
COMPREHENSIVE DEVELOPMENT REVIEW REPORT

RE-ZONING APPLICATION

PARCEL # 166233584

Lot "T" Plan 101884541

FUNTIME JUNCTION RV PARK & CAMPGROUND LTD.



BACKGROUND:

INTRODUCTION:

The proposed development would involve re-zoning a 9.82-acre parcel of land located SE 02-36-05 W3 from DC2, Arterial Commercial use to DB, Business District for the purpose of enabling the owner, Mr. Dwight Shiels, to move his Whitetail Distillery from leased space in the RM of Dundurn to this parcel in the Grasswood Business District which he owns. A distillery is a discretionary use under the proposed zoning, DB, Business District, however, in this case Contract Zoning rules will be applied. The site has been occupied in the past by the current owner, Funtime Junction RV Park and Campground Ltd., then once the first rezoning was completed in 2014, several service businesses leased the 6,200 square foot building on the site. For the purposes of this re-zoning application, the site, as currently developed would not require much additional improvement work to the existing building which technically is two separate structures currently joined by a breezeway. The eastern building, (marked in blue map Schedule "A") would be the new location of the distillery. A full analysis of the Combustible Content for a Micro Distillery is attached in the Schedule "D" by D-Code Engineering Ltd., this site is classified a Medium Hazard Industrial (Group F, Division 2 occupancy under part 9 of the National Building Code (NBC). Any remaining technical building code changes to accommodate the distillery will be addressed by the owner in the required building permit prior to any of the equipment and fixtures for the distillery are delivered to the site. There will be no retail sale of products from this site, all product is delivered to each individual SLGA approved retailer throughout the Province of Saskatchewan. The closest liquor sales outlets are located at the Jemini complex, restaurant and lounge and on the English River First Nation, off sale retail store, both adjacent to the subject site. We believe the site development regulations from the prior re-zoning of the site (2014) from D-REC to DC1 will be generally in keeping with the new DB Business District, given the longstanding use of the building for other purposes, the parking, landscaping and utility services are already in place to commercial standards. Site access from Grasswood Road has been enhanced by way of the relationship the owner of this site has with the neighbor, Jemini Ice Sports, a Canlan Company, who shared the entryway along Grasswood Road for many years. The south half of the site has been prepared to commercial standards, levelled, graded, sloped for drainage and gravelled with an industrial chain link fence around the perimeter of the site. A surface parcel plan provided by Information Services is attached in Schedule "B".

The owner of this property has multiple other holdings in the Grasswood area including the Car Wash at English River First Nation and has owned and operated many diverse businesses throughout his thirty five year business career.

This report has been prepared to fulfill the requirements of Part 5 of the OCP.

LAND USE CONTEXT:

Current zoning for this site is DC2 and the proposal is seeking re-zoning of the site to DB, Business District. The subject 9.82 acre parcel is located just south of the City of Saskatoon city limits in the Grasswood Business District along Highway 11 on Grasswood Road. Lot "T" is an irregular shaped parcel situated between the English River First Nation to the east and the Canlan Jemini Ice Sports complex to the west, see detailed map Schedule "A". Zoning for the Canlan complex is DREC, Recreational District to accommodate the four-rink complex built some twenty five years ago. Major parking lot improvements took place in 2019 and access from Grasswood Road was enhanced serving both the Funtime Junction site as well as the Jemini. The English River First Nation is located directly to the east of the site along Grasswood Road and the Range Road #3051 heading north. English River site has been slow to develop, and it's not known whether much development will happen over the next number of years. Several other businesses are nearby including the Grasswood Esso, a boat and RV storage lot and warehouse building that is currently un-occupied. A local developer, Wally Mah owns land to the south of Grasswood Road across from the Funtime Junction site, no work has been started at this site at this time. Across Highway 11 are several other businesses in operation, the Travel Inn Motel, Western Mobile Homes and Axxis Motorsports.

Two notable land uses in the neighboring area includes the Jemini sewage lagoon to the northwest of the site and the Saskatoon subdivision, Stonebridge, across the CN railroad tracks to the north. This site is located in the forthcoming South East Concept Plan, this Plan features an aggressive engagement schedule of five components, one, Taking Stock, two, Visioning, Three, Possibilities, four, Charting the Course and five, Implementing the Plan! Possible changes to underground water and sewer services are being discussed in cooperation with English River First Nation at this time. The proposed re-zoning would have little effect on the two immediate neighbors on Grasswood Road and a negligible effect on the few businesses across Highway 11. In addition to being located in an area containing a potentially growing cluster of commercial development, the subject site maintains excellent connectivity with the existing and future provincial highway network including the off ramp proposed to connect the future proposed Perimeter Highway designed to divert traffic around the City of Saskatoon.

FIGURE 1: SUBJECT PROPERTY MAP



POLICY CONTEXT:

P4G DISTRICT OFFICIAL COMMUNITY PLAN

The re-zoning of the subject parcel would afford the owner of the subject parcel of land an opportunity to re-locate his distillery from a leased location in the RM of Dundurn to a parcel of land and building he owns on Grasswood Road.

Given the proximity to the English River First Nation to the east of the subject site, consultation with the Director of Property Management, Mr. Lorne Wolfe has been discussed with no official word back, however, English River First Nation has been delivered a copy of the three page public consultation documents as per the requirements of the CDR.

It was determined by a search via the Developers Online Screening Tool that this quarter section is not considered heritage sensitive, noted in Schedule "E"

P4G DISTRICT OFFICIAL COMMUNITY PLAN – ZONING BYLAW

The proposed site aims to comply with the zoning outlined in the P4G Zoning Bylaws currently in force in the area. Contract zoning for this site is a decision of the Council of the RM of Corman Park. Areas of typical concern, already addressed by the property owner include the following:

Landscaping and Parking

Prior developments at the site including the building permit issued in 2005, Schedule “F”, would indicate compliance in these two categories already exist, parking lot at the site is currently packed and graveled with some additional pavement to the west of the building.

Utilities

Natural gas to the site is in place through SaskEnergy.

Electricity to the site is in place through Sask Power.

Water and Sewer

Potable water to the site is already in place, the water requirements and usage for the distillery, the still, would be in the 1,200 litres per week range. This amount will decrease in the new location, if approved, by way of a change to the cooling towers, this water will be recycled via new equipment installed. Waste water and sewage would continue to be hauled by two sewer contractors on call at the site, Econo Septic or Back Roads Septic.

Signage

Given the “no retailing” in the DB zoning, signage would be limited to simple name and address signage on the building. There is currently no pylon signage at the site. If signage would be needed in the future the owner would comply with the signage allowed given the DB-Business District zoning.

PUBLIC CONSULTATION:

The developer will reach out to the neighboring businesses and residents affected by this proposed change to the zoning bylaw. The businesses and residents will have an opportunity to give their comments, voice their concerns, if any, for or against at the appropriate time.

The owner of the subject property does not believe the proposed re-zoning will have any negative impact on the neighboring, adjacent properties.

FUNTIME JUNCTION CDR

ADDENDUM

P4G ZONING BYLAW

Section 2 Administration

2.21 Zoning by Contract

This application was directed to be Zoning by Contract at the direction of administration.

2.35 The CDR submitted for this site required that 44 letters be sent to the neighboring stakeholders for discussion and approval. Seven responses came back via the Canada Post mailout, 100% in favor and no objections.

2.4 Building permits will be required by administration in order to assure compliance with the National Building code prior to distillery equipment being installed at the site. No structural work will be required to the building.

2.8 Comprehensive Development Review

This document is supplemental to the CDR already in the hands of administration.

2.82 Notification of application to re-zone

44 letters were sent out via Canada Post to the neighboring acreages, farms and businesses. One copy of the mailout was hand delivered to English River First Nation

Section 3 General Regulations

3.14 Landscaping

3.28 Utility services

3.30 Wastewater

3.31 Water supply

These four items are all done and completed at this site as per prior zoning. Minimal changes to make the distillery operational on site.

Section 6 Zoning Districts

6.12 Business District (DB)

The distillery use would normally be a discretionary use, however, as per the Contract zoning at this site will be in effect.

6.12.5 Site Development Regulations

Items "a" through "g" all apply to this site and have been covered off as per prior zoning and developments.

DEFINITIONS

"A distillery means a building for distilling alcoholic liquor and may include accessory public space for consumption of products produced on site and for offsite sales."

It should be noted that the submitted CDR does not include any plans for consumption or retail sales at this site.

FUNTIME JUNCTION CDR

ADDENDUM #2

OFFICIAL COMMUNITY PLAN

PART 1 PARTNERSHIP FOR GROWTH

2.4 Strategic Directions

2.42 Regional infrastructure and services

Given the location, this aspect of the P4G and immediate proximity to English River First Nation makes this parcel of land a key to future development of the Grasswood Business District.

2.43 Future settlement patterns

Given the location of the parcel, prior development and prior zoning the pattern is already set in this area.

PART 2 GENERAL POLICIES

4.0 Economic Development

4.31 Regional coordination of economic development

This application brings a new business to an already established location.

4.32 Business retention, expansion and attraction

The distillery located at the south end of the site near Grasswood Road will help focus future development at the site.

5.0 Indigenous Inclusion

Given the proximity to English River First Nation coupled with the on going business relationship the owner of this parcel has with English River, there is already a strong commitment from both parties to continue to work together in the future.

5.35 Collaboration on infrastructure

This site is directly west of the First Nation, could be first in line to take advantage of the new water and sewer facilities when ready!

6.0 Natural and Heritage Resources

Given the current status of the site, twenty years of development, no new concerns are apparent at this site.

PART 3 LAND USE

10.3.1 Land use shall be compatible with surrounding uses.

D-REC zoning is in effect to the west of the site, no detrimental issues with this neighbor, alcohol is served in the Gemini lounge and has been since its inception.

English River First Nation to the east has it's own liquor retailer on it's site, The Patch Wines and Spirits at 2553 Grasswood Road.

It should be noted that neither of these two business entities objected to the proposed re-zoning to accommodate the Whitetail Distillery!

10.3.2 District land uses

This site is located in an "urban commercial/industrial node", compatible with future use plans for the area.

10.3.3 Future urban growth

This site is located in an "urban commercial/industrial node", again compatible with future use plans for the area.

10.3.5 Special policy areas, locations and nodes

(c) Regional infrastructure areas

The proposed, new English River First Nation's water and sewer upgrades will affect this site in a positive manner moving forward.

15.0 Future growth

This development falls within the guidelines outlined throughout this section. This site has an existing building and will transition well into future urban growth based on the site having a large area of land for future re-subdivision and potential development.

PART 4 SERVICING

All services to this site already exist, water use would be rated as low for the site, no change from current use, same for the sewer capacities for the site, no changes.

Transportation

No changes desired or required to this development, all access and egress already in place via Grasswood Road.

No servicing agreements will be required to the best of our knowledge.

Implementation

31.3.8 Contract zoning

Given the distillery use and the additional land component at the site, future zoning and a possible subdivision of the 9.82 acre site could be a future possibility.

LETTER OF SUPPORT

RE-ZONING PARCEL # 166233584

FUNTIME JUNCTION RV PARK & CAMPGROUND LTD.

To whom it may concern,

The purpose of this letter is to gauge support for the re-zoning of the Funtime Junction RV Park & Campground Ltd. site located east of the Jemini Ice Complex and west of the English River First Nation on Grasswood Road, Parcel # 166233584.

Parcel # 166233584 is currently zoned DC2-Arterial Commercial 2 and will be applying to re-zone the site to DB-Business District.

The reason for the re-zoning application is to allow the owner of the site, Mr. Dwight Shiels to move his Whitetail Distillery operation from a rented site in the RM of Dundurn to this site on Grasswood Road.

Thanking you in advance for your support

BUSINESS NAME _____

NAME _____

DATE _____

RESIDENT NAME _____

DATE _____

COMMENTS _____

SAMPLE ONLY

LETTER OF SUPPORT

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Thanking you in advance for your support

Willaams, Robert, Maurice
BUSINESS NAME _____

Shiels, Beverly
NAME _____

May 20/22
DATE _____

Bob Shiels
RESIDENT NAME _____

May 20/22
DATE _____

RS
COMMENTS _____

LETTER OF SUPPORT

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Thanking you in advance for your support

BUSINESS NAME _____

NAME _____

DATE _____

RESIDENT NAME

Dennis Barton

Dennis BARTON

DATE

May 22, 2022

COMMENTS

I think it would be a good idea to have
a active business on this property. It has
looked like a catch all storage lot for
the last couple of years. DBB

LETTER OF SUPPORT

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Thanking you in advance for your support

BUSINESS NAME RBO HOLDINGS

NAME RANDY OLSON

DATE MAY 24th/22

RESIDENT NAME RANDY OLSON

DATE MAY 24th/22

COMMENTS _____

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Thanking you in advance for your support

BUSINESS NAME WESTERN MOBILE HOMES

NAME JIM SASSON

DATE JUNE 2, 2022

RESIDENT NAME _____

DATE _____

COMMENTS IN FAVOR!

LETTER OF SUPPORT

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BUSINESS NAME _____

NAME _____

DATE _____

RESIDENT NAME _____

DATE _____

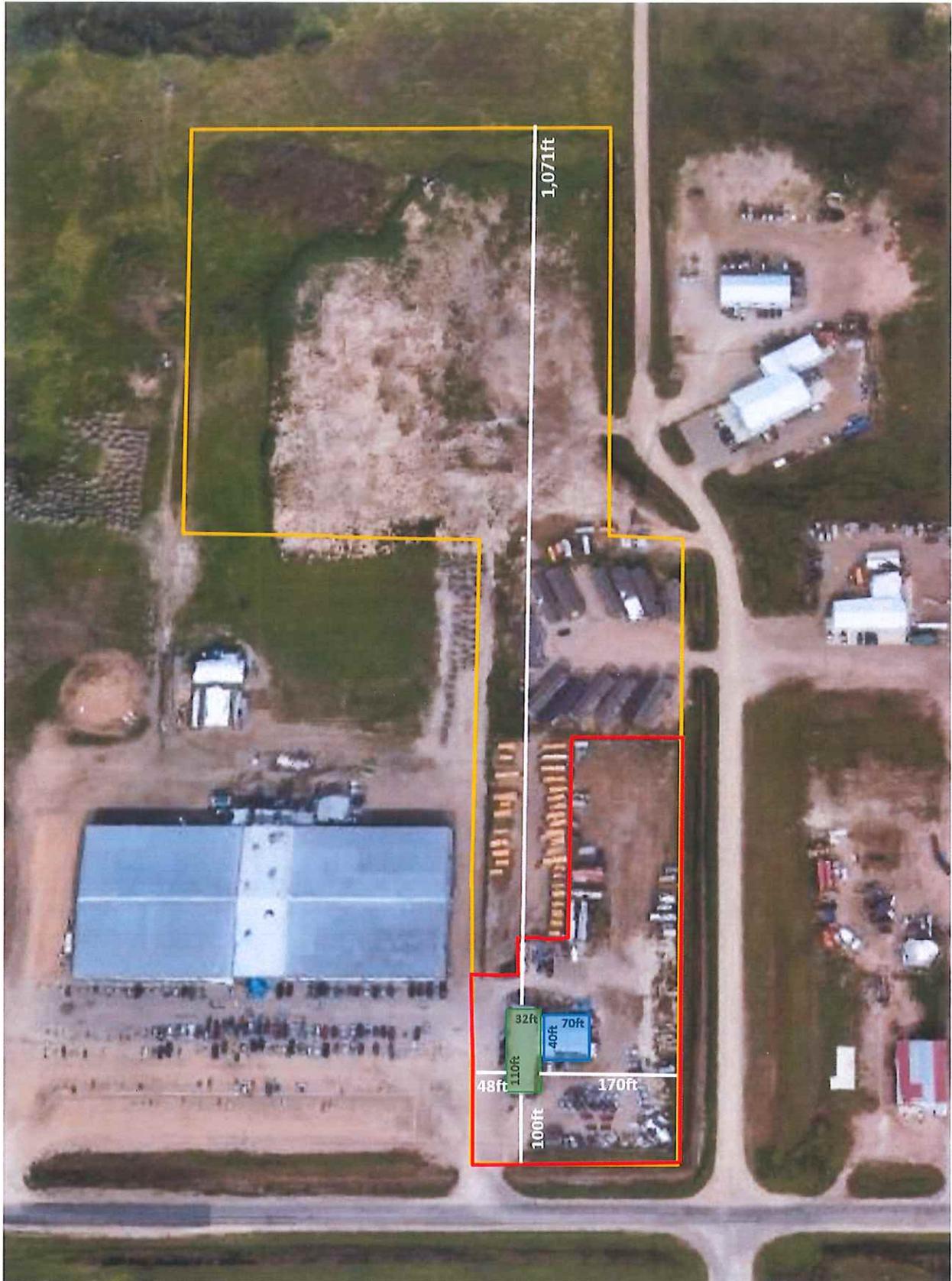
COMMENTS _____

George M. Rozditsky

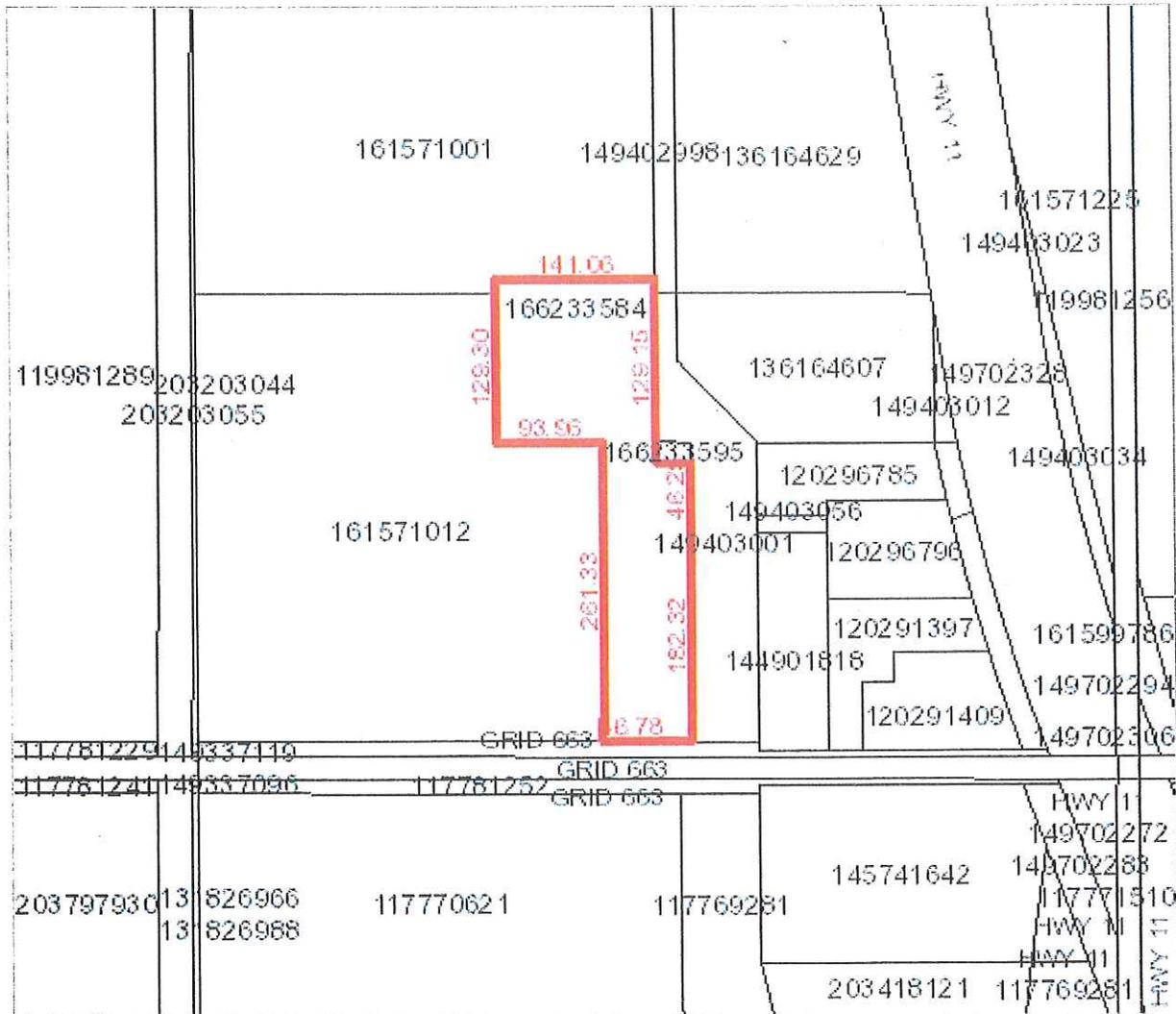
June 5 / 2022
co - Land owner

I support this application.

Schedule A



Schedule B
ISC Parcel picture #166233584



Schedule D



D-Code Engineering Ltd.

24 Sunrise Drive North, Skyview Estates, SK, S7C 0A6 T: (306) 260-7833

April 13, 2021

Dwight Shiels
Whitetail Distillery
dwight@whitetaildistillery.ca

Dear Dwight Shiels:

**Re: Whitetail Distillery
Relocation to Grasswood Business District
Analysis of Combustible Content for a Microdistillery**

Whitetail Distillery is a microdistillery with a single 600 L still and small bottling and packaging operation. There may also be up to four 1000 L tote containers of ethanol (96% ABV) on site at a given time. The proposed new business location in the Grasswood Business District consists of two portions. The 70 ft x 40 ft (260 m²) portion of the building will be used for the distillery. The adjacent 32 ft x 110 ft (327 m²) portion with an existing mezzanine will be used primarily for storage. The entire building has an area of 587 m².

Distilleries are listed as examples of F1 occupancies in A-3.1.2.1(1) of the NBC, although Sentence 4.10.2.1(1) of the NFC does state that "buildings or parts of buildings in which distilled beverage alcohol is distilled, processed or stored **in bulk** shall be classified as high-hazard industrial occupancies.", which recognizes that bulk production and storage forms a higher risk than a smaller operation. For this building, it is desirable to continue to consider the building as an existing F2 occupancy rather than as an F1 occupancy.

Micro and craft distilleries with or without hospitality rooms, tasting rooms and restaurants on site are a relatively recent development in the production of beverage alcohol, but the NBC and NFC requirements for distilleries have not changed from the time when only large distilleries produced beverage alcohol in Canada. The requirements in the NBC and the NFC were written to deal with traditional distilleries producing large amounts of distilled beverage alcohol and with a significantly higher production of ethanol vapour. For example, the Hiram Walker & Sons distillery in Windsor, Ontario produces 180,000 L of beverage alcohol every 24 hours and operates 24 hours a day, five days a week. A large distillery produces significantly more beverage alcohol/ethanol in a couple of days than a micro distillery produces in an entire year.

A high-hazard industrial occupancy (Group F, Division 1) is defined by the NBC as an *industrial occupancy* containing sufficient quantities of highly *combustible* and flammable or explosive materials which, because of their inherent characteristics, constitute a special fire hazard. The

NBC does not provide prescriptive or quantitative requirements to indicate what “sufficient quantities” are or what a “special fire hazard” is. In a distillery, the potential risk of explosion would come from the presence of ethanol vapour or combustible dust from grain milling (there is no grain milling occurring in this space). Ethanol present in this distillery is in liquid form and found in four 1000 L totes and the single 600 L still present in the space. There are also drums and closed containers of distilled beverage alcohol. Closed containers do not release vapour and the still and tote containers release very little, if any, ethanol vapour. If the ethanol liquid does not evaporate in sufficient quantities for an ethanol/air mixture to form which is between the lower explosive limit (LEL) and the upper explosive limit (UEL), then there is no risk of explosion. Even if a spill did occur, vaporization of the ethanol is unlikely because the boiling point of ethanol is approximately 78°C, and any released distillate will quickly cool to temperatures less than this as it spreads across the room temperature (or cooler) floor surface.

The explosive range for ethanol is 3.3% (LEL) to 19% (UEL) vapour to air. The processing room has an air volume of approximately 962 m³. In order to reach the LEL, 32 m³ of ethanol vapour would be required in the processing room. The amount of liquid ethanol required to produce that amount of ethanol vapour is $32 \text{ m}^3 / 0.415 \text{ m}^3 = 77 \text{ L}$ and that entire volume would have to be maintained at approximately 78°C for a sufficient amount of time to evaporate. This will not occur at room temperature due to a spill in the space and there is insufficient vapour in the still to achieve the LEL even if released. In addition, ventilation will be provided as required by Sentence 4.10.6.1(1) of the NFC which even further reduces the possibility of the lower explosive limit being attained in this room.

Because it is highly unlikely that explosive conditions will be reached due to the small amount of ethanol vapour present in this facility, the distilling and processing of alcohol in this micro distillery is not considered a “special fire hazard” which would require the F1 occupancy classification. The evaporation of ethanol is possible during a fire, but it is also possible in a typical retail store selling beverage alcohol where a fire could cause breakage and spillage of the contents of closed containers. The probability of a process related fire starting in this micro distillery is low due to the required use of enclosed systems and controls on the distillation process. Exposure to fire originating elsewhere in the building is also unlikely since the remainder of the building is storage which is subsidiary to the distillery.

The NFC recognizes an allowance for the storage and use of flammable and combustible liquids in other occupancies by permitting limited amounts of such liquids to be stored in occupancies that are not considered F1 occupancies (refer to Subsections 4.2.4 through 4.2.8 of the NFC). For example, there are often highly flammable liquids, including ethanol, stored in university buildings for labs or in large big box retailers such as Home Depot. The amounts of Class 1B liquids, like ethanol, stored in a retailer like Home Depot could quickly exceed the 4600 L capacity found in this distillery and this does not trigger the classification of these buildings as F1 occupancies. Therefore, despite a distillery being included as an example of an F1 occupancy in A-3.1.2.1(1) of the NBC, an F2 occupancy classification is more appropriate for this micro distillery because of the small amount of ethanol contained in the building.

Based on the information provided, the following is the estimated combustible content in the 260 m² portion of the building which will be used for the microdistillery:

600 L still (still contains 150 L ethanol @ 96% ABV, 210 L RO water) = 150 L (150 kg)

4 1000 L totes of ethanol (96% ABV) = 4000 L (4000 kg)

This is significantly less than the 10,000 L at which point the NFC 2015 would require the building to be sprinklered (Article 4.2.7.5).

The following are typically considered to be part of a Medium Hazard Industrial (F2) occupancy:

5 drums of vodka @ 40% ABV (55 gal each) = 5(55 gal)(4.55 L/1 gal)(1 kg/L) = 1251 kg

Bottled Vodka (40% ABV) = [62(10)(0.75 L) + 12(20)(0.375) + 700(6)(1.75) + 410(8)(1.14)](1 kg/L) = 11,645 kg

Cardboard, pallets, miscellaneous packaging = 1000 lbs (454 kg)

Empty bottles, pallets, packaging = 7 pallets @ 126 lbs/pallet = 882 lbs (400 kg)

Miscellaneous combustible materials = 2000 lbs (908 kg)

Interior partitions (10 ft high maximum) = 100 ft (6 lbs/lin. ft.) = 600 lbs (272 kg)

4 Wood Doors @ 50 lbs each = 200 lbs (91 kg)

Total Combustible Content Weight = 19171 kg

Total Weight per Area = 19171 kg/260 m² = 74 kg/m²

Note that the energy content of ethanol is 21.2 MJ/L which is comparable to dry wood which has a fuel content of approximately 19.5 MJ/L.

The combustible content in this microdistillery exceeds 50 kg/m², therefore, this microdistillery will continue to be considered to be a Medium Hazard Industrial (Group F, Division 2) occupancy under Part 9 of the NBC. Although this building will be classified as an F2 occupancy with respect to the requirements of the National Building Code, the requirements for distilleries in Section 4.10 of the National Fire Code must be followed, including the requirements for ventilation, spill control, fire extinguishers, and standpipe & hose systems. This building still contains a distillery even though it is a small one.

Please do not hesitate to contact me if there are any questions regarding this letter or if additional information is required.

Sincerely,



Lara DeRosier, P.Eng., Class 3 Building Official Saskatchewan

D-Code Engineering Ltd.

Ph: (306) 260-7833

dcodeengineering@sasktel.net

Developers' Online Screening Tool

Inquiry was made on May 7, 2022 at 8:29 AM

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

Quarter-section: SE
Section: 02
Township: 36
Range: 05
Meridian: 3

is 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 used for submission to other regulatory bodies (e.g. Saskatchewan Environment, Saskatchewan Energy and Mines and other regulatory bodies). Please email arms@gov.sk.ca if you have any questions.

[Refine Search](#)

[New Search](#)

[Log Out](#)

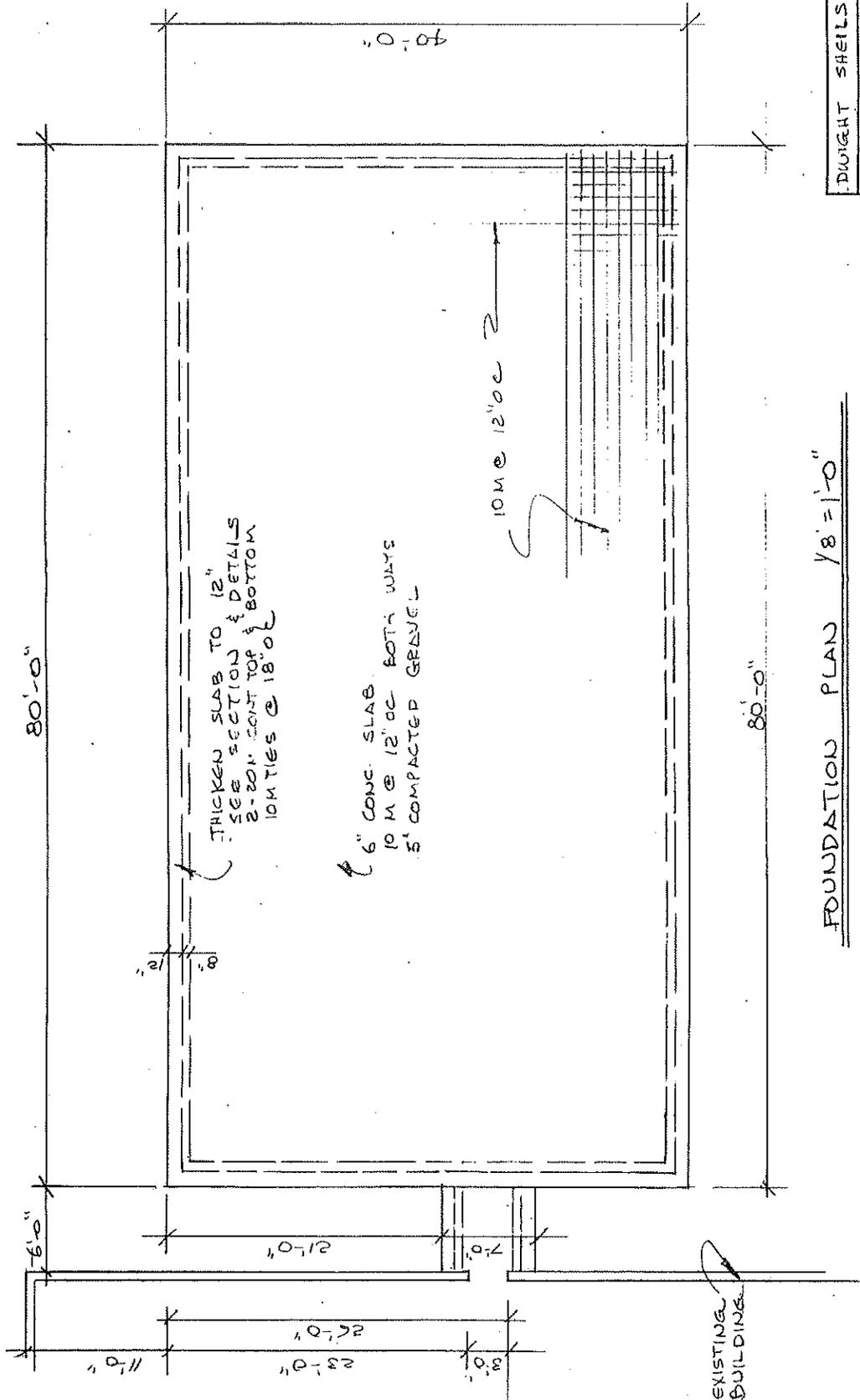
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Schedule F

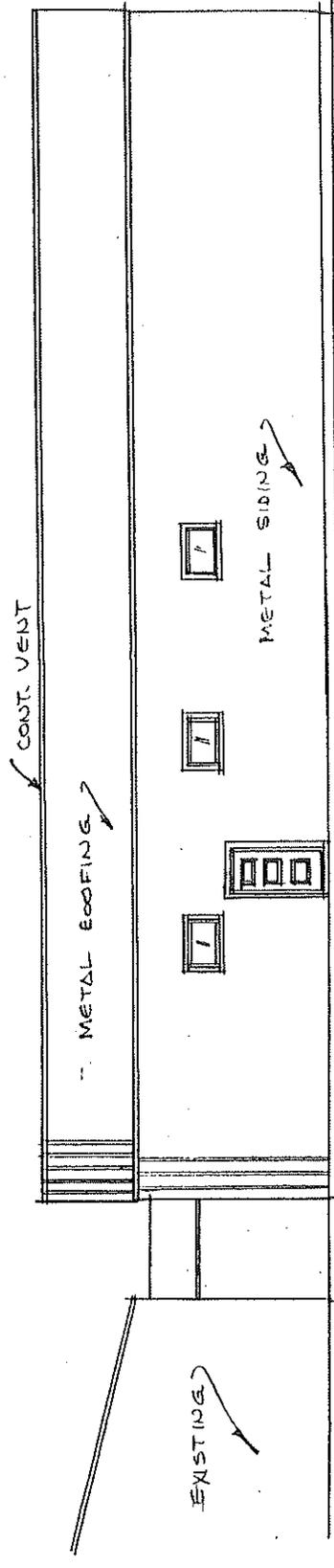


FOUNDATION PLAN 1/8" = 1'-0"

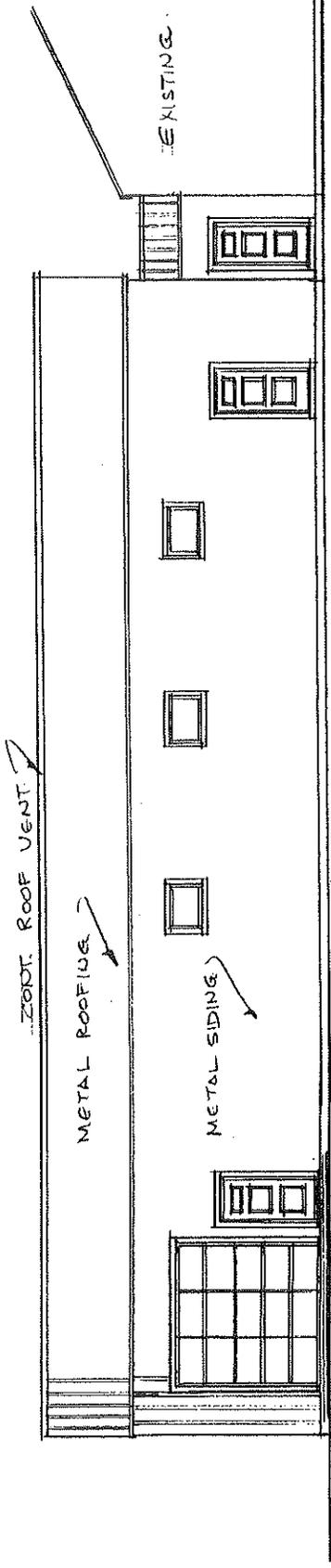
DRAWN BY		CHECKED BY	
SCALE:	DATE:	DATE:	DATE:
DWIGHT SHELLS. SHOP AT CAMPGROUND GRASS WOOD AREA			
ANDY WIST 350 - 103 RD Street, Seabrook, N.S. 396-371-6644		DRAWING NUMBER 3 OF 5	
SOIL CONDITIONS & HEATING MAY VARY REVISIONS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS THIS DRAWING IS THE PROPERTY OF ANDY WIST			

RECEIVED
 SEP 27 2005
 MuniCode Services Ltd.

Drawings Reviewed
 by MuniCode Services
 SEP 26 2005

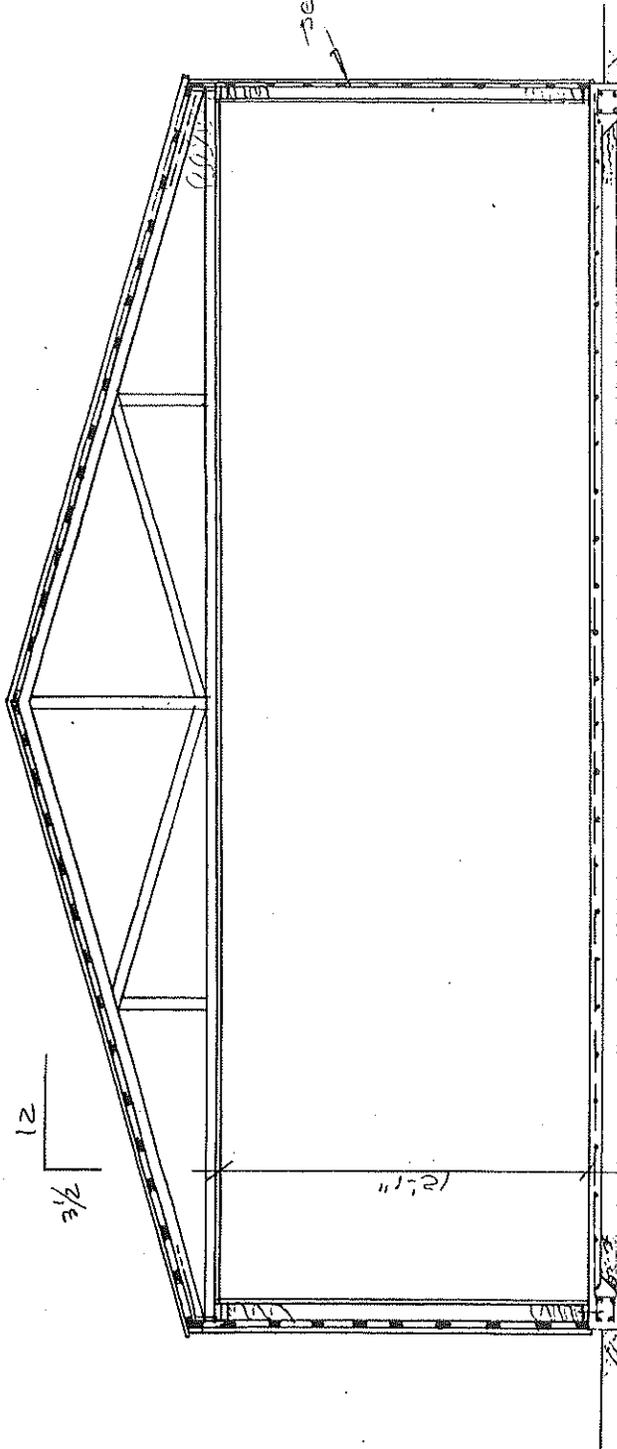


SIDE ELEVATION 1/8" = 1'-0"



SIDE ELEVATION 1/8" = 1'-0"

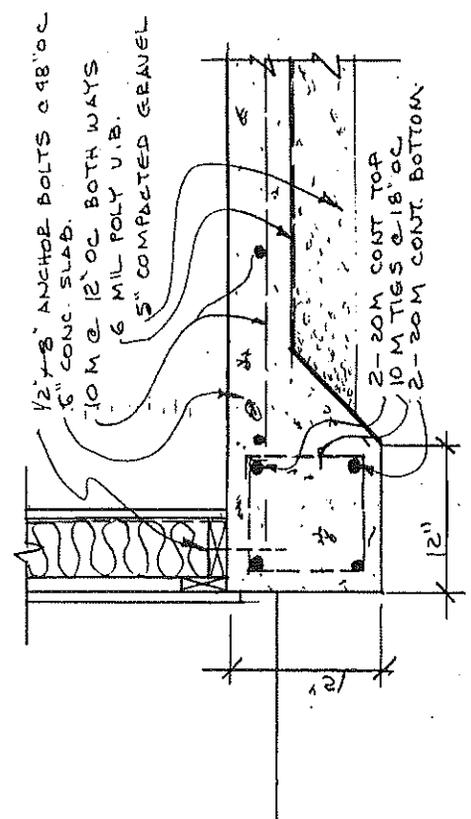
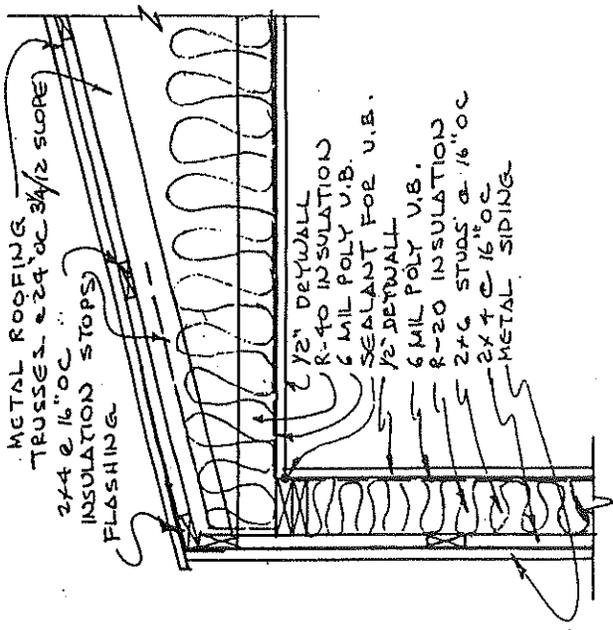
DUGHT SHEILS 222 - 9450	
SHOP AT CAMPGROUND GRASSWOOD ROAD	
SCALE: NOTED	DRAWN BY
DATE: JUNE 2005	CHECKED BY
ANDY WIST	
350 - 110 th Street Station, Sask. S7N 1Z1 Ph. & Fax: 306-374-6644.	
SCL CONTRACTORS & HEATING MAY MAKE REVISIONS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS THE DRAWING IS THE PROPERTY OF MCSI	
	1 of 5



SECTION 1/4" = 1'-0"

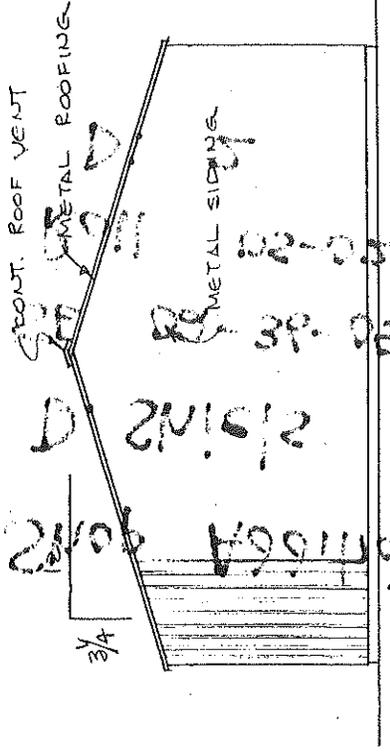
TRUSS SUPPLIES TO SUPPLY
 A TRUSS LAYOUT SHOWING
 SIZE, TYPE, SLOPE, SPACING
 AND QUANTITY C/W ALL BLOCKING,
 BRIDGING AND HANGERS IN THE
 DOWN STRIPS AS REQUIRED TO
 COMPLETE ROOF FRAMING.
 SUPPLY ENGINEERED TRUSS
 AND DESIGN.

DWAIGHT SHELLS		DRAWN BY A. WIST.	
SCALE NOTED	DATE JUNE 2005	DESIGNED BY	
STOP AT CAMPGROUND GRASSWOOD ROAD		ANDY WIST	
350 - 103 RD Street Sebastopol, Calif. 95971-1211, Ph. & Fax 306-371-6644.		DRAWING NUMBER	
SOL. CONDITIONS & HEATING MAY VARY REVISIONS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS THIS DRAWING IS THE PROPERTY OF ANDY WIST		4 OF 5	



TYPICAL WALL SECTION. N.T.S.

2.12



END ELEVATIONS 1/8" = 1'-0"

Handwritten notes and scribbles.

DWIGHT SHEILS	
SHOP AT CAMPGROUND GRASSWOOD ROAD.	
SCALE NOTED	DATE JUNE 2005
MAN	UPON
DRAWN BY A. WIST	
CHECKED BY	
ANDY WIST	
350 - 10 th Street Seaside, Seaside, OR 97138, Tel. & Fax: 503-714-6644	
SOL. CONTRACTORS & HEATING MAY MAKE REVISIONS THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS This drawing is the property of Andy Wist	
ISSUED NUMBER	5 of 5

05-02-308

Shop Addition (Campground)

D. Shields

Pd.S SE 02-36-05-W3

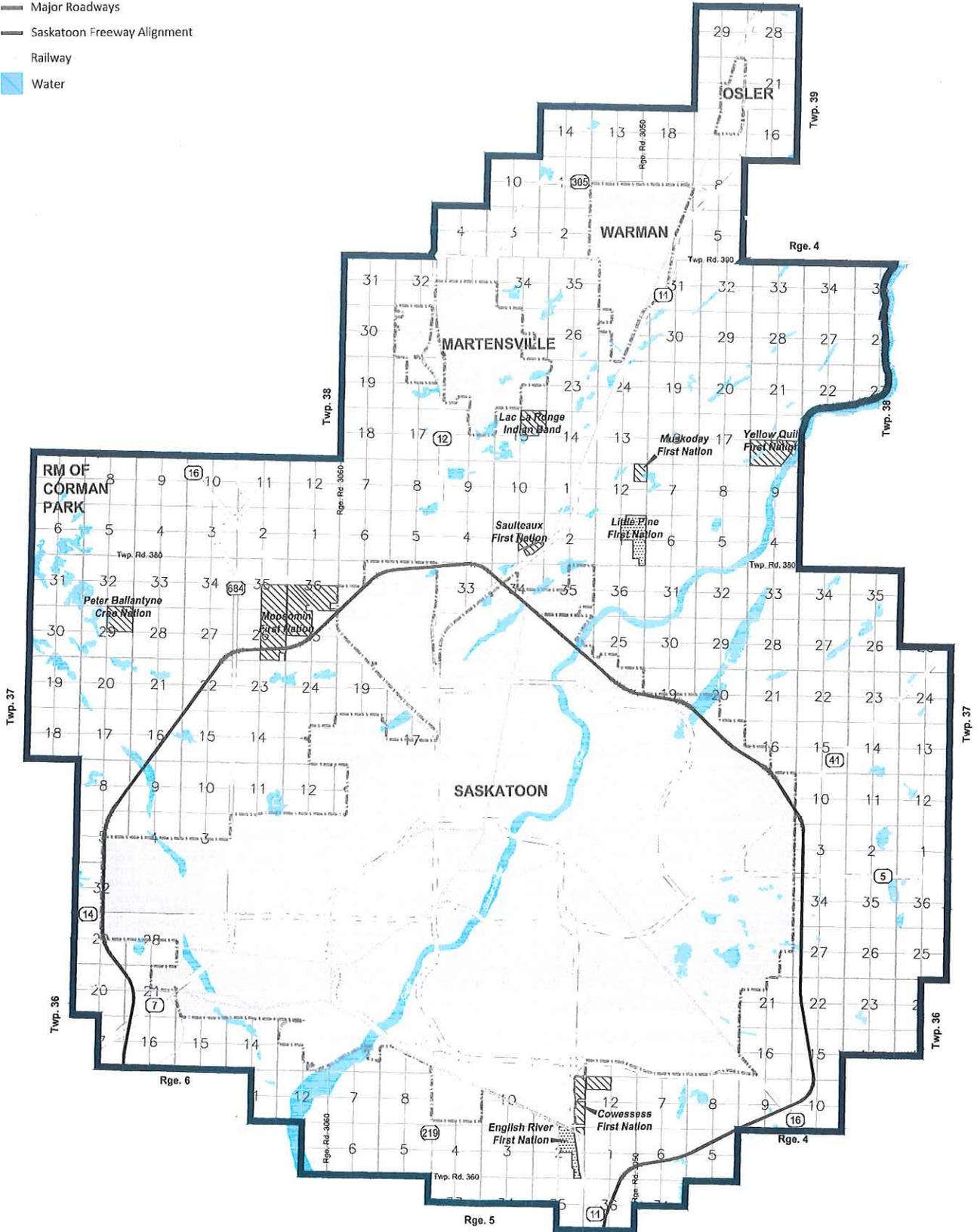
Roll 05-02-308

D: 2

SASKATOON NORTH PARTNERSHIP FOR GROWTH

DISTRICT PLAN AREA

-  P4G District Boundary
-  Existing Urban Municipality
-  First Nations Land Holdings
-  First Nations Reserves
-  Major Roadways
-  Saskatoon Freeway Alignment
-  Railway
-  Water



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DRAWING NOT TO BE SCALED
June 10, 2020

SASKATOON NORTH PARTNERSHIP FOR GROWTH

DISTRICT LAND USE

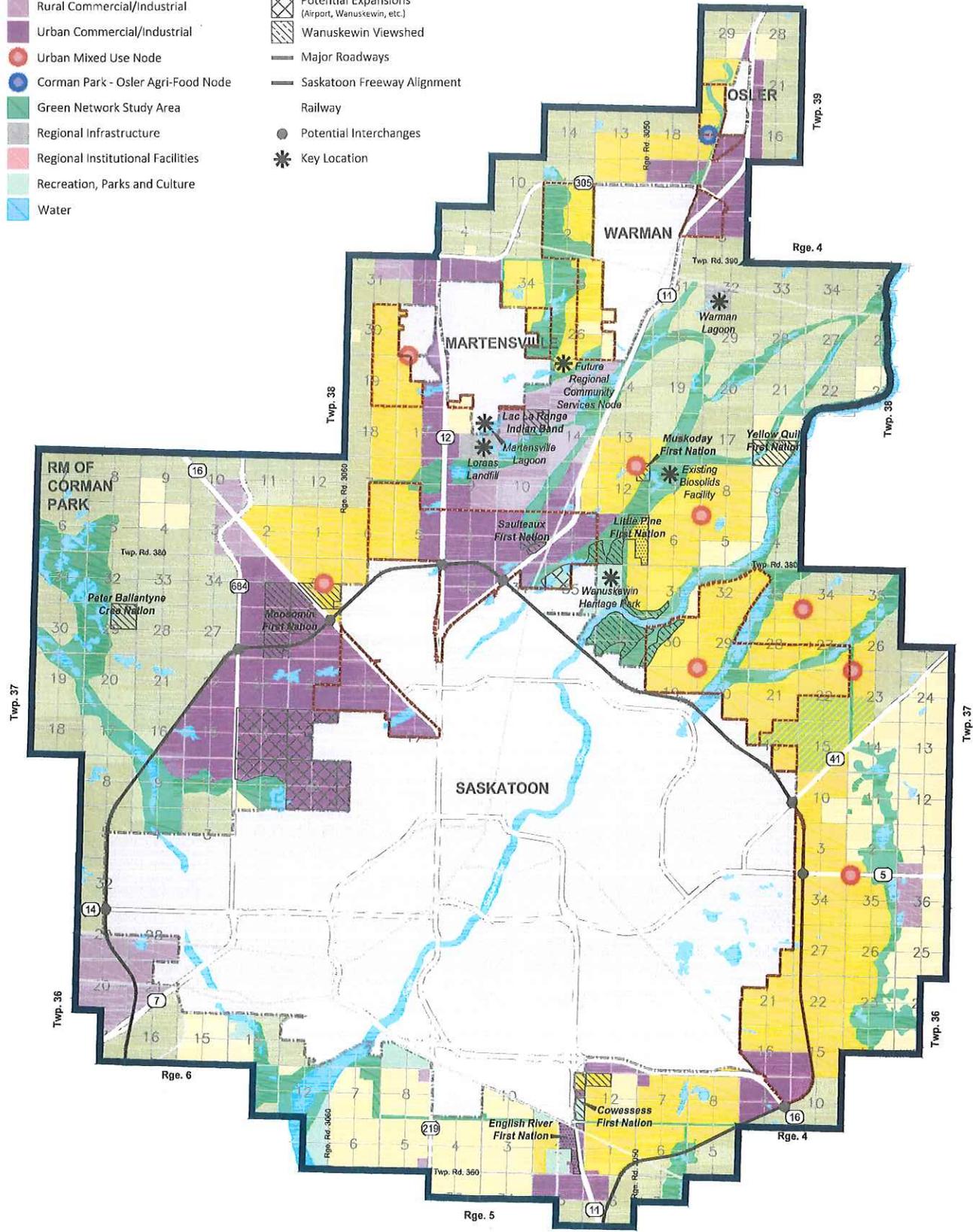
LAND USE

- Agriculture
- Agricultural Research
- Country Residential
- Urban Residential Neighbourhood
- Rural Commercial/Industrial
- Urban Commercial/Industrial
- Urban Mixed Use Node
- Corman Park - Osler Agri-Food Node
- Green Network Study Area
- Regional Infrastructure
- Regional Institutional Facilities
- Recreation, Parks and Culture
- Water

FUTURE URBAN GROWTH AREAS

- Growth to 700,000

- P4G District Boundary
- Existing Urban Municipality
- First Nations Land Holdings
- First Nations Reserves
- Potential Expansions (Airport, Wanuskewin, etc.)
- Wanuskewin Viewshed
- Major Roadways
- Saskatoon Freeway Alignment
- Railway
- Potential Interchanges
- Key Location



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