

DRAFT COMPREHENSIVE DEVELOPMENT REVIEW

PARK DEROCHIE GROUP OF COMPANIES INC.

Submitted to:

THE RM OF CORMAN PARK NO. 344

Prepared by:

MR. DOUG BARKER AND CROSBY HANNA & ASSOCIATES

In Association With:

BCL ENGINEERING

NOVEMBER 2022

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EXECUTIVE SUMMARY

Park Derochie Coatings (the Developer) is applying to subdivide and consolidate Proposed Parcel G, located in the SW 1/4 of Section 9, Township 38, Range 5, W3M. The development will also require a rezoning from DAG2 – Agricultural District 2 and DM1 – Light Industrial District to entirely DM1 – Light Industrial 1 District. The purpose for this subdivision/consolidation and rezoning is for expansion to the existing Industrial Coatings and Abrasive Blasting operation on Parcel G of the SW ¼, Section 9, Township 38, Range 5, W3M. The existing operation has been at this location for more than 20 years, occupies approximately 3.483 ha (8.61 ac) of land and was originally approved as a permitted use (manufacturing establishment) under the RM of Corman Park's Zoning Bylaw. The Development is now located in the Saskatoon North Partnership for Growth (P4G) district. The additional proposed parcel is 22.84 acres (9.24 ha) in size.

A stormwater management report was completed in February 2016 by BCL Engineering. Drainage analysis of the subject parcel included calculations for pre- and post-development runoff conditions. The runoff generated post-development for a 1:100 year storm event was calculated to be 27 mm or 3,342 m³. Combined with the pre-development storage volume, the total volume to store for a 1:100 year storm and 125% storage volume was calculated at 4,178 m³. BCL recommended that runoff be directed to shallow swales along the parcel perimeter following the existing drainage pattern and elevations. The swales will then drain towards a single pond or dugout located on the southeast corner of the site. Construction of the pond will consist of in-situ material with 4:1 side slopes. Although size and dimensions of the pond will be dependent on the layout of the proposed development, final site grading and location of any buildings/storage areas, a conceptual layout, drainage plan and contour plans were designed illustrating the 4,178 m³ storage requirement. If water runoff does occur, it is recommended that outlet control be undertaken through a single culvert or outlet pipe hydraulically designed to ensure runoff is not released at a rate exceeding the pre-development flow of 200 L/s/ha. Preliminary calculations indicate a 450 mm pipe should meet this criterion, and that adequate erosion protection and rip rap should be provided at the outlet.

Access to the proposed development will occur via the existing service road that borders the existing Park Derochie development. It is anticipated that the additional 12.35 ha of land will be used for outdoor storage purposes, and any internal access roads that need construction will be done so to the RM of Corman Park's standards. No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as the development is expanding its existing operation to provide for additional storage space.

There is no need to provide for potable water, wastewater management, or utilities on the proposed expansion, as it is anticipated that this area will be used for outdoor storage purposes only.

The RM will need to correspond with Martensville/Warman Fire and Protective Services to set up general the general parameters for these services at the proposed Development. It is assumed that these services are currently provided to the existing Park Derochie development, and an extension of this development will not have a great impact on the existing agreement between the RM and Martensville/Warman Fire and Protective Services. Police services will be provided by the

Corman Park Police Services and the Martensville Detachment of the Royal Canadian Mounted Police.

The proposed development is not located on land considered to be heritage sensitive, according to the Heritage Conservation Branch at the Ministry of Parks Culture and Sport. According to the Saskatchewan Conservation Data Centre, the proposed development is not located in an area considered to have potential critical wildlife habitat or in an area with rare or endangered species of plants and animals.

In March 2016 a mail out was distributed to all neighbours within 1 mile (1.6 km) of the proposed subdivision, informing residents of the proposed expansion to the existing Park Derochie Coatings development. A total of three letters were received in response. Concerns highlighted in two of these letters included ensuring drainage was correctly planned for, concerns regarding contaminated media left after blasting, possible pollutants including dust, noise and smells, and hours of operation. An additional letter was submitted indicating no concerns, but it was misplaced by the consultant.

Park Derochie initially approached CBC Radio about purchasing an additional 4.85 ha (12 acres). CBC Radio then approached Park Derochie and offered to sell 9.24 ha (22.84 acres) of land as they had no use for it. Park Derochie agreed to the greater amount and could use the land for further expansion which would have to be applied for and approved by the RM at a future date.

It is important to note that Park Derochie is not proposing to intensify its operations. This additional land will allow for additional equipment storage, including scaffolding and trailer storage. Park Derochie currently operates over 30 company vehicles and other trucks, and their Abrasive Blasting and Industrial Coatings business requires a lot of specialized mobile equipment for use on northern Uranium Mines (Cameco, Orano), Potash Mines – PCS, Agrium, K+S, Mosaic, as well as other various jobs around Saskatchewan. Also, the existing location is used as a staging point for trucked loads of steel from all over Canada and the USA, where it is unloaded and distributed to their shops for coating and then stored on-site until delivery is required.

1 INTRODUCTION

1.1 PURPOSE

This document shall serve as the Comprehensive Development Review (CDR) document required for the re-zoning and subdivision/consolidation application from DAG-2 – Agricultural 2 District and DM1 – Light Industrial District to DM1 – Light Industrial 1 District. This review provides a framework for the rezoning and subdivision/consolidation of the proposed parcel of land for the purpose of expanding an existing Industrial Coating & Abrasive Blasting operation. The existing 3.48 ha (8.61 ac) Parcel D is home to an Industrial Coating & Abrasive Blasting operation, which was previously approved as a permitted use (manufacturing establishment) under the DM1 – Light Industrial 1 Zoning District. The additional proposed parcel is 22.84 acres (9.24 ha) in size. The land is located at the SW 1/4 of Section 9, Township 38, Range 5.

The Developer of the project is Park Derochie Group of Companies. The Plan of Proposed Subdivision for the development is included in Appendix A of this document.

Questions on the proposal or the material contained within this document should be directed to Jim Walters, RPP, MCIP, Principal Planner at Crosby Hanna & Associates (306-665-3441).

1.2 OVERVIEW

It is the intention of the Developer to expand the existing Industrial Coatings and Abrasive Blasting operation on the additional 9.24 ha (22.84 ac) portion of land to the east of the existing development. The proposed expansion is located approximately 3 km to the south of the City of Martensville.

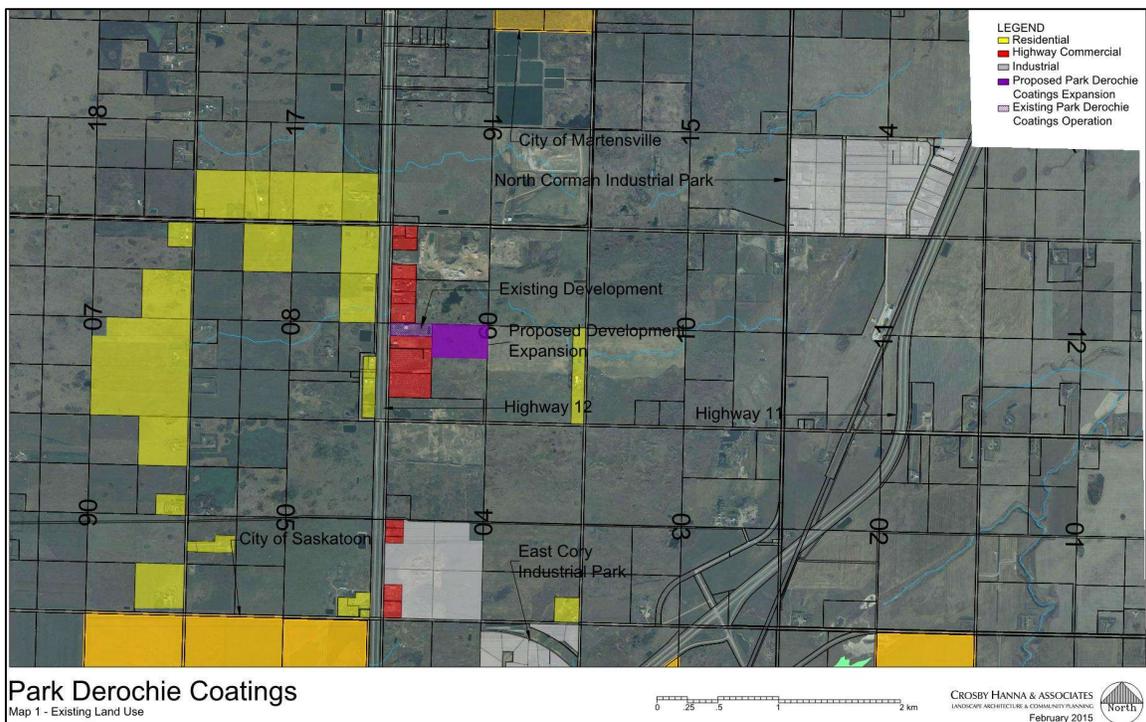
The Developer has agreed to purchase the additional 9.24 ha (22.84 ac) parcel of land from CBC Radio. It is anticipated that no services, including water, sewer or other utilities will be required at this newly acquired portion of land, as it will be used for outdoor storage field use equipment, company vehicles and industrial consumables as well as, loads of structural steel, pipe, or other items needed to be coated.

2 INVENTORY AND ANALYSIS

2.1 EXISTING LAND USE

The existing 3.48 ha (8.61 ac) Parcel D is home to an Industrial Coating & Abrasive Blasting operation, which was previously approved as a permitted use (manufacturing establishment) under the DM1 – Light Industrial 1 Zoning District. The additional proposed parcel is 22.84 acres (9.24 ha) in size. The land is located at the SW 1/4 of Section 9, Township 38, Range 5. The site is currently characterized by relatively flat and low gradient terrain, with small depressions susceptible to retaining water during spring runoff, higher intensity rainfalls and wet years.

Other land uses on the east side of Highway #12 consist of lands used for highway commercial and industrial purposes. On the west side of Highway #12, a select number of single-parcel country residences were identified and mapped. Park Derochie also purchased the parcel immediately south of Parcel D in 2017 (Micro Sandblasting) and utilizes the buildings and land for current operations. The City of Martensville is located approximately 3 km to the north of the existing development. The site is currently zoned DAG2 - Agriculture 2 District and DM1 – Light Industrial District, but the Developer is applying to rezone, subdivide and consolidate the parcel to the east to DM1 – Light Industrial 1 District. The existing Industrial Coating operation is zoned as DM1 – Light Industrial District, which was previously approved as a permitted use as a manufacturing establishment.



Location of proposed Park Derochie Coatings Development within the RM of Corman Park

The Existing Land Use Context of the Proposed Development is as Follows:

North

- | | |
|----------------------------------------|--------------------------------------------|
| - Existing Highway Commercial Dev't | Adjacent to north boundary |
| - Township Road 382 (Lutheran Rd.) | Approx. 800 m north of north boundary |
| - City of Martensville Lagoon/Landfill | Approx. 1.3 km northeast of north boundary |
| - City of Martensville | Approx. 3 km north of north boundary |

South

- | | |
|-------------------------------------|--------------------------------------------|
| - Existing Highway Commercial Dev't | Adjacent to south boundary |
| - CBC Radio Towers | Adjacent to south boundary |
| - East Cory Industrial Park | Approx. 2.0 km southeast of south boundary |
| - City of Saskatoon | Approx. 2.0 km south of south boundary |

West

- | | |
|-------------------------------------|----------------------------------------|
| - Service Road | Adjacent to west boundary |
| - Highway #12 | Approx. 30 m west of west boundary |
| - Single Parcel Country Residential | Across Highway #12, approx. 150 m west |

East

- | | |
|--------------------------------|--------------------------------------|
| - Vacant agricultural land | Adjacent to east boundary |
| - Rock Ridge Road | Approx. 1.2 km east of east boundary |
| - Power Utility | Approx. 1.2 km east of east boundary |
| - North Corman Industrial Park | Approx. 3.1 km east of east boundary |

2.2 PROPOSED LAND USE

The proposed land use is to expand the existing Industrial Coatings and Abrasive Blasting operation on Parcel D, by adding 9.24 ha (22.84 ac) of land currently owned by CBC Radio.

The proposed development is compatible with the existing land uses currently in the surrounding area, specifically the highway commercial and industrial developments. The proposed development is designed to provide additional space for the existing Industrial Coating & Abrasive Blasting operation on Parcel D on the same quarter section. It is noted that the blast media, once used, is loaded onto a third-party trucking company and hauled away to disposal.

One lot, measuring approximately 9.24 ha in size has been purchased from CBC Radio, which currently operates four radio towers to the south of the proposed expansion. It is the intent of the Developer to subdivide this additional parcel from the parcel owned by CBC Radio and to consolidate it with the existing Park Derochie operation. The existing Park Derochie Operation is zoned as DM1 – Light Industrial District and was approved as a permitted use under “Manufacturing Establishment”. It is the intent of the Developer to seek rezoning of this parcel and the additional 9.24 ha parcel of land to DM1 – Light Industrial 1 District to accommodate the proposed expansion.

2.3 SERVICING

The Developer will not require any services (water, wastewater, power, natural gas) at the proposed expansion site, as it will mainly be used for storage purposes. Services are provided to the existing Industrial Coating & Abrasive Blasting operation on Parcel D of the SW ¼, Section 9, Township 38, Range 5 W3M. Should the Developer wish to expand their operations to include additional buildings that require municipal services, they will contact the appropriate utilities at that time.

2.4 TRANSPORTATION

Access to the proposed development will occur via the existing service road that borders the existing Park Derochie development. It is anticipated that the additional 9.24 ha of land will be used for outdoor storage purposes. No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as the development is expanding its existing operation to provide for additional storage space. No internal roads are proposed to accommodate the proposed expansion.

2.5 DRAINAGE AND STORMWATER MANAGEMENT

A drainage study, and conceptual layout, drainage plans, and contour plans were completed by BCL Engineering at the request of Park Derochie Coatings (attached as Appendix B). The existing land use of the proposed development area consists of cultivated farmland that is relatively flat low gradient terrain with small depressions susceptible to retaining water during spring runoff, higher intensity rainfalls and wet years. There is no defined drainage route in the immediate area. Elevations within the site range from 511 m at the west extent to 509 m at the southeast. Runoff flows across the site from west to east following typical prairie “fill and spill” topography, where water becomes entrapped in the shallow lying areas before a spill point is reached. At the spill elevation, overland flow then migrates toward adjacent low lying areas before reaching a series of naturalized swales located approximately 2.4 km east and extending 4.2 km southwest of the site, with the ultimate outlet being the South Saskatchewan River by means of Opiminaw Creek. BCL Engineering provided a drawing of the existing drainage pattern attached in Appendix B.

The drainage study concluded that post-development storm water facilities should allow sufficient capacity to store 125% of the excess post development runoff for the 1:100 year, 24 hour storm event, as required by the RM of Corman Park. Release of storm water from the facility should not exceed the pre-development flow rate calculated using the 60 minute storm event. Both pre- and post-development runoff were calculated, and it was concluded that in order to maintain existing conditions, a storm water management plan is required to hold all post-development runoff volumes above the 3,342 m³ and release at a rate not exceeding 220 L/s/ha. By assuming an impervious surface of 60%, it was calculated that the total additional runoff generated post-development for the 1 in 100 year (+25%) storm event, the storage volume needed to meet the RM's requirements would be 4,178 m³.

In order to facilitate development of the parcel, BCL Engineering recommended that runoff be directed to shallow swales along the parcel perimeter following the existing drainage pattern and elevations. The swales will then drain towards a single pond or dugout located at the southeast corner of the site. Construction of the pond will consist of in-situ material with 4:1 side slopes. Size and dimensions on the pond will be dependent on the layout, final site grading and location of any buildings or storage areas on the subject parcel. A conceptual layout illustrating the drainage plans, and contour plans for the pond are also attached as Drawing 2 in Appendix D.

Based on the existing site grades, it is anticipated that the proposed water retention dugout or pond feature will be required to function as a source of borrow material for site grading and filling of low areas. As such, it is anticipated that the actual storage volume which will be provided will exceed the retention requirements and will therefore result in little to no runoff generated from the site. In the event that water runoff does occur, it is recommended that outlet control be undertaken through a single culvert or outlet pipe hydraulically designed to ensure runoff is not released at a rate exceeding the pre-development flow of 200 L/s/ha. Preliminary calculations indicate a 450 mm pipe should meet this criterion, and that adequate erosion protection and rip rap should be provided at the outlet.

2.6 FIRE AND PROTECTIVE SERVICES

The RM will need to correspond with Martensville/Warman Fire and Protective Services to set up general the general parameters for these services at the proposed Development. It is assumed that these services are currently provided to the existing Park Derochie development, and an extension of this development will not have a great impact on the existing agreement between the RM and Martensville/Warman Fire and Protective Services. Police services will be provided by the Corman Park Police Services and the Martensville Detachment of the Royal Canadian Mounted Police.

3 HERITAGE AND ENVIRONMENTAL CONSIDERATIONS

3.1 HERITAGE CONSERVATION

According to the Heritage Conservation Branch at the Ministry of Parks Culture and Sport, the proposed development is not located in an area with any potential heritage sensitivity (query attached as Appendix C).

3.2 ENVIRONMENTAL CONSIDERATIONS

According to the Saskatchewan Conservation Data Centre, the proposed development is not located in a significant wildlife habitat or plant area (also attached as Appendix C). It is noted that the blast media, once used, is loaded onto a third-party trucking company and hauled away to disposal and should have no adverse effect on the surrounding green network. Additionally, Park Derochie abrasive blasts new steel only and does not treat used steel that has been painted.

4 POLICY CONTEXT

The proposed Park Derochie expansion is located within the P4G Planning District area. The proposed expansion has been designed to meet the requirements of the P4G Official Community Plan and Zoning Bylaw, as described in Sections 5.1 to 5.2 below.

4.1 P4G DISTRICT OFFICIAL COMMUNITY PLAN

Agricultural Objectives and Policies (Section 11) - Section 11 of the P4G District Official Community Plan identifies the following agricultural policies that are pertinent to the proposed Park Derochie expansion.

4.2 **Disruption of Agriculture Minimized**

- 11.3.5: Correspondence with RM of Corman Park administration indicated that the proposed development is located within 1.6 km of up to four Intensive Livestock Operations. However, the proposed development meets the separation distances as outlined in Table 2 – Recommended Separation Distances within the P4G Zoning Bylaw (see correspondence from the RM of Corman Park attached as Appendix D).

Future Urban Growth Area Policies (Section 15) – Section 15 of the P4G District Official Community Plan identifies the following future urban growth area policies that are pertinent to the proposed Park Derochie expansion.

15.3 **General Policies**

- 15.3.1: The proposed Park Derochie expansion is located within a Future Urban Commercial/Industrial Growth Area, as provided on Schedules B and C of the P4G District Official Community Plan. The manufacturing establishment wishes to expand to accommodate additional land for storage on-site. This proposed use will promote the intensification of developed urban areas to accommodate long-term growth.
- 15.3.2: The proposed expansion of the Park Derochie development is not located within the area required to accommodate regional growth to 700,000 people.
- 15.3.3: The proposed development is compatible with the existing land uses currently in the surrounding area, specifically the highway commercial and industrial developments. The proposed development is designed to provide additional space for the existing Industrial Coating & Abrasive Blasting operation on Parcel D on the same quarter section. One lot, measuring approximately 9.24 ha in size has been purchased from CBC Radio, which currently operates four radio towers to the south of the proposed expansion. It is the intent of the Developer to subdivide this additional parcel from the parcel owned by CBC Radio and to consolidate it with the existing Park Derochie operation. The existing Park Derochie Operation is zoned as DM1 – Light Industrial District and was previously approved as a permitted use as a “Manufacturing Establishment”. It is the intent of the

Developer to seek rezoning of the additional 9.24 ha parcel of land to DM1 – Light Industrial 1 District to accommodate the proposed expansion.

- 15.3.5: The proposed development meets the development standards within the DM1 – Light Industrial 1 zoning district, as provided within P4G District Zoning Bylaw. It is noted that the additional 9.24 ha of land to be consolidated with the existing parcel could be redeveloped in the long-term future, as the parcel size lends itself well to further subdivision.
- 15.3.6: No environmental impacts are anticipated resulting from the proposed Park Derochie expansion. The development was previously approved as a permitted use as a “Manufacturing Establishment”. It is anticipated that the additional 9.24 ha of land will be used for storage purposes. According to the Saskatchewan Conservation Data Centre, the proposed development is not located in a significant wildlife habitat or plant area (also attached as Appendix C), nor is it located within the Green Network Study Area. It is noted that the blast media, once used, is loaded onto a third-party trucking company and hauled away to disposal and should have no adverse effect on the surrounding green network. Additionally, Park Derochie abrasive blasts new steel only and does not treat used steel that has been painted.
- 15.3.7(a): The existing the manufacturing establishment has been developed as a permanent use. Park Derochie wishes to use this additional land for storage purposes only (scaffold laydown storage and loaded steel trailer storage). No buildings are proposed for the additional land. Therefore, the parcel would lend itself well to future subdivision to provide for denser development..
- 15.3.7(c): The proposed expansion to the existing Park Derochie development is located outside the 700,000 growth area.
- 15.3.7(d): Services (water, wastewater, power, natural gas) are provided to the existing Industrial Coating & Abrasive Blasting operation on Parcel D of the SW ¼, Section 9, Township 38, Range 5 W3M. Additional services are not required at the proposed expansion site, as it will mainly be used for storage purposes. Should the Developer wish to expand their operations to include additional buildings that require municipal services, they will contact the appropriate utilities at that time.
- 15.3.7(e): Current infrastructure consists of wastewater storage (holding tanks), trucked potable water, non-potable water through Intervalley, power, and natural gas. No new infrastructure is required to accommodate the proposed expansion and, as such, no additional cost recovery measures require consideration.
- 15.3.7(f): The proposed expansion is located within an area identified for Future Urban Commercial / Industrial land uses. Development in the immediate vicinity consists of existing industrial and highway commercial land uses.

- 15.3.7(g): Access to the proposed development will occur via the existing service road that borders the existing Park Derochie development. It is anticipated that the additional 9.24 ha of land will be used for outdoor storage purposes. No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as the development is expanding its existing operation to provide for additional storage space. No internal roads are proposed to accommodate the proposed expansion.
- 15.3.10: Proposed Parcel G meets the minimum site size as required in the DM1 – Light Industrial 1 District, as provided in the P4G Planning District Zoning Bylaw. The intent of the Developer is to use the additional land for storage purposes. Both the use of the land and the size of the new parcel lend itself well to future integration within an urban municipality, and further densification in the long-term.

15.3 Urban Commercial / Industrial Areas

- 15.3.22: The proposed Park Derochie expansion is located on land designated as Future Urban Commercial / Industrial, according to Schedule B – District Land Use.
- 15.3.24: There is no concept plan which details how this site could be transitioned to more urban (denser) development. Park Derochie wishes to use this additional land for storage purposes only (scaffold laydown storage and loaded steel trailer storage). No buildings are proposed for the additional land. Therefore, the parcel would lend itself well to future subdivision to provide for denser development.

Servicing Objectives and Policies (Section 23) - Section 23 of the P4G District Official Community Plan identifies the following servicing policies that are pertinent to the proposed Park Derochie expansion.

- 23.3.3: No additional services are required to accommodate the proposed Park Derochie expansion. Current infrastructure consists of non-potable water, wastewater by means of two holding tanks, power, and natural gas. Potable water is supplied to the site via trucks. No new infrastructure is required to accommodate the proposed expansion and, as such, no additional cost recovery measures require consideration.

Potable Water Objectives and Policies (Section 24) - Section 24 of the P4G District Official Community Plan identifies the following potable water policies that are pertinent to the proposed Park Derochie expansion.

- 24.3.4: The existing Park Derochie development is connected to a non-potable water line (Intervalley water). The proposed expansion area will not require an additional connection. Potable water is currently trucked into the existing site.

Wastewater Objectives and Policies (Section 25) - Section 25 of the P4G District Official Community Plan identifies the following wastewater policies that are pertinent to the proposed Park Derochie expansion.

- 25.3.2 The existing Park Derochie development will not require a new connection into the wastewater collection system. A stormwater management report was completed in February 2016 by BCL Engineering. Drainage analysis of the subject parcel included calculations for pre- and post-development runoff conditions. The runoff generated post-development for a 1:100 year storm event was calculated to be 27 mm or 3,342 m³. Combined with the pre-development storage volume, the total volume to store for a 1:100 year storm and 125% storage volume was calculated at 4,178 m³. BCL recommended that runoff be directed to shallow swales along the parcel perimeter following the existing drainage pattern and elevations. The swales will then drain towards a single pond or dugout located at the southeast corner of the site. Construction of the pond will consist of in-situ material with 4:1 side slopes. Although size and dimensions of the pond will be dependent on the layout of the proposed development, final site grading and location of any buildings/storage areas, a conceptual layout, drainage plan and contour plans were designed illustrating the 4,178 m³ storage requirements. In the event that water runoff does occur, it is recommended that outlet control be undertaken through a single culvert or outlet pipe hydraulically designed to ensure runoff is not released at a rate exceeding the pre-development flow of 200 L/s/ha. Preliminary calculations indicate a 450 mm pipe should meet this criterion, and that adequate erosion protection and rip rap should be provided at the outlet (see attached drainage review in Appendix B).
- 25.3.4: The Park Derochie development is serviced by two separate holding tanks, servicing the existing office and shop, respectively. The additional 9.24 ha of land to be consolidated into the existing parcel is intended to be used for storage purposes only and will not require means of wastewater management.

Stormwater and Drainage Objectives and Policies (Section 26) - Section 26 of the P4G

District Official Community Plan identifies the following stormwater and drainage policies that are pertinent to the proposed Park Derochie expansion.

- 26.3.2 and 26.3.9: A stormwater management report was completed in February 2016 by BCL Engineering. Drainage analysis of the subject parcel included calculations for pre- and post-development runoff conditions. The runoff generated post-development for a 1:100 year storm event was calculated to be 27 mm or 3,342 m³. Combined with the pre-development storage volume, the total volume to store for a 1:100 year storm and 125% storage volume was calculated at 4,178 m³. BCL recommended that runoff be directed to shallow swales along the parcel perimeter following the existing drainage pattern and elevations. The swales will then drain towards a single pond or dugout located at the southeast corner of the site. Construction of the pond will consist of in-situ material with 4:1 side slopes. Although size and dimensions of the pond will be dependent on the layout of the proposed development, final site grading and location of any buildings/storage areas, a conceptual layout, drainage plan and contour plans were designed illustrating the 4,178 m³ storage requirements. In the event that water runoff does occur, it is recommended that outlet control be undertaken through a single culvert or outlet pipe hydraulically designed to ensure runoff is not released at a rate exceeding the pre-development flow of 200 L/s/ha. Preliminary calculations indicate a 450 mm pipe should meet this criterion, and that adequate erosion protection and rip rap should be provided at the outlet (see attached drainage review in Appendix B).

- 26.3.10: The stormwater management report completed by BCL Engineering includes a drainage analysis and storage recommendations to accommodate a 1:100 year storm event. It was calculated that the runoff generated post-development for a 1:100 year storm event was 27 mm or 3,342 m³. Combined with the pre-development storage volume, the total volume to store for a 1:100 year storm and 125% storage volume was calculated at 4,178 m³. BCL recommended that runoff be directed to shallow swales along the parcel perimeter following the existing drainage pattern and elevations. The swales will then drain towards a single pond or dugout located at the southeast corner of the site. Construction of the pond will consist of in-situ material with 4:1 side slopes. Although size and dimensions of the pond will be dependent on the layout of the proposed development, final site grading and location of any buildings/storage areas, a conceptual layout, drainage plan and contour plans were designed illustrating the 4,178 m³ storage requirements. In the event that water runoff does occur, it is recommended that outlet control be undertaken through a single culvert or outlet pipe hydraulically designed to ensure runoff is not released at a rate exceeding the pre-development flow of 200 L/s/ha (see attached drainage review in Appendix B).

Transportation Objectives and Policies (Section 27) - Section 27 of the P4G District Official Community Plan identifies the following transportation policies that are pertinent to the proposed Park Derochie expansion.

- 27.3.3 and 27.3.4: Access to the proposed development will occur via the existing service road that borders the existing Park Derochie development. It is anticipated that the additional 9.24 ha of land will be used for outdoor storage purposes. No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as the development is expanding its existing operation to provide for additional storage space. No internal roads are proposed to accommodate the proposed expansion.
- 27.3.5: The existing Park Derochie operation obtains legal and physical year-round access via the established approach located along the west side of the parcel, along the existing developed service road.
- 27.3.6: Safe access and egress exists along the service road to the existing Park Derochie development. The additional land, which is intended to be used for storage purposes, should not disrupt the existing service road function.
- 27.3.47: Existing access has been previously constructed and is usable year-round.

Servicing Agreement Policies (Section 29) - Section 29 of the P4G District Official Community Plan identifies the following servicing agreement policies that are pertinent to the proposed Park Derochie expansion.

- 29.3.3(a): The existing Park Derochie development was previously approved as a “Manufacturing Establishment” under the RM of Corman Park bylaws. It is anticipated that the additional 9.24 ha of land will be used for outdoor storage purposes, and therefore will not affect the minimum parcel size. There is no maximum parcel size provided in the DM1 – Light Industrial 1 zoning district.

- 29.3.3(b) The expansion of the Park Derochie development would allow for re-development in the long-term future, as the proposed parcel size lends itself well to re-subdivision in the future, if required.
- 29.3.3(c): It is not anticipated that the City of Martensville will be pursuing boundary alteration to encompass the proposed parcel even in the long-term. The land is located outside of the growth to a population of 700,000, as provided in Schedule B – District Land Use Map.
- 29.3.3(d): The proposed Park Derochie expansion does not require additional infrastructure (potable water, wastewater, or additional roads), as it is the intent of the proponent to utilize the additional 9.24 ha of land for storage.

4.2 P4G DISTRICT ZONING BYLAW

The proposed development within the P4G District requires a partial rezoning from DAG2 (Agriculture-2 District) to DM1 (Light Industrial -1 District). The parcel will be consolidated with existing Parcel D to form Parcel G, which would result in a parcel measuring 12.73 ha (31.46 ac) in size. Development standards and regulations within the P4G Zoning Bylaw are provided in Table 5-1 below.

Table 5-1 Site Development Standards in DM1 Zoning District		
Site Development Standards	P4G Planning District Zoning Bylaw (DM1)	Proposed Park Derochie Expansion
Total Site Area	No maximum	12.73 ha (31.46 acres)
Lot Size	Minimum: 0.8 ha (2.0 acres) Maximum: No Maximum	12.73 ha (31.46 acres)
Site Frontage	Minimum 30 m	101.17 m
Front Yard Setback	Minimum 45 m	See note
Side Yard Setbacks	Minimum 8 m	See note
Rear Yard Setback	Minimum 8 m	Exceeds

Note: Not all accessory buildings may not have an 8 m setback from the side property line or the 45 m setback from the front property line. This subdivision application does not increase the element of non-conformity as it relates to the front and side yards.

5 STAGING AND IMPLEMENTATION

A Plan of Proposed Subdivision has been attached as Appendix A, which details the extent of the proposed subdivision and consolidation of land at the Park Derochie Expansion. This subdivision will need to be approved by the Community Planning Branch at the Ministry of Government Relations. The proposed development is being reviewed under file no. R0893-21S.

6 PUBLIC CONSULTATION

In February 2016 a mail out was distributed to all neighbours within 1 mile (1.6 km) of the proposed expansion, informing residents of the desire of the Developer to expand their existing Industrial Coating & Abrasive Blasting operation. A total of three letters were received in response. Concerns highlighted in these letters are summarized as follows:

Stephen Gerich, March 30, 2016:

- Concerned that the landscaping/grading of the development be properly graded to accommodate the natural drainage of water in a correct direction. Concerned that if the new development is built up with clay, topsoil or gravel, the natural drainage could be blocked with no access for the water to move south.
- Concerns regarding contaminated media left after the blasting process.

Heather Veitch, Jake Wiebe, Holly Nelson, and Martin & Mary Guenther, March 28, 2016:

- Concerned about pollutions put into the environment such as dust, noise and smell from the chemicals.
- Also concerned about hours of operation. Would prefer hours limited to Monday-Saturday 7:00 am to 7:00 pm, and none on Sunday.

A neighbor sent a letter indicating no concerns, but this letter was misplaced.

Copies of the mail-out and all feedback received are attached as Appendix E. Concerns listed about the proposed development and the Developer's responses to those concerns are indexed in Table 6-1, below.

Table 6-1: Public Consultation and Developer's Response		
Stakeholder	Comments/Concerns	Developer's Response
Gerich	Drainage	A storm water retention pond will be constructed in the southwest corner of the site and will be designed to accommodate a 1 in 100 year flood event plus 25%.
	Contaminated media left over	Spent abrasive media is currently being hauled away to Loraas and disposed of in accordance with provincial environmental regulations. Additionally, Park Derochie at this location abrasive blasts new structural steel, equipment or pipe for their various customers.
	Materials occasionally have been stored on his property	Park Derochie will erect a fence along the southern property boundary of the parcel for the full length to ensure no materials are stored off the property on the Gerich parcel.
Veitch, Wiebe,	Pollutants/nuisances such as dust, noise, smell	Spent abrasive media is currently hauled away to Loraas and disposed of in accordance with provincial environmental regulations.

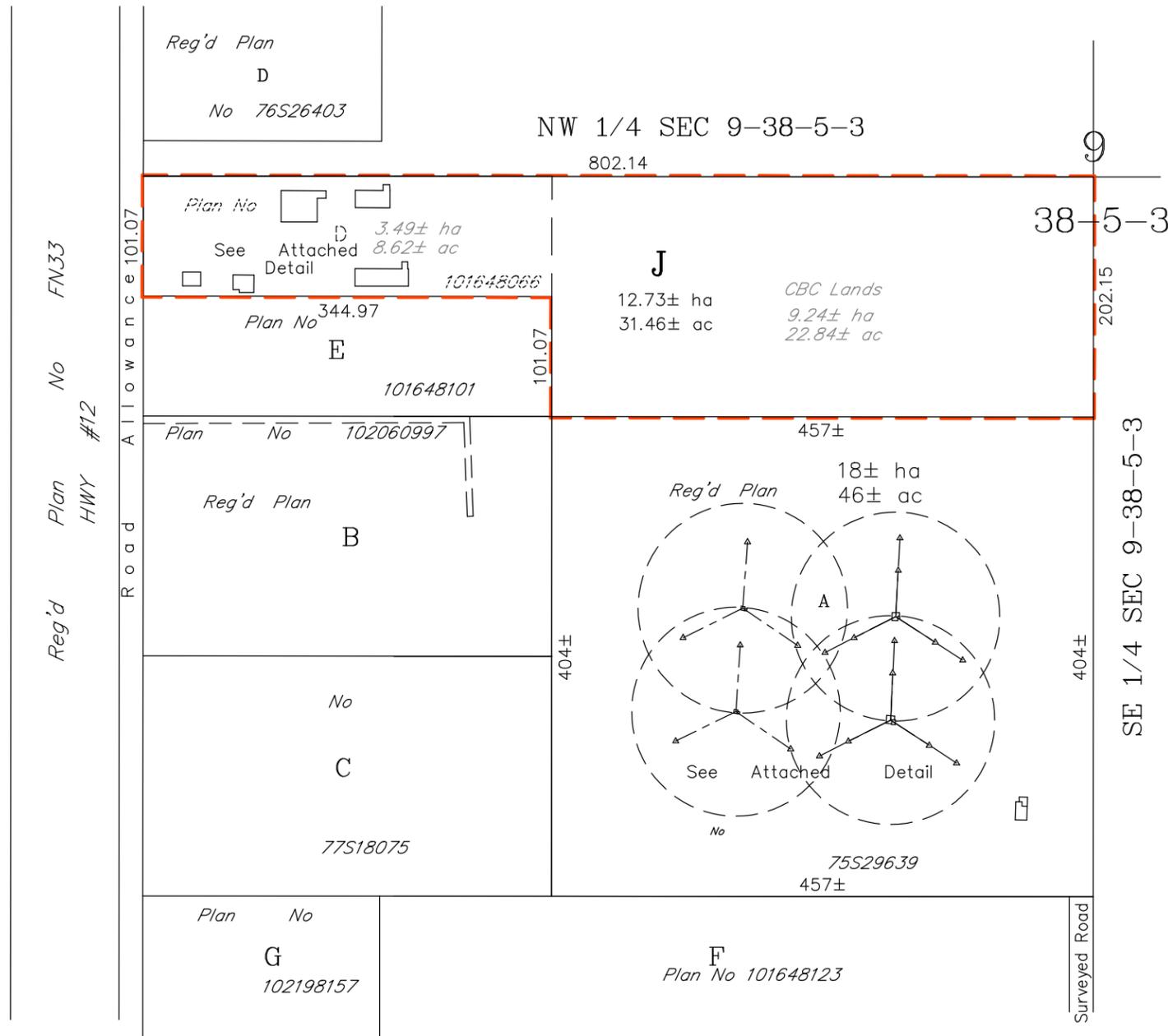
Nelson, Guenther		Additionally, Park Derochie abrasive blasts new steel only and does not treat used steel that has been painted.
	Hours of operation	Park Derochie has operated 20 hours per day for the past four years and this is not proposed to change. The plan for this additional land be used to store, field equipment, company vehicles, and consumables as well as loads of structural steel, or pipe that needs to be completed. Based on previous volumes of work or scheduled work hours, this should not exceed current working hours.

It is worth noting that there is no proposed intensification associated with the Park Derochie development, and that the additional area of the parcel is intended for outdoor storage. There may be a need in the future to build a new storage building on the property for small tools and equipment, but no immediate plans are in place at this time.

APPENDICES

APPENDIX A

PLAN OF PROPOSED SUBDIVISION

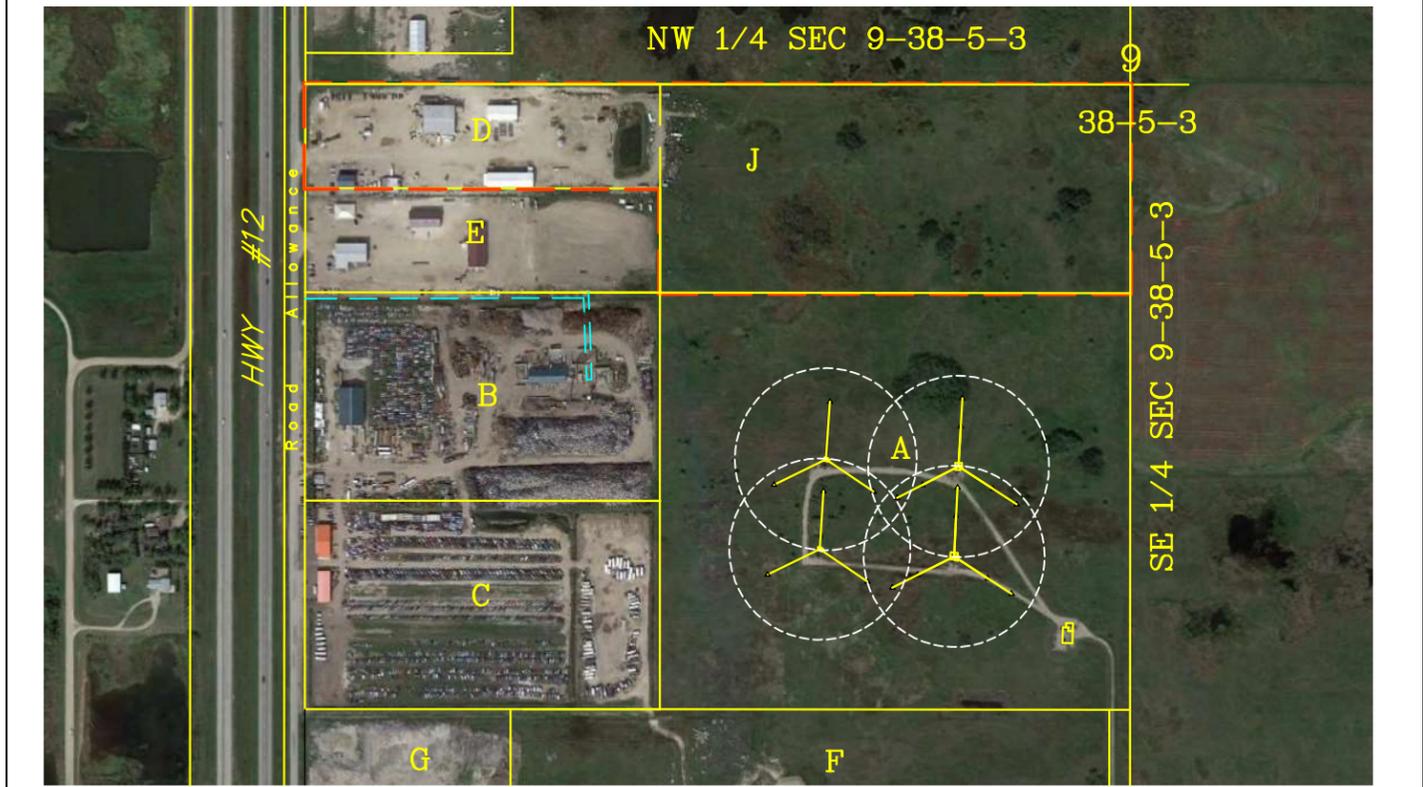


PLAN SHOWING

**PLAN OF PROPOSED SUBDIVISION
OF PART OF PARCEL A, REG'D PLAN NO. 75S29639
& ALL OF PARCEL D, PLAN NO. 101648066
SW1/4 SEC 9, TWP 38, RGE 5, W3 Mer
R.M. OF CORMAN PARK No. 344
SASKATCHEWAN**

SCALE = 1: 5000

KEY PLAN



LANDOWNER

Registered Owner dd/mm/yy
The signature above indicates that I (we) approve the Plan of Proposed Subdivision as presented.

Registered Owner dd/mm/yy
The signature above indicates that I (we) approve the Plan of Proposed Subdivision as presented.

COMMUNITY PLANNING

NOTES

- MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
- SOME MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM THE FINAL PLAN OF SURVEY BY AS MUCH AS 5 METRES.
- PORTION TO BE APPROVED IS OUTLINED WITH A BOLD DASHED LINE AND CONTAINS 12.73± ha (31.46± ac)

SURVEYORS CERTIFICATION

December 14, 2021
Date

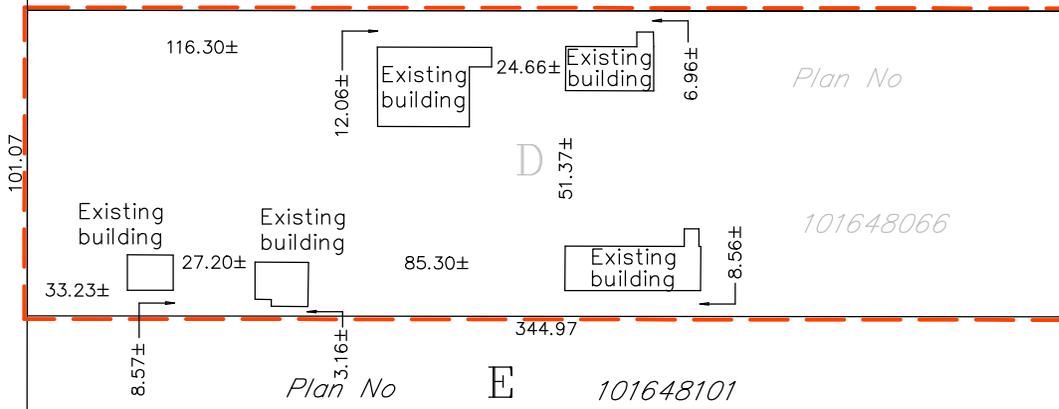
B. J. Luey
Saskatchewan Land Surveyor

222 JESSOP AVE
SASKATOON, SK
S7N 1Y4
TEL: 306-955-5330

DATE	REVISION / ISSUED	JOB No.	PAGE No.
07/12/2021		SC-0246-19	1 of 2
SURVEYED BY:		CALC'D BY: CAS	DRAWN BY: CAS

NW 1/4 SEC 9-38-5-3

802.14



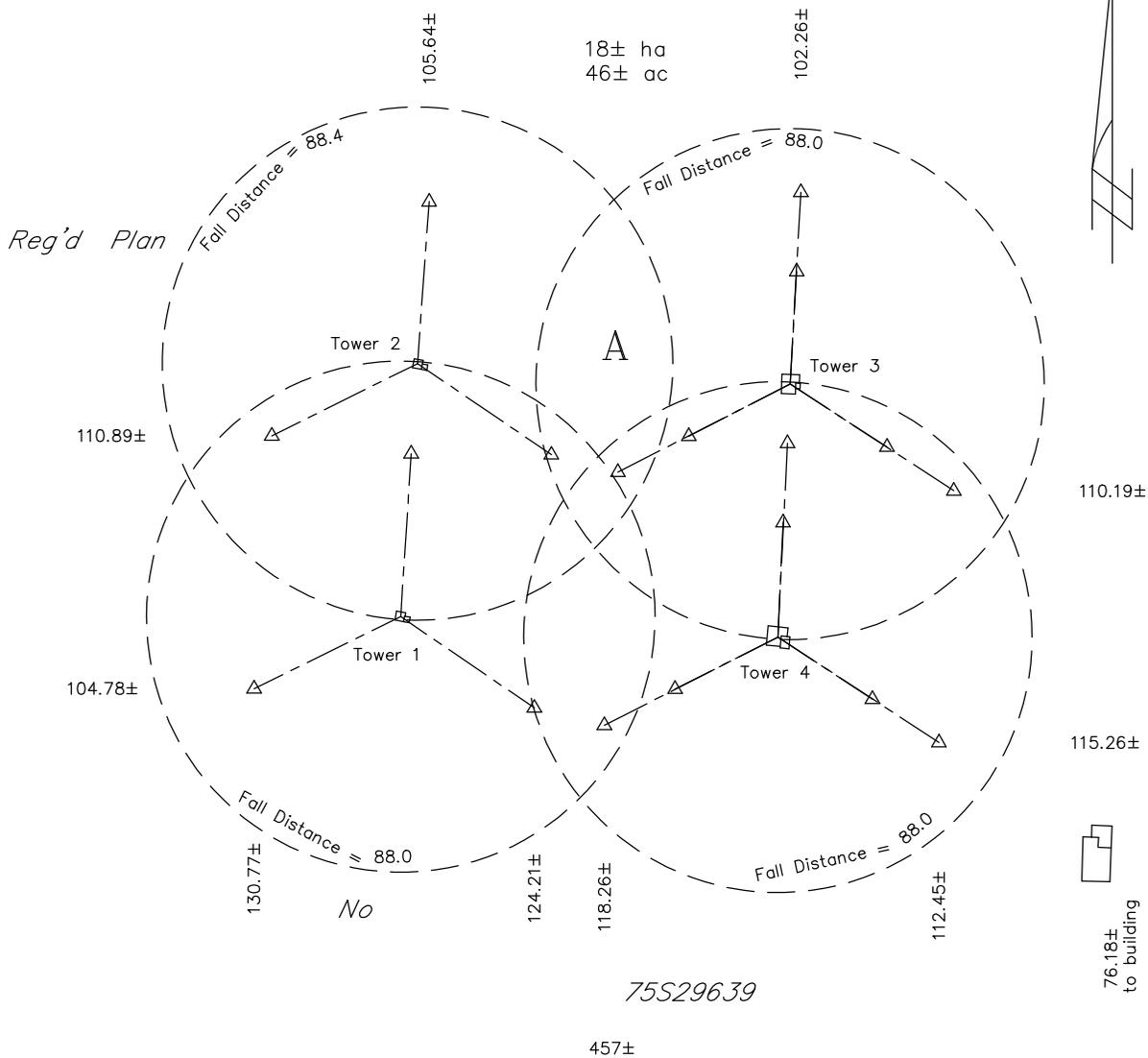
Plan No E 101648101

J

12.73± ha
31.46± ac

CBC Lands
9.24± ha
22.84± ac

457.19



F

Plan No 101648123

Surveyed Road



222 JESSOP AVE
SASKATOON, SK
S7N 1Y4
TEL: 306-955-5330

DATE	REVISION / ISSUED	JOB No.	PAGE No.
14/12/2021		SC-0246-19	2 of 2
SURVEYED BY:		CALC'D BY: CAS	DRAWN BY: CAS

APPENDIX B

DRAINAGE AND STORMWATER MANAGEMENT

February 12, 2016
File #96.06-2

Ms. Maggie Schwab
Crosby Hanna & Associates
407C 1st Avenue North
Saskatoon, SK S7K 1X5

Dear Ms. Schwab:

Re: Park Durochie Comprehensive Development Review

We are pleased to submit the following letter report as part of the R. M. of Corman Park's Comprehensive Development Review process. The purpose of this report is to outline the proposed plan for storm water management within the parcel to mitigate any adverse effects within the surrounding area as a result of changes in land use or development.

1. INTRODUCTION

The proposed development site is located in the SW ¼ of Sec 9 - Twp 38 - Rge 5 - W 3rd M, located 3.0 km south of the City of Martinsville adjacent to Provincial Highway 12. The total area of the development parcel is approximately 12.3 ha at full build-out. Existing land use consists of cultivated farmland with highway industrial sites to the north and south. Topography of the land is characterized by relatively flat and low gradient terrain, with small depressions susceptible to retaining water during spring runoff, higher intensity rainfalls and wet years. There is no defined drainage route in the immediate area. Elevations within the site range from 511 m at the west extents, to 509 m to the southeast. Runoff flows across the site from west to east following typical prairie 'fill and spill' topography, where water becomes entrapped in the shallow lying areas before a spill point is reached. At the spill elevation, overland flow then migrates toward adjacent low lying areas at slightly lower elevations before reaching a series of naturalized swales located 2.4 km east and extending 4.2 km southwest of the site, with the ultimate outlet being the South Saskatchewan River by means of Opimihaw Creek. The existing drainage patterns are shown on Drawing 1 (attached).

2. DESIGN STORMS

Two storms are critical for mitigating downstream flood potential and developing storm water management within the parcel. Critical storms are the 1 in 100 year, 24 hour and 60 minute storm events. Post-development storm water facilities should allow sufficient capacity to store 125% of the excess post development runoff for the 1 in 100 year, 24 hour storm event to meet the R. M. of Corman Park requirements. Release of storm water from the facility should not exceed the pre-development flow rate calculated using the 60 minute storm event. This event represents the critical flow rate seen by downstream users, based on the size of parcel, low gradient terrain and estimated time of concentration for the storm event.

Design storms will use the intensity-duration frequency curves already developed for the City of Saskatoon. Location of the development site is close enough in proximity to the City that any variance in design storms will be insignificant. Previous studies completed by the City and other developments in the area have utilized these storms for estimating flows, and it would be reasonable to use the Saskatoon storms to ensure consistency. Total rainfall and intensity for each storm are noted in Table 1.

Table 1: Design Storms		
1 in 100 Year Event	Intensity	Total Rainfall
60 Minute Duration	60 mm/hr.	60 mm
24 Hour Duration	3.76 mm/hr.	90.24 mm

Using the above storms, pre-development flows will be used to estimate runoff potential and establish release rates off the project site.

3. PRE-DEVELOPMENT RUNOFF POTENTIAL

Assessing runoff potential will utilize the rational method, due to the relatively small subject area. Existing land use notes cultivated hay fields which are 100% permeable surfaces prior to reaching saturation limits. Soils in the area are a combination of relatively impervious clay till and surface deposits of sand and gravel. Based on the above, a conservative predevelopment runoff coefficient of 0.3 would be expected. Using the 60 minute and 24 hour duration storms, the pre-development runoff flows and volumes are noted below.

Table 2: Pre-Development Flow 1 in 100 Year, 60 Minute Duration Storm	
Description	Value
Runoff Coefficient	0.3
Rainfall Intensity (15 minute)	60 mm/hr.
Area	12.3 ha
Runoff	220 L/s/ha

Table 3: Pre-Development Volume 1 in 100 Year, 24 Hour Duration Storm	
Description	Value
Runoff Coefficient	0.3
Total Rainfall (24 hour)	90.24 mm
Area	12.3 ha
Runoff Volume	3,342 m ³

As noted, the pre-development flow for the 60 minute duration storm will be 220 L/s/ha and total pre-development runoff volume for the 24 hour duration is 3,342 m³. To maintain existing conditions, a storm water management plant is required to hold all post-development runoff volumes above the 3,342 m³ and release at a rate not exceeding 220 L/s/ha.

4. POST-DEVELOPMENT RUNOFF

Development of any site increases the volume of runoff generated by reducing the amount of pervious surface available for water to infiltrate. Parking areas, pavement, and buildings increase the impervious surface area resulting in larger storm and runoff volumes. A typical industrial parcel is expected contain between 45 - 75% impervious surfaces depending on the type of development and expected land use. Based on a review of nearby industrial developments, approximately 10% of the lot is covered by building with the remaining area consisting of gravelled parking and storage. Gravel surfaces would be considered a semipermeable surface, allowing some water to infiltrate the soil below before generating any substantial runoff. For the site at full development, an assumed impervious surface area of 60% will be used equal to a runoff coefficient of 0.6. Details are noted in Table 4.

Table 4: Post-Development Volume 1 in 100 Year, 24 Hour Duration Storm	
Description	Value
Runoff Coefficient	0.6
Total Rainfall (24 hour)	90.24 mm
Area	12.3 ha
Runoff Volume	6,684 m ³

Applying the above, the total additional runoff generated post-development for the 1 in 100 year, 24 hour duration storm event is equal to 27 mm or 3,342 m³. Combining this with the pre-development storage volume from Table 3, the total volume to storage the 1 in 100 year storm and 125% storage volume to meet the R. M. regulations are noted in Table 5.

Table 5: Total Storage Requirements 1 in 100 Year, 24 Hour Duration Storm	
Description	Volume
Pre-Development Runoff	3,342 m ³
Post-Development Runoff	6,684 m ³
Excess Runoff	3,342 m ³
R. M. Requirement (additional 25%)	836 m ³
Total Storage Required	4,178 m³

To meet storm water management requirements, the parcel requires a storm water management plan capable of attenuating 4,178 m³ of runoff. Release of storm water should not exceed the 220 L/s/ha noted earlier.

5. STORM WATER MANAGEMENT PLAN

To facilitate development of the parcel, runoff should be directed to shallow swales along the parcel perimeter following the existing drainage pattern and elevations. The swales will drain towards a single pond or dugout located at the southeast corner of the site. Construction of the pond will consist of in-situ material with 4:1 side slopes. Size and dimensions of the pond will be dependent on the layout, final site grading and location of any buildings or storage areas on the site. For conceptual planning purposes and to meet the 4,178 m³ storage requirement, approximate pond details are noted in Table 6. Conceptual layouts, drainage plans, and contour plans for the pond are shown on Drawing 2.

Table 6: Pond Dimensions	
Description	Value
Storage Required	4,178 m ³
Active Storage Depth	0.75 m
Approximate Width	70 m
Approximate Length	80 m ³

Crosby Hanna & Associates
February 12, 2016
Page 5

6. STORM WATER RELEASE AND OUTLET DESIGN

Based on the existing site grades, it is anticipated the proposed water retention dugout or pond feature will be required to function as source of borrow material for site grading and filling of low areas. As such, it is anticipated the actual storage volume which will be provided will exceed the retention requirements and result in little to no runoff generated from the site. In the event water runoff does occur, outlet control will be through a single culvert or outlet pipe hydraulically designed to ensure runoff is not released at a rate exceeding the pre-development flow of 220 L/s/ha. Preliminary calculations indicate a 450 mm pipe should meet this criterion. Adequate erosion protection and rip rap should be provided for the outlet.

7. CONCLUSION

Providing the storage requirements identified above will accommodate the 1 in 100 year rainfall event and mitigate flood potential to downstream users.

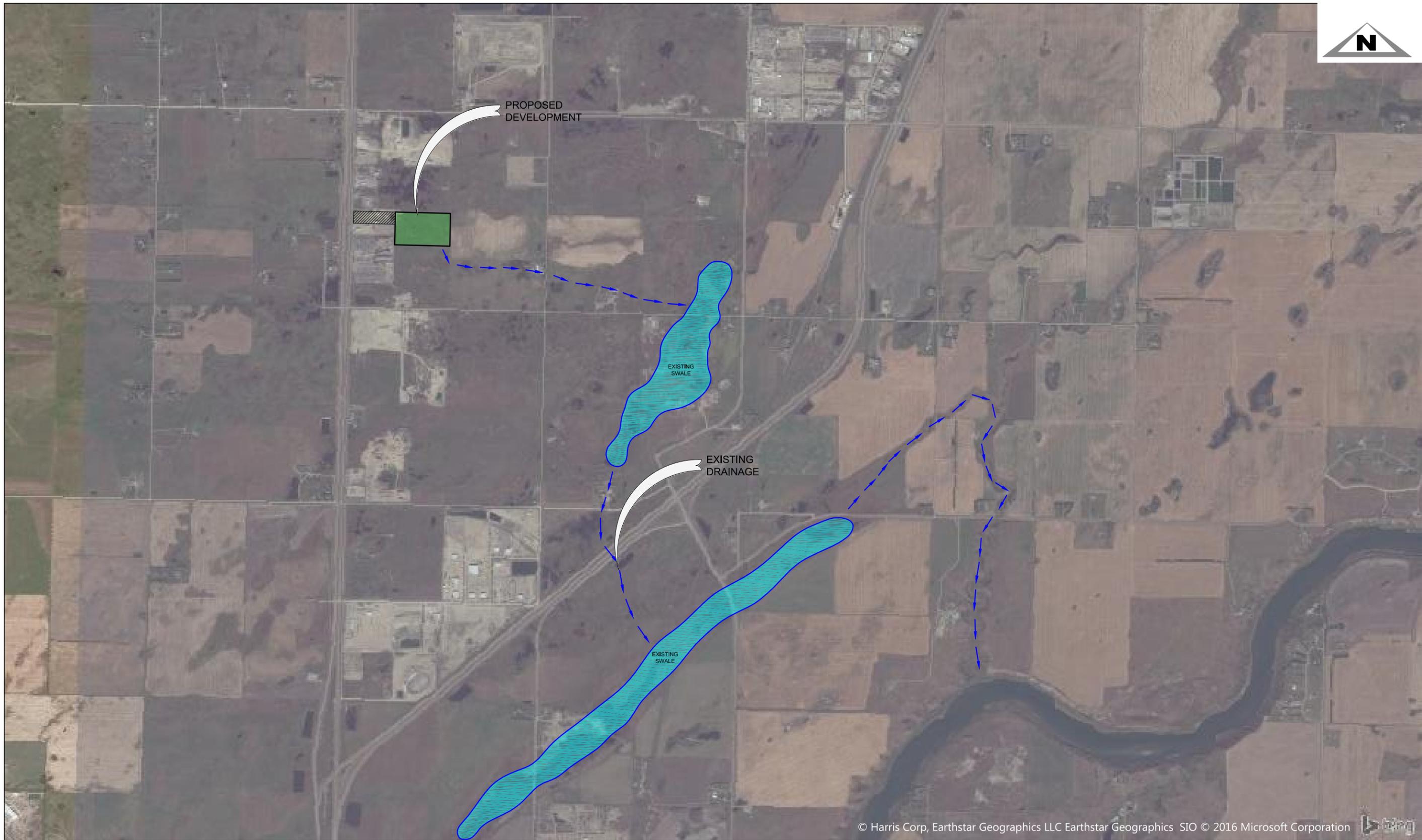
We trust this letter report meets your requirements at this time. Should you have any questions in this regard, please do not hesitate to contact our office.

Yours truly,

BULLÉE CONSULTING LTD.



T. J. Ledding, P.Eng.

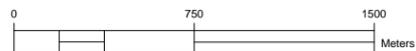


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ASSOCIATION OF PROFESSIONAL ENGINEERS & GEOSCIENTISTS OF SASKATCHEWAN
CERTIFICATE OF AUTHORIZATION
BULLEE CONSULTING LTD.
NUMBER C312
PERMISSION TO CONSULT HELD BY:
DISCIPLINE SASK. REG. No. SIGNATURE
MUNICIPAL 9311

**PRELIMINARY ONLY
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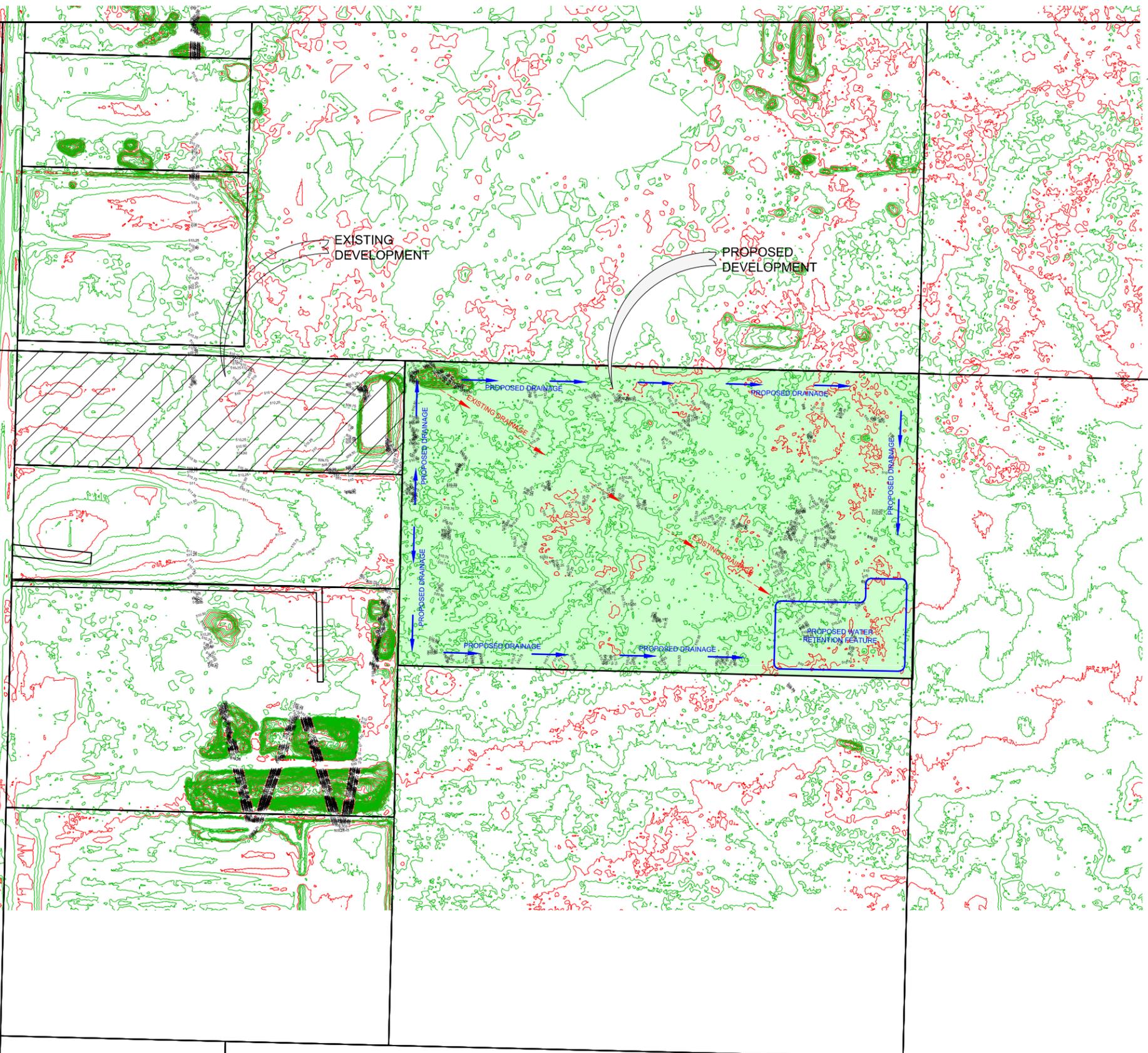


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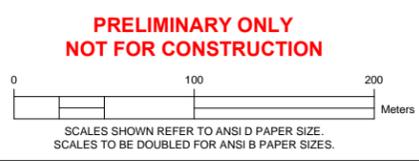


JOB No. 96.06	CROSBY HANNA		
DATE: 2016/01/29	PARK DUROCHIE CDR EXISTING SITE PLAN		
DRAWN: L.J.K.			
CHECKED: T.J.M.			
DESIGNED: T.J.L.	SCALE: 1:15,000	REV. No. 0	DRAWING No.
			SHEET: 1 OF 2



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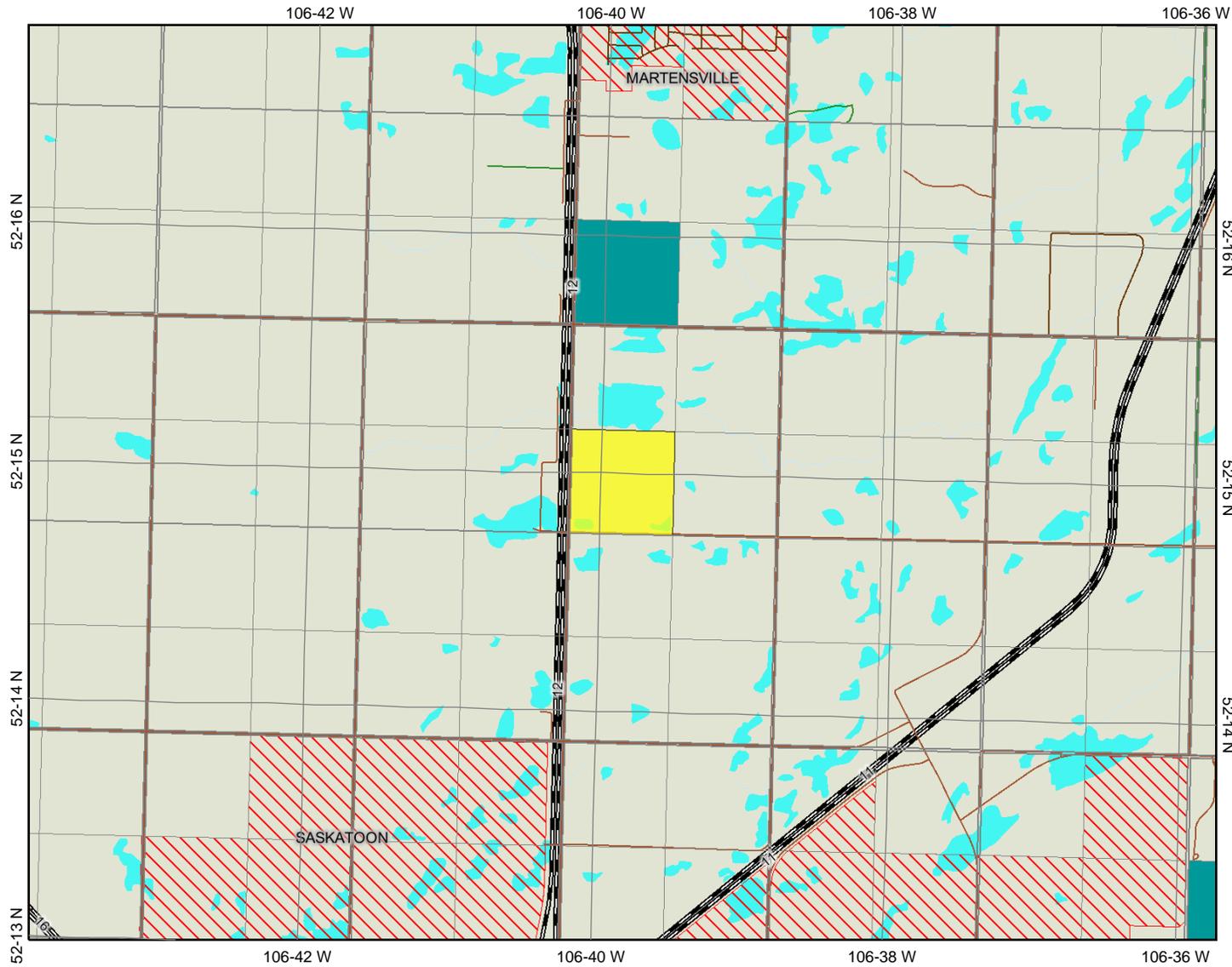
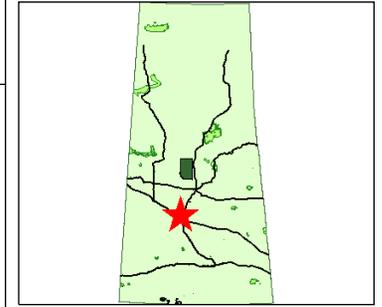


JOB No. 96.06		CROSBY HANNA	
DATE:	2016/01/29	PARK DUROCHIE CDR PROPOSED DRAINAGE PLAN	
DRAWN:	L.J.K.		
CHECKED:	T.J.M.		
DESIGNED:	T.J.L.	SCALE: 1:2000	REV. No. 0
DRAWING No.		SHEET: 2 OF 2	

APPENDIX C

HERITAGE AND ENVIRONMENT QUERIES

Park Derochie Environmental Screening



Legend

- Sask Outline
- Sask Mask
- Sections
- Quarter Sections
- Rare and Endangered Species
- Animal
- Community
- Invertebrate
- Other
- Plant
- Fish and Wildlife Development Fund Lands
- Wildlife Habitat Protection
- Agricultural Crown Land
- SURN Roads
 - Local / Street
 - Resource / Recreation
 - Collector
- Urban Municipalities
- SURN Highways
- Lakes 50k
 - Intermittent Water
 - Permanent Water
 - Flooded Area
 - Irrigation Canal
- Rivers 50k
- PFRA Community Pastures
- Ramsar Wetland
- Protected Areas
- Bird Sanctuary



Map center: 52° 14' 58" N, 106° 39' 51" W



Scale: 1:49,848

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



PARKS, CULTURE AND SPORT

ABOUT PARKS, CULTURE AND SPORT

Inquiry was made on February 17, 2016 at 1:17 PM

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

Quarter-section:

SW

Section:

9

Township:

38

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 Industry and Resources). Please email arms@gov.sk.ca if you have any questions.

Inquiry was made on February 17, 2016 at 1:17 PM

[Home](#) / [About PCS](#) / [Heritage](#) / [Developers' Online Screening Tool](#) / [Land Locations Search](#)

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APPENDIX D

CORRESPONDENCE FROM RM OF CORMAN PARK

Maggie Schwab

From: Cory Boudreau <cboudreau@rmcormanpark.ca>
Sent: Wednesday, February 17, 2016 11:15 AM
To: Maggie Schwab
Subject: RE: Setbacks for proposed Industrial Dev't
Attachments: Park Derochie - Maggie001.jpg

Hi Maggie,

See the attached image. These are the known ILO locations, and existing stockpile locations. I do not believe they are conducting any actual mineral resource extraction or not.

Hope this helps.

Cory Boudreau, B.A

Planner I,

R.M. of Corman Park 344

Ph: (306)975-1665 Fax: (306)242-6965



 Please consider the environment before printing this e-mail

From: Maggie Schwab [<mailto:mschwab@crosbyhanna.ca>]
Sent: Wednesday, February 17, 2016 10:24 AM
To: Cory Boudreau <cboudreau@rmcormanpark.ca>
Subject: Setbacks for proposed Industrial Dev't

Hi Cory,

We are working on a BDR for a proposed expansion of a sandblasting operation (requesting rezoning to M2).

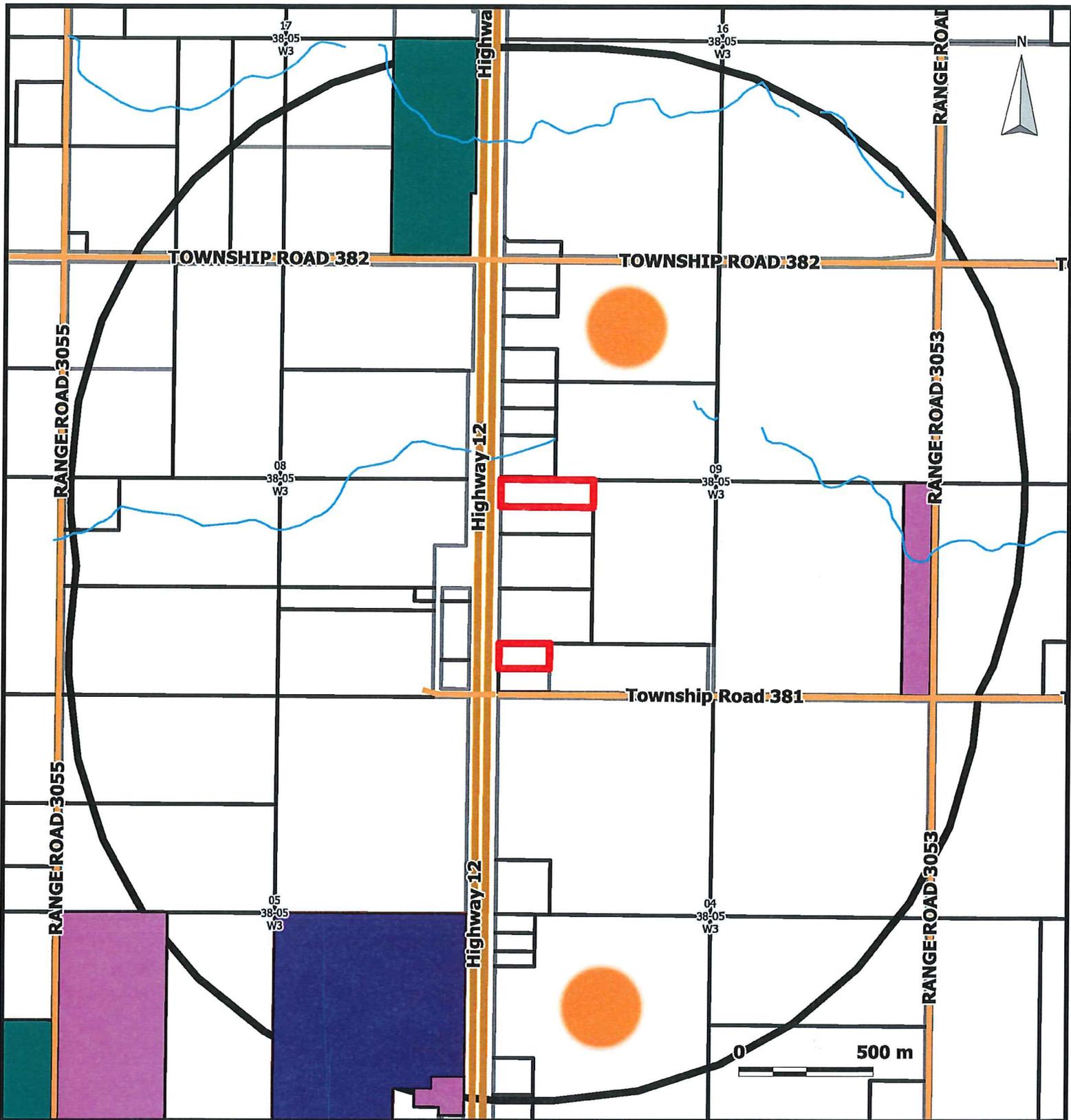
As per the BDR checklist, could you please let me know if the proposed development at Parcels D and G of the SW ¼ Section 9, Township 38, Range 5 W3M is located within 1.6 km of:

- An intensive livestock operation;
- Mineral resource extraction area;
- Recreation or conservation site; or,
- Other area of concern.

I can see that the development is located within 1.6 km of the City of Martensville's sewage lagoon and solid waste disposal facility.

Thanks,
Maggie

Maggie Schwab, M.A.
CROSBY HANNA & ASSOCIATES



Known Stockpile Locations



Known ILO Locations

Applicant:

Legal Land Description:

Date of Consideration:

APPENDIX E

PUBLIC CONSULTATION INFORMATION



March 3, 2016

Dear Sir or Madam,

Neighbours of the following property:

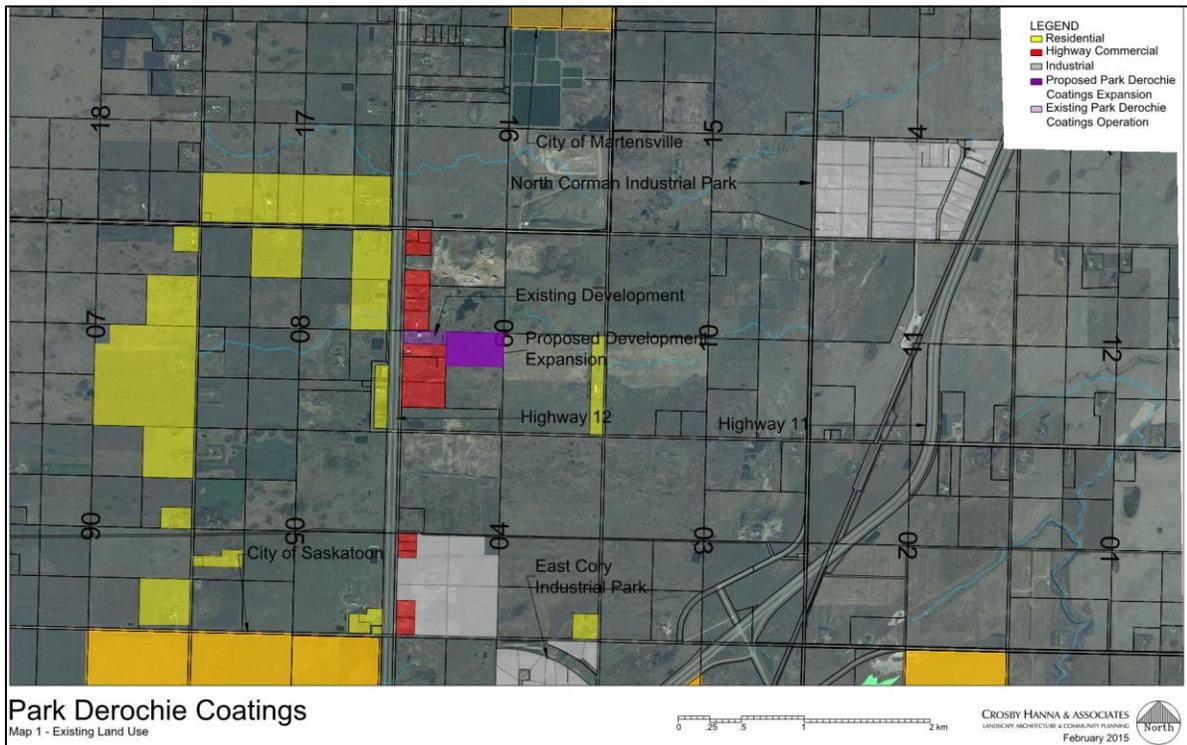
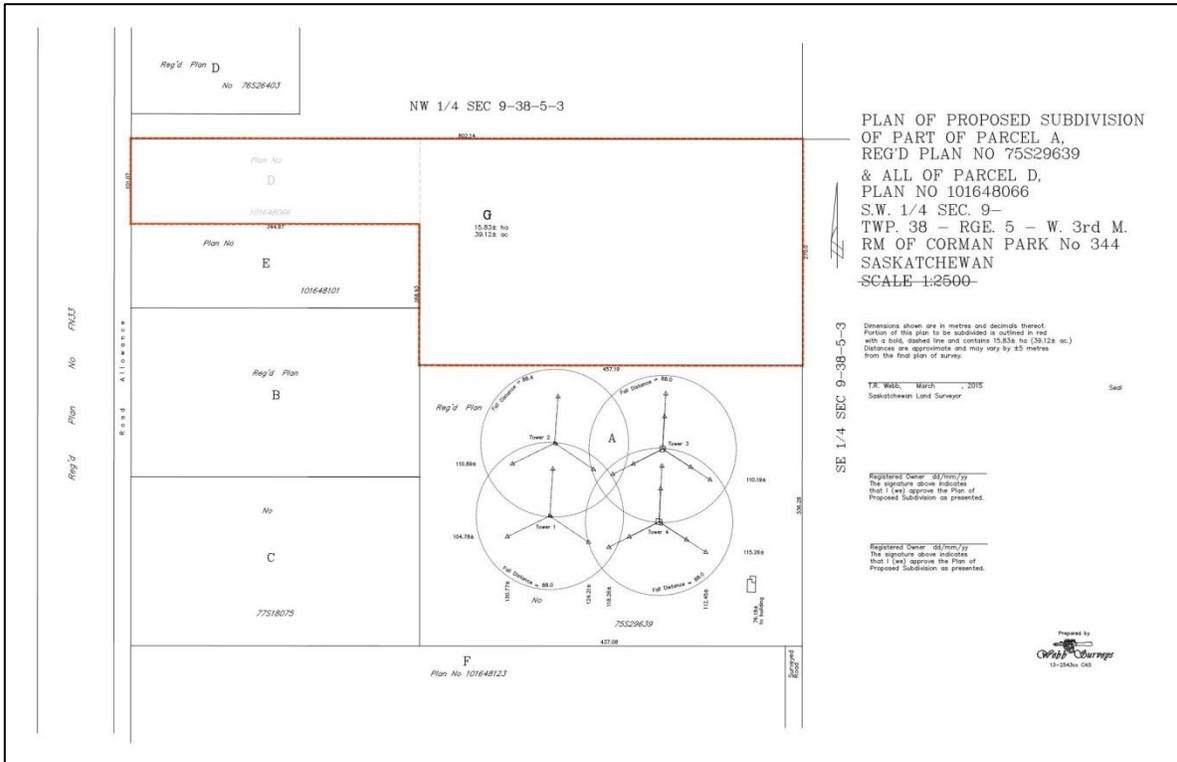
**SW 1/4 Section 9, Township 38, Range 5, W3M
(adjacent to the east side of Highway 12, approximately 3.0 km south of Martensville)**

are hereby notified of a proposed expansion to an existing industrial sandblasting development on subject land named Park Derochie Coatings. The development will consist of an additional 15.83 ha of land to the east of the existing parcel to provide for additional storage space. See the maps on the reverse of this letter for the location of the existing development and proposed expansion to the Park Derochie Coatings development.

Any person who may be affected by the proposed development may address their questions, comments, or concerns **by March 31st, 2016** via email to jwalters@crosbyhanna.ca, by fax to (306) 652-9613, or by mail to:

Jim Walters
Crosby Hanna & Associates
407 1st Ave N
Saskatoon SK, S7K 1X5

PARK DEROCHIE COATINGS INC.



767 Bayview Close
Saskatoon, SK
S7V 1B7

March 30, 2016

Attention: Jim Walter (Crosby Hanna & Associates)

RE: Proposed Park Derochie Development/Expansion

The location of the Park Derochie Development is adjacent to our property (NW 09-38-05-W3). While our property does retain water (because of past gravel excavation) and has a caveat placed on it to allow for water drainage through it, we have some concerns we would like to be addressed.

The caveat was put in place to allow for natural drainage of water ultimately from the highway, through Wiebe's property and then out. It was not put in place for adjacent landowners to drain into or to pump into.

We are concerned that the landscaping/grading of the new Park Derochie development be properly graded to accommodate the natural drainage of water in a correct direction. We have written confirmation from WSA (Al Keller) that indicates the natural drainage of our land is to the east and then south. The far eastern boundaries of our land and that of the new proposed development of Park Derochie are aligned. WSA has indicated that the natural water drainage is to the east and then south - which could drain over the back of the north east corner of the 15.83 ha proposed development. If the new development is built up with clay, topsoil or gravel, our concern is that the natural drainage would be blocked with no access for the water to move south.

We would expect that no drainage - graded or pumped - would occur onto our land and that drainage on the new development would not be established in a north or west pattern thereby ensuring no water drainage onto our land. Similarly, we would expect that snow pushing would not be dumped onto our property.

Your letter indicates the new development is to provide for additional storage space. We have some questions and concerns regarding this designation.

Is the new site to be an actual storage location or is it to be developed as an industrial based site?

Would this mean that no sandblasting would occur on this site? If there is going to be sandblasting on the site, we have concerns about the contaminated sand left after the blasting process. At the present time, we have some problems with Park Derochie pushing contaminated sand from a blasting area onto our land. This is happening along the north part of their lot. Sand and snow with debris during the winter months is pushed onto our property. Snow is also pushed onto our access road located directly to the north of their lot. Our concern is that this process would continue with their new development.

If you require further clarification on any of the above mentioned issues, please don't hesitate to contact me.

Sincerely,

Stephen Gerich
306.221.0554 (cell)
306.384.8716 (res)

Heather Veitch
Jake Wiebe
NE 8-38-5-W3
Holly Nelson
Martin & Mary Guenther
SE 8-38-5-W3

Mar. 28, 2016

Crosby Hanna & Associates
407 1st Ave. North
Saskatoon, Sask. S7K 1X5

Dear Sir or Madam,
Regarding: SW ¼ 9-38-5-W3.

Responding to your letter from Mar. 3, 2016.

As you are looking at a proposed expansion to an existing industrial sandblasting development, we as neighbors across highway 12 also want control of the pollutions that are being put into the environment such as the dust, noise and smell from the chemicals. The other thing is the hours of operation. We want designated work hours Mon-Sat 7a.m to 7p.m. and no work hours on Sunday.

If these requests can't be met, we are opposed to this expansion.

Sincerely

Heather Veitch
Mary Guenther
Jake Wiebe

Cc: Joanne Janzen R.M.
Cc: R.M. of Corman Park