

REPORT

**Marguerite Wiggins
Parcel C, SW 2-38-6-W3M**

Comprehensive Development Review



FEBRUARY 2023

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1 PROJECT INTRODUCTION

This Comprehensive Development Review (CDR) report has been prepared by Associated Engineering (Sask.) Ltd. (AE) on behalf of Marguerite Wiggins (the Proponent). The purpose of this CDR report is to provide support for the rezoning of approximately 2.1 ha (5.19 acres) known as Parcel 'C' located in SW 02-38-06-W3M (the Subject Property) and the RM of Corman Park No. 344 (RM). The Subject Property was previously subdivided and rezoned to an Arterial Commercial 2 District under a separate application. Although the subdivision was approved, a holding provision was applied to the rezoning application. The Proponent is seeking to change the zoning of the Subject Property from Arterial Commercial 2 District with a holding provision (DC2 – H) to the Light Industrial District (DM1). This report describes the nature of development as it relates to its surroundings and demonstrates how the development can positively integrate with existing and future land uses in the vicinity

2 PLAN CONTEXT

The Subject Property is located approximately 4.5 kilometres north of Saskatoon and south of the intersection of Highway 16 and Range Road 3062. Development within the property is regulated by the P4G District Official Community Plan (DOCP) and Zoning Bylaw.

The DOCP designates the Subject Property for future Rural Commercial/Industrial use. The DOCP suggests that the intended composition of commercial and industrial use within this rural development node will be further defined through the preparation of a concept plan or more detailed planning for the area in the future.

The DOCP states that lands designated for rural industrial use require larger parcels of land and access to major transportation networks. The approximately 5-acre site is within the typical range of sizes for rural commercial and industrial sites within North Corman Park. The subject property is located along Range Road 3062 which is a two-lane paved municipal road formerly known as the Dalmeny Grid. The site lies within 800 m of the realigned Dalmeny Access Road (684)/Highway 16 intersection. The current highway intersection includes intersection lighting and turning and acceleration lanes extending all directions. The Dalmeny Access Road is a minor highway connecting Highway 305 along the southern boundary of the Town of Dalmeny and Highway 14 to the south along the western boundary of the City of Saskatoon.

Within the context of the previous subdivision application, the Ministry of Highways noted that a portion of Parcel 'C' lies within a 500 m control radius intended to protect the land surrounding the existing highway intersection from development that would inhibit the future expansion of the intersection. The limitations to development are defined in the Ministry's comments attached as Appendix A. It is assumed that before development occurs on the property, a traffic forecast will need to be prepared based on the proposed use of the Subject Property to estimate the volume of traffic generated by the development of the site and to confirm whether a Traffic Impact Assessment will be needed. A Roadside Development Permit will also be needed at the time of site development defining the specific building limitations applied to the site.

Section 14.3.3 of the DOCP states that rural industrial uses must be located where:

- a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations potential impacts, and other factors that may warrant consideration in the design of the proposal are addressed;
- b) Impacts on regional drainage patterns and other regional ecological systems are minimized;

- c) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal are considered;
- d) The design is compatible with that of the surrounding area;
- e) Existing roads and infrastructure are sufficient to support the development while impacts to existing roadways and additional costs of maintenance are minimized;
- f) Nodal development is planned where key intersections of provincial highways, municipal roadways, and the Saskatoon Freeway can support access;
- g) Lands are not prone to natural hazards;
- h) Lands do not have unique historical or archaeological features;
- i) Lands do not have significant wildlife habitat;
- j) Lands do not have high quality recreational resources;
- k) Surface and groundwater resources will not be impacted; and
- l) Any other costs to Corman Park associated with the development are minimized

Although a specific use is not known at this time, the above-noted items were generally addressed by the Proponent in conjunction with the previous subdivision of the subject property. There are no wetlands within the site, and the property has previously been used for non-agricultural purposes in the past. There were no environmental or heritage concerns noted in the previous subdivision application.

This report focuses on defining how the proposed change from an arterial commercial to a light industrial use changes the relationship of the subject property with surrounding uses.

The P4G Zoning Bylaw includes three industrial zones which are differentiated from one another based upon the nature and intensity of the activities on the site and the propensity for these activities to generate impacts that could potentially extend beyond the boundary of a site and influence the use and enjoyment of surrounding properties. Each use falls within a slightly different spectrum of impact with the Heavy Industrial District representing uses that have a high propensity for external impact whereas uses associated with the Business District lie on the opposite end of the spectrum featuring more refined businesses with a greater propensity for business activities to be indoor focused and which follow typical business hours. Developments within the light industrial district lie in the middle of this spectrum featuring limited outdoor storage and processing of raw materials and often operate within typical business hours.

Arterial commercial development as defined by the Zoning Bylaw focuses on providing a destination for people to access goods and services by vehicle. Unlike the commercial district which tends to generate a significant volume of traffic. Light industrial uses are more likely to generate far less customer traffic but would be similar in terms of the amount of truck traffic generated to ship products to and from the site.

The surrounding properties adjacent to the subject parcel are currently zoned Agricultural Residential 1 (DAR1) and include a gravel storage site directly to the west of the subject property. There are also residential acreages to the west, southwest, south and northeast across Highway 16. Nonresidential uses within the immediate area include Bold Growth which is a cannabis facility situated approximately 950m southwest of the site. Redekop Manufacturing is an agricultural-focused manufacturing business situated 1,200m southeast of the subject property. The Life Outreach Church is located approximately 650m south of the site. Lands immediately adjacent and to the northwest between the subject property and the Dalmeny Grid are currently undeveloped.

The Subject Property has previously hosted a commercial business for years but has not been rented since 2017. A subdivision application was submitted and subsequently approved in early 2020 severing the subject property from the balance of the Proponent's land holding.

Since this time, the Proponent has marketed the property to potential businesses with most of the interest in the site for small-scale industrial uses which do not align with the arterial commercial zoning. As previously stated, the subject property has been designated as part of a future rural commercial/industrial development area by the DOCP.

The soil conditions within the Subject Property are considered Class 5 as defined by the *Saskatchewan Soil Information System*. These soil conditions are described as mainly containing Asquith Orthic Dark Brown soils. Most of these soils are shallow to glacial till and gravels and present very severe limitations that restrict their use to the production of native or tame species of perennial forage crops. As the Subject Property has been previously used for commercial purposes and the similarity between the characteristics of the commercial and business districts, there is nothing that would suggest that the physical conditions of the site would not support the use change. It is our understanding that the RM may require the submission of a geotechnical report to confirm the standards for future construction within the site at the development permit stage. Full information regarding soil conditions is provided in Appendix C.

The subject property was assessed by the Ministry of Parks, Culture, Heritage and Sport's online developers screening tool. The assessment produced that this parcel is not subject to heritage sensitivities and that it is not necessary to submit proposed projects on the subject parcel to the Heritage Conservation Branch for additional screening. See Appendix A.

3 DEVELOPMENT AND SERVICING

The DOCP includes many common objectives for rural commercial and industrial developments including:

1. Promoting development that is well planned and managed and which offers a range of land uses.
2. Promoting economic development in Corman Park that positively responds to market needs, servicing availability and locational factors.
3. Encourage these uses to cluster to enable the efficient development of rural infrastructure and community services.

The only difference in the list of objectives for the commercial and industrial policy areas relates to the need to ensure that industrial development is planned to minimize conflicts with other uses. The central location of this property relative to the boundaries of the larger planned rural commercial/industrial node suggests that the proposed industrial use of the site would complement the long term intentions for uses in this development node.

3.1 Transportation and Access

The Subject Property is currently accessed from an existing property approach along Range Road 3062 which is a paved municipal road, and which connects to the new Dalmeny Access Road and Highway 16. A new gravel surfaced provincial service road connects Range Road 3062 to the new Dalmeny Access Road. Highway 16 is classified as a B-Train (63,500 kg) roadway. According to Appendix D of *The Vehicle Weight and Dimension Regulations, 2010* secondary highways and provincial roads within 15 km of a primary weight or B-Train (63,500 kg) roadway are considered primary weight roads despite not being classified as such. Based upon this regulation, the provincial service road is assumed to be capable of accommodating primary weight traffic.

The Proponent acknowledges that at the time of property development, a traffic forecast will need to be prepared to estimate the volume and type of traffic generated by the business. This information will be submitted to the Ministry of Highways to determine the need for a full Traffic Impact Assessment to confirm the need for further improvements at the highway intersection.

3.2 Stormwater Management

The Subject Property is relatively flat and the land slopes gently from the west to east. Based upon a cursory review of the site topography, run-off generated from the site would collect along the eastern boundary of the Subject Property and eventually spill into the borrow pit situated directly east of the site. The Water Security Agency (WSA) previously provided comments associated with the subdivision application noting that development on the site shall not block, divert, fill, or alter the natural drainage patterns on the subject property.

The Subject Property has been previously subdivided and used for commercial activities in the past. The Proponent acknowledges that as a legally subdivided property, continued reliance on access to borrow pits situated on adjacent lands for stormwater storage may not be a suitable long-term solution recognizing the separation of ownership resulting from the subdivision. As the borrow pits are located on lands owned by the Proponent, the possibility exists to execute a stormwater easement agreement that would provide a future owner of the Subject Property continued access to the borrow pits for stormwater management purposes.

The actual stormwater storage requirements will be dictated by the type of business occupying the property and the percentage of the lands converted to a hard surface. The Proponent acknowledges that once a specific use is identified, the RM will require the new owner to submit an engineered drainage plan reflecting the intended extents of hard surface development within the site and the means of managing the incremental increase in run-off generated by this hard surface development as defined by the zoning standards. It is expected that this submission will be required at the development permit stage of approvals. A copy of the WSA comments is attached as Appendix A.

3.3 Water Distribution

Within the context of the previous subdivision application, the Proponent indicated that potable water could be provided by truck haul or through the extension of a new treated waterline to the site by InterValley Water. Neither the DOCP nor the Zoning Bylaw prescribes a minimum level of water service for this form of development. It is expected that the means for providing water service to the site will be dictated by the type of business occupying the site and its relative water demand. The Proponent acknowledges that the RM may require a future owner to confirm the intended means of water supply as a condition of issuing a development permit.

3.4 Wastewater Treatment

It is typical in rural areas for businesses to install septic holding tanks to collect wastewater generated by occupancy and use of the site. The Proponent acknowledges that the RM may require a future owner to confirm the intended means of managing wastewater disposal as a condition of issuing a development permit once the intended use and projected water consumption has been verified.

4 PUBLIC ENGAGEMENT

A letter was prepared and distributed to neighbouring property owners located within 1.6 km of the Subject Property notifying them of the Proponent’s intention to pursue a change in zoning and to generally describe the intentions for the use of the Subject Property. A total of 40 notices were mailed out and no responses were received. A copy of the notice is appended to this report.

5 MUNICIPAL POLICY COMPLIANCE

The Subject Property is in an area where land use and development are regulated by the P4G District Official Community Plan and Zoning Bylaw. The following table defines the key policies and regulations that would apply in the adjudication of this application.

5.1 P4G District Official Community Plan

Policy	Compliance/Notes
<p>2.4.4 Regional Economy and Economic Development</p> <p>The economy of the region must be flexible, diversified, and globally competitive. The strengths of the region as a whole will be considered in efforts to support economic growth. Planning will provide the direction and guidance to encourage coordinated development and investment that builds upon the joint strengths of the region, as well as opportunities within individual jurisdictions.</p>	<p>The subdivision and development of the Subject Property for business use are consistent with the historical use of the property and align with the direction portrayed by the DOCP.</p>
<p>6.3.1 Identification of Significant Natural and Heritage Resources</p> <p>Where a natural or heritage resource is deemed significant to Corman Park or any provincial or federal government department or agency, Corman Park will encourage the designation of such resources for conservation and management through an evaluation process that reflects criteria identified by provincial and federal departments and agencies and The Standards and Guidelines for the Conservation of Historic Places in Canada.</p>	<p>The Subject Property has been previously used for business development and is not considered environmentally or heritage sensitive.</p>
<p>7.3.2 Subdivision and Development on Hazard Lands</p> <p>Subdivision and development will not be permitted on hazard lands unless mitigation of the hazard is proven to the satisfaction of Corman Park.</p>	<p>The Subject Property does not exhibit any hazardous conditions that would require formal mitigation.</p>

Policy	Compliance/Notes
<p>8.3.1 Source Water Protection</p> <p>Development shall not restrict the use of groundwater or surface water or alter the flow of surface water in a way that detrimentally affects other property or the ecology of the drainage system.</p>	<p>An engineered drainage plan will need to be submitted once a specific use has been confirmed to provide for the proper management of a 1:100-year storm event.</p>
<p>8.3.5 Wetlands Protection and Development</p> <p>Development in the District should:</p> <ul style="list-style-type: none"> a) Avoid impacts to wetlands where reasonably possible; b) Address impacts to wetlands where avoidance cannot be fully achieved; and c) Undertake compensatory mitigation for any negative impacts to significant wetlands from development. 	<p>There are no wetlands located within or adjacent to the Subject Property that would be potentially impacted by the industrial use of the site. It is expected that at the development permit stage, the RM may require the proponent to confirm the range of activities associated with the use and require the proponent to demonstrate that the specific use is able to mitigate any environmental concerns.</p>
<p>10.3.4 Intent of the Land Use Designations</p> <p>c) Rural Commercial/Industrial accommodates general commercial and industrial uses, including lightly serviced industrial, storage, and commercial areas that require a large land base. These areas shall be further designated as Rural Commercial or Rural Industrial areas through more detailed planning;</p>	<p>The Subject Property is situated in an area designated for the intended use. It is expected that further study of this rural development area will be completed in the future to confirm the composition and primary form of development. Considering the limited demand for commercial relative to industrial development in the RM, it is reasonable to assume that this area is more likely to host light industrial and business industrial uses. The pursuit of a DM1 zoning for the site will not prejudice this additional study in the future as it is capable of being incorporated into both commercial and industrial areas.</p>
<p>14.3.2 Rural Industrial Development</p> <p>Rural Industrial development shall be located in areas designated as Rural Commercial/Industrial on Schedule B – District Land Use Map, and in areas that have been identified as suitable for Rural Industrial development through the detailed planning referenced in section 14.3.1.</p>	
<p>14.3.3 Location Criteria</p> <p>Rural Industrial developments must be located where:</p> <ul style="list-style-type: none"> a) The carrying capacity of the lands proposed for development and the surrounding area based on site conditions, environmental considerations, potential impacts, and other factors that may warrant consideration in the design of the proposal are addressed; 	<p>The Subject Property has been previously used for commercial business and has not presented any documented impact on regional drainage patterns or ecological systems. It is acknowledged that once a specific use has been confirmed for the site, further analysis of potential off-site impacts will be required including the preparation of an engineered drainage plan, traffic forecast and site-specific geotechnical assessment.</p> <p>The Subject Property is in the immediate vicinity of a major paved rural road and improved highway</p>

Policy	Compliance/Notes
<p>b) Impacts on regional drainage patterns and other regional ecological systems are minimized;</p> <p>c) The suitability and availability of municipal and other services and infrastructure necessary to support the proposal are considered;</p> <p>d) The design is compatible with that of the surrounding area;</p> <p>e) Existing roads and infrastructure are sufficient to support the development while impacts to existing roadways and additional costs of maintenance are minimized;</p> <p>f) Nodal development is planned where key intersections of provincial highways, municipal roadways, and the Saskatoon Freeway can support access;</p> <p>g) Lands are not prone to natural hazards;</p> <p>h) Lands do not have unique historical or archaeological features;</p> <p>i) Lands do not have significant wildlife habitat;</p> <p>j) Lands do not have high quality recreational resources;</p> <p>k) Surface and groundwater resources will not be impacted; and</p> <p>l) Any other costs to Corman Park associated with the development are minimized.</p>	<p>intersection with little or no conflicting development along the transportation route.</p> <p>The site has been previously used for commercial activity and does not exhibit any hazardous conditions that would warrant specific mitigation.</p> <p>A desktop environmental and heritage screening confirmed that the site is not considered sensitive relative to either condition.</p> <p>Rezoning the site from a commercial to an industrial use does not require any upgrades to municipal infrastructure.</p>
<p>14.3.4 Industrial Parks</p> <p>Industrial uses shall be restricted to industrial parks unless it can be clearly demonstrated that an industrial use has specific location requirements that limit its location to a specific alternate site.</p>	<p>The Subject Property is situated in an area designated for the intended use. It is expected that further study of this rural development area will be completed in the future to confirm the composition and primary form of development. The pursuit of a light industrial zoning for the site will not prejudice this additional study in the future as it is capable of being incorporated into commercial and industrial areas.</p>
<p>25.3.4 Rural On-Site Wastewater Disposal</p> <p>Development in the District shall meet or exceed the on-site sewage treatment requirements established by the Saskatchewan Health Authority as contained in the Review Process for Onsite Wastewater Disposal Systems for Developments and Subdivisions.</p>	<p>It is typical for rural industrial developments to utilize septic holding tanks to manage domestic wastewater due to the small footprint of these systems relative to the high value of the land. Septic holding tanks are an acceptable means of managing wastewater for any development and represent the least risk to ground and surface water. It is assumed that the intended form of</p>

Policy	Compliance/Notes
	wastewater collection will be confirmed at the development permit stage once a specific use has been chosen.

26.3.2 Drainage Plans

Development must be designed and constructed to avoid or mitigate on and off-site impacts from alteration to drainage.

26.3.10 “No Net Impact” Standard

On-site stormwater management controls for site development will be encouraged to meet a “no net impact” standard, incorporating sufficient capacity to accommodate surface water runoff for a 1:100-year storm event with no incremental increase in offsite flows in excess of what would have been generated from the property prior to the new development.

An engineered drainage plan will need to be submitted once a specific use has been confirmed to provide for the proper management of a 1:100-year storm event.

27.3.3 Roadway Access

Development must meet all municipal and provincial regulations respecting access to and from provincial highways and municipal roads.

27.3.4 Minimize New Roadway Construction

To make the most efficient use of existing roadway facilities, residential, commercial, and industrial subdivisions and developments will be encouraged to locate adjacent to existing roads that have been designed and constructed to accommodate them.

The Subject Property currently has access to a municipally maintained paved roadway and lies within 800 m of a permanent and improved highway intersection. It is acknowledged that once a specific use for the site is confirmed and before the issuance of a development permit, the Proponent will prepare and submit a traffic forecast to the Ministry of Highways to determine if a Traffic Impact Assessment is warranted.

27.3.5 Access Requirements for Developments

Residential, commercial, industrial, recreational, and regional infrastructure and institutional developments shall have year-round, legal, all weather physical access to a municipally maintained roadway.

5.2 P4G Zoning Bylaw

Regulation	Compliance/Notes
<p>3.10. Drainage</p> <p>3.10.1 Where development may alter site drainage potentially affecting adjacent, upstream or downstream properties, or the stability of the land, the applicant shall be required to construct engineered drainage works incorporating sufficient capacity to accommodate the surficial water runoff for a 1:100 year storm event with no incremental increase in offsite flows in excess of that would have been generated from the property prior to the grading and levelling</p>	<p>An engineered drainage plan will need to be submitted once a specific use has been confirmed to provide for the proper management of a 1:100-year storm event.</p>
<p>3.17. Number of Principal Buildings and Uses on a Site</p> <p>3.17.1 Unless otherwise permitted within this Bylaw, no person shall construct or cause to be constructed, more than one principal building or use on a site.</p>	<p>A shop building has been previously constructed in the Subject Property. The principal use of the site will be confirmed through the submission of a development permit application.</p>
<p>3.21. Property Approaches</p> <p>3.21.1 A development permit shall not be issued for development on any site unless an approach to a public roadway has been approved by the Municipality.</p>	<p>An approach has previously been constructed providing access to Range Road 3062.</p>
<p>3.22. Public Roadways</p> <p>3.22.2 All development shall have frontage onto and direct physical and legal access to a maintained public roadway, except for:</p> <ul style="list-style-type: none"> a) agricultural operations; b) development internal to a condominium plan containing private roadways; and c) development internal to a dwelling group or multi-use development containing internal roadways as approved by the Development Officer. 	<p>Range Road 3062 is a municipally maintained paved roadway. It is acknowledged that a traffic forecast shall be required to estimate the type and volume of traffic generated by the confirmed use of the site to determine the need for a Traffic Impact Assessment.</p>
<p>3.30. Wastewater Treatment Systems</p> <p>3.30.1 Where a development requires a means of sewage disposal or treatment, the developer shall be required to install a sewage disposal system in accordance with municipal and provincial requirements. The Development Officer, in conjunction with appropriate provincial regulatory agencies, shall</p>	<p>It is typical for rural industrial developments to utilize septic holding tanks to manage domestic wastewater due to the small footprint of these systems relative to the high value of the land. Septic holding tanks are an acceptable means of managing wastewater for any development and represent the least risk to ground and surface water. It is assumed that the intended form of wastewater collection will be confirmed at the</p>

Regulation	Compliance/Notes
<p>determine the suitability of a site to accommodate a private wastewater treatment system.</p>	<p>development permit stage once a specific use has been chosen.</p>
<p>3.31. Water Supply</p> <p>3.31.1 No development or use of land shall be allowed where the proposal will adversely affect domestic or municipal water supplies, or where a suitable, potable water supply cannot be furnished.</p>	<p>Neither the DOCP nor the Zoning Bylaw prescribes a minimum level of water service for this form of development. It is expected that the means for providing water service to the site will be dictated by the type of business occupying the site and its relative water demand. The Proponent acknowledges that the RM may require a future owner to confirm the intended means of water supply as a condition of issuing a development permit.</p>
<p>6.13. D – Light Industrial District (DM1)</p> <p>6.13.5 Site Development Regulations</p> <p>a) Site Area - The minimum site area shall be 0.8 ha (2 ac).</p> <p>b) Site Frontage - The minimum site frontage shall be 30 m (98.4 ft).</p> <p>c) Front Yard Setback – A minimum of 45 m (147.6 ft) from the centerline of a municipal road allowance or provincial highway or as required by the Saskatchewan Ministry of Highways, excepting sites which front onto an internal subdivision road which shall be setback a minimum of 20 m (65.6 ft) from the front site line.</p> <p>d) Side Yard Setbacks – A minimum of 8 m (26.2 ft) from the side property line. Where a side yard abuts a municipal road allowance or provincial highway, the front yard requirements shall apply.</p> <p>e) Rear Yard Setback – A minimum of 8 m (26.2 ft) from the rear property line, other than where the rear site line is adjacent to a municipal road in which case, all buildings shall be setback a minimum of 45 m (147.6 ft) from the center line of the road allowance.</p> <p>f) Building Height - The maximum building height shall be 17 m (55.7 ft).</p> <p>g) Site Coverage – the maximum permitted portion of the site that may be covered by buildings or structures shall be 60%.</p>	<p>The Subject Property meets the area requirements associated with this zoning district. New building development will need to adhere to the site development regulations.</p>

6 CLOSURE

This report was prepared for the Marguerite Wiggins Parcel C, SW 2-38-6-W3M to support an application to rezone the property to a D - Light Industrial District (DM1).

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

Respectfully submitted,
Associated Engineering (Sask.) Ltd.

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

Bill Delaney, RPP MCIP
Project Manager

Marguerite Wiggins
Parcel C, SW 2-38-6-W3M

APPENDIX A – WIGGINS BASIC DEVELOPMENT REVIEW

Applicant's Basic Development Review (from 2018):

RECEIVED MAR 26 2018

Basic Development Review
for
Part of Parcel A, SW Quarter, Section 2, Township 38, Range 6, W3
Property Owners: Kevin and Marguerite Wiggins

1. Background

Given that the northwest five acres of our property has been used for several decades by Wiebe Movers, a company owned and operated by Robert Wiebe, the previous owners of this acreage, and given that after he sold the business to his employees upon retirement and that the company continued to rent from the Wiggins when they purchased the property from the Wiebe's in 2008, but apparently in non-compliance with the regulations of the RM of Corman Park, the Wiggins would like to correct this and propose a future for that corner. ***See Appendix A for a drawing of the proposed subdivision.***

The five acres being considered, along with the rest of the Wiggins' property, are part of an area in Corman Park that is designated as "Urban Commercial/Industrial: according to the *Saskatoon North Partnership for Growth*. ***See Appendix B for this designation.*** The Wiggins would like to have this portion of their property re-zoned as commercial and continue to rent it to businesses that fit within the commercial use parameters, or should the opportunity arise, sell it, again for the same kind of uses as outlined in those parameters.

The Wiggins have indicated this in a letter sent to their neighbours, and received no objections or concerns either by phone or by email.

2. Land Use

Land Use Context

Currently, the proposed land has been rented continuously until July 31 or 2017, and the Wiggins are in the process of choosing new renters from among several interested parties.

Within one mile of the proposed land for subdivision is the Wiggins own yard site and surrounding 50+ acres of hay, a farm directly west of them and a storage site for gravel (owned by Eldon Fortnum), and an acreage southwest of them (owned by Taylor and Kristen Whitter). Across Highway 16 to the northwest lies another acreage (owned by Kurt . . .) and directly north lies agricultural land. Redekop Industries is located to the northeast on the corner of Highway 16 and Grid Road #380.

Hazard Lands:

No natural or manmade hazardous conditions exist on the property under consideration.

Natural and Heritage Resources:

The inquiry made on October 18, 2017 confirmed that this quarter section is NOT heritage sensitive. **See Appendix C for this confirmation.** Please see **Appendix D** for the results of an inquiry also made on the HabiSask website.

3. Servicing

Roadways:

The proposed subdivision has roadway access from Range Road 3062. No road upgrades will be required. The anticipated traffic generated by a business that would rent from us could be 4-8 trips per day. Should the Wiggins sell, this could vary depending on the purchaser's plans, again consistent with commercial development options as outlined in Corman Park's regulations. Because the Wiggins intend to continue living on the rest of their property just south of the proposed subdivision, they will be very aware of potential traffic flux with specific interested purchasers and that will be one of the factors taken into consideration when selling.

Highway 16 is within 800 metres of the proposed subdivision. No traffic restrictions near the proposed subdivision are required.

The Ministry of Highways and Infrastructure reviewed the sub division proposal and sent a letter dated December 5, 2017 confirming it has no objections to this provided certain conditions were met. To clarify these conditions, a follow-up phone call took place December 29, 2017 between the Wiggins and Andrew Nicholls, the Ministry Contact for this department. Mr. Nicholls confirmed that there is no problem going forward with the subdivision application, that any permanent developments already within the "circle" boundary, including fencing, would be "grandfathered" in, and the condition #4 outlined in the letter is for the benefit of possible future development, should ownership change. **See Appendix E for both a copy of the letter and summary of the phone call.**

Drainage:

The proposed subdivision's drainage pattern will continue to be natural overland drainage and absorption into the ground. The natural drainage pattern is toward the ditch on the west side of the subdivision and toward the south bush on the east side of the subdivision. A berm between the dugout to the east of the proposed subdivision and the subdivision itself strengthens this flow pattern. **See Appendix F for drainage flow pattern.**

Spencer McNie from the *Water Security Agency* emailed Shawn Dukart of the province's *Community Planning Branch (Ministry of Government Relations)* to state that the WSA had reviewed the subdivision application and that the Wiggins (or any new owner, should that become the case) were to be reminded not to block, divert, fill, or alter natural drainage patterns without prior consent from the WSA. Otherwise, the WSA has no further concerns at this time. ***See this communication in Appendix G.***

Wastewater:

Currently, there is no septic system. A mound system is proposed for this site.

Potable Water Supply:

Two options for potable water are available for the proposed subdivision. InterValley Water has indicated it is able to supply water for a standard curbside. ***See Appendix H for the correspondence from InterValley Water.*** As well, PJays Water has also indicated their ability to supply water should a cistern be installed on the property. ***See Appendix I for the correspondence from PJays Water.***

Shallow Utilities:

Electrical power currently exists on this site, and 3-phase power is available to the site.

The Wiggins signed an Easement Agreement with Sask Power for right-of-way to access their existing facilities. SaskPower followed the registration of this agreement with an email stating their consent to the proposed subdivision. ***See Appendix J for the agreement and subsequent email.***

Natural gas is not presently delivered to the site. The shop is heated by propane which is delivered by Superior Propane.

Telephone service is not presently supplied to the site.

Solid Waste:

Loraas Disposal has confirmed their ability to provide waste services to the proposed subdivision. Waste materials will be taken to their landfill located on Lutheran Road. ***See Appendix K for letter confirmation.***

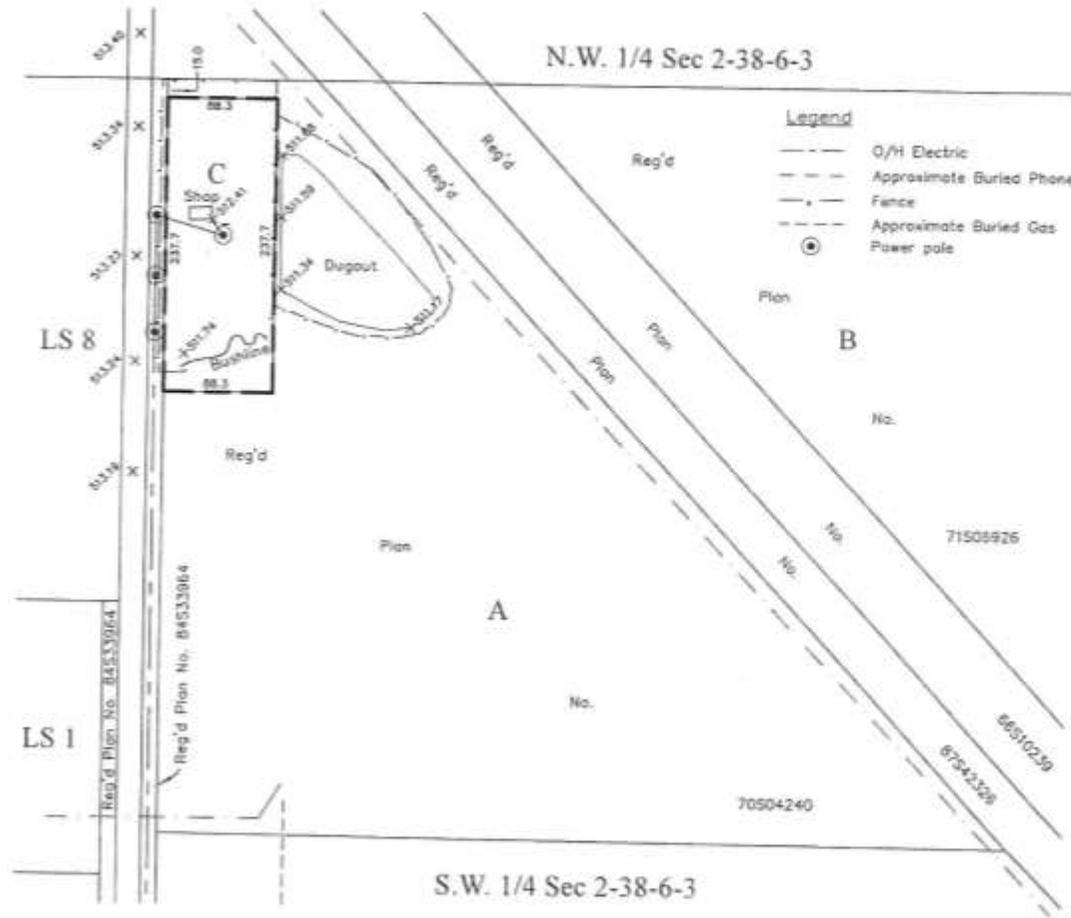
Protective Services:

Schooling is available in the Town of Dalmeny or the City of Saskatoon.

Emergency services will be provided by the Dalmeny Fire District, Corman Park Police, and the RCMP.

APPENDICES

- Appendix A: Plan of Proposed Subdivision
- Appendix B: Saskatoon North Partnership for Growth Regional Land Use Map
- Appendix C: Response from Parks, Culture and Sport of the Government of Saskatchewan Concerning Heritage Sensitivity
- Appendix D: Response from HABISask
- Appendix E: Letter from the Ministry of Highways and Infrastructure of the Government of Saskatchewan with Additional Phone Call Confirmation
- Appendix F: Drainage Plan of Proposed Subdivision
- Appendix G: Email Communication from the Water Security Agency
- Appendix H: Confirmation Letter from InterValley Water
- Appendix I: Confirmation Letter from PJay's Water
- Appendix J: Email Communication Consent from SaskPower with Attached Easement Agreement
- Appendix K: Confirmation Letter from Loraas Disposal



PLAN OF PROPOSED
 SUBDIVISION OF PART OF
 PARCEL A,
 REG'D PLAN NO. 70S04240
 S.W. 1/4 SEC. 2
 TWP. 38, RGE. 6, W. 3RD MER.
 RM OF CORMAN PARK NO. 344,
 SASKATCHEWAN
 BY D.L. CODLING, S.L.S.
 SCALE 1:4000

- Legend**
- O/H Electric
 - - - Approximate Buried Phone
 - + - Fence
 - - - Approximate Buried Gas
 - ⊙ Power pole

Dimensions shown are in metres and decimals thereof.
 Portion of this plan to be approved is outlined with a bold, dashed line and contains 2.10± ha (5.18± ac).
 Distances shown are approximate and may vary from the final plan of survey by ± 5.0 m.

D.L. Codling September 8, 2017
 Saskatchewan Land Surveyor

Karen A. Wiseman
 Head Office
 Registered Owner
 The signature above indicates;
 That I (We) approve the Plan of
 Proposed Subdivision as presented.

Prepared by

 Webb Surveys
 © 2017
 17-3177cw NLD



SASKATOON NORTH
PARTNERSHIP FOR GROWTH
REGIONAL PLAN

SASKATOON NORTH PARTNERSHIP FOR GROWTH REGIONAL LAND USE MAP

- Existing Urban Municipality
- Corman Park - Saskatoon Planning District
- First Nations TLE Land Holdings
- First Nations Reserves
- Areas subject to ongoing study
- Potential Expansions (Airport, Wanuskewin, etc.)
- Wanuskewin watershed
- Major Roadways
- Potential Interchanges
- Saskatoon Freeway**
- Potential Alignments
- Approved Alignments
- Water
- Key Location

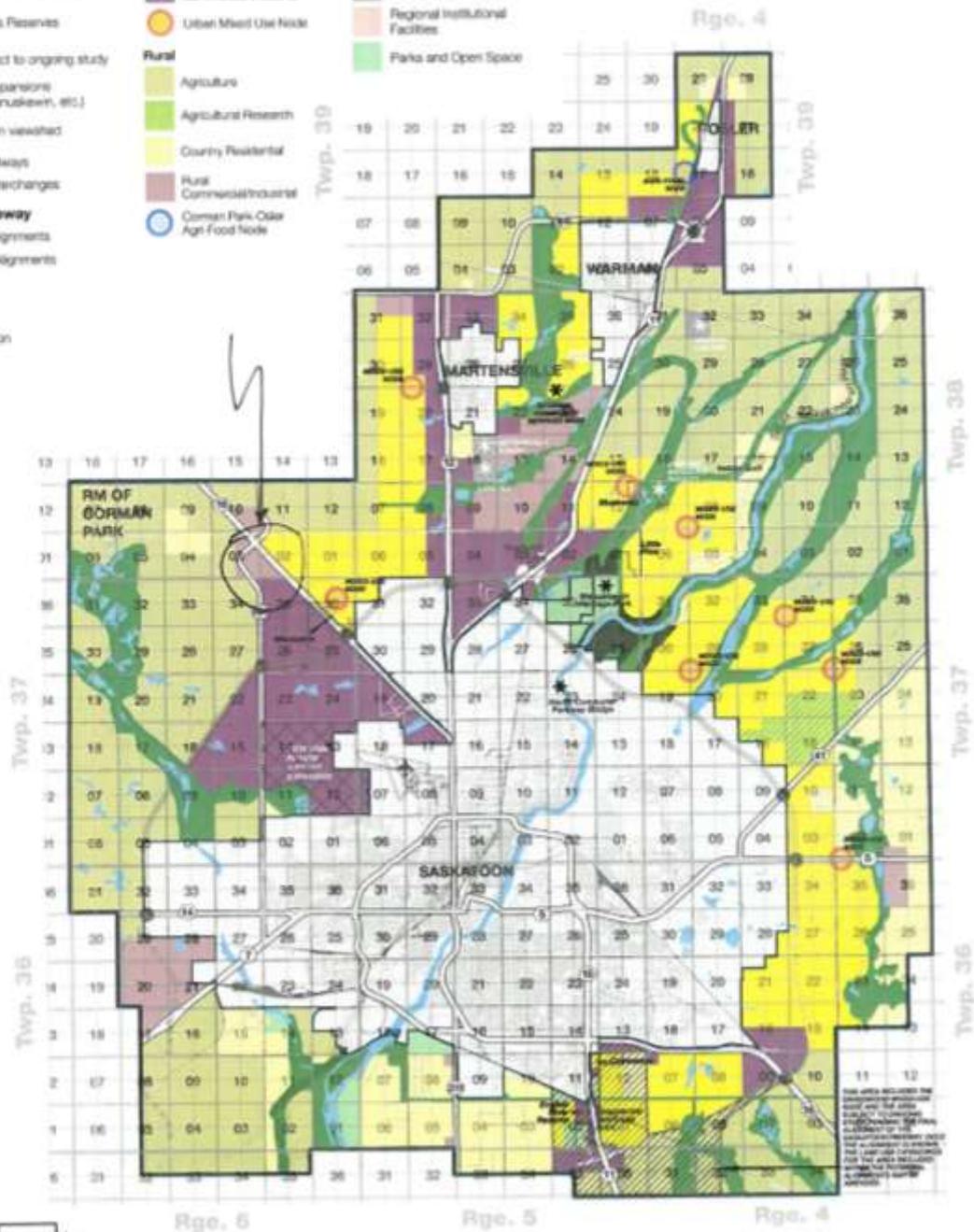
Land Use

Future Urban Growth

- Urban Residential Neighbourhood
- Urban Commercial/Industrial
- Urban Mixed Use Node
- Rural**
- Agriculture
- Agricultural Research
- Country Residential
- Rural Commercial/Industrial
- Corman Park Older Agri Food Node

- Green Network Study Area (additional review required)
- Regional Infrastructure
- Regional Institutional Facilities
- Parks and Open Space

Appendix B





PARKS, CULTURE AND SPORT

ABOUT PARKS, CULTURE AND SPORT

Inquiry was made on October 18, 2017 at 9:56 AM

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

Quarter-section:

SW

Section:

2

Township:

38

Range:

6

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 October 18, 2017 at 9:56 AM

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

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APPENDIX C



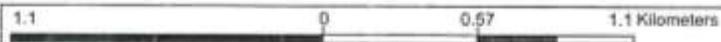
Legend

- Provincial Boundary
- Ecological Protection Specialist
- Rare and Endangered Species**
 - Vertebrate Animal
 - Invertebrate Animal
 - Animal Assemblage
 - Vascular Plant
 - Nonvascular Plant
 - Other (Botanical)
 - Fungus
- National Park
- Provincial Park

1 2 3 4 5

APPENDIX D

1: 22,323



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for 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

Notes



Government
of
Saskatchewan

Ministry of Highways and Infrastructure
Design & Innovation - Control
13, 3603 Millar Avenue
Saskatoon, Canada S7P 0B2

December 5, 2017

Our File: C.S. 16-23 Sub
Municipal File: R0950-175

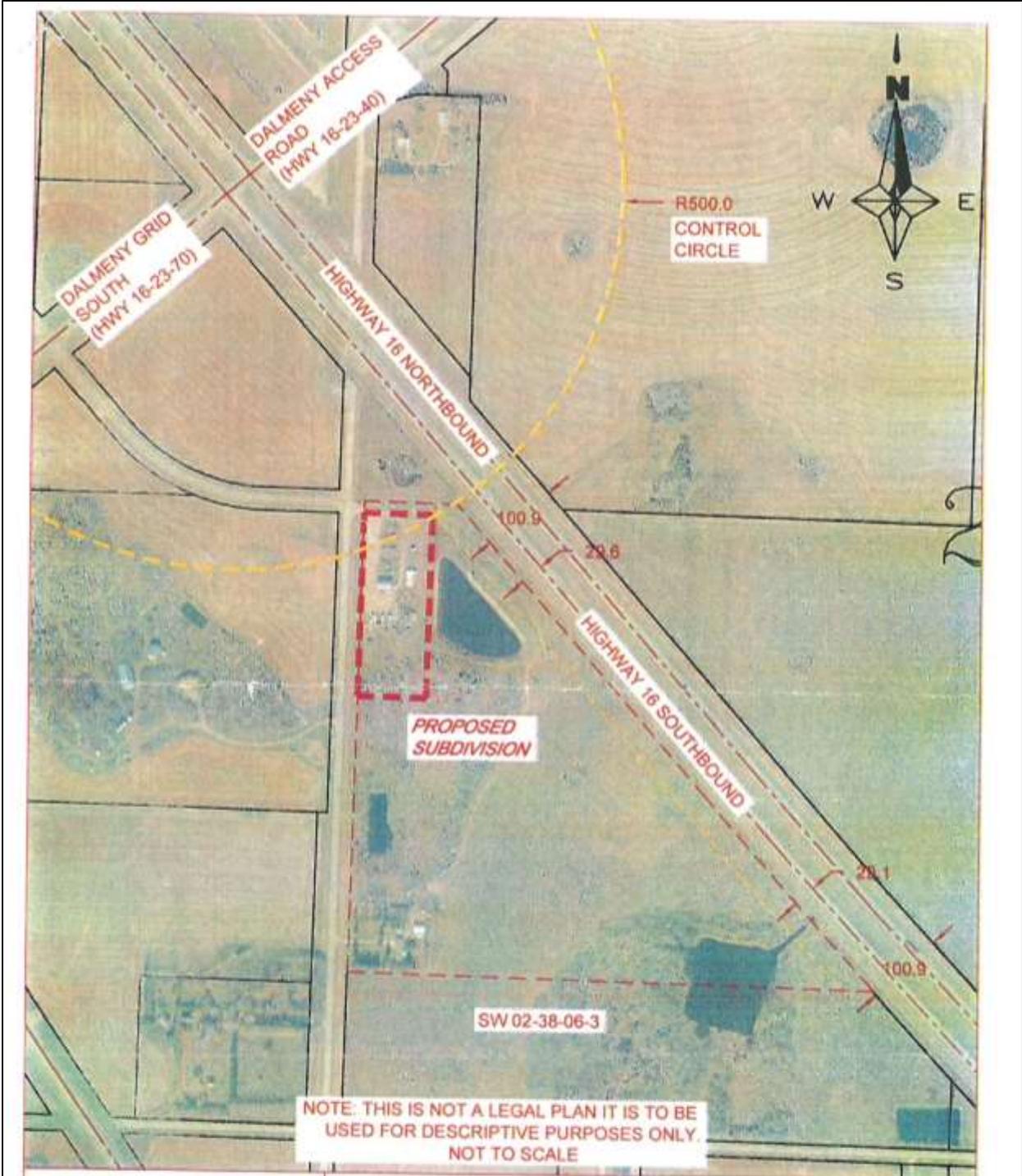
Shawn Dukart
Ministry of Government Relations
Room 978, 122 - 3rd Avenue North
Saskatoon, SK S7K 2H6

Re: Proposed Subdivision
R.M. of Corman Park No. 344
SW 1/4 02-38-06-W3M
Intended Use: Commercial/Recreational

The Ministry of Highways and Infrastructure has reviewed the above mentioned subdivision proposal. Our Ministry has no objections providing the following conditions are met:

1. Any permanent development within 90 metres of the highway right-of-way requires a permit from this Ministry. Minimum setback from the existing roadway centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.
2. No new access to Highway 16 will be permitted. Access to the proposed subdivision shall be via the existing municipal roads.
3. Depending on the type of development planned for this subdivision, the Ministry may require a Traffic Impact Assessment (TIA) be completed.
4. The Ministry of Highways and Infrastructure has reviewed the above-mentioned subdivision and development proposal. The Ministry of Highways and Infrastructure uses control circles to manage development that may be affected by future highway improvements. These control circles are put in place to protect the area for future interchanges. At this location the Ministry will not permit any permanent development within a circle with a radius of 500 metres from the intersection of the median centreline of Highway No. 16 and the centreline of the crossing Dalmeny Grid Road (Highways 16-23-40 and 16-23-70). This area was protected from development because of plans for a future interchange at this location.

APPENDIX E



PROPOSED SUBDIVISION

HWY 16
SW 1/4 02-38-06-W3M
km 9.3 LT

DRAWN BY	A NICHOLLS	DATE	17/12/05	CS	16-23	TAB NO	A4-SUBDIV
DESIGNED BY		DATE		CONTRACT		SHEET	1 OF 1

ACAD DWG: 3063824
LAST REV DATE: 17/11/05

Further discussion re. December 5, 2017 letter from The Ministry of Highways and Infrastructure:

December 29, 2017:

Phone conversation with Andrew Nicholls, the Ministry Contact for this department

Mr. Nicholls confirmed:

- There is no problem going forward with the sub-division application.
- Any permanent developments already within the "circle" boundary, including fencing, would be "grandfathered" in.
- Condition #4 outlined in the written correspondence is for the benefit of possible future development, in particular, should ownership change.

APPENDIX F

**DRAINAGE PLAN ON
PROPOSED PARCEL C
IN PARCEL A,
REG'D PLAN NO. 70S04240
S.W. 1/4 SEC. 2
TWP. 38, RGE. 6, W. 3RD MER.
RM OF CORMAN PARK NO. 344,
SASKATCHEWAN
BY D.L. CODLING, S.L.S.
SCALE 1:1000**

Dimensions and elevations shown are in metres and decimds thereof.
Elevations are arithmetic, derived from GPS, utilizing the Canadian Spatial
Reference System (CSRS), Precise Point Positioning (PPP).

Survey performed August 3, 2017.

Legend

- O/H Electric
- - - Fence
- - - Contour
- - - Proposed Parcel
- ⊙ Power pole
- ▲ Drainage Arrow

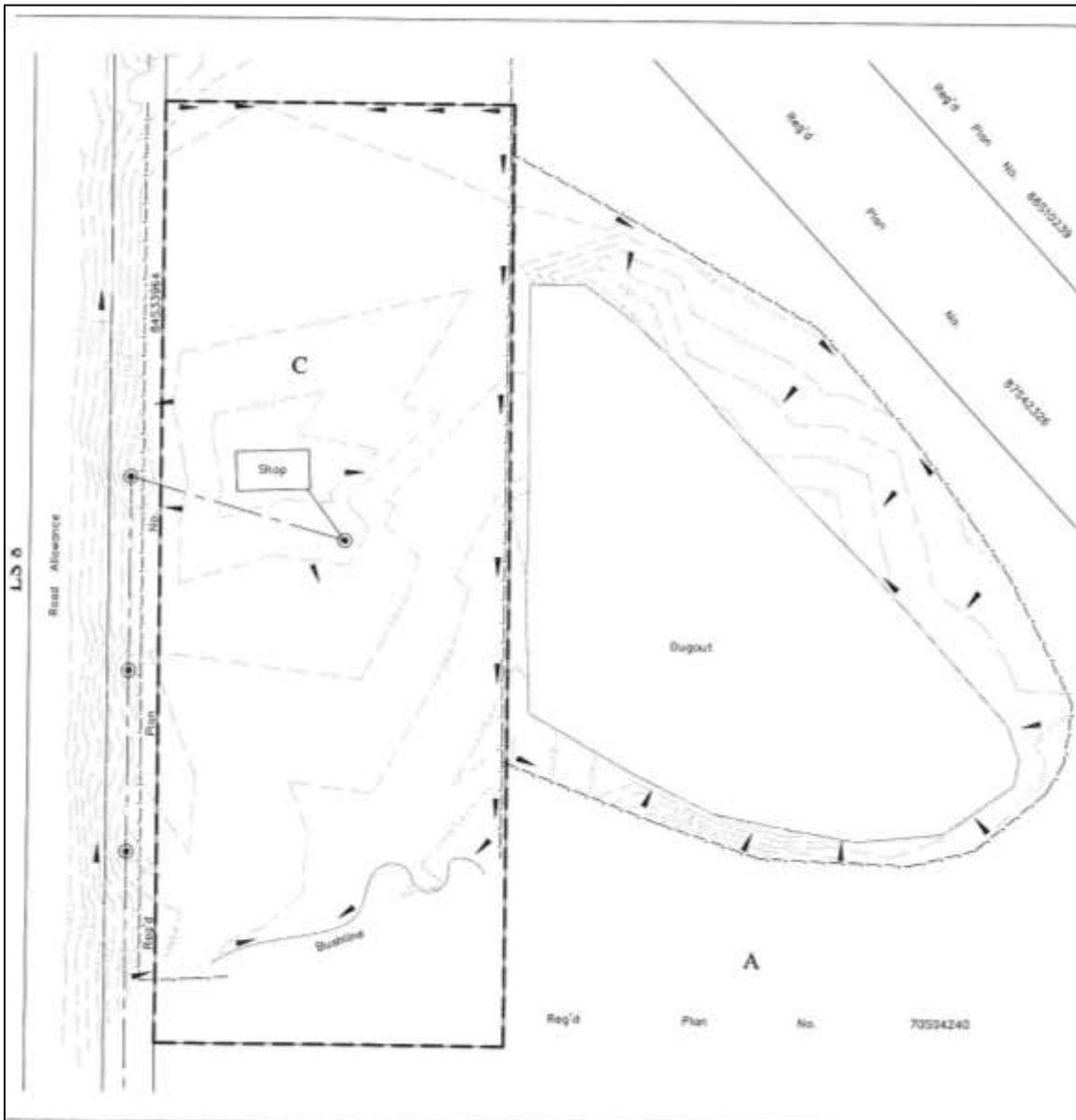


D.L. Codling, February 2nd, 2018
Saskatchewan Land Surveyor



Prepared by

Webb Surveys
© 2018
17-3172w N.D.



Reg'd Plan No. 70S04240

Shawn,

Water Security Agency (WSA) has reviewed the above noted subdivision application. The southern half of the parcel may be flood prone during spring runoff or extreme precipitation events. The proponent is reminded that they are not to bloc, divert, fill, or otherwise alter natural drainage patterns without prior consent from the WSA. The WSA has no further concerns at this time.

Regards,

S

Spencer McNie - A.Sc.T

Senior Technologist, Regional Services, Technical Services Division
402 Royal Bank Tower 1101 - 101st Street
North Battleford, SK S9A 0Z5
Ph: 306.446.7454 | Cell: 306.490.7078 | Fax: 306.446.7461
wsask.ca | spencer.mcnie@wsask.ca



 Please consider the environment before printing this e-mail

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APPENDIX G



PO Box 160
Bay # 8 - 301 Centennial Drive N
Martensville, SK
S0K 2T0

02, Jan. 2018

Kevin & Marguerite Wiggins #0307

Re: Potable Water Supply to Parcel A, SW2-38-6-W3, Parcel #117145751

IWI has the resources to provide potable water for a standard curbstop (10,000 gal per month) for the proposed development.

The connection will connect to the existing potable water line along the east side of R. Rd 3062 (Dalmeny Highway)

An application to Sask Water for additional allocation will be required.

The water supplied will be a low pressure line requiring on site storage as a reservoir. Initial flow restrictors are 1.9 litres/minute and are changed depending on the maximum water requested.

A formal quotation outlining all costs will be prepared after project approval has been granted.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Booth', is written over a horizontal line.

Geoffrey Booth
Treasurer



When You Need Water We Deliver

WATER SUPPLY (1985) LTD. 306-384-7778 Comp 30, Site 207, RR #2 SASKATOON SK S7K 3J5

February 23, 2018-02-23

Marguerite Wiggins
Box 177, RR #4
LCD Main
Saskatoon, Sask.
S7K 3J7

To whom it may concern,

We have been contacted by Marguerite Wiggins about providing potable drinking water to their future development. Based on the land description of Parcel A, SW Quarter, Section 2, Township 28, Range 6, W3. P-jays Water Supply (1985) Ltd would be able to deliver water.

Our pricing is based on the distance we have to travel, the volume of water that is needed and the amount of work that is required to make the delivery, at this time that has not been discussed. All roadways in and out of your yard will have to accommodate a full size semi truck with trailer.

Thank You

Cindy Bennefeld
P-jays Water Supply
306-384-7778

APPENDIX I

1/28/2018

Webmail 6.0 - Inbox

From: "Liane LaPointe" <lilapointe@saskpower.com>
Subject: Proposed Subdivision; R.M. of Corman Park No. 344; CP File: R0950-17S; Webb
Surveys File: 17-3177cw; SaskPower File: 14337504
Sent date: 01/19/2018 01:20:58 PM
To: "shawn.dukart@gov.sk.ca"<shawn.dukart@gov.sk.ca>, "admin@webbsurveys.ca"
<admin@webbsurveys.ca>, "marguerite@w@sasktel.net"<marguerite@w@sasktel.net>

Good afternoon,

We are in receipt of a signed Easement Agreement dated January 8, 2018, allowing SaskPower access to our existing facilities affected by the above referenced area. Please ensure all terms and conditions within the existing easement are adhered to.

SaskPower may have overhead facilities installed in road allowances, streets or lanes which may overhang the parcel. Please ensure the development maintains CSA clearances to SaskPower facilities. Please contact SaskPower Inspections at www.saskpower.com for any questions regarding CSA Standards.

Please ensure proper safety precautions are adhered to when operating large equipment around facilities. There should be no ground disturbance adjacent to the facilities without first contacting SaskPower Customer Service (1-888-757-6937) to ensure integrity and clearance is maintained.

Accordingly, we hereby consent to the proposed subdivision of Parcel A, Plan 70S04240, in the R.M. of Corman Park No. 344.

Future easements will be obtained at the time of service. For new installation inquiries please contact 1-888-757-6937.

Thank you.

Liane LaPointe

SaskPower Corporation | Corporate Land Analyst/Land Department, Regina

p. 306-566-3005 | lilapointe@saskpower.com | www.saskpower.com

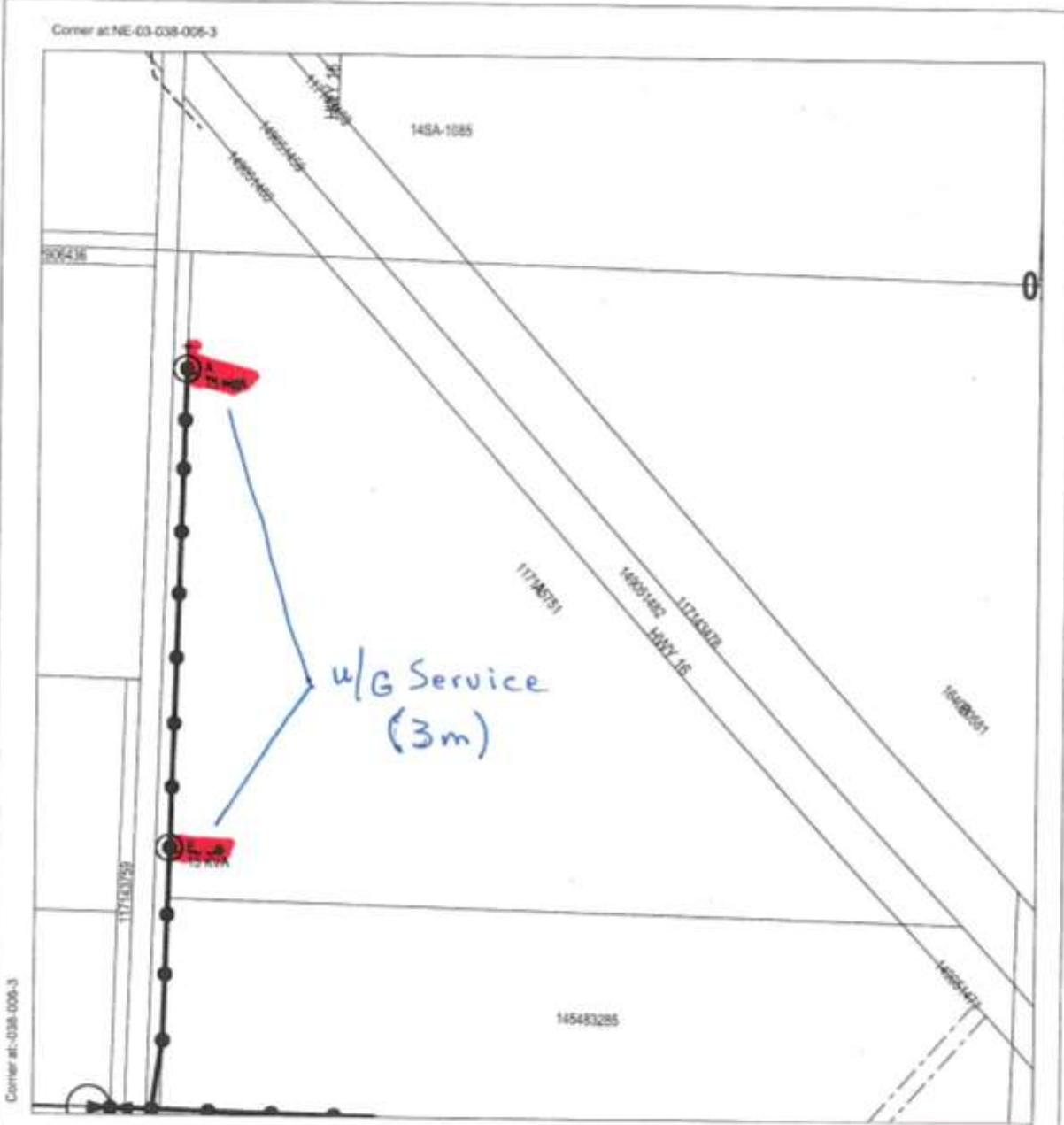
f. 306-566-3022

125E – 2025 Victoria Avenue

Regina, SK S4P 0S1

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Appendix J



THIS MAP IS A VISUAL REPRESENTATION ONLY AND NOT TO BE USED FOR LOCATING FACILITIES. CONTACT SASK 1ST CALL AT 1-866-828-4868 FOR LOCATES

	G I S M A P	PLOT DATE 2017/11/28	SCALE 1:5000	MAP ID. Ad Hoc
	DRAWING TITLE		DESCRIPTION 14337504 - RM OF CORMAN PARK NO. 344 Blk A, Plan 70504240	MAP GROUP
				SHEET NO. of

CONSENT AND AGREEMENT
WITH RESPECT TO ACQUISITION OF AND COMPENSATION
FOR EASEMENT OF RIGHT-OF-WAY
RURAL ELECTRICAL DISTRIBUTION

WHEREAS Saskatchewan Power Corporation, hereinafter called SPC, requires an Easement for right-of-way for the purpose of a powerline on, over, under and/or through the parcel of land described as follows:

All that portion of Parcel A, Plan 70S04240 in the Southwest Quarter of Section Two (2), Township Thirty-eight (38), Range Six (6), West of the Third Meridian, Saskatchewan, Ext. 0 (Surface Parcel 117145751), as shown outlined in red on the attached sketch.

Width of Easement 3 Metres

NOW THEREFORE, KEVIN ALEXANDER WIGGINS AND MARGUERITE VICTORINE WIGGINS, hereinafter called the Owner, of the postal address of RR 4, LCD Main, Box 177, Saskatoon, SK, S7K 3J7, being the registered owner(s)/purchaser(s) under agreement for sale of the said parcel of land, do/does hereby consent and agree to the acquisition by SPC of the said easement to consist of the right to SPC by itself, its employees and/or agents to enter upon the said land for the purpose of constructing, placing, laying, operating, maintaining, inspecting, altering, removing, replacing, and/or repairing poles, anchors, kiosks, transformers and pads, wires, cables, conduits and other conductors, apparatus and equipment as SPC may consider necessary or convenient in connection with the operation of an electrical distribution system on, over, under, and/or through the said right-of-way together with the right of ingress and egress to and from the said parcel of land for the employees, agents, vehicles, supplies and equipment of SPC for all purposes necessary or incidental to the exercise and enjoyment of the rights hereby acquired, on the following terms and conditions:

- (1) The easement acquired hereunder will be evidenced at the Land Titles Office either by registration of a Power Corporation Act Easement (s.23) or by the filing of a miscellaneous interest.
- (2) The consideration for the said easement shall be the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged.
- (3) It is hereby agreed that whenever SPC breaks or opens up the said right-of-way for any purpose, SPC shall diligently and expeditiously complete the work for which such breaking or opening up was required, and shall, at the expense of SPC, restore the ground so broken and opened up as nearly as possible to its former condition forthwith upon the said work being completed.

(4) SPC shall pay to the owner, or other person entitled thereto, reasonable compensation for damage done to any crops, fences, livestock or timber on the said land, arising out of or attributable to the exercise of the rights herein acquired.

(5) SPC shall indemnify and save harmless the owner from any and all liabilities, damages, costs, claims or actions caused by or resulting from the exercise by SPC of the rights granted herein, excluding those caused by or resulting from the willful or negligent acts or omissions of the owner or any tenant, servant, agent or contractor or employee of the owner, and others for whom the owner is responsible at law.

(6) The owner shall be allowed free access to and use of the said parcel of land hereinbefore described, except insofar as it may be necessary for SPC to use the same for the purposes hereinbefore specified; provided further that the owner shall not, without the prior written consent of SPC, excavate, drill, install or erect or permit to be excavated, drilled, installed or erected on or under the said parcel of land any pit, well, trench, foundation, pavement, building, or other structure or installation.

(7) Upon the discontinuance of the said right-of-way and the exercise of the rights hereby acquired, SPC shall restore the said land to the same condition, so far as it is practicable to do so, as the same was in prior to the entry thereon by SPC and the exercise by it of the rights hereby acquired.

(8) Nothing herein contained shall be deemed to vest in SPC any title to mines, ores, metals, coal, slate, oil, gas or other minerals in or under the said parcel of land, except only the parts thereof that are necessary to be dug, carried away or used in the laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction, and/or repair of the said powerline, works, apparatus and equipment of SPC.

DATED this 27th day of January

2018
2017.

[Signature]
Witness

207 Selwyn Ten Stoon
Address

Principal LCA
Occupation

File No. 14337504

LL/dh

r:\lawland\In\word\lane\c&a157 [0107b]

[Signature]
KEVIN ALEXANDER WIGGINS

[Signature]
MARGUERITE VICTORINE WIGGINS



12SE - 2025 Victoria Avenue
Regina, Saskatchewan S4P 0S1
Phone: (306) 566-3005
Fax: (306) 566-3022

January 18, 2018

Kevin Wiggins and Marguerite Wiggins
Box 177
Saskatoon, SK S7K 3J7

Dear Sir and Madam:

**RE: RM of Corman Park No. 344
Parcel A, Plan 70S04240
File No. 14337504**

In connection with the above-mentioned project, we have now registered the necessary Easement Agreement with the Information Services Corporation, as Interest Register No. 122705647.

Thank you for your cooperation in this matter.

Yours truly,

Liane LaPointe
Land Department

LL/dh



Feb 22, 2018

To Kevin & Marguerite Wiggins:

This letter is to confirm that Loraas Disposal can provide waste services to the following location: Northwest corner of property located at SW 2 38 6 W3.

Waste materials will be taken to our landfill located on Lutheran Road.

Regards,

Mike Bodnarchuk

Loraas Disposal

Saskatchewan Owned & Operated Since 1965
INDUSTRIAL • COMMERCIAL • RESIDENTIAL

APPENDIX K

Marguerite Wiggins
Parcel C, SW 2-38-6-W3M

APPENDIX B - RECORD OF ENGAGEMENT



Application to Rezone Land

Proposed Single Parcel Rezoning to a Light Industrial District Public Notice

PURPOSE

This communication is intended to inform neighbouring property owners of an alteration of an application to rezone a single 2.1 ha (5.19 acre) parcel located in SW-2-38-06-W3M, just south of Highway 16, from Commercial to a Light Industrial District (DM1). A similar notice was distributed for this project several months ago representing the owners intention to pursue a Business District zoning for the above-noted site.

Following further discussion with the RM, a decision was made to alter the intended zoning for the site. This notice is intended to inform you of the change in the proposed zoning for the site and enable you to offer any comments or perspectives you have with the change.

DEVELOPMENT SUMMARY

This site is currently developed and has been used as a commercial business site for a number of years. The parcel is currently accessed from Range Road 3062 and includes a shop, and outdoor storage facilities.

The proposed rezoning to a Light Industrial District (DM1) continues to align with the intended long-term use of land in this area as portrayed within the newly adopted P4G District Official Community Plan.

The Business District and the Light Industrial zoning districts are both industrial uses and share 29 common uses. The purpose of the DM1 District is to accommodate a range of industrial uses and activities which typically include manufacturing, processing, assembly, repair and end user

production and distribution involving limited storage of raw inputs.

Unlike heavy industrial zones which commonly involve the outdoor storage and processing of raw and unfinished goods, manufacturing uses in the Light Industrial District focus on the final stages of production with limited outdoor storage of unfinished goods.

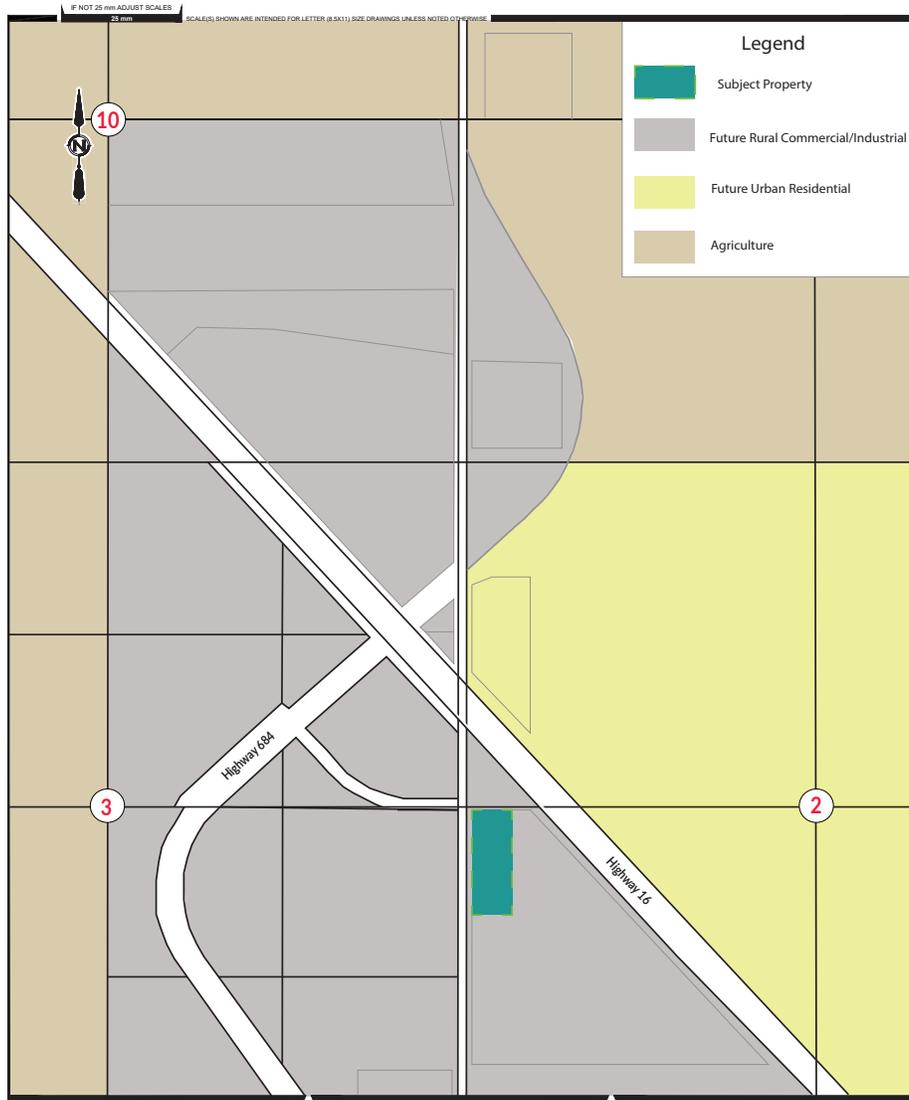
Businesses in this district normally have similar operating hours as commercial uses and don't typically involve shift work.

The zoning standards applied to uses in this district limits the outdoor storage of goods in the front yard to finished goods for sale and requires that any unsightly elements on the site are indoors or screened by landscaping or fencing of at least 2 m in height.

Some of the main permitted uses within a Light Industrial site include, but are not limited to:

- Business Support Service
- Gas Bar
- Industrial Complex
- Personal Services
- Pet Care Facility
- Recreational Vehicle Sales//Rentals
- Vehicle Repair Shop
- Warehousing and Warehouse Sales
- Manufacturing Establishment

The location and intended future land uses for the subject site and neighbouring properties as described by the P4G OCP is illustrated below:



The formal rezoning application is intended to be submitted for consideration by the P4G District Planning Commission and subsequently the RM of Corman Park Council this spring. Neighbouring property owners may provide their perspectives and comments concerning the proposed development prior to consideration of the application by the RM. Any communications received from this mailing will be included in the final submission. Please respond to the request for comment by Friday, February 10, 2023 by mail, email or telephone to the contact below:

Bill Delainey, RPP, MCIP
Associated Engineering
1-2225 Northridge Drive
Saskatoon, SK S7L 6X6
delaineyb@ae.ca
306-808-3047



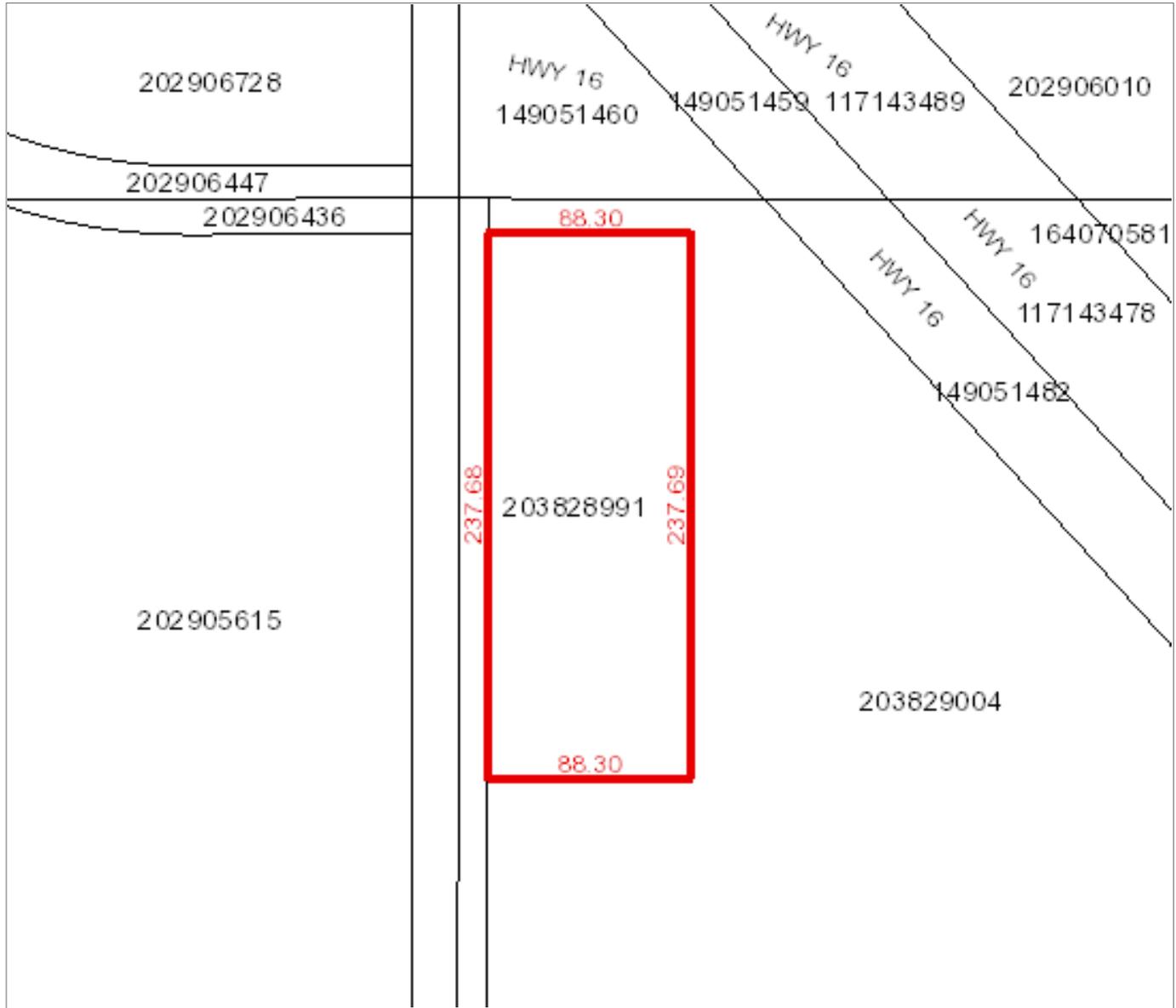
Marguerite Wiggins
Parcel C, SW 2-38-6-W3M

APPENDIX C - SUPPLEMENTAL INFORMATION



Surface Parcel Number: 203828991

REQUEST DATE: Mon Aug 15 09:09:07 GMT-06:00 2022



Owner Name(s) : Wiggins, Marguerite Victorine

Municipality : RM OF CORMAN PARK NO. 344

Title Number(s) : 155580790

Parcel Class : Parcel (Generic)

Land Description : Blk/Par C-Plan 102347243 Ext 0

Source Quarter Section : SW-02-38-06-3

Commodity/Unit : Not Applicable

Area : 2.099 hectares (5.19 acres)

Converted Title Number : 98SA15702

Ownership Share : 1:1

Map

Polygon

Component

Polygon ID: SKDSSSAA0072**Polygon Label:** Aq1GT:LS-SL2u4-3

Mainly Asquith Orthic Dark Brown soils. Most of these soils are shallow to glacial till and gravels. [i](#)

ASQUITH (gravel substrate): Dark Brown Chernozemic soils formed in shallow, sandy fluvial materials underlain by gravelly fluvial materials. [i](#)

Surface Texture: Loamy sand [i](#)**Slope Description:** VERY GENTLE SLOPES 0.5 - 2% (CLASS 2) [i](#)**Surface Expression:** UNDULATING (u) [i](#)**Salinity Class:** 1Salinity affect on productivity: Very slight [i](#)**Ag Capability:** 5(6)M 4(4)MP

Soils in this class have very severe limitations that restrict their use to the production of native or tame species of perennial forage crops. Improvement practices are feasible. [i](#)

pH Class: C5

50% 6.8-7.5, 20% 6.1-6.7, 30% > 7.5

**Stoniness:** Moderately stony**Initial Irrigation:** Moderate soil limitations, slight landscape limitations.**Area:** 7564 acres (3061 ha)



**SUBDIVISION 2019/32
BYLAW 21/20**

Owner/Applicant: Kevin & Marguerite Wiggins
Legal Land Description: Parcel 'A', SW 2-38-6-W3
Council Division: 8
File Manager: Vicky Reaney

1. Proposed Development: Subdivision and Rezoning Subject to a Holding Provision

2. Recommendation A:

“That the application of Kevin & Marguerite Wiggins to rezone a portion of SW 2-38-6-W3 from Agricultural Residential 1 District (AR1) to Commercial District with a holding provision (C-H) and to subdivide a 2.10 ha (5.18 acre) parcel, labelled Parcel ‘C’ on the Plan of Proposed Subdivision, prepared by Webb Surveys Ltd. dated September 27, 2019 be APPROVED subject to:

- i. Bylaw No. 21/20 receiving Ministerial approval from the Ministry of Government Relations;*
- ii. The applicant being solely responsible for all of the costs of the subdivision and rezoning including Municipal Reserve cash-in-lieu;*
- iii. The applicant entering into a servicing agreement, in a form satisfactory to the R.M. of Corman Park, to address the requirements for servicing of the lands, including, but not limited to, the remission of the required subdivision servicing fee;*
- iv. Prior to the holding provision being removed, the subject lands shall not be used or have any buildings erected thereon for any purpose excepting the following:*
 - a. any uses being lawfully carried out on the lands on the day of the passing of Bylaw No. 21/20;*
 - b. cultivation of land and/or the non-intensive production of field crops;*
- v. Any additional development, construction or occupancy on the subject lands shall require the prior removal of the holding provision and the issuance of development and building permit(s) from the Municipality prior to any development, construction or occupancy on the lands occurring;*
- vi. At the time of submitting a request to remove the holding provision, the applicant shall provide:*
 - a. a site plan for proposed development on the subject lands and adequate information on the proposed use; and*
 - b. confirmation of adequate servicing and infrastructure to support the proposed development, to the satisfaction of the Municipality and other affected*

agencies, including: access and traffic management, any internal roadways, surface drainage, safe building elevation and other construction requirements, potable water, gas, power, septic and septic hauling. The applicant may be required to complete additional studies to confirm adequate servicing and infrastructure, including:

1. Site grading and drainage plan designed to accommodate a 1:100 year storm event plus 25% volume that complies with all requirements of the Water Security Agency;
 2. Traffic Impact Assessment (TIA) for the proposed use that addresses traffic operations and safety issues that the proposed development will have on the transportation network and identify any required improvements to the satisfaction of the Ministry of Highways and Infrastructure; and
 3. Geotechnical and/or hydro-geotechnical stud(ies) depending on the type of development proposed for the subject lands;
- vii. Prior to the issuance of any development and building permit(s) the applicant shall provide a landscaping plan that addresses the commercial and industrial landscaping requirements of the R.M. Zoning Bylaw;
- viii. The applicant shall comply with the requirements of the Ministry of Highways and Infrastructure (MHI), including:
- a. Any permanent development within 90 metres of the highway right-of-way requires a permit from MHI. Minimum setback from the existing roadway centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.;
 - b. No new access to Highway No. 16 will be permitted. Access to the subject lands shall be via the existing municipal roads;
 - c. A Traffic Impact Assessment (TIA) may be required at the time of development of the lands; and
 - d. No permanent development will be permitted within the traffic control circle with a radius of 500m from the intersection of the median centreline of Highway No. 16 and the centerline of Highway No. 684 (Dalmeny Grid Road). This area is protected from development because of plans for a future interchange at this location;
- ix. Access to the subject lands shall be via the existing approach from Range Road 3062. If this approach is removed in the future, as a result of being inside MHI's traffic control circle, alternative access is required. Any new approach must be constructed in consultation with, and approval from, the R.M. Director of Public Works. The applicant and/or MHI would be responsible for all costs for constructing any new approach and undertaking any required municipal road upgrades that are required as a result including, not limited to: right of way acquisition, utility moves and road construction upgrades;
- x. The applicant ensuring that any licensed vehicles using R.M. roads have obtained all required haul permits from the R.M. prior to hauling any overweight loads on R.M. roads;

- xi. The provision or relocation of all utility services is at the landowner's expense and*
- xii. responsibility, to the satisfaction of the affected utility departments;*
- xiii. The applicant shall obtain development and building permits for the existing non-conforming structure on the subject lands prior to any occupancy of the structure or obtain a demolition permit for the removal of the structure;*
- xiv. No persons shall block, divert, or otherwise alter natural drainage patterns without prior consent from the Water Security Agency;*
- xv. The installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority; and*
- xvi. The applicant obtaining the necessary approvals and providing evidence of complying with the requirements and recommendations of all government ministries and agencies including, but not limited to: Water Security Agency, Saskatchewan Health Authority, Ministry of Environment and the Ministry of Highways and Infrastructure."*

Recommendation B:

- i. "That the notification requirements under Council Policy# PD-001 Rezoning Notification be waived for this application since notice was previously provided."*

3. Summary:

- The source parcel, Parcel 'A', is currently zoned Agricultural Residential 1 District (AR1) and is 24.28 ha (60.02 acres).
- The applicant is proposing subdivision and rezoning of proposed Parcel 'C' to create separate title for a vacant commercial parcel that they wish to lease or sell. Parcel 'C' is proposed to be 2.10 ha (5.18 acres).
- Council may recall a previous application to subdivide the same proposed Parcel 'C' and to rezone from Recreational District (REC) to Commercial District (C) which was supported by Council on June 15, 2018. Bylaw 29/18 was approved by the Province on August 9, 2018. However, the applicant was unable to pay the required Municipal Reserve cash-in-lieu and commercial subdivision servicing fee at that time which led the subdivision application to be closed by Community Planning.
- Community Planning also approved Bylaw 9/16 on February 11, 2020 which rezoned the source parcel from REC to Agricultural Residential 1 District (AR1). Council may recall that this was a housekeeping zoning amendment to address the on-going taxation and bylaw enforcement issues with the source parcel. Bylaw 9/16 superseded Bylaw 29/18 and rezoned the entire source parcel to AR1. Therefore, the rezoning of Parcel 'C' must be addressed again as part of this application.
- The applicant initiated this current subdivision application (2019/32) in October 2019 and paid the above mentioned subdivision and Municipal Reserve fees to the R.M. in February 2020.
- R.M. Administration is recommending that the proposed Parcel 'C' be rezoned from AR1 to Commercial District subject to a holding provision (C-H) due to the concerns over servicing and impacts to adjacent properties raised by referral agencies. The absence of a specific use proposal creates further uncertainty with site layout, access, projected traffic volumes, management of drainage and overland flooding, wastewater management and

other servicing considerations. Applying a holding provision to these lands would be consistent with the approach taken with other recent commercial rezonings where there has been no proposed use and/or servicing concerns identified.

- Applying a holding provision to this commercial rezoning would allow the applicant to market Parcel 'C' as commercial lands while allowing the R.M. and referral agencies to retain oversight over future development, recognizing that specific servicing details and studies depend on the specific use(s) and scale of development that is proposed by a future developer. For example, depending on the type and scale of development proposed, the preparation of an engineered drainage plan, Traffic Impact Assessment, geotechnical and/or hydro-geotechnical investigation may be required. See sections 10 and 11 for more information.
- A future developer of Parcel 'C' would be required to obtain Council approval to remove the holding provision prior to obtaining development permit(s) for the lands. At that time appropriate servicing would be confirmed along with any mitigating measures to minimize conflict with adjacent land uses.
- At the development permit stage the R.M.'s requirements for commercial building, landscaping, buffering, parking and loading, outdoor lighting and signage would be addressed.
- The applicant completed a Basic Development Review (BDR) and public consultation as part of their original commercial rezoning application. The BDR which is included in this report shows that the lands have very limited servicing to support commercial development. Updated correspondence with regulatory agencies has also been provided as part of this report.
- The application meets the requirements of the R.M. of Corman Park Official Community Plan and Zoning Bylaw.

4. Bylaw Compliance:

R.M. of Corman Park Official Community Plan (OCP)

<i>Subsection</i>	<i>Policy</i>	<i>Compliance</i>
<i>Section 7</i>	<i>Commercial Objectives and Policies</i>	
7.2.1.	Access to the proposed Parcel 'C' is via an existing approach from Range Road 3062 which is a secondary weight municipal road with access to provincial Highway No. 16 via provincial Highway No. 684. The application has been circulated to the Ministry of Highways & Infrastructure (MHI) for comment and are included under Section 10.	Yes
7.2.2.	The subject land is adjacent to Highway No. 16 and Highway No. 684 (Dalmeny Grid Road) which are provincially controlled roadways. Access to the subject property is directly from Range Road 3062.	Yes
7.2.3.	The subject lands have been designated under the P4G Regional Land Use Map as 'Rural Commercial/Industrial'.	Yes

7.2.4.	<p>A future tenant or landowner of Parcel 'C' would be required to obtain development permit(s) prior to commencing any use on the site. At that time, a high visual quality in buildings, site design, landscaping and signage would be required.</p> <p>Existing trees provide some screening of the to the applicants' residential yard site to the south. Depending on the proposed use, additional screening may be required along Range Road 3062 and the eastern property line of Parcel 'C', along with any other appropriate measures to minimize conflict with adjacent land uses at the development permit stage.</p>	Yes
7.2.5.	<p>The soils on the subject property is identified as a Class 5 under the Canada Land Inventory soil class rating system and has severe limitations that reduce the choice of crops. The land proposed for the development encompasses an existing commercial yard site that was previously occupied by a building moving company and contains uncultivated lands and brush.</p>	Yes
7.2.6.	<p>No new development is permitted within the MHI 500m radius traffic control circle including buildings, approaches, landscaping and signage. Anything existing within the traffic control circle is permitted to remain as legal nonconforming uses as per the applicant's correspondence with MHI which is included in their BDR. Comments from the MHI are included under Section 10, and have been attached to form part of this report.</p>	Yes
7.2.7.	<p>Commercial uses on the site could serve needs to residents of the R.M. and travelling public due to its location at intersection of Highway No. 16 and Highway No. 684 (Dalmeny Grid Road).</p>	Yes
7.2.8.	<p>A future tenant or landowner of Parcel 'C' would be required to obtain discretionary use approval and/or development permit(s) prior to any use commencing on the site. At that time, a high visual quality in buildings, site design, landscaping and signage can be required.</p>	Yes
	<p>Potable water can be supplied by the Intervalley Water Utility as per the applicant's BDR, or purchased and trucked by a private supplier. A central potable water source is not required as part of this application. Telephone service is not presently supplied to the site.</p>	

7.2.9.	<p>Electricity currently exists on the site, including 3-phase power. The previous building moving company which was operating on the subject lands was heated by propane.</p> <p>There is currently no septic system for Parcel 'C'. As a condition of approval the installation of any new plumbing and sewage systems shall be permitted, inspected and approved by the Saskatchewan Health Authority (SHA).</p>	Yes
7.2.10.	<p>A Servicing Agreement will be required to be executed by the R.M. and the applicant and registered on title. This agreement will outline servicing requirements, the payable subdivision servicing fee and any other considerations Council deems necessary.</p> <p>The R.M. does not require road widening or upgrading as part of this application. Depending on the type of use proposed for Parcel 'C', the applicant and/or MHI may be responsible for all costs for constructing any new approach and undertaking any required municipal road upgrades as part of installing a new approach, including, not limited to: right of way acquisition, utility moves and road construction upgrades.</p>	Yes
7.2.11.	Range Road 3062 has a 30m right-of-way and a road widening easement agreement is not required as part of this application. Additional lands for road dedication or public improvement are not being requested by the R.M. or MHI for this location.	Yes
7.2.12.	The subject location is not within the required setback distances of an intensive livestock operation as outlined in Section 4.2.3.	Yes
7.2.13.	The subject lands have been designated as future rural commercial/industrial in the P4G Regional Plan.	Yes
<i>Section 9</i>	<i>Land Conservation Objectives and Policies</i>	
9.2.2.	The subject property is not identified as being on hazard lands.	Yes
9.2.3.	The subject property does not have historical or archaeological significance which requires special practices or conservation. See Section 10 for more information.	Yes

9.2.4.	The subject property does not have wildlife habitat or natural features which require conservation. See Section 10 for more information.	Yes
<i>Section 11</i>	<i>Servicing Objectives and Policies</i>	
11.2.1.	<p>Range Road 3062 is a 30m right-of-way and, as such, a road widening easement agreement is not required as part of this application.</p> <p>The development was referred to MHI for comment to ensure setback and access requirements for the property are met from adjacent Highways. Comments from the MHI are included under Section 10, and have been attached to form part of this report.</p>	Yes

R.M. of Corman Park Zoning Bylaw:

<i>Section</i>	<i>Policy</i>	<i>Compliance</i>
<i>Section 3</i>	<i>General Regulations</i>	
3.6.1.	<p>Initial screening of the property through the Heritage Branch screening process indicated no heritage sensitivities.</p> <p>A wildlife application search conducted on the Ministry of Environment website no species of concern.</p>	Yes
3.9.1. & 3.10.	As a condition of approval, the applicant must obtain all necessary septic system approvals from Saskatchewan Health Authority prior to any development and building permit being issued for Parcel 'C'.	Yes
3.12.	The existing shop structure located within the proposed Parcel 'C' shall require either building permits for the proposed use or demolition permit for decommissioning and disposal. See Section 11 for more information.	Yes
3.13.14.- 3.13.16.	Prior removal of the holding symbol and/or issuance of a development permit, a lot grading and drainage plan may be required depending on the use, scale of proposed development and potential impacts on adjacent or downstream properties. The drainage plan must be to the satisfaction of the Municipality and WSA.	Yes
3.13.26.- 3.13.41.	The commercial and industrial landscape requirements and lighting requirements will be required to be met at the development permit stage to address screening of outdoor storage areas, signage, parking and loading areas, outdoor lighting, etc.	Yes

3.15.	The commercial parking requirements will be required to be met at the development permit stage and will depend on the specific use proposed.	Yes
3.16.1	Comments from the MHI regarding setbacks and access requirements from adjacent highways are included under Section 10 and have been attached to form part of this report.	Yes
3.16.4	The subject land is adjacent to Highway No. 16 and Highway No. 684 (Dalmeny Grid Road) which are provincially controlled roadways. Access to the subject property is from Range Road 3062 which is a municipally maintained roadway on a 30 m right-of-way.	Yes
3.16.5	The proposed Parcel 'C' has adequate access, subject to conditions. Comments from the R.M. Director of Public Works are contained in Section 5 of this report.	Yes

Section 5, Schedule H: Commercial District (C)

<i>Subsection</i>	<i>Policy</i>	<i>Compliance</i>
3.1.	The proposed 2.10 ha (5.18 acre) parcel exceeds the minimum site size requirements of this Zoning District of 1 ha (2.47 ac).	Yes
4.	A site and landscape plan that meets the requirements of the Municipality for landscaping, screening, parking and loading and signage as applicable must be submitted prior to issuance of any development permit for a permitted or discretionary use. Any proposed signage shall meet all requirements of the Municipality; additional development permit(s) as required for signs will need to be applied for and approved by the R.M. prior to placement.	Yes
5.	The development of Parcel 'C' must adhere to the setback requirements of the zoning district. The unpermitted shop on the subject lands may require a minor variance as per section 2.8. of the Zoning Bylaw as the structure does not appear to meet the 45m front yard setback requirement. The frontage of the proposed parcel exceeds the minimum frontage of 45 metres.	Yes
6.	No offsite parking will be permitted unless otherwise stated under section 3.15 of the Zoning Bylaw.	Yes

5. Interdepartmental Implications:

The comments from the R.M. Director of Public Works are unchanged from 2018. There are no concerns with the subdivision and rezoning application provided that the following requirements can be met:

- Proposed Parcel 'C' has access from Range Road 3062 (formerly Highway No. 684) which is now a municipally maintained roadway. If the applicant's existing approach is removed by MHI as a result of being within MHI's 500m traffic control circle around the intersection of Highway No. 16 and Highway No. 684 (Dalmeny Grid Road), a new approach will be required to be constructed at the applicant's or MHI's expense. Any additional access must be located outside MHI's traffic control circle and be constructed to current R.M. standards;
- The applicant or future developer addresses the requirements for a TIA to the satisfaction of MHI and the R.M.;
- No new access would be permitted from Highway No. 16 as per MHI;
- Range Road 3062 is a secondary weight road. Any loads exceeding secondary weights will require a single trip overweight haul permit; and
- Depending on the specific use(s) proposed, future road upgrades may be required to accommodate a development proposal and would be required to be undertaken at the applicant's expense, including, not limited to: right of way acquisition, utility moves and road construction upgrades.

As Range Road 3062 is currently a 30m right-of-way, no road widening easement is required as part of this application.

6. Financial Implications:

The commercial subdivision servicing fee is required for the proposed Parcel 'C'.

The Planning and Development Act, 2007 requires that new subdivisions dedicate municipal reserve land for public use. Exceptions are made for the first parcel in a quarter section, agricultural parcels larger than 4 hectares, utility parcels, and park land. Subdivisions for commercial purposes must provide 5% of the gross area as municipal reserve; on this proposal, 0.105 ha is required in the form of cash-in-lieu.

7. Legal Implications:

The applicant will be required to enter into a servicing agreement to provide for current and future property servicing, requirements for development of the subject lands and the remission of the required subdivision servicing fee for Parcel 'C'.

8. Alternative Options:

Council may defer consideration of the application pending a further review where required or it may deny the request for rezoning if desired thus eliminating the applicant's ability to

proceed with the subdivision. Denial of an application for rezoning is not appealable under *The Planning and Development Act, 2007*.

Council may opt to rezone Parcel 'C' to Commercial District without a holding provision in place. This option is not recommended by R.M. Administration as it would be inconsistent with approach taken with other recent commercial rezoning where there has been no proposed use and/or servicing unknowns or concerns raised by referral agencies.

9. Public Consultation Summary:

Should First Reading be given to rezone the proposed Parcel 'C' from AR1 to C District with a holding provision (C-H), an advertisement is required to be placed in the Clark's Crossing Gazette for a period of two weeks prior to the public hearing and Second and Third Reading.

R.M. Administration recommends that Council considers waiving the rezoning notification requirements under Policy# PD-001 Rezoning Notification for this application, given that notice for a commercial rezoning was provided in 2018 with the previous application. At that time, of the 42 notices sent to landowners within 1.6 km (1 mile) radius of the subject property only 2 comments were received both expressing no concerns with the proposed subdivision and rezoning of Parcel 'C'.

10. Regulatory Correspondence:

Water Security Agency (WSA): In 2017 WSA reviewed the applicant's Proposed Plan of Subdivision and their proposed drainage plan. WSA indicated that the southern half of Parcel 'A' may be flood prone during spring runoff or extreme precipitation events. The WSA also noted that drainage into the municipal ditch as part of any future development would not be permitted without prior consent from WSA. As a condition of approval, the applicants cannot block, divert, fill, or otherwise alter natural drainage patterns without prior consent from the WSA. The WSA has no further concerns at this time.

As a condition of approval, future developers of Parcel 'C' will be required to provide an engineered drainage plan to demonstrate that pre- and post-development flows of overland drainage can be matched for the 1:100 storm event with 25% extra retention volume if there is found to be no natural outlet.

Ministry of Highways and Infrastructure (MHI): The application was circulated to MHI as the subject property is within 800m of provincial highways. MHI has no objections to the proposed subdivision and contract rezoning provided that their requirements are met, including:

- i. Any permanent development within 90 metres of the highway right-of-way requires a permit from MHI. Minimum setback from the existing roadway centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.;
- ii. No new access to Highway No. 16 will be permitted. Access to the proposed subdivision shall be via the existing municipal roads;

- iii. A Traffic Impact Assessment (TIA) may be required at the time of development of the parcel which must address traffic operations and safety issues that the proposed development will have on the transportation network and any required improvements. A TIA, if required, must be completed prior to issuance of development permit(s) for the subject lands;
- iv. No permanent development will be permitted within the traffic control circle with a radius of 500m from the intersection of the median centreline of Highway No. 16 and the centerline of Highway No. 684 (Dalmeny Grid Road). This area is protected from development because of plans for a future interchange at this location.

Comments from MHI dated December 20, 2019 form part of this report.

Saskatchewan Health Authority (SHA): The subdivision application was not forwarded to SHA by Community Planning as there is no specific proposal or use being proposed for Parcel 'C'. As a condition of approval, the applicant must obtain all necessary septic system approvals from SHA prior to development and building permits being issued for Parcel 'C'.

Ministry of Parks, Culture & Sport and Ministry of Environment: The applicant conducted online screening for environmental and heritage sensitivities as part of their BDR, which is included as part of this report. The results indicate no environmental or heritage sensitives.

11. Other Considerations:

The subject lands have been identified as a future "Rural Commercial/Industrial" growth area under the P4G Regional Land Use Map.

In terms of the holding provision, conditions of approval have been added to the recommendation which need to be addressed by the landowner or future developer, prior to removal of the holding symbol by Council. A holding symbol is being recommended with this application as there is no use being proposed for the lands at this time. In addition, servicing to support future commercial development is limited and there are concerns with overland flooding, drainage, and site access and traffic impacts raised by referral agencies. Depending on the type of use proposed in the future, there could be concerns with servicing and impacts to adjacent properties unless the developer is able to provide mitigation measures. Applying a holding provision to the rezoning helps to ensure that the R.M. has adequate oversight over future development, including the ability to require studies that address servicing and mitigation of impacts to adjacent properties as well as ensuring that referral agencies can confirm adequate servicing and infrastructure prior to any development permits being issued for the lands.

As per the *Planning and Development Act, 2007*, the removal of a holding provision must be approved by R.M. Council through the passing of a bylaw (i.e. rezoning Parcel 'C' from "C-(H)" to "C" District) which is exempt from having to undertake public notification and obtaining Ministerial approval. Thus, all three readings of the bylaw can be undertaken at the same meeting as Council is not required to advertise and hold a public hearing to remove a holding provision. If approved, the R.M. Administration would notify Community Planning that the

holding provision was removed and the development of the lands can proceed under the typical development permit process under the Commercial District policies. Prior to the removal of the holding provision, use of the land and buildings upon the land shall be limited to those uses as listed under condition 'iv.' in the recommendation.

There is an existing shop within the boundaries of the proposed Parcel 'C' which was used for a building moving company that was operating on the lands without permits. The shop is currently vacant and appears to have been placed without permits. Although no record of building permits can be found in the R.M. files, it is possible that the structure was originally permitted as an agricultural building. As a condition of approval the landowner or a future developer must obtain development and building permits for the structure prior to any occupancy or obtain a demolition permit for its removal.



**Subdivision and Rezoning
Application:**

Area Map

Applicant: **Kevin & Marguerite Wiggins**

Legal Land Description: **Pcl A SW-2-38-6-W3**



**Subdivision and Rezoning
Application:
Subject Property Map**

- Subject Property (Parcel "A")
- Proposed Subdivision (Parcel "C" - approx.)

Applicant:
Kevin & Marguerite Wiggins

Legal Land Description:
Parcel A, SW-2-38-6-W3

MHI comments:



Ministry of Highways and Infrastructure
Operation & Maintenance – Central
18, 3603 Millar Avenue
Saskatoon, Canada S7P 0B2

December 20, 2019

Our File: C.S. 16-23 Sub
Municipal File: R0741-195

Shawn Dukart
Ministry of Government Relations
Room 978, 122 - 3rd Avenue North
Saskatoon, SK S7K 2H6

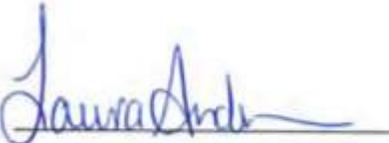
**Re: Proposed Subdivision
R.M. of Corman Park No. 344,
SW 1/4 02-38-06-W3M
Intended Use: Commercial**

The Ministry of Highways and Infrastructure has reviewed the above mentioned subdivision proposal. Our Ministry has no objections providing the following conditions are met:

1. Any permanent development within 90 metres of the highway right-of-way requires a permit from this Ministry. Minimum setback from the existing roadway centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.
2. No new access to Highway 16 will be permitted. Access to the proposed subdivision shall be via the existing municipal roads.
3. The applicant may be required to complete a Traffic Impact Assessment (TIA) at the time of subdivision or development. The TIA is intended to address any traffic operations and safety issues the proposed development will have on the transportation network. The applicant is responsible for the implementation of the improvements identified in the TIA. Please contact Laura Andersen @ 306-933-5197 for more information on the TIA.
4. The Ministry of Highways and Infrastructure has reviewed the above-mentioned subdivision and development proposal. The Ministry of Highways and Infrastructure uses control circles to manage development that may be affected by future highway improvements. These control circles are put in place to protect the area for future interchanges. At this location the Ministry will not permit any permanent development within the traffic control circle with a radius of 500 metres from the intersection of the median centreline of Highway No. 16 and the centreline of Highways No. 16-23-40 and 16-23-70 (Dalmeny Grid Road). This area is protected from development because of plans for a future interchange at this location.

Shawn Dukart
Page 2
December 20, 2019

Please quote both file numbers on return correspondence.

for 

Jennifer Fertuck, P. Eng.
Director, Traffic Engineering and Development
Central Region

Ministry Contact: Gary Toy, Phone (306) 933-5184, Fax (306) 933-5805



PROPOSED SUBDIVISION
 HWY 16
 SW 1/4 02-38-06-W3M
 km 9.3 LT

DRAWN BY	S. KWON	DATE	19/11/13	CS	16-23	TAB NO	A4-SUBDIV
DESIGNED BY		DATE		CONTRACT		SHEET	1 OF 1

ACAD DWG: 30336324_00741-199
 LAST REV DATE: 10/11/13

WSA Comments (from 2017):

Water Security Agency (WSA) has reviewed the above noted subdivision application. The southern half of the parcel may be flood prone during spring runoff or extreme precipitation events. The proponent is reminded that they are not to block, divert, fill, or otherwise alter natural drainage patterns without prior consent from the WSA. The WSA has no further concerns at this time.

Regards,

S

Spencer McNie - A.Sc.T

Senior Technologist, Regional Services, Technical Services Division
402 Royal Bank Tower 1101 - 101st Street
North Battleford, SK S9A 0Z5
Ph: 306.446.7454 | Cell: 306.490.7078 | Fax: 306.446.7461
wsask.ca | spencer.mcnie@wsask.ca



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Applicant's Public Consultation Letter:

February 20, 2018

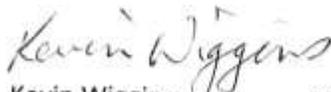
Dear Neighbour,

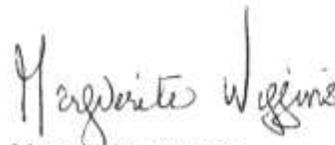
As most of you know, we live on the 61 acres southeast of the Highway 16 intersection with the Old Dalmeny Road (*Land location: Parcel A; SW Quarter; Section 2; Township 38, Range 6, W3*). We've lived here for nine years, and previous to us, the property was owned by Robert and Leona Wiebe who operated Wiebe Movers. When they sold to us, Wiebe Movers continued to rent the north corner of our property until this past summer (July 2017).

We are now in the process of rezoning and subdividing that portion of our property that was used by Wiebe Movers. In accordance with Corman Park's proposed use of land in this area, and because of its past use, we would like to have the corner rezoned officially as commercial land. We will either rent it again for similar purposes or put it up for sale. Should we sell this parcel, it will be with the understanding that the purchaser complies with the options for commercially-zoned land as outlined in Corman Park's zoning bylaws. As we plan to continue living here, we will naturally approve either renters or purchasers that will not cause undue noise, traffic congestion, or other disruptive types of operations.

The purpose of this letter is to let you know of our plans and to give you the opportunity to ask us any questions or share any concerns you may have regarding them. Feel free to phone either Kevin (306.880.1734) or Marguerite (306.880.1735) on our cell phones, or on our land line at 306.955.0340. You can also email us at margueritew@sasktel.net, or feel free to stop by. If you do wish to contact us, we ask that you would kindly do so before March 23, 2018.

Sincerely yours,


Kevin Wiggins and


Marguerite Wiggins

Applicant's Basic Development Review (from 2018):

RECEIVED MAR 26 2018

Basic Development Review
for
Part of Parcel A, SW Quarter, Section 2, Township 38, Range 6, W3
Property Owners: Kevin and Marguerite Wiggins

1. Background

Given that the northwest five acres of our property has been used for several decades by Wiebe Movers, a company owned and operated by Robert Wiebe, the previous owners of this acreage, and given that after he sold the business to his employees upon retirement and that the company continued to rent from the Wiggins when they purchased the property from the Wiebe's in 2008, but apparently in non-compliance with the regulations of the RM of Corman Park, the Wiggins would like to correct this and propose a future for that corner. ***See Appendix A for a drawing of the proposed subdivision.***

The five acres being considered, along with the rest of the Wiggins' property, are part of an area in Corman Park that is designated as "Urban Commercial/Industrial: according to the *Saskatoon North Partnership for Growth*. ***See Appendix B for this designation.*** The Wiggins would like to have this portion of their property re-zoned as commercial and continue to rent it to businesses that fit within the commercial use parameters, or should the opportunity arise, sell it, again for the same kind of uses as outlined in those parameters.

The Wiggins have indicated this in a letter sent to their neighbours, and received no objections or concerns either by phone or by email.

2. Land Use

Land Use Context

Currently, the proposed land has been rented continuously until July 31 or 2017, and the Wiggins are in the process of choosing new renters from among several interested parties.

Within one mile of the proposed land for subdivision is the Wiggins own yard site and surrounding 50+ acres of hay, a farm directly west of them and a storage site for gravel (owned by Eldon Fortnum), and an acreage southwest of them (owned by Taylor and Kristen Whitter). Across Highway 16 to the northwest lies another acreage (owned by Kurt . . .) and directly north lies agricultural land. Redekop Industries is located to the northeast on the corner of Highway 16 and Grid Road #380.

Hazard Lands:

No natural or manmade hazardous conditions exist on the property under consideration.

Natural and Heritage Resources:

The inquiry made on October 18, 2017 confirmed that this quarter section is NOT heritage sensitive. **See Appendix C for this confirmation.** Please see **Appendix D** for the results of an inquiry also made on the HabiSask website.

3. Servicing

Roadways:

The proposed subdivision has roadway access from Range Road 3062. No road upgrades will be required. The anticipated traffic generated by a business that would rent from us could be 4-8 trips per day. Should the Wiggins sell, this could vary depending on the purchaser's plans, again consistent with commercial development options as outlined in Corman Park's regulations. Because the Wiggins intend to continue living on the rest of their property just south of the proposed subdivision, they will be very aware of potential traffic flux with specific interested purchasers and that will be one of the factors taken into consideration when selling.

Highway 16 is within 800 metres of the proposed subdivision. No traffic restrictions near the proposed subdivision are required.

The Ministry of Highways and Infrastructure reviewed the sub division proposal and sent a letter dated December 5, 2017 confirming it has no objections to this provided certain conditions were met. To clarify these conditions, a follow-up phone call took place December 29, 2017 between the Wiggins and Andrew Nicholls, the Ministry Contact for this department. Mr. Nicholls confirmed that there is no problem going forward with the subdivision application, that any permanent developments already within the "circle" boundary, including fencing, would be "grandfathered" in, and the condition #4 outlined in the letter is for the benefit of possible future development, should ownership change. **See Appendix E for both a copy of the letter and summary of the phone call.**

Drainage:

The proposed subdivision's drainage pattern will continue to be natural overland drainage and absorption into the ground. The natural drainage pattern is toward the ditch on the west side of the subdivision and toward the south bush on the east side of the subdivision. A berm between the dugout to the east of the proposed subdivision and the subdivision itself strengthens this flow pattern. **See Appendix F for drainage flow pattern.**

Spencer McNie from the *Water Security Agency* emailed Shawn Dukart of the province's *Community Planning Branch (Ministry of Government Relations)* to state that the WSA had reviewed the subdivision application and that the Wiggins (or any new owner, should that become the case) were to be reminded not to block, divert, fill, or alter natural drainage patterns without prior consent from the WSA. Otherwise, the WSA has no further concerns at this time. ***See this communication in Appendix G.***

Wastewater:

Currently, there is no septic system. A mound system is proposed for this site.

Potable Water Supply:

Two options for potable water are available for the proposed subdivision. InterValley Water has indicated it is able to supply water for a standard curbside. ***See Appendix H for the correspondence from InterValley Water.*** As well, PJays Water has also indicated their ability to supply water should a cistern be installed on the property. ***See Appendix I for the correspondence from PJays Water.***

Shallow Utilities:

Electrical power currently exists on this site, and 3-phase power is available to the site.

The Wiggins signed an Easement Agreement with Sask Power for right-of-way to access their existing facilities. SaskPower followed the registration of this agreement with an email stating their consent to the proposed subdivision. ***See Appendix J for the agreement and subsequent email.***

Natural gas is not presently delivered to the site. The shop is heated by propane which is delivered by Superior Propane.

Telephone service is not presently supplied to the site.

Solid Waste:

Loraas Disposal has confirmed their ability to provide waste services to the proposed subdivision. Waste materials will be taken to their landfill located on Lutheran Road. ***See Appendix K for letter confirmation.***

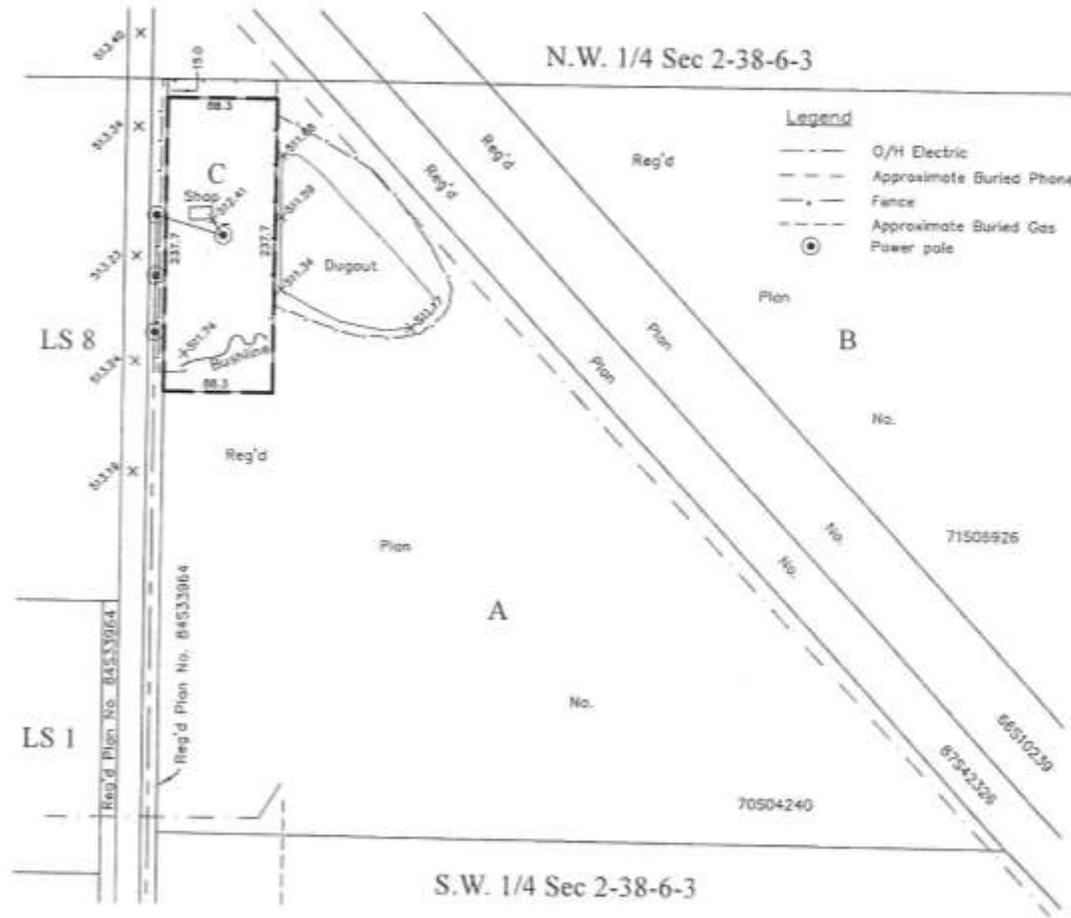
Protective Services:

Schooling is available in the Town of Dalmeny or the City of Saskatoon.

Emergency services will be provided by the Dalmeny Fire District, Corman Park Police, and the RCMP.

APPENDICES

- Appendix A: Plan of Proposed Subdivision
- Appendix B: Saskatoon North Partnership for Growth Regional Land Use Map
- Appendix C: Response from Parks, Culture and Sport of the Government of Saskatchewan Concerning Heritage Sensitivity
- Appendix D: Response from HABISask
- Appendix E: Letter from the Ministry of Highways and Infrastructure of the Government of Saskatchewan with Additional Phone Call Confirmation
- Appendix F: Drainage Plan of Proposed Subdivision
- Appendix G: Email Communication from the Water Security Agency
- Appendix H: Confirmation Letter from InterValley Water
- Appendix I: Confirmation Letter from PJay's Water
- Appendix J: Email Communication Consent from SaskPower with Attached Easement Agreement
- Appendix K: Confirmation Letter from Loraas Disposal



PLAN OF PROPOSED
 SUBDIVISION OF PART OF
 PARCEL A,
 REG'D PLAN NO. 70S04240
 S.W. 1/4 SEC. 2
 TWP. 38, RGE. 6, W. 3RD MER.
 RM OF CORMAN PARK NO. 344,
 SASKATCHEWAN
 BY D.L. CODLING, S.L.S.
 SCALE 1:4000

- Legend
- O/H Electric
 - - - Approximate Buried Phone
 - + - Fence
 - - - Approximate Buried Gas
 - ⊙ Power pole

Dimensions shown are in metres and decimals thereof.
 Portion of this plan to be approved is outlined with a bold, dashed line and contains 2.10± ha (5.18± ac).
 Distances shown are approximate and may vary from the final plan of survey by ± 5.0 m.

D.L. Codling September 8, 2017
 Saskatchewan Land Surveyor

Karen A. Wiseman
 Head of Office

Registered Owner
 The signature above indicates;
 That I (We) approve the Plan of
 Proposed Subdivision as presented.



Prepared by

 © 2017
 17-3177cw NLD



SASKATOON NORTH
PARTNERSHIP FOR GROWTH
REGIONAL PLAN

SASKATOON NORTH PARTNERSHIP FOR GROWTH REGIONAL LAND USE MAP

- Existing Urban Municipality
- Corman Park - Saskatoon Planning District
- First Nations TLE Land Holdings
- First Nations Reserves
- Areas subject to ongoing study
- Potential Expansions (Airport, Wanuskewin, etc.)
- Wanuskewin viewshed
- Major Roadways
- Potential Interchanges
- Saskatoon Freeway**
- Potential Alignments
- Approved Alignments
- Water
- Key Location

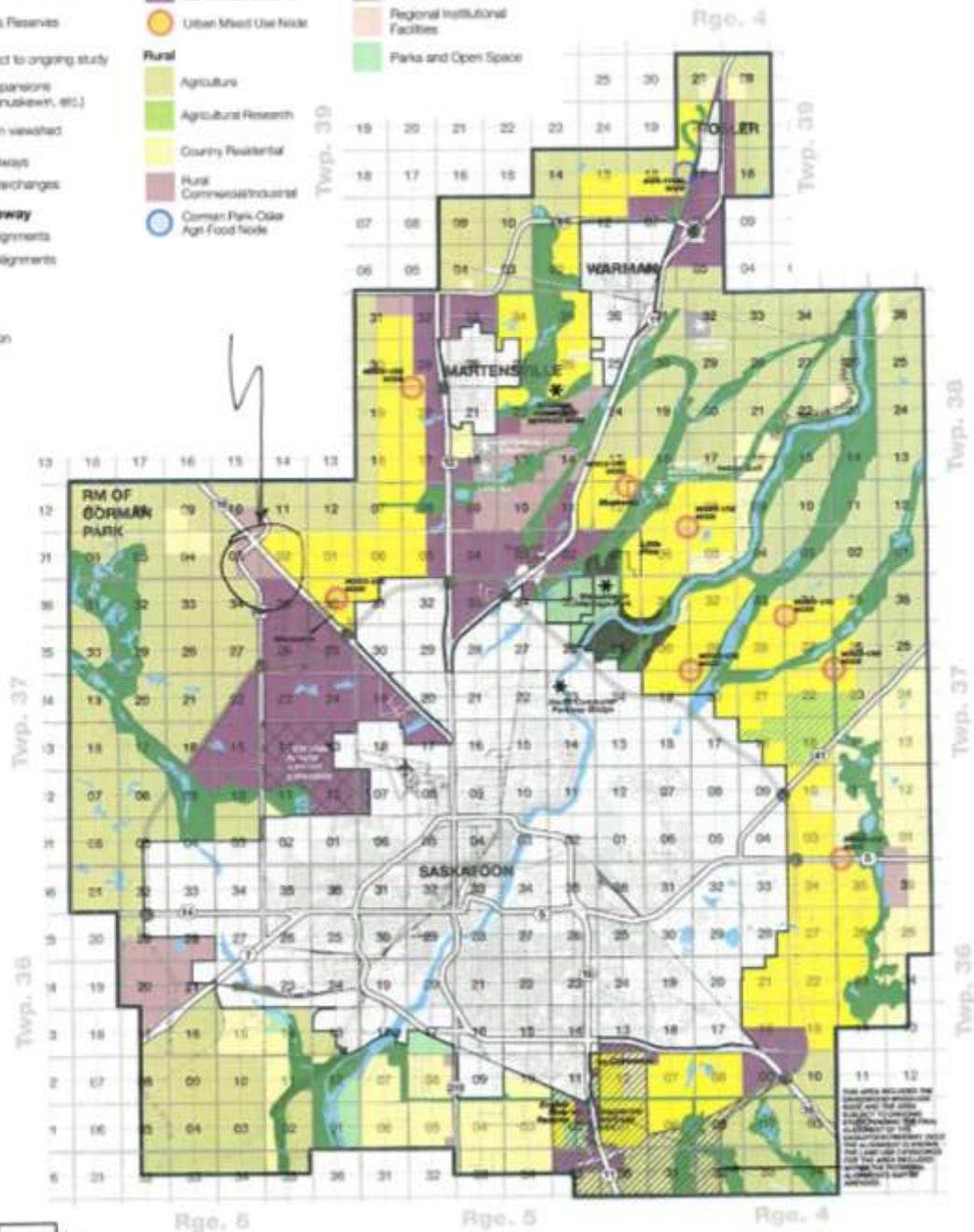
Land Use

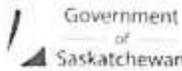
Future Urban Growth

- Urban Residential Neighbourhood
- Urban Commercial/Industrial
- Urban Mixed Use Node
- Rural**
- Agriculture
- Agricultural Research
- Country Residential
- Rural Commercial/Industrial
- Corman Park Older Agri Food Node

- Green Network Study Area (additional review required)
- Regional Infrastructure
- Regional Institutional Facilities
- Parks and Open Space

Appendix B





PARKS, CULTURE AND SPORT

ABOUT PARKS, CULTURE AND SPORT

Inquiry was made on October 18, 2017 at 9:56 AM

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

Quarter-section:

SW

Section:

2

Township:

38

Range:

6

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 October 18, 2017 at 9:56 AM

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

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APPENDIX C



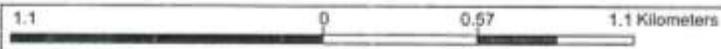
Legend

- Provincial Boundary
- Ecological Protection Specialist
- Rare and Endangered Species**
 - Vertebrate Animal
 - Invertebrate Animal
 - Animal Assemblage
 - Vascular Plant
 - Nonvascular Plant
 - Other (Botanical)
 - Fungus
- National Park
- Provincial Park

1 2 3 4 5

APPENDIX D

1: 22,323



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an internet mapping site and is for 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

Notes



Government
of
Saskatchewan

Ministry of Highways and Infrastructure
Design & Innovation - Control
13, 3603 Millar Avenue
Saskatoon, Canada S7P 0B2

December 5, 2017

Our File: C.S. 16-23 Sub
Municipal File: R0950-175

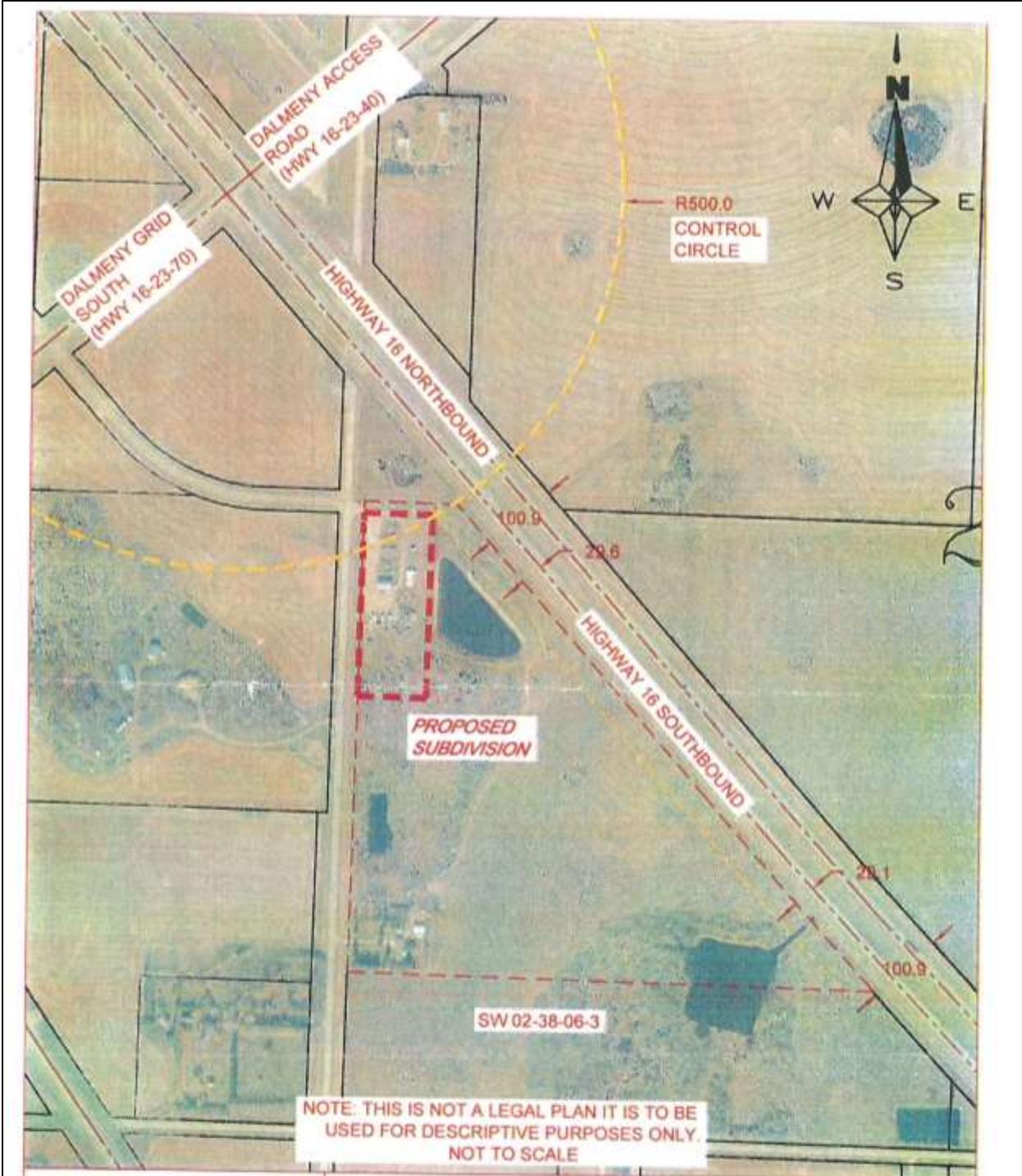
Shawn Dukart
Ministry of Government Relations
Room 978, 122 - 3rd Avenue North
Saskatoon, SK S7K 2H6

Re: Proposed Subdivision
R.M. of Corman Park No. 344
SW 1/4 02-38-06-W3M
Intended Use: Commercial/Recreational

The Ministry of Highways and Infrastructure has reviewed the above mentioned subdivision proposal. Our Ministry has no objections providing the following conditions are met:

1. Any permanent development within 90 metres of the highway right-of-way requires a permit from this Ministry. Minimum setback from the existing roadway centreline is 60 metres for homes and 55 metres for trees, shrubs, granaries, commercial development, etc.
2. No new access to Highway 16 will be permitted. Access to the proposed subdivision shall be via the existing municipal roads.
3. Depending on the type of development planned for this subdivision, the Ministry may require a Traffic Impact Assessment (TIA) be completed.
4. The Ministry of Highways and Infrastructure has reviewed the above-mentioned subdivision and development proposal. The Ministry of Highways and Infrastructure uses control circles to manage development that may be affected by future highway improvements. These control circles are put in place to protect the area for future interchanges. At this location the Ministry will not permit any permanent development within a circle with a radius of 500 metres from the intersection of the median centreline of Highway No. 16 and the centreline of the crossing Dalmeny Grid Road (Highways 16-23-40 and 16-23-70). This area was protected from development because of plans for a future interchange at this location.

APPENDIX E



PROPOSED SUBDIVISION
 HWY 16
 SW 1/4 02-38-06-W3M
 km 9.3 LT

DRAWN BY	A NICHOLLS	DATE	17/12/05	CS	16-23	TAB NO	A4-SUBDIV
DESIGNED BY		DATE		CONTRACT		SHEET	1 OF 1

ACAD DWG: 3063824
 LAST REV DATE: 17/11/05

Further discussion re. December 5, 2017 letter from The Ministry of Highways and Infrastructure:

December 29, 2017:

Phone conversation with Andrew Nicholls, the Ministry Contact for this department

Mr. Nicholls confirmed:

- There is no problem going forward with the sub-division application.
- Any permanent developments already within the "circle" boundary, including fencing, would be "grandfathered" in.
- Condition #4 outlined in the written correspondence is for the benefit of possible future development, in particular, should ownership change.

APPENDIX F

**DRAINAGE PLAN ON
PROPOSED PARCEL C
IN PARCEL A,
REG'D PLAN NO. 70S04240
S.W. 1/4 SEC. 2
TWP. 38, RGE. 6, W. 3RD MER.
RM OF CORMAN PARK NO. 344,
SASKATCHEWAN
BY D.L. CODLING, S.L.S.
SCALE 1:1000**

Dimensions and elevations shown are in metres and decimds thereof.
Elevations are arithmetic, derived from GPS, utilizing the Canadian Spatial
Reference System (CSRS), Precise Point Positioning (PPP).

Survey performed August 3, 2017.

Legend

- O/H Electric
- - - Fence
- Contour
- - - Proposed Parcel
- ⊙ Power pole
- ▲ Drainage Arrow

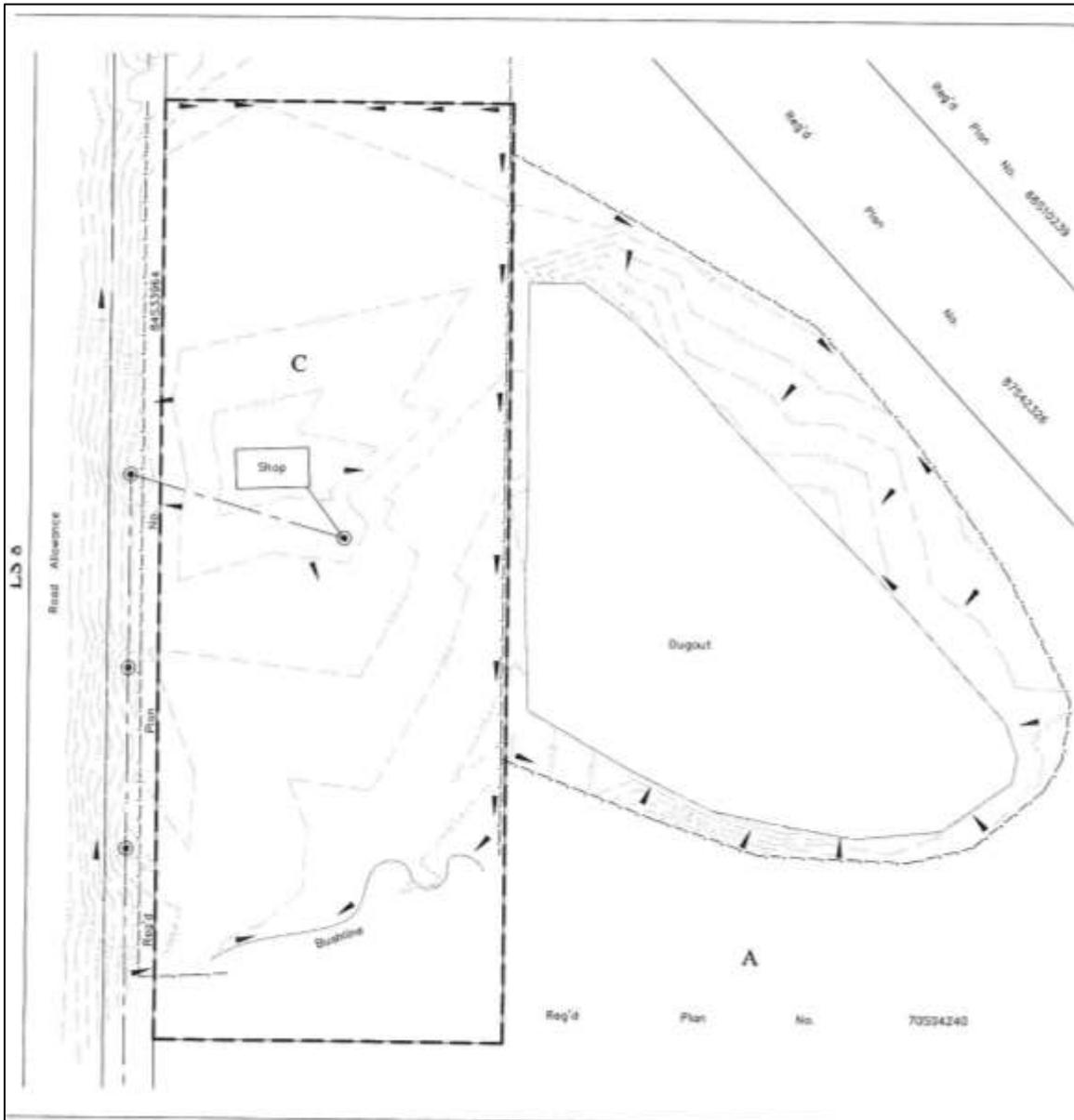


D.L. Codling, February 2nd, 2018
Saskatchewan Land Surveyor



Prepared by

Webb Surveys
© 2018
17-3172w N.D.



Shawn,

Water Security Agency (WSA) has reviewed the above noted subdivision application. The southern half of the parcel may be flood prone during spring runoff or extreme precipitation events. The proponent is reminded that they are not to bloc, divert, fill, or otherwise alter natural drainage patterns without prior consent from the WSA. The WSA has no further concerns at this time.

Regards,

S

Spencer McNie - A.Sc.T

Senior Technologist, Regional Services, Technical Services Division
402 Royal Bank Tower 1101 - 101st Street
North Battleford, SK S9A 0Z5
Ph: 306.446.7454 | Cell: 306.490.7078 | Fax: 306.446.7461
wsask.ca | spencer.mcnie@wsask.ca



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APPENDIX G



PO Box 160
Bay # 8 - 301 Centennial Drive N
Martensville, SK
S0K 2T0

02, Jan. 2018

Kevin & Marguerite Wiggins #0307

Re: Potable Water Supply to Parcel A, SW2-38-6-W3, Parcel #117145751

IWI has the resources to provide potable water for a standard curbstop (10,000 gal per month) for the proposed development.

The connection will connect to the existing potable water line along the east side of R. Rd 3062 (Dalmeny Highway)

An application to Sask Water for additional allocation will be required.

The water supplied will be a low pressure line requiring on site storage as a reservoir. Initial flow restrictors are 1.9 litres/minute and are changed depending on the maximum water requested.

A formal quotation outlining all costs will be prepared after project approval has been granted.

Sincerely,

A handwritten signature in black ink, appearing to read 'G Booth', is written over the printed name.

Geoffrey Booth
Treasurer



When You Need Water We Deliver

WATER SUPPLY (1985) LTD. 306-384-7778 Comp 30, Site 207, RR #2 SASKATOON SK S7K 3J5

February 23, 2018-02-23

Marguerite Wiggins
Box 177, RR #4
LCD Main
Saskatoon, Sask.
S7K 3J7

To whom it may concern,

We have been contacted by Marguerite Wiggins about providing potable drinking water to their future development. Based on the land description of Parcel A, SW Quarter, Section 2, Township 28, Range 6, W3. P-jays Water Supply (1985) Ltd would be able to deliver water.

Our pricing is based on the distance we have to travel, the volume of water that is needed and the amount of work that is required to make the delivery, at this time that has not been discussed. All roadways in and out of your yard will have to accommodate a full size semi truck with trailer.

Thank You

Cindy Bennefeld
P-jays Water Supply
306-384-7778

APPENDIX I

1/28/2018

Webmail 6.0 - Inbox

From: "Liane LaPointe" <llapointe@saskpower.com>
Subject: Proposed Subdivision; R.M. of Corman Park No. 344; CP File: R0950-17S; Webb
Surveys File: 17-3177cw; SaskPower File: 14337504
Sent date: 01/19/2018 01:20:58 PM
To: "shawn.dukart@gov.sk.ca"<shawn.dukart@gov.sk.ca>, "admin@webbsurveys.ca"
<admin@webbsurveys.ca>, "marguerite@w@sasktel.net"<marguerite@w@sasktel.net>

Good afternoon,

We are in receipt of a signed Easement Agreement dated January 8, 2018, allowing SaskPower access to our existing facilities affected by the above referenced area. Please ensure all terms and conditions within the existing easement are adhered to.

SaskPower may have overhead facilities installed in road allowances, streets or lanes which may overhang the parcel. Please ensure the development maintains CSA clearances to SaskPower facilities. Please contact SaskPower Inspections at www.saskpower.com for any questions regarding CSA Standards.

Please ensure proper safety precautions are adhered to when operating large equipment around facilities. There should be no ground disturbance adjacent to the facilities without first contacting SaskPower Customer Service (1-888-757-6937) to ensure integrity and clearance is maintained.

Accordingly, we hereby consent to the proposed subdivision of Parcel A, Plan 70S04240, in the R.M. of Corman Park No. 344.

Future easements will be obtained at the time of service. For new installation inquiries please contact 1-888-757-6937.

Thank you.

Liane LaPointe

SaskPower Corporation | Corporate Land Analyst/Land Department, Regina

p. 306-566-3005 | llapointe@saskpower.com | www.saskpower.com

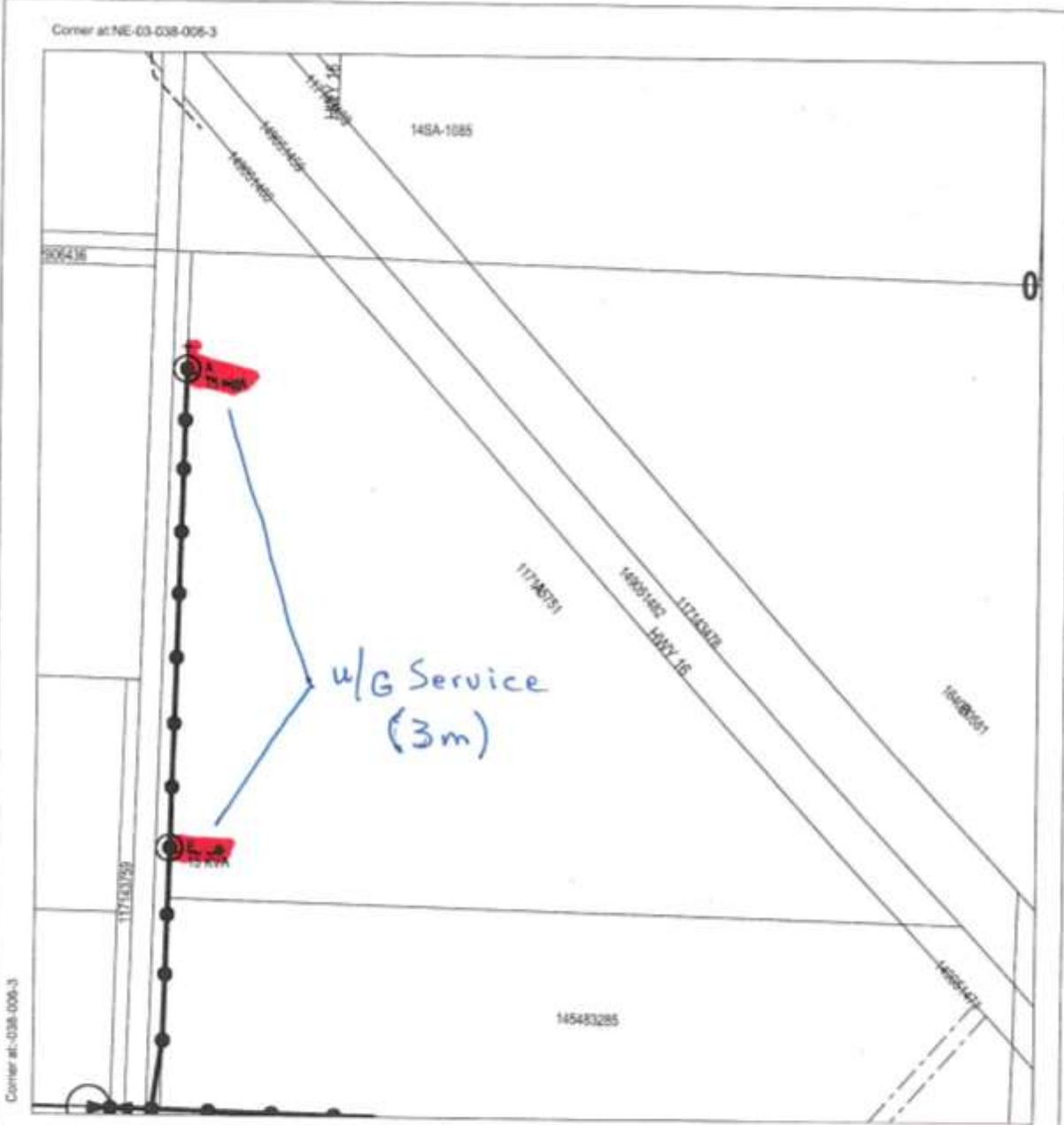
f. 306-566-3022

125E – 2025 Victoria Avenue

Regina, SK S4P 0S1

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Appendix J



THIS MAP IS A VISUAL REPRESENTATION ONLY AND NOT TO BE USED FOR LOCATING FACILITIES. CONTACT SASK 1ST CALL AT 1-866-828-4868 FOR LOCATES

	G I S M A P	PLOT DATE 2017/11/28	SCALE 1:5000	MAP ID. Ad Hoc
		DRAWING TITLE	DESCRIPTION 14337504 - RM OF CORMAN PARK NO. 344 Bk A, Plan 70504240	MAP GROUP
				SHEET NO. of

CONSENT AND AGREEMENT
WITH RESPECT TO ACQUISITION OF AND COMPENSATION
FOR EASEMENT OF RIGHT-OF-WAY
RURAL ELECTRICAL DISTRIBUTION

WHEREAS Saskatchewan Power Corporation, hereinafter called SPC, requires an Easement for right-of-way for the purpose of a powerline on, over, under and/or through the parcel of land described as follows:

All that portion of Parcel A, Plan 70S04240 in the Southwest Quarter of Section Two (2), Township Thirty-eight (38), Range Six (6), West of the Third Meridian, Saskatchewan, Ext. 0 (Surface Parcel 117145751), as shown outlined in red on the attached sketch.

Width of Easement 3 Metres

NOW THEREFORE, KEVIN ALEXANDER WIGGINS AND MARGUERITE VICTORINE WIGGINS, hereinafter called the Owner, of the postal address of RR 4, LCD Main, Box 177, Saskatoon, SK, S7K 3J7, being the registered owner(s)/purchaser(s) under agreement for sale of the said parcel of land, do/does hereby consent and agree to the acquisition by SPC of the said easement to consist of the right to SPC by itself, its employees and/or agents to enter upon the said land for the purpose of constructing, placing, laying, operating, maintaining, inspecting, altering, removing, replacing, and/or repairing poles, anchors, kiosks, transformers and pads, wires, cables, conduits and other conductors, apparatus and equipment as SPC may consider necessary or convenient in connection with the operation of an electrical distribution system on, over, under, and/or through the said right-of-way together with the right of ingress and egress to and from the said parcel of land for the employees, agents, vehicles, supplies and equipment of SPC for all purposes necessary or incidental to the exercise and enjoyment of the rights hereby acquired, on the following terms and conditions:

- (1) The easement acquired hereunder will be evidenced at the Land Titles Office either by registration of a Power Corporation Act Easement (s.23) or by the filing of a miscellaneous interest.
- (2) The consideration for the said easement shall be the sum of One Dollar (\$1.00), the receipt whereof is hereby acknowledged.
- (3) It is hereby agreed that whenever SPC breaks or opens up the said right-of-way for any purpose, SPC shall diligently and expeditiously complete the work for which such breaking or opening up was required, and shall, at the expense of SPC, restore the ground so broken and opened up as nearly as possible to its former condition forthwith upon the said work being completed.

(4) SPC shall pay to the owner, or other person entitled thereto, reasonable compensation for damage done to any crops, fences, livestock or timber on the said land, arising out of or attributable to the exercise of the rights herein acquired.

(5) SPC shall indemnify and save harmless the owner from any and all liabilities, damages, costs, claims or actions caused by or resulting from the exercise by SPC of the rights granted herein, excluding those caused by or resulting from the willful or negligent acts or omissions of the owner or any tenant, servant, agent or contractor or employee of the owner, and others for whom the owner is responsible at law.

(6) The owner shall be allowed free access to and use of the said parcel of land hereinbefore described, except insofar as it may be necessary for SPC to use the same for the purposes hereinbefore specified; provided further that the owner shall not, without the prior written consent of SPC, excavate, drill, install or erect or permit to be excavated, drilled, installed or erected on or under the said parcel of land any pit, well, trench, foundation, pavement, building, or other structure or installation.

(7) Upon the discontinuance of the said right-of-way and the exercise of the rights hereby acquired, SPC shall restore the said land to the same condition, so far as it is practicable to do so, as the same was in prior to the entry thereon by SPC and the exercise by it of the rights hereby acquired.

(8) Nothing herein contained shall be deemed to vest in SPC any title to mines, ores, metals, coal, slate, oil, gas or other minerals in or under the said parcel of land, except only the parts thereof that are necessary to be dug, carried away or used in the laying down, construction, operation, maintenance, inspection, alteration, removal, replacement, reconstruction, and/or repair of the said powerline, works, apparatus and equipment of SPC.

DATED this 27th day of January

2018
2017.

[Signature]
Witness

207 Selwyn Ten Stoon
Address

Principal LCA
Occupation

File No. 14337504

LL/dh
r:\lawland\In\word\lane\c&a157 [0107b]

[Signature]
KEVIN ALEXANDER WIGGINS

[Signature]
MARGUERITE VICTORINE WIGGINS



12SE - 2025 Victoria Avenue
Regina, Saskatchewan S4P 0S1
Phone: (306) 566-3005
Fax: (306) 566-3022

January 18, 2018

Kevin Wiggins and Marguerite Wiggins
Box 177
Saskatoon, SK S7K 3J7

Dear Sir and Madam:

**RE: RM of Corman Park No. 344
Parcel A, Plan 70S04240
File No. 14337504**

In connection with the above-mentioned project, we have now registered the necessary Easement Agreement with the Information Services Corporation, as Interest Register No. 122705647.

Thank you for your cooperation in this matter.

Yours truly,

Liane LaPointe
Land Department

LL/dh

c:\law\land\in\word\liane\letters\l-11023.docx [00600]



Feb 22, 2018

To Kevin & Marguerite Wiggins:

This letter is to confirm that Loraas Disposal can provide waste services to the following location: Northwest corner of property located at SW 2 38 6 W3.

Waste materials will be taken to our landfill located on Lutheran Road.

Regards,

Mike Bodnarchuk

Loraas Disposal

Saskatchewan Owned & Operated Since 1965
INDUSTRIAL • COMMERCIAL • RESIDENTIAL

APPENDIX K

APPENDIX B - RECORD OF ENGAGEMENT

Marguerite Wiggins
Parcel C, SW 2-38-6-W3M

APPENDIX C - SUPPLEMENTAL INFORMATION