.

As the immediate neighbor to the Proposed Development, D.M.R. has several concerns, which include but are not limited to:

1. The excessive dust which will be generated from using the Proposed Development for aggregate storage and distribution, and will ultimately be blown to D.M.R.'s land by the predominantly Northwest winds;
2. The location of the stormwater retention pond, and the risk of increased water drainage on to D.M.R.'s land; and
3. Damage to Range Road 3051 from the frequent heavy loads of aggregate leaving the Proposed Development.

D.M.R. would be interested in receiving more information and discussing this matter further. D.M.R.'s President, Don Neufeld, may be reached directly at [REDACTED]

Regards,

McDOUGALL GAULEY LLP

Per: 

LINDSAY M. JONES
LMJ

Cc: Don Neufeld, President, D.M.R. Land Company Ltd.

From: [REDACTED]
To: [Mike Pawluski](#); [REDACTED]
Cc: [REDACTED]
Subject: Proposed Development of Surface Parcel #117961993; NE 35-35-05 W3M
Date: Sunday, February 16, 2020 10:39:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good day, Mr. Pawluski,

I apologize for my delay in responding to your February 6/20 email. However, our infant granddaughter has experienced some significant health challenges. As a result, her health has preoccupied my attention. Our family is very relieved that Saskatchewan and in particular, Saskatoon has the benefit and resource of the new Jim Pattison Children's Hospital.

In response to your comments regarding the proposed development, I will reply to your three bullet points:

- I understand that plans would be for the aggregate to be wetted down to mitigate the blowing of dust. However it needs to be fully understood that wetting down the aggregate piles will be an ongoing, hourly procedure. Keeping the dust from blowing can't be a once a day or once a week exercise. Saskatchewan winds will dry out the aggregate piles very, very quickly. And in turn, the dust will begin to blow. With the predominate winds coming from the northwest, dust will be blown directly on our family property, owned by DMR Land Company Ltd (DMR) as well as our neighbors. The developer should be well aware of the ongoing water costs involved in keeping dust from blowing onto neighboring properties and be prepared to do whatever it takes to keep dust from blowing onto neighboring properties.
- My concern with drainage is historical. Historically, your client's property has been basically wetlands. I have seen moose grazing on your client's marshlands. Only in recent drought conditions has your client's property begun to dry out. Historically, the water on your client's property has flowed southward onto the neighboring property as well under Range Road #3051, and on to the property owned by DMR. The WSA should well understand the natural directional flow of water and that there will always be a concern for the water originating on your client's property, could naturally flow to your client's neighbors to the west and south.
- I would have no concern if your client would choose property access from an extension of Floral Road, north of your client's property. My concern is with Range Road #3051 which can not accommodate the number of daily trucks that you have identified in your proposal. Should Range Road #3051 be completely rebuilt to accommodate the significant number of heavy equipment that you have identified, I could accept that as a solution.

Please understand that I am not opposed to development on your client's property. However, I will be very insistent that steps are taken to protect the best interests of the property owned by DMR as well as all other neighbors of your client's property.

Many thanks for your patience and accommodation of my concerns.

Don Neufeld
DMR Land Company Ltd.

From: Mike Pawluski <pawluskim@ae.ca>
Sent: February 6, 2020 6:56 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: The Proposed Development of Surface Parcel #117961993; NE 35-35-05 W3M

Hi Don,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; dust, drainage, and traffic as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- **Dust:** The site owner and operated has indicated his intentions to control dust by wetting the roads and stockpiles by way of sprayed water.
- **Drainage:** The Water Security Agency (WSA) was contacted and provided the conceptual drainage plan for comments to ensure the plan aligns with WSA's understanding of the broader area and to receive endorsement for the plan. The landowner expressed concern regarding the discharge location. WSA confirmed that the discharge location which is anticipated to be to the south appears accurate. This was further confirmed by the engineers at AE through an analysis of the detailed topographic survey prepared as part of this plan. The conceptual drainage plan was updated based on the comments received from WSA. WSA will remain involved through detailed design however they did not have any significant concerns with the preliminary plan as represented in the report.
- **Traffic:** The Ministry of Highways and Infrastructure manage and oversee Range Road 3051 extending north from the intersection of Range Road 3051 and Floral Road, and the stretch of road extending east from the intersection towards Highway No.11. The Ministry of Highways and Infrastructure were contacted, and the proposed development was discussed during an in person meeting. Following the meeting the Ministry was provided with anticipated traffic numbers and confirmed that a TIA will not be required for the development based on the proposed land use and the information provided. The Ministry is to be updated if any changes

are made to the development or land use. Concerning municipally owned roadways which includes the stretch of Range Road 3051 extending along the property frontage, the RM will evaluate the need for upgrades following the submission of the report to council. The RM will assess the need for upgrading this stretch of roadway to accommodate the proposed development. We note that as these businesses are not accepting public drop off and the owner can enter into a hauling agreement with the RM which can direct traffic directly onto the Provincial Highway network and mitigate additional traffic traveling south on Range Road 3051 from the site.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: Jones, Lindsay [REDACTED]
Sent: Monday, February 3, 2020 2:55 PM
To: Mike Pawluski <pawluskim@ae.ca>
Cc: Miller, Ron [REDACTED]; 'don' [REDACTED]
Subject: The Proposed Development of Surface Parcel #117961993; NE 35-35-05 W3M

Mike,

Please see the attached letter.

Regards,

Lindsay M. Jones, B.Sc. (Hons), LL.B.

Partner

ljones@mcdougallgauley.com T: 306-665-5436 F: 306-652-1323

McDOUGALL GAULEY LLP BARRISTERS + SOLICITORS

500 - 616 Main Street, Saskatoon, SK S7H 0J6

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From: [Lorne Wolfe](#)
To: [Mike Pawluski](#)
Cc: [Rebecca Row](#) [REDACTED]
Subject: FW: Document Scan from DesNedhe Development
Date: Tuesday, January 14, 2020 2:02:40 PM
Attachments: [Document Scan from DesNedhe Development.pdf](#)

Hi Mike,

Please see attached response from our end.

Lorne

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, January 14, 2020 1:40 PM
To: Lorne Wolfe
Subject: Document Scan from DesNedhe Development

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Device.

Attachment File Type: pdf, Multi-Page

Multifunction Device Location:
Device Name: XRX9C934E6FA93E

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January 13th, 2020

Mike Pawluski RPP
Associated Engineering
1-2225 Northridge Drive
Saskatoon, Sk. S7L 6X6

Dear Mike,

Re: Parcel 117861993 Rezone on NE 35-35-05 W3M

Thank you for the notification of a proposed rezone on Parcel 117861993 on NE 35-35-05, W3M. English River First Nation holds 140 acres of land in close proximity to the proposed development and as such provides the following concerns:

- There was no TIA submitted as part of your letter, but rather a comment on the anticipated number of trips generated. We believe that a TIA should be completed. Further any TIA undertaken should take into account traffic generated from our existing development. As well forecasted traffic volumes should take into account already approved developments that have not been fully built out yet.
- Any TIA must determine the effect on the intersection of Highway 11 from the proposed development. The TIA should model and forecast the effect from the increased traffic volumes (especially trucks) using the existing Grasswood Road and Highway 11 intersection and ramps. Particular attention should be paid to the eastbound to northbound left turn during the pm peak. Background traffic from the full build out of the English River development should be added to this model. We see numerous operational problems with this existing intersection.
- It is unclear where the storm water drains from what has been submitted. Is there an outlet?
- Further we would like to remind you of the Section 11: Aboriginal Involvement in the Corman Park – Saskatoon Planning District Official Community Plan.

Thank you for providing English River First Nation an opportunity to provide comments on this proposed development. We look forward to having further discussion in order to ensure our concerns are addressed.

Thank You,



Lorne Wolfe
English River First Nation

cc: Rebecca Row, Director of Planning & Development
RM of Corman Park, 111 Pinehouse Drive, Saskatoon, SK; S7K 5W1

Jennifer Fertuck, Director of Traffic Engineering & Development
Highways and Infrastructure, Unit 18 – 3603 Millar Ave., Saskatoon, SK; S7P 0B2

From: [Mike Pawluski](#)
To: [Lorne Wolfe](#)
Cc: [Rebecca Row](#) [REDACTED]
Subject: RE: Document Scan from DesNedhe Development
Date: Tuesday, January 14, 2020 2:33:30 PM
Attachments: [468db1f0-2a7c-49cb-91ec-d2edd875ba43.png](#)
[FIGURE702.pdf](#)

Hi Lorne,

Thank you for the quick turn around regarding comments.

I can provide a response to several of your points.

Regarding a TIA, we met with the Ministry of Highways and Infrastructure on December 19, 2019 to discuss the proposed project. At that time, the requirement for a TIA was discussed; however, before any decisions concerning a TIA are issued, the Ministry of Highways and Infrastructure were going to look into some current background data in the area. The one comment made by the Ministry was the Highway 11 intersection already has the maximum amount of improvements possible for an at grade intersection. The Ministry of Highways and Infrastructure informed us they would get back to us with formal comments and some background information at a later date.

Regarding your drainage comment, I have attached a conceptual drainage plan that was submitted to Water Security Agency for endorsement. We received comments/endorsement of our approach from the Water Security Agency and this will make up a part of the Comprehensive Development Review report.

I would also like to thank you for pointing out Section 11: Aboriginal Involvement in the Corman Park - Saskatoon Planning District Official Community Plan. I will be sure those involved in the reporting for this project include this section in the compliance section of the report.

Should you have any question about my comments above or wish to discuss further, please let me know.

Regards,

Mike Pawluski, RPP
Project Planner
Associated Engineering (Sask.) Ltd.
1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6
Tel: 306.653.4969

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-----Original Message-----

From: Lorne Wolfe [REDACTED]
Sent: Tuesday, January 14, 2020 2:03 PM
To: Mike Pawluski <pawluskim@ae.ca>
Cc: Rebecca Row <rrow@rmcormanpark.ca>; jennifer fertuck@gov.sk.ca
Subject: FW: Document Scan from DesNedhe Development

Hi Mike,

Please see attached response from our end.

Lorne

-----Original Message-----

From: xerox7830@desnedhe.com

Sent: Tuesday, January 14, 2020 1:40 PM

To: Lorne Wolfe

Subject: Document Scan from DesNedhe Development

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Attachment File Type: pdf, Multi-Page

Multifunction Device Location:

Device Name: XRX9C934E6FA93E

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From: [Mike Pawluski](#)
To: [Kenneth Weddige](#)
Subject: Fwd: RM of Corman Park Rezoning Application - Heavy Equipment Retailer and Aggregate Storage and Distribution Centre
Date: Tuesday, February 18, 2020 7:21:06 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image005.png](#)
[1a000be0-b556-49c1-b197-1bf9f24059c6.png](#)

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From: Eccleston, Erin [REDACTED]
Sent: Monday, February 17, 2020 9:10:47 AM
To: Mike Pawluski <pawluskim@ae.ca>
Subject: Re: RM of Corman Park Rezoning Application - Heavy Equipment Retailer and Aggregate Storage and Distribution Centre

Hi Mike,

Thanks very much for taking the time to respond to our concerns. We have forwarded your message and our additional comments/concerns to council for their consideration.

Best regards,

Erin Eccleston

On Feb 6, 2020, at 8:52 AM, Mike Pawluski <pawluskim@ae.ca> wrote:

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Hi Erin,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; aggregate storage as a discretionary use, the height of the stockpiles, dust, noise, hours of operation, traffic, and lighting as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional

information regarding how the proposed development responds to your concerns as noted in your comments.

- Height of stockpiles: The height of stockpiles are unknown at this time.
- Dust: The site owner has indicated his intentions to control dust by wetting the roads and stockpiles by way of sprayed water.
- Noise: The hours of operation for both facilities align with the permitted hours of operation represented in the RM's noise bylaw. Stockpiles are planned to be located around the perimeter of the site to act as a noise barrier between the site and residential development as referenced in the Corman Park Zoning Bylaw.
- Hours of Operation: The modified hours of operation on the weekends are anticipated to take place between 12pm and 5pm. The hours of operation comply with the RM's noise bylaw which prescribes standards specifically for aggregate storage and distribution operations.
- Traffic: The Ministry of Highways and Infrastructure manage and oversee Range Road 3051 extending north from the intersection of Range Road 3051 and Floral Road, and the stretch of road extending east from the intersection towards Highway No.11. The Ministry of Highways and Infrastructure were contacted, and the proposed development was discussed during an in person meeting. Following the meeting the Ministry was provided with anticipated traffic numbers and confirmed that a TIA will not be required for the development based on the proposed land use and the information provided. The Ministry is to be updated if any changes are made to the development or land use. Concerning municipally owned roadways which includes the stretch of Range Road 3051 extending along the property frontage, the RM will evaluate the need for upgrades following the submission of the report to council. The RM will assess the need for upgrading this stretch of roadway to accommodate the proposed development. We note that as these businesses are not accepting public drop off and the owner can enter into a hauling agreement with the RM which can direct traffic directly onto the Provincial Highway network and mitigate additional traffic traveling south on Range Road 3051 from the site.
- Lighting: The Corman Park – Saskatoon District Zoning Bylaw has regulations regarding lighting as it relates to development which our client will need to ensure are considered in the design of their site. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists. Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add

visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture. Public access areas shall be lit in keeping with the principles of crime prevention.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area are intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969

[<image001.png>](#)

[<image002.png>](#)

[<image003.png>](#)

[<image005.png>](#)

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From: Eccleston, Erin [REDACTED]

Sent: Wednesday, January 15, 2020 2:16 PM

To: Mike Pawluski <pawluskim@ae.ca>

Cc: Michelle Chuhaniuk [REDACTED]

Subject: RM of Corman Park Rezoning Application - Heavy Equipment Retailer and Aggregate Storage and Distribution Centre

Good afternoon Mike,

We recently received correspondence from Associated Engineering ("AE") with respect to a proposed change in land use near our residence. The proposed heavy equipment rental and sales operation, along with aggregate storage facility,

will be located near the intersection of Hwy 11 and Grasswood Road. This is within eyesight of our home and we have concerns that we would like to raise with AE. We are copying our Division 2 Councillor, Michelle Chuhaniuk, on this correspondence.

We are not in favour of the discretionary uses at this time given the following concerns:

- Discretionary Use: The current uses surrounding the proposed site do not involve aggregate stockpiles or the type of heavy equipment traffic projected for the proposed business. While the heavy equipment retail may fit with the overall area, the aggregate storage and distribution use does not. For the reasons set out below, we have significant concerns with the proposed site involving aggregate storage and distribution.
- Height of stockpiles: The notice notes that the aggregate stockpiles will be strategically placed around the perimeter of the property to provide a visual buffer from residential developments. What is the maximum height of such stockpiles? These stockpiles will be within eyesight of our property and are not desirable.
- Dust: Given the proposed amount of heavy equipment traffic at the site (up to 56 vehicle trips per day) and the aggregate distribution operations, we have significant concerns with respect to dust. The notice indicates that the business intends to use sprayed water to suppress dust. We are concerned that, while this is intended, it may not be fully observed in operation.
- Noise: We have significant concerns with respect to noise. With up to 56 trips for the aggregate operations (and up to 18 trips for the equipment rental business), we have concerns about the noise level. Specifically, the use of heavy equipment to move aggregate (i.e. beeping for backing up, scraping, dumping, etc.) and the slamming of dump truck tailgates will be detrimental to our country residential atmosphere.
 - Our concerns are heightened, if aggregate processing (i.e. crushing) will be taking place on this site.
- Hours of Operation: This concern ties in with our noise concerns. The notice indicates that there will be modified hours on weekends (12 am - 5 pm). We are concerned that operating this type of business in the early morning hours will result in increased noise, which is obviously not desirable.
- Traffic: The use of heavy equipment on roadways will have an impact on

the lifespan of the roadways. Will the business pay a road levy to the RM? The increased traffic at the intersection with the highway is concerning given the potential for accidents. Has the proponent been in talks with the province regarding safety issues (i.e. slower speed limits, signage, etc.)?

- Lighting: Given the site is within view of our country residential property, we are concerned about light spillage/pollution. We would expect that the RM would require lighting for the site to be focused on where it is needed and minimize unnecessary glare and light spillage.

I look forward to your responses on the above noted concerns.

Best regards,

Erin Eccleston

<1a000be0-b556-49c1-b197-1bf9f24059c6.png>

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From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: Heavy Retailer Development - Grasswood
Date: Thursday, February 6, 2020 8:52:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[cef53769-a6f5-4fa6-b3d5-976c249a180a.png](#)

Hi Jeff,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; noise, traffic and dust as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- **Traffic:** Traffic impacts are an important consideration for all developments. We recognize that some residential traffic would be traveling past the business to get to their residence. The aggregate storage and distribution centre will not be used for public drop-off and the owner can enter into a hauling agreement with the RM which can direct traffic directly onto the Provincial Highway network and mitigate additional traffic traveling south on Range Road 3051 from the site.
- **Noise:** The hours of operation for both facilities align with the permitted hours of operation represented in the RM's noise bylaw. Stockpiles are planned to be located around the perimeter of the site to act as a noise barrier between the site and residential development as referenced in the Corman Park Zoning Bylaw.
- **Dust:** The site owner has indicated his intentions to control dust by wetting the roads and stockpiles by way of sprayed water.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the

number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: Jeff F [REDACTED]

Sent: Saturday, January 18, 2020 11:52 AM

To: Mike Pawluski <pawluskim@ae.ca>

Subject: Heavy Retailer Development - Grasswood

Hello,

We live in grasswood estates and we heard about the proposed heavy retailer in the area that would have aggregate storage/distribution.

We are concerned about noise, traffic and dust with this type of facility close to residential and a school. We're not sure if this is the proper contact to voice our concern, if not please let us know.

Thank you,

-Jeff

You may [unsubscribe from Associated's electronic communications](#) at any time.

January 31, 2020

Mike Pawluski RPP
Associated Engineering
1-2225 Northridge Drive
Saskatoon, SK S7L 6X6
Email: Pawluskim@ae.ca

SUBJECT: REZONE APPLICATION & SUBDIVIDE PARCEL 117861993 IN THE NE35-35-05 W3M

We are writing to express our significant and growing concerns regarding the rezone & subdivide of the land in the Grasswood area and specifically the above noted.

We wish to express our disappointment on the absence of consultation with the residential community of Ashwood Estates. The proposal pinpoints concerns that need to be addressed prior to further approval(s) are provided which include:

- Encroachment with the country environment of the nearby acreages and resulting increased noise.
- Impact on an already challenging road to maintain. The traffic on Range Road 3051 is already subject to extreme washboard surface when dry and becomes at times messy and undriveable when wet. We can't imagine the challenge and impact with heavy industrial machinery usage.
- Environmental impact on the wildlife habitat that co-exist with the community that we enjoy including white tail deer, mule deer, moose, coyotes, rabbits, hawks and owls to name a few. It is this co-existence that adds to the environment we enjoy and protect.
- Significant increase in light pollution that takes away from the country residential living.
- Traffic increase impacts on the tranquility of the neighborhood as well as the loading and unloading of large trucks will create significant and ongoing disruption to our quiet acreages.
- Incompatibility of having industrial business near our acreages that are considered high value properties and the potential to lessen values.

The RM study "Grasswood Mixed Use Node - Market Impact" (2016) was to serve as an analysis and recommendations of the future needs into 2050 states that "key aspect was that developments shall be located in a manner which minimizes road construction and maintenance." In addition, it includes discussion on "A combination of minimum separation distances and landscaping treatments for future nonresidential uses from country residential areas should be in place to minimize any negative impacts between the land uses."
<https://www.rmcormanpark.ca/DocumentCenter/View/2310/Grasswood-Report>.

As well the study has recommendations that are significantly contrary to this subdivide/rezone application. We question why some of the study findings are not being used in this application.

In the application it states that the “stockpiles are also planned to be situated strategically around the perimeter of the site providing a visual buffer from country residential”. We are 100% sure that gravel stockpiles are NOT a visual enjoyed in a country residential setting (and will there be a limit to the stock pile height/size).

We also would like follow-up directly on why this is being reviewed *after* the land has been sold? We are residents that are fully engaged in any requests for input for the RM and wonder why it seems to be after the fact? As per RM policy, we request a meeting be called of the residents of Ashwood estates to further details this plan and plan for the entire area adjacent to our country residential area as we note “for sale” signs indicate the possibility of further development that we’d like more information on.

Please direct your response to either our email, mailing or phone contact information provided below.

Yours truly,

David & Maryann Deutscher

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

cc: Michelle Chuhaniuk, Councillor Division 2 | mchuhaniuk@hotmail.com
Rebecca Row, Director of Planning & Development, RM Corman Park | rrow@rmcormanpark.ca

January 27, 2020

Lori Bjorkman
[REDACTED]
[REDACTED]
[REDACTED]

Mike Pawluski RPP
Associated Engineering
1-2225 Northridge Drive
Saskatoon, SK
S7L 6X6

Dear Mike:

The RM of Corman Park is a dynamic, progressive RM. It is located in a beautiful part of this province and I am very grateful to be able to call it home. However, as of late, an increase in commercial development has been infringing on the beauty of our natural, rural environment. Commercial development, provision of local employment, and an increasing tax base is a responsibility of the RM and they are taking this responsibility seriously.

The proposal for the Equipment Sales and Rental/Aggregate Storage and Distribution states approximately 74 vehicle trips per day including employee trips to and from the site (stating 4-5/15-18 employees plus drivers) bringing the total to a minimum of over 100 trips per day fluctuating with increased demands of both aggregate and rentals. This approximation includes the sales and rental business only renting 4 items on average per day and delivering 28 loaded trucks in a 10 hour day. I suspect that they hope to do more business than that.

Anyone familiar with Range Road 3051 will understand that although the RM does an excellent job of maintaining the road, it is not in any shape to sustain that increase in traffic with the washboard state it is in and always has been, due to the soil conditions and cost of gravelling it yearly. Additionally, when there is even a small amount of rain, the road can become quite heavily rutted with the amount of traffic on it at present. Heavy equipment and big trucks would do significant damage to this road as well as the increase from employee trips alone.

The increase in noise of loading aggregate, large trucks and heavy duty equipment only 850 meters to the north of our subdivision, will seriously affect the tranquility of our subdivision, not to mention the disruption of wildlife.

In order for the RM of Corman Park to be a desirable place to live, the RM should have clear lines between industrial and residential areas of the RM. The proposed development will be a noisy eyesore to prospective buyers and people who travel from other parts of the province to Saskatoon.

If this development is allowed, it can be reasonably implied that the RM would allow further developments of this type. Maintaining the delineation between residential and commercial is essential in order to preserve the rural environment that is fundamental to the RM of Corman Park.

Please find attached “What to Expect in the R.M. of Corman Park’s Rural Environment.” The word “industry” is mentioned once in the body of the document whereas “Farming” and “Wildlife” receive their own heading. It is a reasonable expectation of a property owner that the fundamental rural character of the RM be preserved in certain areas without the infringement of commercialization. It is reasonable to continue to expect that the municipality will be characterized by a rural feel and a natural environment. Floral Road and north on the west side of Highway 11 are already areas of commercial development. Floral Road and south should be left as desirable residential serenity that the RM can be proud of.

Sincerely,



Lori Bjorkman



[Home](#) > [Public Information](#) > [General Information](#) > [Corman Park Overview](#)

CORMAN PARK OVERVIEW

Living in the country can be wonderful. There is more room between you and your neighbours. You are close to deer, small animals, birds and the natural environment. The changing seasons are at your door. For many people, it's the only lifestyle they would ever choose.

If you are thinking of moving to the country for the 1st time, it's important to know what to expect. Even if you have lived in the country before, every municipality is different.

Location

Corman Park is the most densely populated rural municipality in the Province. Its location surrounding the City of Saskatoon makes it the ideal location for the varied land uses that are established in the Municipality.

What to Expect in the R.M. of Corman Park's Rural Environment

Corman Park is very diverse. The rural area of the Municipality is made up of agricultural land, country residential acreages, hamlets, recreation and industry. The following information is provided to help you make an educated and informed decision if you are thinking of purchasing or developing land in the Rural Municipality of Corman Park.

Agriculture is an important business in the R.M. of Corman Park. If you choose to live among the farms of our municipality, there are some aspects of your agribusiness neighbours' activities that may occasionally affect you. Farm work may continue around the clock, especially during seeding and harvest time. Dairy operators sometimes milk without stopping, and hay is often cut or baled at night. It is possible that adjoining agricultural operations may occasionally disturb your peace and quiet.

Farming

Farming operations can cause dust, especially during windy and dry weather. Chemicals including fertilizers and herbicides are often used in growing crops. Some people are sensitive to these substances. Before buying land you should know whether it has noxious weeds, because as the owner, you will be required to control them.

Farm animals and their manure can cause odours. They can also be dangerous to people or pets. It is not safe to enter pens where animals are kept. You should not enter lands without the owner's consent. Animals cannot be allowed to stray. It is the responsibility of every owner to make sure your livestock remain on your land.

Wildlife

Nature provides you with some wonderful neighbours. However, at times even apparently harmless wildlife can become too much of a good thing. Hunting provides recreational opportunities as well as a tool for managing wildlife populations. Many areas in Corman Park are open for hunting. For access to posted and unposted land please see the Wildlife Act for details.

See [where the R.M. of Corman Park](#) is located in Saskatchewan. These are just a few areas to consider when relocating to a rural area, please contact the Rural Municipality of Corman Park office with any questions that you may have at 306-242-9303 or [send an email](#).

From: [Rebecca Row](#)
To: [Bjorkman, Lori SHA](#); [Mike Pawluski](#) [REDACTED]
Subject: RE: January 27 RM Letter.pdf
Date: Monday, February 3, 2020 11:39:58 AM
Attachments: [2018 District Future Land Use Map Appendix B \(PDF\).pdf](#)

Hi Lori,

Thank you for the email. The applicant is undergoing consultation on their proposal with area residents which is a requirement of our development process. They are required to do this prior to submitting an application to the RM and it is helpful to get ratepayer feedback early on in the process. Mike is the consultant for the

You touched on land use considerations in your letter and I wanted to send you our current District Future Land Use Map as it shows areas for specific kinds of development. You will see a pink area designated for commercial development around Grasswood Junction/Hwy No. 11; this area has been designated for more development since 2010. This map should give you have a sense of what to expect for growth in the area.

Rebecca Row, RPP, MCIP

Director of Planning & Development
R.M. of Corman Park No. 344
(306) 975-1654

From: Bjorkman, Lori [REDACTED]
Sent: January-28-20 1:38 PM
To: Rebecca Row <rrow@rmcormanpark.ca>; 'Pawluskim@ae.ca' <Pawluskim@ae.ca>
Cc: Planning <planning@rmcormanpark.ca>
Subject: January 27 RM Letter.pdf

Good afternoon Mike and Rebecca,

Please find attached my comments regarding the proposal of the Equipment Sales and Rental/Aggregate Storage and Distribution businesses. I look forward to hearing from you regarding further developments. My personal email is [REDACTED] and my personal cell is [REDACTED]
[REDACTED]

Have a good afternoon,

Lori

Lori Bjorkman, RN, BSN, MN

Manager - Inpatient Pediatrics
JPCH - Office 2393 – Saskatoon

Saskatchewan Health Authority | 306-655-2353 | 306-514-7919

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From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: January 27 RM Letter.pdf
Date: Thursday, February 6, 2020 8:54:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[0084a818-eb8f-4076-9d2b-10ee98a3f7b0.png](#)
[image005.png](#)

Hi Lori,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; traffic and noise of the proposed developments.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- **Traffic:** The Ministry of Highways and Infrastructure manage and oversee Range Road 3051 extending north from the intersection of Range Road 3051 and Floral Road, and the stretch of road extending east from the intersection towards Highway No.11. The Ministry of Highways and Infrastructure were contacted, and the proposed development was discussed during an in person meeting. Following the meeting the Ministry was provided with anticipated traffic numbers and confirmed that a TIA will not be required for the development based on the proposed land use and the information provided. The Ministry is to be updated if any changes are made to the development or land use. Concerning municipally owned roadways which includes the stretch of Range Road 3051 extending along the property frontage, the RM will evaluate the need for upgrades following the submission of the report to council. The RM will assess the need for upgrading this stretch of roadway to accommodate the proposed development. We note that as these businesses are not accepting public drop off and the owner can enter into a hauling agreement with the RM which can direct traffic directly onto the Provincial Highway network and mitigate additional traffic traveling south on Range Road 3051 from the site.
- **Noise:** The hours of operation for both facilities align with the permitted hours of operation represented in the RM's noise bylaw. Stockpiles are planned to be located around the perimeter of the site to act as a noise barrier between the site and residential development as referenced in the Corman Park Zoning Bylaw.
- **Hours of Operation:** The modified hours of operation on the weekends are anticipated to take place between 12pm and 5pm. The hours of operation comply with the RM's noise bylaw which prescribes standards specifically for aggregate storage and distribution operations.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations

the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6
Tel: 306.653.4969



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From: Bjorkman, Lori SHA [REDACTED]
Sent: Tuesday, January 28, 2020 1:38 PM
To: 'rrow@rmcormanpark.ca' <rrow@rmcormanpark.ca>; Mike Pawluski <pawluskim@ae.ca>
Cc: 'planning@rmcormanpark.ca' <planning@rmcormanpark.ca>
Subject: January 27 RM Letter.pdf

Good afternoon Mike and Rebecca,

Please find attached my comments regarding the proposal of the Equipment Sales and Rental/Aggregate Storage and Distribution businesses. I look forward to hearing from you regarding further developments. My personal email is [REDACTED] and my personal cell is [REDACTED]

Have a good afternoon,

Lori

Lori Bjorkman, RN, BSN, MN
Manager - Inpatient Pediatrics
JPCH - Office 2393 – Saskatoon

Saskatchewan Health Authority | 306-655-2353 | 306-514-7919

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From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: RESPONSE to Rezone/Subdivide Parcel 117861993 - Grasswood area
Date: Thursday, February 6, 2020 8:55:34 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[1bd94618-4497-40ff-b950-e54545dd4c6f.png](#)
[image005.png](#)

Hi Maryann and David,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; proximity to acreages, traffic, environmental impact, lighting, and noise as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- Proximity to acreages: The development plan is situated in an area identified for future commercial/industrial growth as represented on the P4G Regional Land Use Map and is identified as Commercial as represented on the Corman Park-Saskatoon Planning District Official Community Plan Future Land Use Map.
- Traffic: The Ministry of Highways and Infrastructure manage and oversee Range Road 3051 extending north from the intersection of Range Road 3051 and Floral Road, and the stretch of road extending east from the intersection towards Highway No.11. The Ministry of Highways and Infrastructure were contacted, and the proposed development was discussed during an in person meeting. Following the meeting the Ministry was provided with anticipated traffic numbers and confirmed that a TIA will not be required for the development based on the proposed land use and the information provided. The Ministry is to be updated if any changes are made to the development or land use. Concerning municipally owned roadways which includes the stretch of Range Road 3051 extending along the property frontage, the RM will evaluate the need for upgrades following the submission of the report to council. The RM will assess the need for upgrading this stretch of roadway to accommodate the proposed development. We note that as these businesses are not accepting public drop off and the owner can enter into a hauling agreement with the RM which can direct traffic directly onto the Provincial Highway network and mitigate additional traffic traveling south on Range Road 3051 from the site.
- Environment: The Ministry of Environment was contacted as part of this project and they confirmed there are no issues with the proposed development proceeding based on the current commercial development and activity taking place around this area.

- Lighting: The Corman Park – Saskatoon District Zoning Bylaw has regulations regarding lighting as it relates to development which our client will need to ensure are considered in the design of their site. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists. Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture. Public access areas shall be lit in keeping with the principles of crime prevention.
- Noise: The hours of operation for both facilities align with the permitted hours of operation represented in the RM's noise bylaw. Stockpiles are planned to be located around the perimeter of the site to act as a noise barrier between the site and residential development as referenced in the Corman Park Zoning Bylaw.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: Maryann Deutscher [REDACTED]

Sent: Sunday, February 2, 2020 11:34 AM

To: 'rrow@rmcormanpark.ca' <rrow@rmcormanpark.ca>; Mike Pawluski <pawluskim@ae.ca>;

'planning@rmcormanpark.ca' <planning@rmcormanpark.ca>; [REDACTED]

Subject: RESPONSE to Rezone/Subdivide Parcel 117861993 - Grasswood area

Please find attached our concerns regarding the proposal of the Equipment Sales and Rental/Aggregate Storage and Distribution businesses.

Thank-you and look forward to those included in the letter response.

Maryann & David Deutscher

[REDACTED]
[REDACTED]

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From: [Mike Pawluski](#)
To: [REDACTED]
Subject: RE: Equipment rental and aggregate storage business
Date: Thursday, February 6, 2020 8:54:26 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[bebc4307-4e04-4c65-87da-d95f8552bd2b.png](#)

Hi Peter,

Thank you for submitting comments regarding the proposed rezoning and subdivision application for the equipment rental and sales business and aggregate storage and distribution operation on Parcel 117861993 on the NE 35-35-05 W3M in the RM of Corman Park.

It is our understanding that you have the following concerns regarding the proposed development; noise, dust, aesthetics, and lighting as it relates to the aggregate storage and distribution operation.

As part of our consultation efforts, we wanted to provide you with some additional information regarding how the proposed development responds to your concerns as noted in your comments.

- **Noise:** The hours of operation for both facilities align with the permitted hours of operation represented in the RM's noise bylaw. Stockpiles are planned to be located around the perimeter of the site to act as a noise barrier between the site and residential development as referenced in the Corman Park Zoning Bylaw.
- **Dust:** The site owner and operated has indicated his intentions to control dust by wetting the roads and stockpiles by way of sprayed water.
- **Aesthetics:** The aesthetics of the development will be determined during the development permitting stage as per the Corman Park-Saskatoon District Zoning Bylaw regulations.
- **Lighting:** The Corman Park – Saskatoon District Zoning Bylaw has regulations regarding lighting as it relates to development which our client will need to ensure are considered in the design of their site. All outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties; interfere with the use and enjoyment of neighbouring lands; or interfere with the effectiveness of any traffic control devices or the vision or safety of motorists. Appropriate lighting of commercial and industrial development shall be undertaken to provide security and to add visual interest. Lighting standards and fixtures shall be of consistent design and complimentary to the overall architecture. Public access areas shall be lit in keeping with the principles of crime prevention.

Ultimately as these businesses are discretionary uses in accordance with the RM's Zoning regulations the RM Council has the authority to place conditions on the development as they see necessary. For example, this may include a contract zoning for a two year period at which point the owner would need to consult with the RM to receive an extension to their permit to continue operating. This area including all lands located within the Grasswood commercial area intended to be brought into the

City of Saskatoon in the future in accordance with the direction of growth represented in the Partnership for Growth Regional Plan (P4G). With that said the aggregate storage and distribution operation is intended to be an interim use where it will be re-developed in the future to align with City of Saskatoon standards which may result in the creation of smaller lots.

Should you wish to discuss the proposed development further, please feel free to contact me at the number below or by responding to this email.

Regards,

Mike Pawluski, RPP

Project Planner

Associated Engineering (Sask.) Ltd.

1 - 2225 Northridge Drive, Saskatoon, SK S7L 6X6

Tel: 306.653.4969



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From: Peter Sanderson [REDACTED]

Sent: Wednesday, January 22, 2020 9:47 PM

To: Mike Pawluski <pawluskim@ae.ca>; [REDACTED]

Subject: Equipment rental and aggregate storage business

Good evening,

My wife and I received your letter regarding the proposed equipment rental and aggregate storage business along Range Road 3051.

As our lot is on the north end of the development, we have serious concerns regarding noise, dust and aesthetics.

Regarding dust and aesthetics, I would suggest that the owner be required to erect and maintain a barrier which includes multiple rows of large trees planted using windbreak principles, specifically to the south of the property. I do see that the site plan includes "landscaping" however I am skeptical of what that entails. Also, how does the RM plan to ensure that the "landscaping" is kept up and not just abandoned as soon as the project is completed?

We are also concerned about noise, specifically back up alarms on large equipment. How does your client plan to mitigate those sounds?

I would prefer to see all lighting comply with dark sky lighting principles.

I'm not sure why your client chose this location for their business rather than the half dozen industrial parks situated around the city. People move to Corman Park acreages for the atmosphere so I think it is only fair that they take serious steps to ensure that they don't negatively impact the area. Although my preference would be that the RM not allow a heavy industrial business to be set up beside an area zoned country residential, substantial landscaping, dust and noise suppression would at least help to ensure that the lives of the residents are minimally impacted.

Best regards,

Peter and Kristen Sanderson

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