

REIMER COMMERCIAL DEVELOPMENT

COMPREHENSIVE DEVELOPMENT REVIEW

Submitted to:

THE RM OF CORMAN PARK NO. 344

Prepared by:

CROSBY HANNA & ASSOCIATES

MARCH 2024

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EXECUTIVE SUMMARY

Glen and Sharon Reimer (the Developers) are applying to subdivide an 8.09 ha (20 acre) parcel located in the NW ¼ of Section 11, Township 38, Range 5, W3M to accommodate an existing commercial storage operation. The proposed subdivision occupies an area identified as “Rural Commercial / Industrial” according to the P4G District Land Use Map. The development will require a rezoning from DAG2 – Agricultural District 2 to DC2 – Arterial Commercial 2 District. The Development is located within the Saskatoon North Partnership for Growth (P4G) district.

It is the intent of the applicant to convert the existing house into an office to support an outdoor storage operation. Storage of materials may include hopper bottom bins and tanks for Westeel, trucks, and unused bulk fuel storage tanks.

Access to the proposed development will occur via Lutheran Road to the north of the subject site. Lutheran Road is a municipally maintained roadway. No internal roads are proposed at the development. No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as heavy traffic is not anticipated to be associated with the outdoor storage centre.

Potable water and wastewater management in the form of a jet, are both provided to the current house, which will be converted into an office. Natural gas and power exist on-site.

Drainage is expected to continue to occur naturally, and excess stormwater will be directed towards the existing dugout on site. There have been no previous issues associated with flooding on this parcel of land to date. No additional hard surfacing is proposed on this parcel.

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

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

In January 2024, a mail out was distributed to all neighbours within 1 mile (1.6 km) of the proposed site, informing residents of the proposed subdivision and rezoning application. Only one email was received in response with questions relating to the proposed use of the site and whether an increase in traffic volume and additional buildings were expected to be built on site. A response was provided to this individual and no further correspondence ensued.

1 INTRODUCTION

1.1 PURPOSE

This document shall serve as the Comprehensive Development Review (CDR) document required for the re-zoning and subdivision application from DAG-2 – Agricultural 2 District to DC2 – Arterial Commercial 2 District. This review provides a framework for the rezoning and subdivision of the proposed parcel of land for the purpose of accommodating a commercial storage operation. The proposed parcel is 20 acres (8.09 ha) in size. The subject parcel is located at the NW ¼ Section 11, Township 38, Range 5, W3M.

The Developers of the project are Glen and Sharon Reimer. The Plan of Proposed Subdivision for the development is included in Appendix A of this document.

Questions on the proposal or the material contained within this document should be directed to Maggie Schwab, RPP, MCIP, Planner at Crosby Hanna & Associates (306-227-6617).

1.2 OVERVIEW

It is the intention of the Developer to subdivide and rezone a 20 acre parcel of land to accommodate a commercial storage operation. The proposed subdivision is located to the south of Corman Industrial Park, south of Lutheran Road.

It is anticipated that no additional services will be required at this development, as services including potable water, wastewater management, and utilities exist on-site. The existing house will be converted to an office, which will function as an accessory building to the outdoor storage operation.

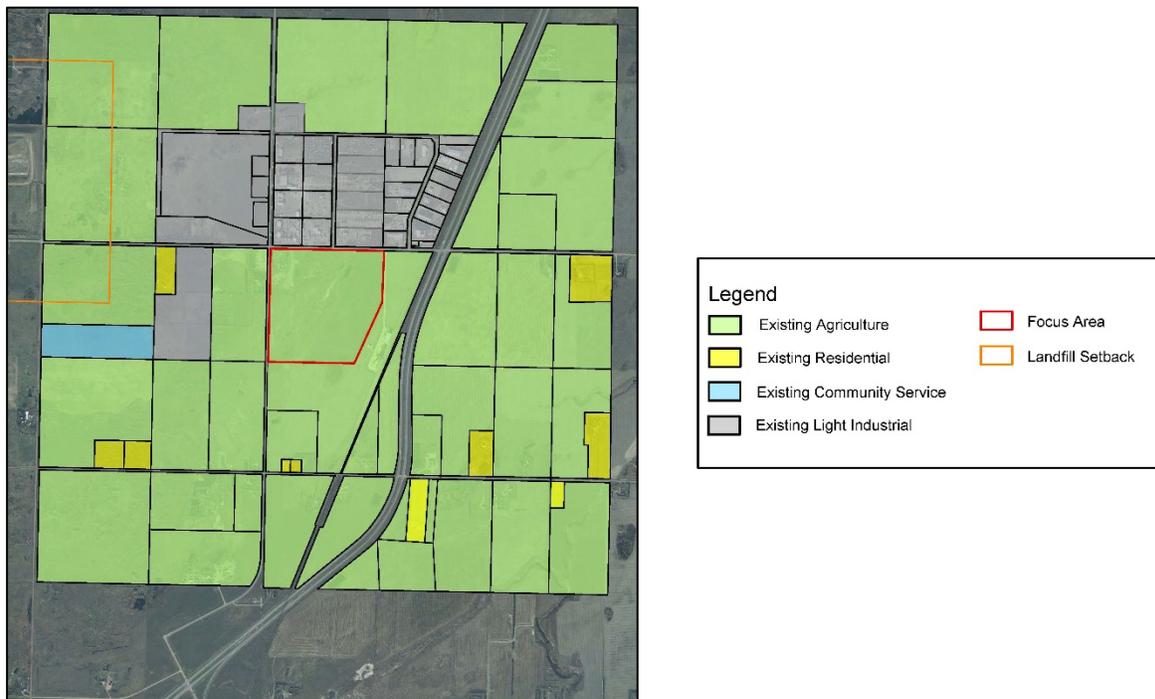
It is anticipated that the commercial storage operation will include storage for hopper bottom bins and tanks for Westeel, unused bulk fuel storage tanks, and potentially storage of large trucks.

2 INVENTORY AND ANALYSIS

2.1 EXISTING LAND USE

The proposed 8.09 ha (20 ac) of land currently has an existing house that will be converted to an office space. Other accessory buildings include a barn, shed, Quonset, and garage. The site is currently characterized by relatively flat terrain, with a small dugout that is susceptible to retaining water during spring runoff, higher intensity rainfalls and wet years. Opimahaw Creek is located approximately 300 m to the proposed east boundary of the site.

Other land uses in the area consist of lands used for highway commercial and industrial purposes. Corman Industrial Park is located immediately to the north and northeast of the site, across Lutheran Road. A select number of single-parcel country residences / farms were also identified and mapped (see Map 1 below). The City of Martensville is located approximately 1.8 km northwest of the subject site. The Martensville landfill was also identified during the land use exercise, and it is located 1.6 km west of the northwest corner of the subject parcel. The site is currently zoned DAG2 - Agriculture 2 District, and the Developer is applying to rezone, subdivide the proposed 20 acre parcel to D-Arterial Commercial 2 District.



Map 1. Location of proposed Reimer Subdivision

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

North

- | | |
|--|----------------------------------|
| - Corman Industrial Park | Across Lutheran Rd to the north |
| - Township Road 382 (Lutheran Rd.) | Adjacent to north boundary |
| - City of Martensville Lagoon/Landfill | Approx. 1.6 km west of NW corner |
| - City of Martensville | Approx. 1.8 km NW of NW corner |

South

- | | |
|-----------------------|--|
| - Pasture Land | Adjacent to south boundary |
| - Salteaux FN Reserve | Approx. 1.6 km south of south boundary |
| - Residences | Approx. 800 m south of south boundary |
| - City of Saskatoon | Approx. 4.0 km south of south boundary |

West

- | | |
|-----------------------|-------------------------------------|
| - Range Road 3052 | Adjacent to west boundary |
| - Westeel Bin Storage | Immediately west of Range Road 3052 |
| - Shercom | Approx. 400 m west of west boundary |

East

- | | |
|--------------------------|--|
| - Pasture land | Adjacent to east boundary |
| - Pioneer Grain Terminal | Approx. 690 m southeast of east boundary |
| - Provincial Highway #11 | Approx. 1.0 km east of east boundary |

2.2 PROPOSED LAND USE

One lot, measuring 8.09 ha (20 acres) in size is proposed to be subdivided and rezoned to accommodate this development. It is the intent of the Developer to seek rezoning of this parcel of land to D-Arterial Commercial 2 District to accommodate the storage operation. The existing house will be converted into an office space.

The proposed development is compatible with the existing land uses currently in the surrounding area, specifically the existing highway commercial and industrial developments. Other existing land uses within the North Corman Industrial Park include:

- Premium Portable Washrooms;
- Welding Services;
- Saskatoon Truck Parts;
- Supreme Steel;
- Westeel;
- Q-Line Trucking;
- Engineered Pipe Group;
- Commercial Sandblasting and Painting;
- S&S Delivery;
- Rental and Storage;
- Boart Longyear;

- Chimeland Trucking;
- Elance Steel;
- Fab Sandblasting and Painting;
- Enviroway Detergent;
- Virtex;
- Norwesco;
- Hytech Drilling;
- Cleartech; and,
- Westcan Transport.

To the west of the proposed parcel includes Shercom, an agricultural dealership, and Westeel. The existing landfill used by the City of Martensville is located approximately 1.6 km to the northwest of the proposed parcel.

It is anticipated that the commercial storage operation will include storage for hopper bottom bins and tanks for Westeel, unused bulk fuel storage tanks, and potentially storage of large trucks.

2.3 SERVICING

Existing services consisting of potable water, wastewater, power, natural gas were previously installed to accommodate the house on the existing lot. It is the intent of the Developer to convert the house to an office which will function as an accessory building to the outdoor storage operation.

The proposed subdivision was referred to the Saskatchewan Health Authority (SHA) for review and comment (correspondence attached as Appendix B). SHA indicated that while the existing jet is non-conforming, it is considered acceptable and may remain in place without change, provided that:

- all components of the sewage system are contained on the same property as the building that it serves ;
- there is no information to indicate a failure of the system and the health region has formed the opinion that the system is not failing;
- no nuisance or health hazard is created by the operation of the system;
- the property is not redeveloped in a manner that will result in a sufficient change in the quantity or quality of sewage so as to adversely affect the performance of the system; and,
- any sewage discharged from the system is contained on the same property as the sewage system.

2.4 TRANSPORTATION

Access to the proposed development will occur via the existing municipal roads that border the north and west sides of the proposed lot. Lutheran road and Range Road 3052 both provide for legal and physical access to the subject parcel. The existing approach is situated along Range Road 3052. It is anticipated this approach will continue to provide access to the proposed parcel. No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as the development is not expected to add a significant volume of traffic, given that the

land is proposed to be used for commercial storage. No internal roads are proposed to accommodate the proposed expansion.

2.5 DRAINAGE AND STORMWATER MANAGEMENT

Drainage is expected to continue to occur naturally, and excess stormwater will be directed towards the existing dugout on site. There have been no previous issues associated with flooding on this parcel of land to date. No additional hard surfacing is proposed on the parcel.

The proposed development is located approximately 300 m west of Opimihaw Creek. Community Planning has referred this application to the Water Security Agency for review and comment. The Water Security Agency indicated that the estimated peak water level (EPWL) in this quarter section is 503.8 m and minimum building elevation is calculated at 504.3 m (see correspondence also attached as Appendix B). No additional buildings are proposed to accommodate the outdoor storage operation. Any future buildings would need to adhere to the minimum building elevation and would be administered through a development permit application review by the RM of Corman Park.

2.6 FIRE AND PROTECTIVE SERVICES

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

3 HERITAGE AND ENVIRONMENTAL CONSIDERATIONS

3.1 HERITAGE CONSERVATION

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

3.2 ENVIRONMENTAL CONSIDERATIONS

According to the Saskatchewan Conservation Data Centre, the proposed development is not located in a significant wildlife habitat or plant area (also attached as Appendix C).

Community Planning Branch has referred the subdivision application to the Water Security Agency for comment, in addition to the Ministry of Environment.

The Water Security Agency indicated that the estimated peak water level (EPWL) in this quarter section is 503.8 m and minimum building elevation is calculated at 504.3 m. No additional buildings are proposed to accommodate the outdoor storage operation (see correspondence attached as Appendix B). Any future buildings would need to adhere to the minimum building elevation and would be administered through a development permit application review by the RM of Corman Park.

The Ministry of Environment – Industrial Branch completed a search of their records and indicated that they have not found records of any spills on the site. The MOE noted that if the Developers are concerned with proximity to hazardous substance storage facilities at the Pioneer Grain facility on the same quarter section, the Developers could undertake an Environmental Site Assessment to address any concerns with the proximity of this facility (see correspondence attached as Appendix D).

4 POLICY CONTEXT

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

4.1 P4G DISTRICT OFFICIAL COMMUNITY PLAN

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

4.2 **Disruption of Agriculture Minimized**

- 11.3.5: Adjacent agricultural activities will not be impacted by the proposed subdivision of the site to accommodate an existing commercial storage operation. No setbacks are associated with the proposed land use that would affect existing or future agricultural operations.

Rural Commercial Objectives and Policies (Section 13) – Section 13 of the P4G District Official Community Plan identifies the following rural commercial objectives policies that are pertinent to the proposed Reimer commercial storage operation.

13.3 **General Policies**

- 13.3.1: The proposed commercial storage operation is located within a Rural Commercial/Industrial Area, as provided on Schedule B and of the P4G District Official Community Plan. The use itself can be accommodated as a commercial storage operation.
- 13.3.2: The proposed commercial storage operation is located within a Rural Commercial/Industrial Area, as provided on Schedule B and of the P4G District Official Community Plan. The proposed land use was recently further refined within the P4G North Concept Plan, within “Cell 4”. The future use of this land is identified as “Rural Commercial”.
- 13.3.3(a): The proposed development is located in an area that supports the development, based on surrounding land uses, existing services, and by virtue of the proposed site size. The proposed 20 acre parcel will accommodate the existing buildings, including a house that will be converted into an office space. The parcel is also bordered by two existing municipally maintained roadways (Lutheran Road to the north and Range Road 3052 to the west).
- 13.3.3(b): There is no anticipated impact on regional drainage patterns and regional ecological systems. According to the Saskatchewan Conservation Data Centre, the proposed development is not located in a significant wildlife habitat or plant area (attached

as Appendix C). Opimihaw Creek is located approximately 300 m to the east, however, no additional hard surfacing is proposed at this site, and it is anticipated that on-site drainage will continue to be directed towards the existing dugout. It is noted that Community Planning has referred this application to the Water Security Agency for comment, in addition to the Ministry of Environment. The Ministry of Environment – Industrial Branch completed a search of their records and indicated that they have not found records of any spills on the site. The Water Security Agency indicated that the estimated peak water level (EPWL) in this quarter section is 503.8 m and minimum building elevation is calculated at 504.3 m. No additional buildings are proposed to accommodate the outdoor storage operation. Any future buildings would need to adhere to the minimum building elevation as administered through a development permit application reviewed by the RM of Corman Park (correspondence attached as Appendix B).

- 13.3.3(c): No additional services are required to support the proposed commercial storage centre. All municipal utilities (power, gas, water) exist on site. Two municipally maintained roadways (Lutheran Road to the north and Range Road 3052 to the west) will provide for the legal and physical access to the site. It is anticipated that access to the site will continue to be facilitated by the existing approach at Range Road 3052. The proposed subdivision was referred to the Saskatchewan Health Authority (SHA) for review and comment (correspondence attached as Appendix B). SHA indicated that while the existing jet is non-conforming, it is considered acceptable and may remain in place without change (correspondence also attached as Appendix B).
- 13.3.3(d): The proposed commercial storage operation is compatible with that of the surrounding area. North Corman Industrial Park is located immediately to the north, across Lutheran Road. Other rural commercial/industrial land uses to the west have been developed, including Shercom and an Agricultural dealership.
- 13.3.3(e): Two municipally maintained roadways (Lutheran Road to the north and Range Road 3052 to the west) will allow for legal and physical access to the site. The existing approach has been developed along Range Road 3052. No significant increases to traffic are anticipated to be associated with the commercial storage operation by virtue of the parcel size and lack of need to accommodate multiple traveling vehicles at a time.
- 13.3.3(g): This parcel is not prone to natural hazards. The existing landowners have never experienced any flooding issues or other natural hazards in the past. No additional hard surfacing, which could have the potential to impact existing drainage patterns, is proposed for the site associated with the commercial storage operation.
- 13.3.3(h): According to the Heritage Conservation Branch at the Ministry of Parks Culture and Sport, the proposed development is not located in an area with any potential heritage sensitivity (query attached as Appendix C).
- 13.3.3(i): According to the Saskatchewan Conservation Data Centre, the proposed development is not located in a significant wildlife habitat or plant area (attached as Appendix C).

- 13.3.3(k): No impacts are anticipated to groundwater resources with the proposed commercial storage operation. The Developer does not intend to dump any contaminated liquids or materials on-site. It is anticipated that the commercial storage operation will include storage for hopper bottom bins and tanks for Westeel, unused bulk fuel storage tanks, and potentially storage of large trucks. The Ministry of Environment – Industrial Branch completed a search of their records and indicated that they have not found records of any spills on the site (correspondence attached as Appendix D). The proposed subdivision was referred to the Saskatchewan Health Authority (SHA) for review and comment (correspondence attached as Appendix B). SHA indicated that while the existing jet is non-confirming, it is considered acceptable and may remain in place without change (correspondence also attached as Appendix B).

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

- 23.3.3: No additional services are required to accommodate the proposed commercial storage centre. Current infrastructure consists of potable water, wastewater by means of an existing jet, power, and natural gas. No new infrastructure is required to accommodate the proposed expansion and, as such, no additional cost recovery measures require consideration.

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

- 24.3.4: The site is proposed to accommodate the commercial storage centre development which is connected to a potable water line (Intervalley water). Two non-potable wells also exist on site. There is a SaskWater Saskatoon North Treated pipeline which supplies potable water to the North Corman Industrial Park for municipal use (see correspondence from WSA attached as Appendix B).

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

- 25.3.4: The existing house will be converted into an office space. This building is serviced by an existing jet disposal system. The proposed subdivision was referred to the Saskatchewan Health Authority (SHA) for review and comment (correspondence attached as Appendix B). SHA indicated that while the existing jet is non-conforming, it is considered acceptable and may remain in place without change (correspondence also attached as Appendix B).

Stormwater and Drainage Objectives and Policies (Section 26) - Section 26 of the P4G District Official Community Plan identifies the following stormwater and drainage policies that are pertinent to the proposed Reimer commercial storage operation.

- 26.3.2: Drainage is expected to continue to occur naturally, and excess stormwater will be directed towards the existing dugout on site. There have been no previous issues associated with flooding on this parcel of land to date. No additional hard surfacing is proposed on the parcel. The proposed development is located approximately 300 m west of Opimihaw Creek. Community Planning has referred this application to the Water Security Agency for review and comment. WSA reviewed the proposed subdivision and indicated that the estimated peak water level (EPWL) in this quarter section is 503.8 m and minimum building elevation is calculated at 504.3 m. No additional buildings are proposed to accommodate the outdoor storage operation. Any future buildings would need to adhere to the minimum building elevation as administered through development permit applications by the RM of Corman Park (correspondence attached as Appendix B).

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

- 27.3.3 and 27.3.4: Access to the proposed development will occur via the existing municipally maintained roadways that border the parcel on the north and west side of the parcel (Lutheran Road and Range Road 3052). No Traffic Impact Assessment (TIA) was undertaken as a part of this Comprehensive Development Review, as the development is proposed to be used as a commercial storage centre and very low volumes of traffic are associated with the development. No internal roads are proposed to accommodate the proposed development.
- 27.3.5: The existing parcel has legal and physical year-round access via the established approach located along the west side of the parcel, along Range Road 3052.
- 27.3.6: Safe access/egress exists from the parcel approach to Range Road 3052. The proposed land use (commercial storage operation) is not anticipated to disrupt the existing road function.
- 27.3.47: Existing access has been previously constructed and is usable year-round.

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

- 29.3.3(a): It is anticipated that the applicant may enter into a servicing agreement with the RM of Corman Park to provide services, infrastructure, and facilities that directly or indirectly serve the subdivision.

4.2 P4G DISTRICT ZONING BYLAW

The proposed development within the P4G District requires a rezoning from DAG2 – Agricultural District 2 to DC2 – Arterial Commercial 2 District. The proposed parcel measures 8.09 ha (20 acre) in size. Development standards and regulations within the P4G Zoning Bylaw are provided in Table 4-1 below.

Table 4-1 Site Development Standards in DC-2 Zoning District		
Site Development Standards	P4G Planning District Zoning Bylaw (DC2)	Proposed Reimer Development
Total Site Area	Minimum: 0.2 ha (0.5 acres) No maximum	8.09 ha (20 acres)
Site Frontage	Minimum 30 m	337.94 m
Front Yard Setback	Minimum 45 m	48.3 m
Side Yard Setbacks	Minimum 8 m	Exceeds
Rear Yard Setback	Minimum 8 m	Exceeds

5 STAGING AND IMPLEMENTATION

A Plan of Proposed Subdivision has been attached as Appendix A, which details the extent of the proposed subdivision in the NW-11-38-05-W3M. This subdivision will need to be approved by the Community Planning Branch at the Ministry of Government Relations. The proposed plan is being reviewed under file no. SUBD-002299-2023.

6 PUBLIC CONSULTATION

In January 2024, a mail out was distributed to all neighbours within 1 mile (1.6 km) of the proposed subdivision, informing residents of the desire of the Developer to subdivide and rezone their existing storage operation. A total of one email inquiry was received. The inquiry requested additional information on the use that was proposed and whether an increase in traffic was anticipated, and whether any new buildings were proposed.

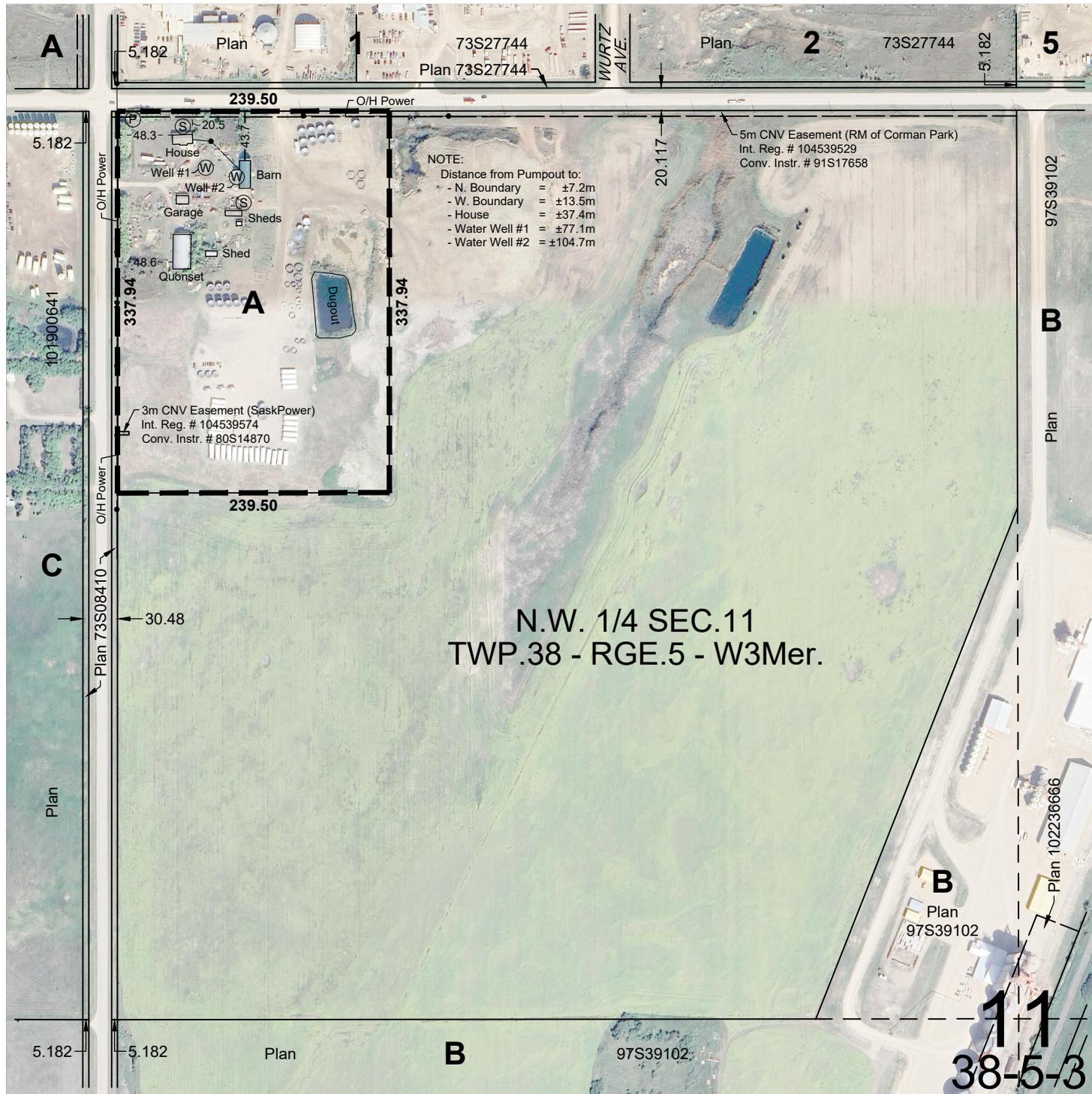
The Developer's response to the inquiry detailed that the existing storage operation would continue to function in compliance with the zoning bylaw. No new buildings are proposed and no increase in traffic is anticipated to be tied to the development.

The inquiry and response are attached as Appendix E.

APPENDICES

APPENDIX A

PLAN OF PROPOSED SUBDIVISION



PLAN OF PROPOSED SUBDIVISION
 OF PART OF
 NW.1/4 SECTION 11
 TWP.38 RGE.5 - W.3Mer.
 RM OF CORMAN PARK NO. 344
 M.M. VANSTONE, S.L.S.
 2023

OWNER: SHARON & GLEN REIMER

COMMUNITY PLANNING

Drawn by: JW	Scale 1:5000	Project No.: 14234
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Preliminary Survey: Dec.12, 2023

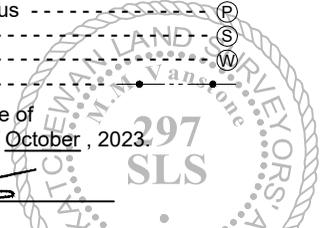
REVISION: 1.) Updated plan with field survey info. Dec.15, 2023

- NOTE:
- Measurements are in metres and decimals thereof. Measurements shown are approximate & may vary by up to 10m subject to final survey.
 - Area to be registered is outlined in bold dashed line and contains 8.094 ha. (20.00 acs.)
 - Easements registered on title have been plotted from available documents.
 - Unregistered underground utilities are not shown.

- LEGEND:
- Jet-Type Pumpout shown thus - - - - - (P)
 - Septic shown thus - - - - - (S)
 - Water Well shown thus - - - - - (W)
 - O/H Power shown thus - - - - -

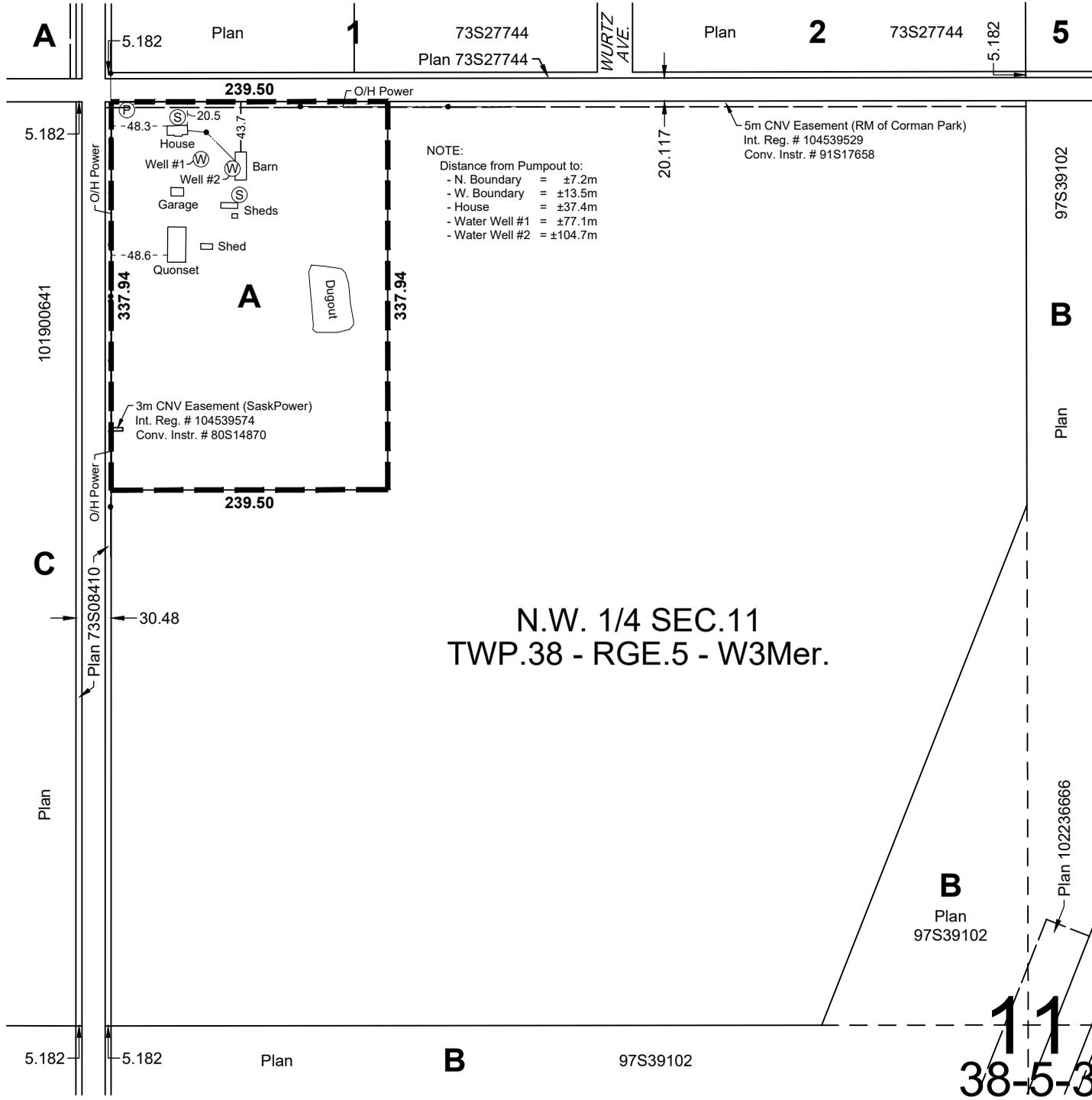
Dated at Regina in the Province of Saskatchewan this 23rd day of October, 2023.

M.M. Vanstone
 Saskatchewan Land Surveyor



Phone: 306-569-2020
 Fax: 306-569-2026
 Regina, SK
 www.2020geomatics.com

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38-5-3



NOTE:
 Distance from Pumpout to:
 - N. Boundary = ±7.2m
 - W. Boundary = ±13.5m
 - House = ±37.4m
 - Water Well #1 = ±77.1m
 - Water Well #2 = ±104.7m

N.W. 1/4 SEC.11
 TWP.38 - RGE.5 - W3Mer.

PLAN OF PROPOSED SUBDIVISION
 OF PART OF
 NW.1/4 SECTION 11
 TWP.38 RGE.5 - W.3Mer.
 RM OF CORMAN PARK NO. 344
 M.M. VANSTONE, S.L.S.
 2023

OWNER: SHARON & GLEN REIMER

COMMUNITY PLANNING

Drawn by: JW	Scale 1:5000	Project No.: 14234
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Preliminary Survey: Dec.12, 2023

REVISION: 1.) Updated plan with field survey info. Dec.15, 2023

NOTE:

- Measurements are in metres and decimals thereof. Measurements shown are approximate & may vary by up to 10m subject to final survey.
- Area to be registered is outlined in bold dashed line and contains 8.094 ha. (20.00 acs.)
- Easements registered on title have been plotted from available documents.
- Unregistered underground utilities are not shown.

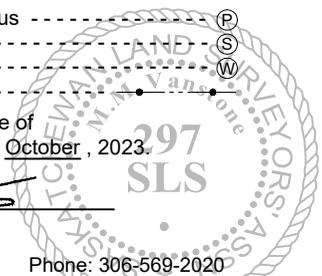
LEGEND:

- Jet-Type Pumpout shown thus
- Septic shown thus
- Water Well shown thus
- O/H Power shown thus

Dated at Regina in the Province of Saskatchewan this 23rd day of October, 2023.

M.M. Vanstone
 Saskatchewan Land Surveyor

20/20 GEOMATICS
 Phone: 306-569-2020
 Fax: 306-569-2026
 Regina, SK
 www.2020geomatics.com



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 38-5-3

APPENDIX B

SHA AND WSA CORRESPONDENCE

From: [Currie, Katherine GR](#)
To: [Maggie Schwab](#)
Subject: RE: Update 30-day File review SUBD-002299-2023 RM of Corman Park No. 344 NW-11-38-05-W3M
Date: Thursday, February 22, 2024 7:48:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Maggie.

Here are the comments I received from SHA yesterday. Let me know if you have any questions or need anything else.

This is a Category I subdivision that will create an 8.1 ha lot, in a low density area, with adequate sensitivity. The proposed use is for commercial office space and storage yard. It has a directly related sewage disposal system that is non-conforming. The non-conformance is based on inadequate setback distances of the jet pump-out from the existing northern and western property lines, from the house and from medium density area, with 32 lots located diagonally to the northwest across the intersection from the existing location of the jet. The current Saskatchewan Onsite Wastewater Disposal Guide requires jet pump-outs to be 60 meters from the property line and the house and 1 km from the nearest approved subdivision with more than 2 lots. A jet is not be used for any commercial business...which will generate volumes of effluent greater than that of a single family dwelling.

It is recommended that the jet pump-out on the subdivision be replaced with a system that conforms to the Saskatchewan Onsite Wastewater Disposal Guide, and has smaller setback requirements, such as a holding tank, or a septic tank and:

- a lagoon, or
- a soil treatment field.

However, a private sewage system that is non-conforming with required set-back distances is considered acceptable and may remain in place without change provided that:

- all components of the sewage system are contained on the same property as the building that it serves ;
- there is no information to indicate a failure of the system and the health region has formed the opinion that the system is not failing;
- no nuisance or health hazard is created by the operation of the system;
- the property is not redeveloped in a manner that will result in a sufficient change in the quantity or quality of sewage so as to adversely affect the performance of the system; and,
- any sewage discharged from the system is contained on the same property as the sewage system.

Provided that the information supplied is correct, we have no objections to the approval of this subdivision application.

The installation of any new plumbing and sewage systems shall be permitted, inspected

and approved by this department. Permit applications and related information can be found on our website at www.saskhealthauthority.ca (search: sewage).

Sincerely,

Katherine M. Currie, RPP MCIP
Government of Saskatchewan
Senior Planning Consultant
Community Planning, Ministry of Government Relations

978 – 122 3rd Avenue North
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Email: katherine.currie@gov.sk.ca



Confidentiality Notice:

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From: Maggie Schwab <mschwab@crosbyhanna.ca>
Sent: Thursday, February 15, 2024 11:42 AM
To: Currie, Katherine GR <katherine.currie@gov.sk.ca>
Subject: RE: Update 30-day File review SUBD-002299-2023 RM of Corman Park No. 344 NW-11-38-05-W3M

WARNING: This message originated from a source that is not managed by **SaskBuilds and Procurement, Information Technology Division**. Do not visit links or open attachments unless you trust the sender's email ID and ensure it is not a spam/phishing email.

Thanks Katherine.

I'm wondering if the Ministry of Health got back to you on this file at all? If so, could you share their response with me?

Maggie Schwab RPP MCIP
CROSBY HANNA & ASSOCIATES
407C 1st Ave N, Saskatoon, SK S7K 1X5
t : 306.665.3441
c: 306.227.6617
e : mschwab@crosbyhanna.ca

www.crosbyhanna.ca



From: Currie, Katherine GR <katherine.currie@gov.sk.ca>

Sent: Wednesday, February 14, 2024 7:58 AM

To: Maggie Schwab <mschwab@crosbyhanna.ca>

Subject: RE: Update 30-day File review SUBD-002299-2023 RM of Corman Park No. 344 NW-11-38-05-W3M

Good morning Maggie.

Attached are the comments received. I will send out an update in the next few days.

Sincerely,

Katherine M. Currie, RPP MCIP
Government of Saskatchewan
Senior Planning Consultant
Community Planning, Ministry of Government Relations

978 – 122 3rd Avenue North
Saskatoon Saskatchewan S7K 2H6

Phone: 306-933-5380

Fax: 360-933-7720

Email: katherine.currie@gov.sk.ca



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From: Maggie Schwab <mschwab@crosbyhanna.ca>

Sent: Tuesday, February 13, 2024 12:28 PM

To: Currie, Katherine GR <katherine.currie@gov.sk.ca>

Subject: RE: Update 30-day File review SUBD-002299-2023 RM of Corman Park No. 344 NW-11-38-05-W3M

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Good Afternoon Katherine,

I'm wondering if you have heard anything from WSA concerning this file? I'd like to submit the CDR to the RM of Corman Park soon, so they can begin their review process.

Thank you,

Maggie Schwab RPP MCIP

CROSBY HANNA & ASSOCIATES

407C 1st Ave N, Saskatoon, SK S7K 1X5

t : 306.665.3441

c: 306.227.6617

e : mschwab@crobyhanna.ca

www.crosbyhanna.ca



From: Currie, Katherine GR <katherine.currie@gov.sk.ca>

Sent: Tuesday, January 2, 2024 1:09 PM

To: [REDACTED]; [REDACTED]; [REDACTED]; Maggie Schwab <mschwab@crobyhanna.ca>

Cc: Planning <planning@rmcormanpark.ca>; subreviews@wsask.ca

Subject: Update 30-day File review SUBD-002299-2023 RM of Corman Park No. 344 NW-11-38-05-W3M

**RM of Corman Park No. 344
NW-11-38-05-W3M
Proposed Parcel A – Commercial Use**

Our file: SUBD-002299-2023

Surveyor file: 14234

Good Afternoon,

As an update to this application, we have now received the following replies from our referrals:

SaskPower

Please be advised that SaskPower maintains electrical facilities for which the Right-of-Way has been granted.

As 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 (contact SaskPower Inspections at www.saskpower.com for any questions regarding CSA Standards.)

Please ensure all terms and conditions within the existing easement are adhered to as well as taking proper safety precautions 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.

We have no concerns.

SaskEnergy

- *SaskEnergy Incorporated does maintain gas facilities for which we have a registered/unregistered easement (see attachment).*
- *TransGas Limited does not maintain gas facilities.*
- *Please contact Sask 1st Call at 1-866-828-4888 for line locates.*

SaskTel

Upon review of the above mentioned file, there are no facilities in the proposed subdivision. SaskTel has no further objections.

Ministry of Environment – Industrial Branch

*completed a search of our records across the branch for the selected area and have not found any reported spills on the site but multiple in the surrounding quarters. I **have also located** the following hazardous substance storage facilities. The Ministry of Environment recommends having an Environmental Site Assessment completed if there are any concerns with the proximity of the storage facility to the proposed subdivision.*

OpID 4660 Pioneer Grain

As a further update, we continue to await confirmation that a servicing agreement and or rezoning of the parcel is required from the municipality. Please have the applicant contact the municipal office directly to finalize this requirement. If it is determined that a servicing agreement is required, please provide us with a copy so that we may move this application forward.

At this time, the only outstanding comments on this file are required from the **RM of Corman Park No. 344, P4G (Planning District) and WSA**. Please follow up directly with the RM office to finalize their requirements so that we may move this application forward.

This summarizes our review to date. Additional information or clarification may be requested as our review continues. Please let me know if you have any questions. We appreciate your attention to these matters.

Thank you.

Sincerely,

Katherine M. Currie, RPP MCIP
Government of Saskatchewan
Senior Planning Consultant
Community Planning, Ministry of Government Relations

978 – 122 3rd Avenue North
Saskatoon Saskatchewan S7K 2H6

Phone: 306-933-5380

Fax: 360-933-7720

Email: katherine.currie@gov.sk.ca



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From: [WSA Sub Reviews](#)
To: [Currie, Katherine GR](#)
Cc: [WSA Sub Reviews](#)
Subject: FW: SUBD-002299-2023 Subdivision Referral RM of Corman Park No. 344 NW 11-38-05-W3M
Date: Monday, January 8, 2024 2:04:02 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Katherine,

Upon screening this subdivision review, two units were triggered. Please see the comments from Licensing and Water Use (Jessica Phelps) in the quotations of this email and the response from Hydrology in the email below.

“The surface water project E2/13024-M012 has a Water Rights License to supply water to the North Corman Industrial Park for municipal use. This project ties into the SaskWater Saskatoon North Treated pipeline. The proposed subdivision should not affect this project.”

I believe this wraps up the WSA contribution to this subdivision review. Let me know if you have any questions or require anything else from us.

Thanks,



From: Haley Brauner <Haley.Brauner@wsask.ca>
Sent: Monday, January 8, 2024 1:53 PM
To: WSA Sub Reviews <subreviews@wsask.ca>
Cc: WSA Hydrology <hydrology@wsask.ca>
Subject: RE: SUBD-002299-2023 Subdivision Referral RM of Corman Park No. 344 NW 11-38-05-W3M

Hello,

I have assessed the surface water flood hazards for NW 11-38-05-W3 and proposed subdivision located in the RM of Corman Park No. 344. The proposed parcel is adjacent to a wetland area and drainage is generally poorly defined in this area. The control on the estimated peak water level (EPWL) is likely the road crest along the west side of SW 11-38-05-W3. Based on elevations from a LiDAR survey that was done in 2012, the road crest at the approximate overtopping location was 503.7 m (vertical datum: CGVD28). Assuming an overtopping depth of 0.1 m, the EPWL is 503.8 m. Changes to

this roadway or other surface features in the area could affect the EPWL value.

Community Planning is responsible for administering the Statement of Provincial Interest which requires a 0.5m factor of safety to be added to the EPWL to determine the **required minimum building elevation, resulting in a value of 504.3 m (CGVD28)**. Depending on acceptable risk and potential implications, a higher factor of safety may be used.

This analysis was completed with very limited data and without an on-site inspection and is subject to change with more information and without notification. A much longer period of record than what is available is required estimate the magnitude of extreme events with reasonable accuracy, let alone quantify impacts of land use change and/or climate change. This estimate considers open surface water level based on historical records and does not consider the impacts of climate change into the future. It does not consider suitable setback for ice jams or ice movement, erosion, slumping, trash buildup, groundwater, geotechnical instability, environmental or other permitting purposes, or any other factors. Caution should be used and appropriate engineering and safety factors should be applied. No liability is assumed for providing these estimates.



From: WSA Sub Reviews <subreviews@wsask.ca>

Sent: Tuesday, December 12, 2023 8:55 AM

To: WSA Hydrology <hydrology@wsask.ca>; Jessica Phelps <Jessica.Phelps@wsask.ca>

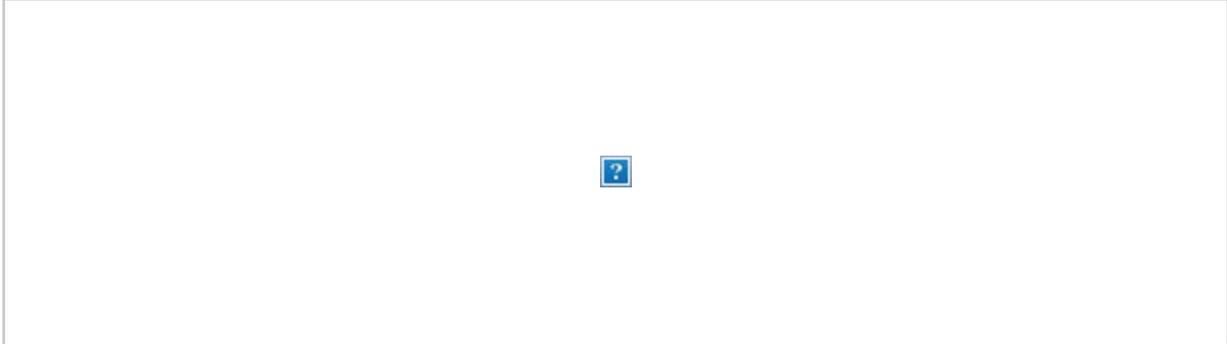
Subject: FW: SUBD-002299-2023 Subdivision Referral RM of Corman Park No. 344 NW 11-38-05-W3M

Hi Team,

Please review the attached subdivision proposal to convert an existing farmyard into a commercial storage business on NW-11-38-5-3 in RM 338 Corman Park. Please provide comments, as required, to our central email address subreviews@wsask.ca. This subdivision application review is due on **December 26, 2023**. Please provide comments whenever you can.

- **Hydrology:** Upon screening of this subdivision proposal, we found that the proposed parcel is close to a waterbody in the subdivision. Please review this subdivision proposal and comment on EPWL of the parcel and if it is flood prone if necessary.
- **Licensing and Water Use**(Jessica): Upon screening the woogl layers, a licensed water project was found in the proposed parcel (13024-M012). Please provide comments if necessary.

Thank you,



From: Currie, Katherine GR <katherine.currie@gov.sk.ca>

Sent: Thursday, November 16, 2023 4:36 PM

To: SaskEnergy/TransGas <landservices@saskenergy.com>; SaskPower <land@saskpower.com>; sasktel.land@sasktel.com; WSA Sub Reviews <subreviews@wsask.ca>; Inquiry Centre ENV <centre.inquiry@gov.sk.ca>

Subject: SUBD-002299-2023 Subdivision Referral RM of Corman Park No. 344 NW 11-38-05-W3M

CAUTION: External to WSA. Verify sender and exercise caution opening links and attachments.

**RM of Corman Park No. 344
NW 11-38-05-W3M
Proposed Parcel A – Commercial Use**

**Our file: SUBD-002299-2023
Surveyor file: 14234**

Hello,

Section 13 of *The Subdivision Regulations, 2014* (Regulations), requires us to send a copy of the attached application to your office as it is our opinion that your ministry or agency may be affected by the proposed subdivision.

The subdivision will create the new parcel(s) as identified within the bold dashed line; however, your comments and requirements will apply to **the land that is being subdivided**, i.e. all of the source parcel, not just the land inside the bold dashed line.

We are seeking direction from your office to help confirm the suitability of this land for the intended use as outlined in section 14 of the Regulations.

Sincerely,

Katherine M. Currie, RPP MCIP
Government of Saskatchewan
Senior Planning Consultant
Community Planning, Ministry of Government Relations

978 – 122 3rd Avenue North
Saskatoon Saskatchewan S7K 2H6

Phone: 306-933-5380
Fax: 360-933-7720
Email: katherine.currie@gov.sk.ca



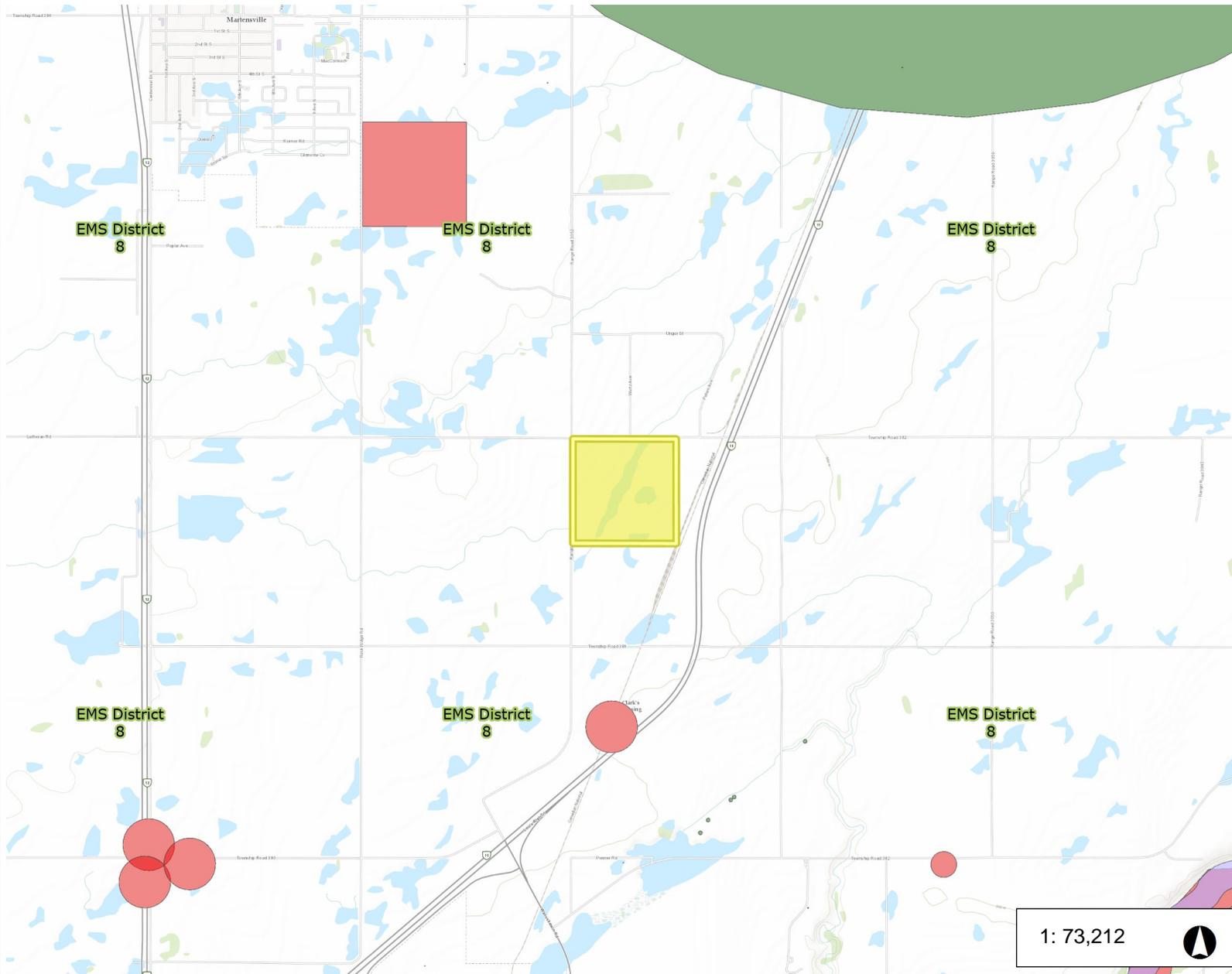
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APPENDIX C

HCB AND ENVIRONMENTAL QUERIES

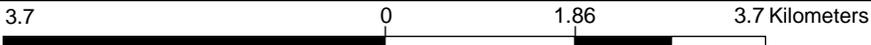
Environmental Sensitivity - Reimer CDR



Legend

- Provincial Boundary
- Ecological Management Species
- Rare and Endangered Species**
 - Vertebrate Animal
 - Invertebrate Animal
 - Animal Assemblage
 - Vascular Plant
 - Nonvascular Plant
 - Other (Botanical)
 - Fungus
- Water Security Agency
- Game Preserve
- National Wildlife Area
- Migratory Bird Sanctuary
- Conservation Easements
- Crown Land Subdivisions
- Ecological Reserves
- Fish and Wildlife Development**
 - Managing Jurisdiction**
 - Ducks Unlimited Canada
 - Ducks Unlimited Canada; Nature C
 - Government of Saskatchewan, Min
 - Nature Conservancy of Canada
 - Nature Conservancy of Canada; Saskatchewan Federation
 - Regina Fish & Game League

1: 73,212



Notes

ABOUT PARKS, CULTURE AND SPORT

Inquiry was made on November 24, 2017 at 11:42 AM

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

Quarter-section:

NW

Section:

11

Township:

38

Range:

5

Meridian:

3

This quarter-section is NOT heritage sensitive.

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

Inquiry was made on November 24, 2017 at 11:42 AM

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

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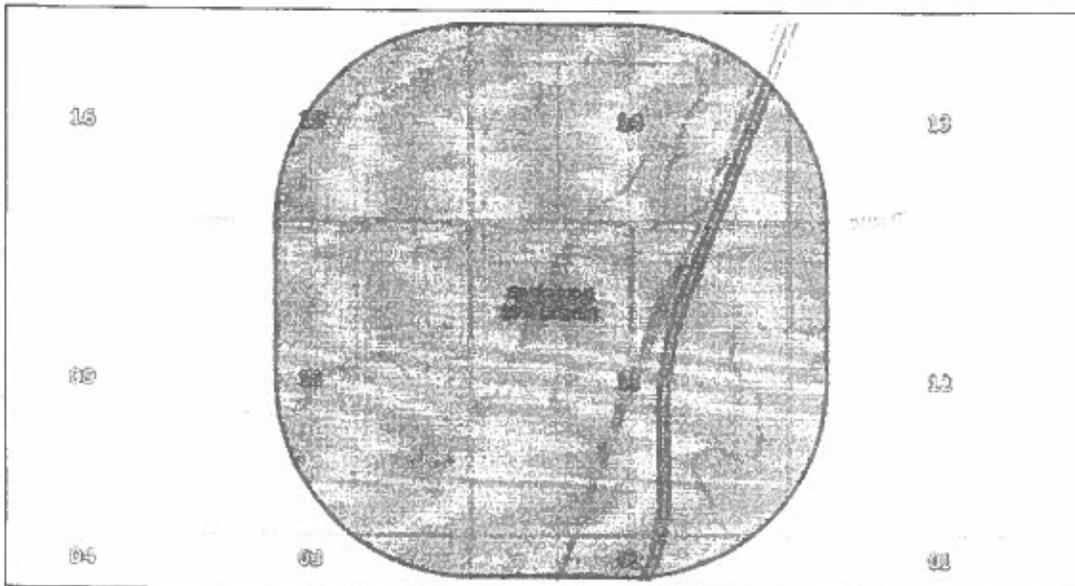
Rare and Endangered Species Report

Report Generated: 11/27/2017 2:30:53 PM

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

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

Rare and Endangered Species Area of Interest



There are no species within the assessment area.

APPENDIX D

MOE CORRESPONDENCE

From: [Currie, Katherine GR](#)
To: [REDACTED] [Maggie Schwab](#)
Cc: Planning; subreviews@wsask.ca
Subject: Update 30-day File review SUBD-002299-2023 RM of Corman Park No. 344 NW-11-38-05-W3M
Date: Tuesday, January 2, 2024 1:09:35 PM
Attachments: [image001.png](#)
[23-5665 SaskEnergy.pdf](#)

**RM of Corman Park No. 344
NW-11-38-05-W3M
Proposed Parcel A – Commercial Use**

**Our file: SUBD-002299-2023
Surveyor file: 14234**

Good Afternoon,

As an update to this application, we have now received the following replies from our referrals:

SaskPower

Please be advised that SaskPower maintains electrical facilities for which the Right-of-Way has been granted.

As 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 (contact SaskPower Inspections at www.saskpower.com for any questions regarding CSA Standards.)

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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.

We have no concerns.

SaskEnergy

- *SaskEnergy Incorporated does maintain gas facilities for which we have a registered/unregistered easement (see attachment).*
- *TransGas Limited does not maintain gas facilities.*
- *Please contact Sask 1st Call at 1-866-828-4888 for line locates.*

SaskTel

Upon review of the above mentioned file, there are no facilities in the proposed subdivision. SaskTel has no further objections.

Ministry of Environment – Industrial Branch

*completed a search of our records across the branch for the selected area and have not found any reported spills on the site but multiple in the surrounding quarters. I **have also located** the following hazardous substance storage facilities. The Ministry of Environment recommends having an Environmental Site Assessment completed if there are any concerns with the proximity of the storage facility to the proposed*

subdivision.

OpID 4660 Pioneer Grain

As a further update, we continue to await confirmation that a servicing agreement and or rezoning of the parcel is required from the municipality. Please have the applicant contact the municipal office directly to finalize this requirement. If it is determined that a servicing agreement is required, please provide us with a copy so that we may move this application forward.

At this time, the only outstanding comments on this file are required from the **RM of Corman Park No. 344, P4G (Planning District) and WSA**. Please follow up directly with the RM office to finalize their requirements so that we may move this application forward.

This summarizes our review to date. Additional information or clarification may be requested as our review continues. Please let me know if you have any questions. We appreciate your attention to these matters.

Thank you.

Sincerely,

Katherine M. Currie, RPP MCIP
Government of Saskatchewan
Senior Planning Consultant
Community Planning, Ministry of Government Relations

978 – 122 3rd Avenue North
Saskatoon Saskatchewan S7K 2H6

Phone: 306-933-5380
Fax: 360-933-7720
Email: katherine.currie@gov.sk.ca



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APPENDIX E

PUBLIC CONSULTATION



January 9, 2024

Dear Sir or Madam,

Neighbours of the following property:

NW ¼ of Section 11, Township 38, Range 5, W3M (south of Lutheran Road and Corman Industrial Park, East of Range Road 3052)

are hereby notified of a proposed subdivision and rezoning application to accommodate a commercial storage operation. The proposed subdivision is 20 acres (8.09 ha) in size. See the map and Plan of Proposed Subdivision on the reverse of this letter for the location of the proposed subdivision.

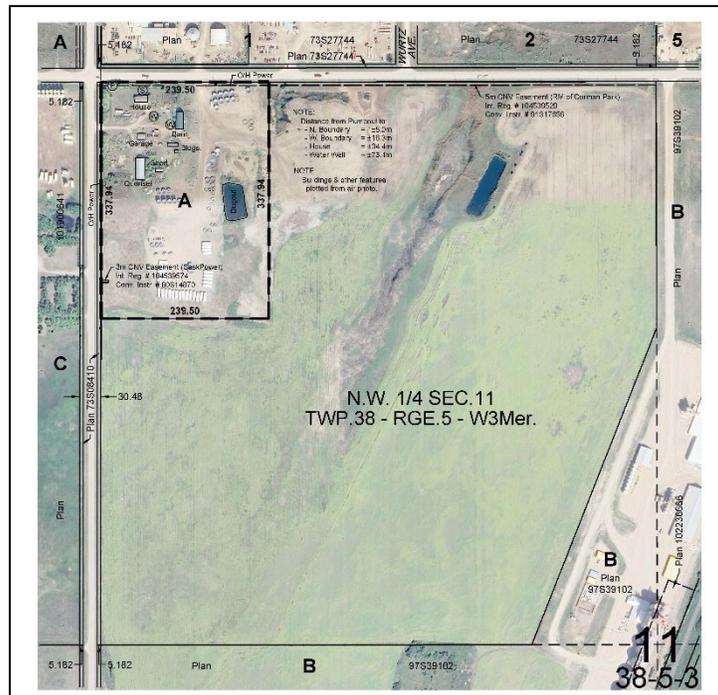
Any person who may be affected by the proposed development may address their questions, comments, or concerns **by February 9th, 2024** via email to mschwab@crosbyhanna.ca, or by mail to:

Maggie Schwab
Crosby Hanna & Associates
407 1st Ave N
Saskatoon SK, S7K 1X5

CROSBY HANNA & ASSOCIATES



MAP 1. LOCATION OF PROPOSED DEVELOPMENT



MAP 2. PLAN OF PROPOSED SUBDIVISION

From: [Maggie Schwab](#)
To: [REDACTED]
Subject: RE: Proposed Subdivision
Date: Tuesday, January 23, 2024 9:27:00 AM

Good Morning Russ,

Thank you for your email.

With respect to what is being proposed, the site is currently zoned as DAG-2 (Agricultural District 2), which does not allow for outdoor storage operations as a use. The landowner is looking to subdivide and rezone a 20 acre parcel to DC-2 (Arterial Commercial 2 District) to allow for the on-site storage that is currently there. Specifically, the storage of hopper bottom bins and tanks, and unused bulk fuel storage tanks. Therefore, there will be no change in the use of the site.

No additional buildings are being proposed to accommodate this rezoning and subdivision, and no additional traffic is anticipated as a result.

Kindest regards,

Maggie Schwab RPP MCIP
CROSBY HANNA & ASSOCIATES
407C 1st Ave N, Saskatoon, SK S7K 1X5
t : 306.665.3441
c: 306.227.6617
e : mschwab@crosbyhanna.ca
www.crosbyhanna.ca

Our office is getting ready to move in the near future! Please be patient with us for any delays

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

From: [REDACTED]
Sent: Monday, January 22, 2024 4:51 PM
To: Maggie Schwab <mschwab@crosbyhanna.ca>
Subject: Proposed Subdivision

Dear Madam,

I have a few questions about the proposed subdivision (NW11,38,5,W3).

What type of storage is being proposed, will there be new buildings being erected, will there be an increase in traffic to the area?

Just a few concerns I'd like to know more about.

[REDACTED]
Sent from my iPhone