

**Proposed site**

The proposed venue, **The Barn at Wind's Edge Event and Community Centre**, will be situated at NE 11-36-4W3rd, along Patience Lake Road (Highway 394) at the juncture of 3041. The development property is 70 acres in size. The land was purchased in 2003 by Joanne and Anthony Tataryn. The main access point is proposed to be from Range Road 3041, off of Highway 394.

*Figure 1: Site Context Plan*



**The Barn at Wind's Edge Event and Community Centre** is proposed to be a charming, yet elegant venue with a nostalgic prairie backdrop. The main building itself will be new construction, reminiscent of an old prairie barn complete with barn doors, cupolas, and fine timber workmanship; a mix of modern and traditional county design and amenities. The development site for the barn will be situated on rolling prairie full of native plants, shrubs and birds. The land will be kept as tidied prairie, with groomed pathways throughout the property for guests to enjoy, with scenic backdrops and features (e.g. pond, fence, orchard/edible landscape, and pergola) to provide lots of photographic opportunities.

The proposed facility is a social venue, hosting weddings, special occasions, meetings and community events. The main hall will be able to accommodate approximately 195 people for a seated dinner.

The event venue will be open as required, Monday to Sunday, by advanced booking. It is anticipated that the majority of events will be hosted on Fridays and Saturdays.

The main floor of the Barn, approximately 7,240 square feet in size, will have a large banquet area, bathroom facilities, a commercial kitchen, storage and a meeting room, which can also be used for groomsman prior to, and during events. There will be an upper floor over a portion of the building, which will accommodate further storage, a large meeting room/photo room, a bridal preparation/refreshment room, and an office.

Upon startup, an outside catering company will be contracted to take care of special events in the main hall and meeting room, making use of the commercial kitchen. Employed kitchen and serving staff may be hired if there is sufficient demand.

The venue will also provide opportunities for community events. Possible community events and services that could be hosted, based on interest, would be community meetings, election polling, yoga/exercise classes, cooking classes, art classes, wine pairing dinners, community BBQs, etc.

Figure 2: Site Plan



## 2. Photos of the Proposed Site







### 3. Preliminary Building Exterior Drawings and Floor Plans

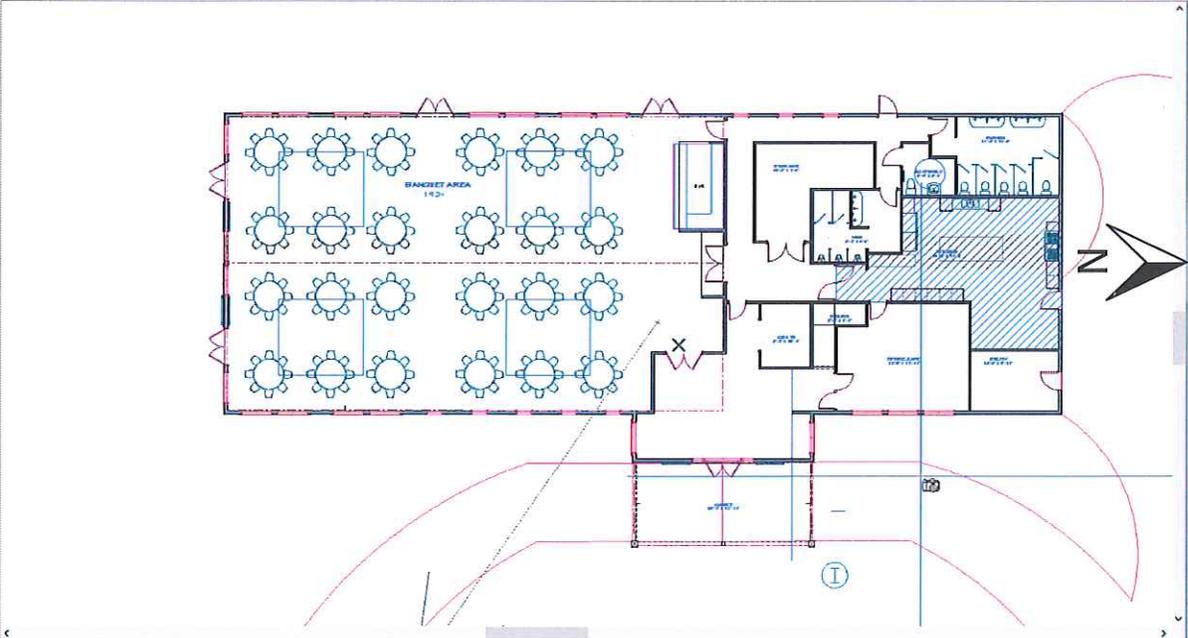
#### Exterior views



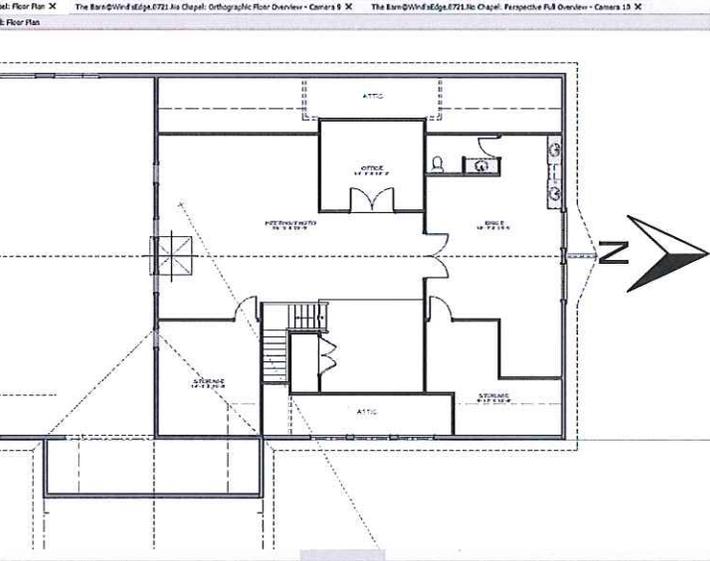
Interior views of the banquet area



# Main floor layout



# Upstairs



## 4. Development and Servicing Details

### Road and access

It is proposed that the venue will be accessed via road 3041, subject to approval from Corman Park. Through preliminary discussions with Mr. Andrew Nichols from Saskatchewan Highways, it was determined that using existing road access would be the preferred approach. Upon approval, the road will be upgraded to meet the requirements and specifications of Corman Park and Saskatchewan Highways, including, but not limited to, appropriate setbacks from approaches off provincial highways and for snow clearing.

Internal roads will be constructed at the expense of the developers and, as private roads, the R.M. will have no responsibility for maintaining them.

### Parking lot

The parking lot will be base gravel and the proposed location is indicated in Fig 2. Measures to minimize dust, including watering, will be implemented, as needed. The parking lot area will include grassy boulevards and trees will be strategically placed around the parking lot area to screen from the road, reduce dust and also wind erosion. The parking lot will be able to accommodate 100 off-street parking spots, which represents approximately 1 spot per 2.1 persons (195 guests and 15 staff), which exceeds industry practice. A centralized boulevard at the entrance to the facility will feature the entrance sign and break up the graveled area for an appealing entrance. Trees will be planted along highway 394 to screen the parking lot from passersby.

### Traffic

We estimate that a maximum of 70-90 vehicles would be in attendance at the venue any given time (based on estimated average family size in Saskatchewan of 2.5 persons and staff). We anticipate that most major events will take place on the weekend, and therefore interference with neighborhood daily work commuter traffic is not anticipated.

### Water supply and distribution

The following section outlines the conceptual water usage and distribution intent:

Potable water is available from SaskWater via regional water utilities in the area. A request was made to Mr. Rob Risling, of Lost River Water, who has agreed to supply the proposed Barn. A copy of the confirmation from Lost River Water is provided. (Appendix - Page 20)

In order to accommodate demands and have sufficient supply for consecutive events, a 2,500-gallon water holding tank will be installed. Link's Backhoe and Skidsteer Services, a local company that provides water and septic installation and maintenance services for similar venues around Saskatoon has been consulted and supports this would be adequate and is comparable to similar businesses.

## **Wastewater management**

The following section outlines the wastewater generation and servicing design intent. Final wastewater management will be determined during detailed design.

As per Saskatchewan Onsite Wastewater Disposal Guidelines (SOWDG), estimated volume of wastewater for this type of venue is estimated to be 11 gallons per person per day. Link's Backhoe and Skidsteer Services received a similar estimate from the Saskatoon Health Region. Based on capacity of 195 persons and 15 staff, an estimated 2310 gallons of wastewater would be generated per event.

The proposed wastewater management solution is to install a holding tank. Given that events will concentrate on the weekends, and that there may be back-to-back events, 2 - 2,500 wastewater holding tanks will be installed to accommodate.

The holding tank will be pumped weekly. A letter from Envirotec indicating capacity and willingness to provide septic services is attached. (Appendix - Page 21)

## **Drainage**

The RM of Corman Park Zoning Bylaw requires the submission of lot grading and drainage plan with any development permit. These regulations further state that an engineered design is required where the proposed development is anticipated to have downstream impacts.

Stormwater will be managed utilizing the natural contours and existing storage areas within the site. Figure 3 below summarizes the spatial extent of areas within the parcel, which are intended to be graded, to enable the proposed development.

The development site is situated on the height of land with an estimated ground elevation of 539 metres. The land naturally slopes to the northeast to an existing wetland, as illustrated below and has an estimated ground elevation of 535 metres. This wetland encompasses approximately 1,600 m<sup>2</sup> and has remained fairly consistent in size over the past decade based upon a review of historical imagery. Reconnaissance of the site confirms that there are no culverts connecting this pond to adjacent wetlands to the west and north of the site suggesting that there is no clear outlet for the pond and that it relies exclusively on evapotranspiration to recharge its storage capacity.

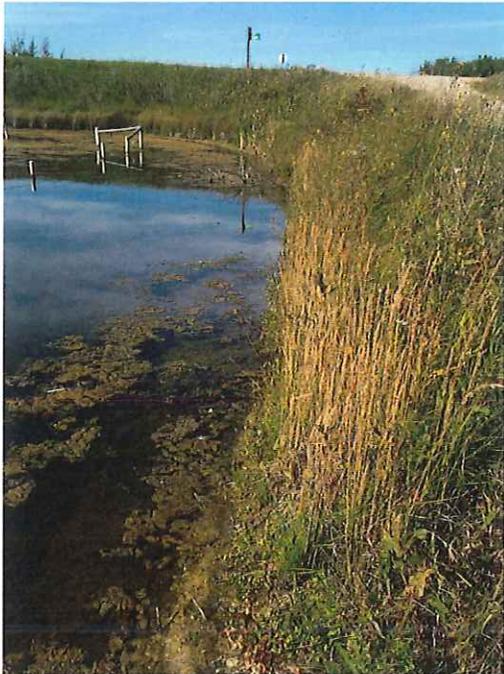


Developments on the site which will influence the rate and volume of run-off can be broken into two categories. The events centre building and associated outdoor patio area comprises approximately 1500 m<sup>2</sup> of hard surface, which will generate additional run-off from this area of the property. The proposed parking area is estimated to comprise approximately 3,300 m<sup>2</sup> including gravel and grassed surfaces which will contribute to run-off generation but at a much lower rate than the event centre and patio areas. The central grassed boulevard within the parking lot area is intended to intercept run-off flowing from the south half of the parking lot, allowing a certain degree of infiltration to occur and reducing the overall rate of run-off from this area to the wetland in the northeast corner of the site.

Figure 3: Drainage Plan



Within the context of planning for the site, Associated Engineering was consulted to estimate run-off rates and volumes and to provide an opinion regarding the potential downstream impacts resulting from the proposed development. Using the Rational Method to predict the implications of site development on local drainage, it was estimated that in a predevelopment



state 130 cubic metres of water would naturally run-off the development area and enter the wetland in the northeast corner of the site. Using the same storm event and post development run-off rates, this volume increases to an estimated 315 cubic metres or an increase of 185 cubic metres of water.

Based upon the increased volume of run-off and the current surface area of the receiving wetland it is estimated that following a 1:100-year storm event the elevation of the wetland would rise by approximately 12 cm. Based upon the local topography supplemented by photographs of the receiving wetland and site reconnaissance it is evident that it is fully capable of accommodating 1:100-year storm event without negatively impacting surrounding properties. As illustrated on Figure 3, any expansion of the pond resulting from a 1:100-year storm event or extended wet periods would

most likely expand the western boundary of the pond and remain fully contained within the development site without having any significant negative impact on or offsite.

### **Solid Waste disposal**

Loraas Disposal will provide solid waste removal services, as well as, recycling services through All-Green Recycling. A letter outlining Lorass' ability and willingness to provide solid waste and recycling disposal is attached. (Appendix - Page 22)

### **Signage**

A sign at the entrance of the property will be added. A request for 2 signs along highway 394 situated near the turn from Zimmerman road and approximately 200 m before 3041 will be made to ensure the site is easily found.

### **Protective Services**

The R.M. of Corman Park currently funds the Saskatoon Fire Department to provide coverage within this district of the Rural Municipality.

The Corman Park Police Service currently works in conjunction with the R.C.M.P. to provide protective services to the area.

**Security**

The entrance to the property will be gated to prevent unauthorized access out of hours of business. Security cameras will be installed to provide comprehensive monitoring.

**Noise**

The proposed building will be situated on the property such that the majority of the event activity on the outdoor patio will face towards the south and west, away from the local residential subdivisions. Given the property will be new construction, materials and design for soundproofing will be used and the building will be air-conditioned to prevent the need to open windows during an event. Large trees will be moved from a mature tree nursery on the property to the north edge to help reduce noise coming from the venue. The venue will adhere to all Corman Park noise bylaws.

**Other considerations**

It is the intent of the landowners to propose a multi-parcel residential subdivision on the adjacent 70 acres and approximately 60 acres of the proposed site in the future.

## 10. Response to Comments and Concerns

We were very appreciative of the opportunity to discuss our proposed project with local residents. The questions and concerns raised were valid and have been helpful to inform some priority areas for our project. The following are measures that have/will be implemented to address these concerns:

- **Noise:** As indicated in the developing and servicing details, many mitigation steps will be implemented to reduce noise disruption from the events and also to minimize traffic noise during the events. The environmental design of the site location itself will provide some noise reduction due to the berming from the highway and natural hills. Large trees will be moved to the north property line which will help to buffer the traffic noise and decrease noise travel to the subdivisions. The new construction building will include a heating and cooling system and also soundproofing material, which will help to significantly minimize noise and the need for open windows and doors. There will be no overhead announcing or PA systems outside of the building. Following consultation, Corman Park was contacted to determine if any noise complaints had been received from local residents residing around the new Crossmount event centre, and none have been received to date.
- **Impaired driving:** Impaired driving is a sad reality in Saskatchewan, and across the world. As potential business owners, and also local residents, we echo the concerns of our neighbours and take our social and legal responsibilities seriously. As proposed business owners, we recognize the potential serious liability of impaired driving and are committed to taking all reasonable steps within our control. This includes having all owners and staff involved in the sale or service of alcohol certified under the Serve It Right Saskatchewan training course. Further, as part of event planning, discussions with patrons around preventing impaired driving and options (.08 drivers, shuttle services, cabs) to ensure guests arrive home safely will be included in all venue bookings where alcohol will be served.
- **Safety and Security:**  
As indicated in the developing and servicing details, the entrance will be gated to prevent unauthorized access out of hours of business. Security cameras will be installed to provide comprehensive monitoring. Although there was a concern raised that the venue would bring unwanted awareness to the neighborhood and the potential for safety concerns, it is anticipated that the venue will actually reduce unwanted activity around 3041. Currently, 3041 heading south is not a thru road and there are significant issues given its remoteness with dumping and other undesirable activities.
- **Road access:** Although there were some initial concerns raised about road access, the site plan was made available at the consultation, which allowed for visualization of the proposed access using 3041. There seemed to be general agreement by attendees that this was a preferred approach and concerns seemed eased.