

COMPREHENSIVE DEVELOPMENT REVIEW



January 10, 2025

VENTURE CONSTRUCTION INC.

Parcel D – NW 33-38-5-W3

TABLE OF CONTENTS

1 Background.....	1
1.1 Introduction.....	1
2 Description of Proposed Development & Land Use	3
2.1 Land Use Context	3
2.2 Hazard Lands	6
2.3 Natural and Heritage Resources Screening	6
3 Official Community Plan, Zoning Bylaw, and Other Policy Review	6
3.1 P4G Official Community Plan	6
3.2 P4G District ZOning Bylaw	7
4 Servicing	9
4.1 Roadways	9
4.2 Drainage.....	10
4.3 Wastewater	11
4.4 Potable Water Supply and Fire Protection	11
4.5 Shallow Utilities	11
4.6 Solid Waste.....	11
4.7 Municipal, Fire Protection, & Protective Services	11
5 Public Consultation	12
5.1 Description of Public Consultation Approach.....	12
5.2 Summary of Feedback Received.....	12
Appendix A: Drawing Package	A
Appendix B: Heritage Screening Report and Correspondence.....	B
Appendix C: HABISask Screening Report and Correspondence	C
Appendix D: Saskatchewan Health Authority Correspondence	D
Appendix E: Public Engagement Materials.....	E
Appendix F: Engagement Correspondence	F

1 BACKGROUND

1.1 INTRODUCTION

This report has been prepared on behalf of Venture Construction Inc. (Venture) which is a Road Construction contracting company specializing in crushing aggregates, earthworks, road reconstruction operations and paving. Venture is proposing to rezone Parcel D, Plan 102224898, in the NW & NE 33-38-5-W3M from D-Agricultural District 2 to D-Light Industrial 1 District (DM1). Parcel D is immediately east of their Venture's current shop/office location on Parcel B. Venture Construction Inc. is the registered owner of the subject property (Parcel D). Venture plans to relocate their business into a new shop/office on Parcel D. The intent is to rezone the entire parcel (21.7 ha) and leave it as a single parcel. The subject property is vacant and is located along the south side of Highway No. 305 approximately 800 m east of the Highway No. 12 and Highway No. 305 intersection between Martensville and Warman. The parcel is approximately 385m north of the City of Martensville's City Limits.

Venture Construction has operated its business on Parcel B for the past 30+ years. While the current location serves the business well, the current site lacks adequate space to manage the growth Venture has experienced over its decades of operation. The new location proposed in Parcel D will provide appropriate space for equipment storage and business logistics to allow Venture Construction to continue to grow and flourish.

The subject parcel is located in the RM of Corman Park and falls within the P4G Planning District. Section 31.3.16 of the P4G District Official Community Plan describes that a Comprehensive Development Review (CDR) is required to support any application for industrial development. This CDR has been prepared according to the standards provided in Section 2.8 of the P4G Planning District Zoning Bylaw and according to the "Comprehensive Development Review (CDR) Checklist" taken from the RM of Corman Park website.

The proposed development is identified as "Urban Commercial/Industrial" in Schedule B of the P4G District Official Community Plan. The proposed development falls within an area identified as a "Growth to 1,000,000" Future Urban Growth Area in Schedule C of the P4G District Official Community Plan.

Figure 1 shows the location of the parcel and its surrounding context.

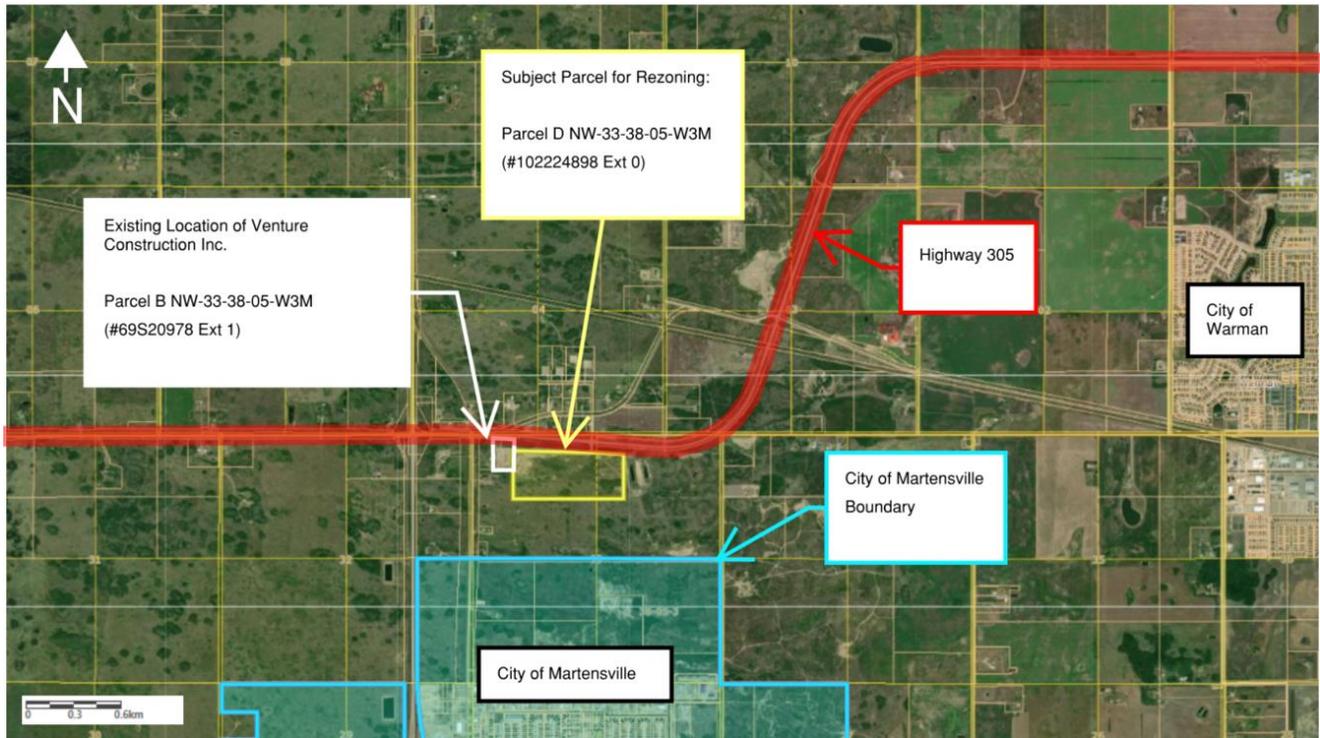


Figure 1. Subject Parcel and Surrounding Context

2 DESCRIPTION OF PROPOSED DEVELOPMENT & LAND USE

2.1 LAND USE CONTEXT

Current and Proposed Land Uses

The parcel of interest is currently zoned as D-Agricultural District 2 (DAG2). The site is currently undeveloped pastureland containing no buildings, structures, or significant natural features which would influence the proposed development. The proposed rezoning would change the zoning of this parcel to D-Light Industrial 1 District (DM1) which matches the zoning on Parcel B (Blk/Par B-Plan 69S20978 Ext 1), the location of Venture’s current business. Since Venture intends to transfer its existing operation from Parcel B to Parcel D, the expected land uses on this parcel would match what currently exists on Venture’s current parcel. Table 1 provides a summary of the expected land uses for the proposed development.

Development of this parcel would occur in a single phase. Construction would occur over a single construction season which would include site grading and the construction of a new office and shop.

Table 1. Summary of Expected Land Uses on Proposed Development

Proposed Land Use	Description	Comparison with D-Light Industrial District (DM1) Land Uses
Construction yard	The proposed development will be used for storage and maintenance of Venture’s construction equipment. This is considered the principal land use of the parcel.	Discretionary Use under proposed DM1 Zoning
Business support service	This site is intended to house the administrative and operational centre for Venture Construction Inc.	Permitted use under proposed DM1 Zoning
Aggregate resource storage and processing operation	The proposed development may include occasional storage of aggregate materials. This land use would only occur occasionally on an as-needed basis depending on the location of Venture’s construction projects. For example, if Venture works on nearby construction projects, then the existing yard may be used as a staging/stockpile area for construction materials including aggregate.	Permitted use under proposed DM1 Zoning

Proposed Site Plan

Refer to **Appendix A** for a scaled and dimensioned site plan.

Existing Adjacent Land Uses

The subject property is located with 1.6 km of several notable existing land uses. These can be summarized as follows:

- There are numerous Agricultural Residential, and Country Residential Parcels within 1.6 km of the proposed development. These include those which are currently part of the “Thirteen Mile Corner” subdivision adjacent to Highway 305 and Highway 12.
- The City of Martensville’s existing municipal boundary is approximately 385m south of the subject property.
- Several commercial and industrial uses are located within 1.6 km of the proposed development. These include the existing Venture Construction parcel and other parcels adjacent to Highway 305.
- No intensive livestock operations, municipal sewage lagoons, solid waste disposal facilities, or large bodies of water were identified within 1.6km of the proposed development.

The key adjacent land uses within 1.6 km of the proposed development are summarized in **Figure 2**.

Since Venture has operated in Parcel B over the past 30 years, they have established a working relationship with adjacent landowners, residences, and businesses. By proposing to move their operations to the east onto Parcel D from their current location in Parcel B, the distance between the business and existing agricultural residential areas will increase.

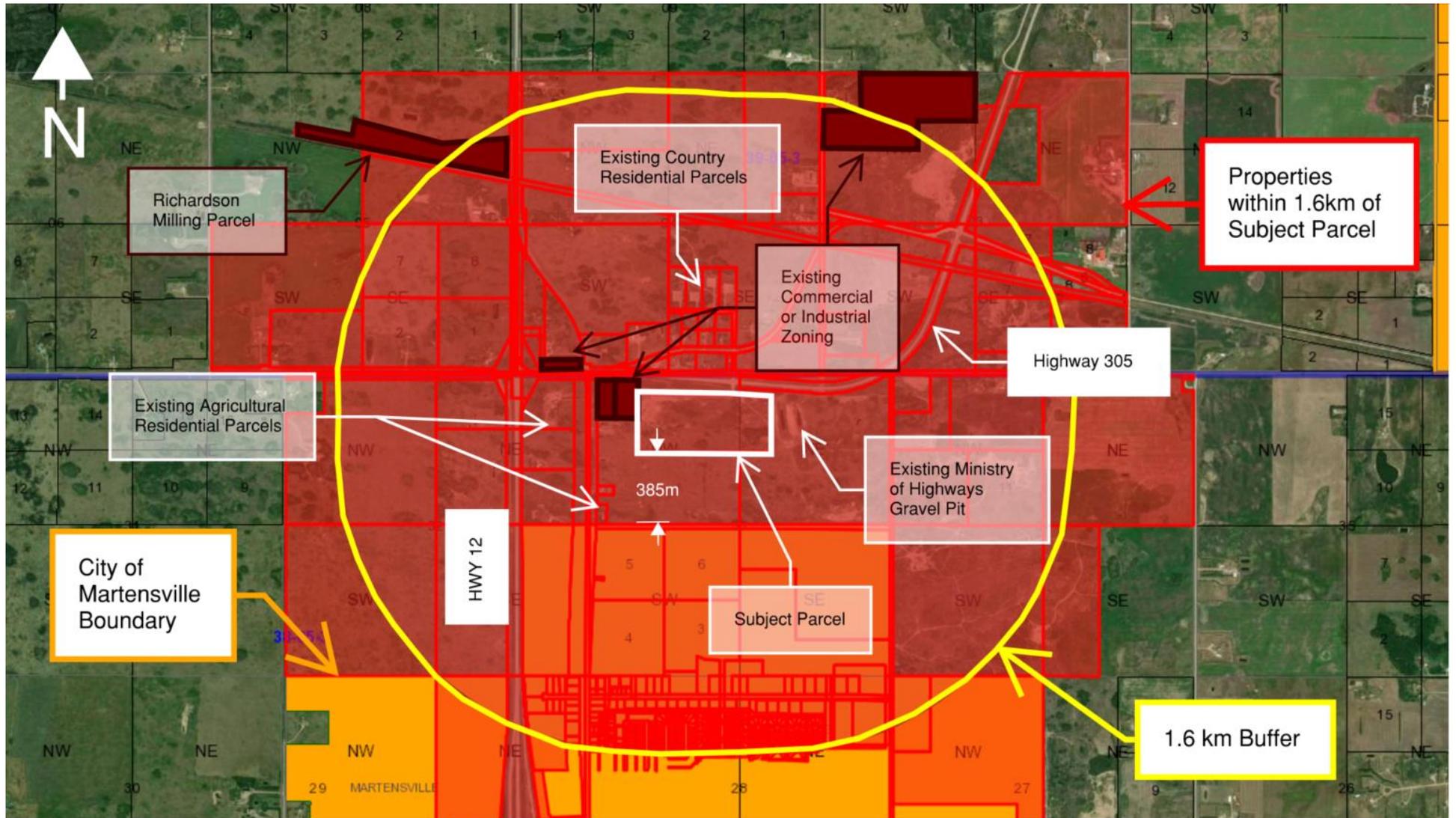


Figure 2. Summary of Surrounding Land Uses

2.2 HAZARD LANDS

There are no known flooding, slope stability, or ground contamination issues in the subject parcel.

2.3 NATURAL AND HERITAGE RESOURCES SCREENING

As part of the CDR Process, a Heritage Screening was completed with the Heritage Conservation Branch. No heritage concerns were identified for the proposed rezoning. The letter received from the Heritage Conservation Branch is included in **Appendix B**. As stated in the correspondence, there “could be heritage concerns with future land use changes (e.g., land clearing, cultivation, additional subdivision, borrow pits, lot development etc.) in the portions of Parcel D within NE 33-38-05 W3M and the remainder of the quarter-section. For future developments the Developers Online Screening Tool should be utilized”.

The subject parcel was examined using the Government of Saskatchewan’s HABISask GIS viewer. The subject parcel was not found to fall within an area flagged as containing Rare and Endangered Species or having a critical habitat. No specific recommendations are made based on the HABISask report. The HABISask Screening Report is included in **Appendix C**.

This rezoning is not anticipated to have a major impact on surrounding land owners since the proposal shifts an existing industrial land use to a neighboring parcel. By proposing to move their operations to the east into Parcel D from the current location on Parcel B the distance between the industrial land use and neighboring residences to the west will increase.

3 OFFICIAL COMMUNITY PLAN, ZONING BYLAW, AND OTHER POLICY REVIEW

The parcel in question falls within the jurisdiction of the P4G Official Community Plan and P4G Zoning Bylaw. Section 31.3.16 of the P4G District Official Community Plan describes that a Comprehensive Development Review (CDR) is required to support any application for industrial development. This CDR has been prepared according to the standards provided in Section 2.8 of the P4G Planning District Zoning Bylaw and according to the “Community Development Review (CDR) Checklist” taken from the RM of Corman Park website.

The proposed development is identified as “Urban Commercial/Industrial” in Schedule B of the P4G District Official Community Plan. The proposed development falls within an area identified as a “Growth to 1,000,000” Future Urban Growth Area in Schedule C of the P4G District Official Community Plan.

Specific policies analyzed as part of this CDR application are as follows:

3.1 P4G OFFICIAL COMMUNITY PLAN

Section 10.3.4 d) Intent of the Land Use Designations

This policy outlines the intent of the “Urban Commercial/Industrial” land use, which applies to the subject parcel. The proposed development would include industrial land uses which would meet the overall intent of this policy. Nothing in the proposed development would prevent the parcel area from connecting to urban servicing in the future as the region develops.

Section 15.0 Future Urban Growth Areas

The proposed development exists in the “Growth to 1,000,000” Future Urban Growth Area. Nothing in the proposed development hampers the potential to meet the regional long-term growth strategies outlined in this section. No additional subdivision is proposed, and the existing parcel will not be altered in a way which would prevent future urban development or subdivision.

Section 15.3.8 Single Parcel Interim Land Use in Future Urban Growth Areas

The proposed development meets the expectations outlined in Section 15.3.8 since it is consistent with the long-term land use plans, limits parcel fragmentation, and allows for re-subdivision to urban-sized parcels.

Drawing 783-00403 in Appendix A outlines one potential option for future subdivision of the subject parcel. Note that there are no existing sector or neighbourhood-scale plans for this area. There are no plans to reference for future urban servicing or transportation systems in the area. Therefore, these plans assume some potential future transportation connections to the south as well as an extension of the service road south of Highway 305 to the north. These assumptions will have to be confirmed as planning work continues in this portion of the RM.

Section 15.3.23 Interim Commercial Uses

The proposed development meets the general requirements of this section as it is a relatively low capital intensity development which does not significantly alter the existing parcel.

Section 15.3.24 Detailed Planning for Single Parcel Interim Commercial and Industrial Development

The proposed development does not contain elements which would present a future transition to an urban development. It is noted that the parcel exists in the long-term urban growth area (regional population between 700,000 and 1,000,000) and so there are not currently any imminent plans to transition to urban development. Therefore, there are also no current transportation and infrastructure servicing plans specifically related to transitioning to urban development.

Part 4 – Servicing

The proposed development’s servicing approach features rural levels of service with hauled domestic water and trucked wastewater from onsite storage tanks. This servicing approach is low-impact and will not prevent the parcel from being integrated into a future urban level of servicing in the future. As described in the Servicing Section, the proposed development is expected to have minimal impacts on the adjacent transportation network. Stormwater runoff on the site will be managed through construction of an onsite retention pond which will accommodate runoff from the 1-in-100-year event.

3.2 P4G DISTRICT ZONING BYLAW

Section 2.9 Discretionary Use Applications

The applicant understands that a Discretionary Use Application would be required as part of this application based on the proposed “construction yard” land use under the proposed DM1 zoning.

Section 2.20 Zoning Bylaw Amendment.

This CDR is being developed to adhere to the requirements for rezoning to industrial land uses.

Section 3.10 Drainage

The applicant plans to develop onsite stormwater management infrastructure including a retention pond sized to accommodate runoff from the 1-100-year storm event.

Section 3.17 Number of Principal Buildings and Uses on Site

The proposed development features a single principal building. The principal land use is Construction yard.

Section 3.18 Outdoor Storage

Equipment storage will be along west and south property edges of the proposed development (refer to Site Plan in Figure 2)

Section 3.19.6 Parking Requirements

Parking will be provided at a rate of 1 spot per 55 m² of gross floor area as specified for “Industrial use” (but not less than 1 parking space per 3 employees)

Section 3.21 Property Approaches

The proposed property approach will be from the existing service road on the north edge of the parcel and will be included as part of the development permit application. The existing service road is straight and flat and there are no anticipated concerns with regards to blind spots or sight-lines.

Section 3.26 Site and Slope Stability

The parcel in question is relatively flat and there are known slope stability concerns which could affect the development. The proposed structure is not adjacent to any areas with known slope stability concerns.

Section 3.29 Vehicle Storage

Vehicle and equipment storage will occur on site only as part of the principal “construction yard” land use.

Section 4.20 Filling, Grading and Levelling of Sites

Site grading will be required for the new Shop/office build, driveways and parking areas. A development permit will be applied for as per Section 4.20.

Section 6.13 D- Light Industrial 1 District (DM1)

- 6.13.2 Permitted Uses and 6.13.3 Discretionary Uses
 - As described in Table 1, the proposed uses on the parcel (construction yard, business support service, and aggregate resource storage and processing operation) are all permitted or discretionary uses under the proposed DM1 zoning.

- 6.13.5 Site Development Regulations
 - a) Site Area
 - Parcel area is 21.7 ha (53.6 ac) which is larger than the minimum site area requirement of 0.8 ha.
 - b) Site Frontage
 - The existing parcel includes approximately 538m of frontage off of an existing service road, which is greater than the minimum requirement of 30m.
 - c) Front Yard Setback
 - The proposed setback distance between the proposed structure and adjacent roadway centerlines is greater than 45m.
 - d) Side Yard Setbacks
 - The proposed side yard setbacks are greater than the 8m minimum requirement.
 - e) Rear Yard Setbacks
 - The proposed side yard setbacks are greater than the 8m minimum requirement.
 - f) Building Height
 - The proposed building will be less than 17m
 - g) Site Coverage
 - The proposed building's site coverage is less than 60% of the parcel area.

Section 26.0 Stormwater and Drainage

- Section 4.2 of this application includes a description of the proposed stormwater management strategy which includes a retention pond designed to accommodate runoff from the 1-in-100-year event. This meets the requirements of the "No Net Impact" Standard outlined in Section 26.3.10 of the P4G Official Community Plan.

4 SERVICING

4.1 ROADWAYS

The proposed development is accessed from an existing service road that extends along the south side of Highway 305 and services Venture Construction's existing business as well as the subject parcel. No municipal roads are expected to be impacted by this development. Since the existing service road only services the parcel in question and the current Venture Construction's business, only a minor increase in daily traffic would be seen due to the continued growth and success of Venture Construction's business. Since the service road is a dead-end access road, there is no local traffic which will be impacted. Also, as Venture's business is not predominantly customer or retail-driven, there is no anticipated major increase in traffic volume in the surrounding transportation network.

Two approaches from the Highway 305 Service Road are planned. The proposed building has four planned drive-through bays which enter from east to west or west to east. The two proposed approaches will assist mobilizing in and out equipment from the east and west sides of the building so that equipment would not have to cross in front of the building parking area. Staff parking lot and main/customer entrance will be along the front of the property (North). The building is intended to be dual operational building constructed with a central administrative section in the front and the maintenance and repair bays are in the back (south).

Venture has applied to the Ministry of Highways to construct the new approaches from the existing service road.

4.2 DRAINAGE

The subject property is relatively flat, sloping gently towards the east – southeast with a low area located in the east central portion of the development parcel. Current vegetation within the site is predominantly prairie grass with a few small tree bluffs.

It is assumed that approximately 40% of the site will be developed with a granular surface. The remaining site areas will remain undeveloped for the foreseeable future. Storm water management will be managed by developing a storm water retention area in the east central portion of the site that is currently providing depression storage for the existing parcel. The storm water retention area is to be constructed to allow for storage of 5,000 cubic meters. The storage requirements were calculated as follows:

Pre-development Runoff Volume:

Site Area (ha)	Site Surface Type	City of Saskatoon C-Factor	1:100 year Rainfall Depth (mm)	Runoff Volume (m ³)
217,000	Prairie grass	0.10	100	2,170

Post-development Runoff Volume:

Site Area (ha)	Site Surface Type	City of Saskatoon C-Factor	1:100 year Rainfall Depth (mm)	Runoff Volume (m ³)
86,800	Gravel	0.50	100	4,340
130,200	Prairie grass	0.10	100	1,302
			Total Post-Development Runoff:	5,642
Difference in Runoff (Post-development vs. Pre-Development)				3,472 m ³
25% Contingency Increase				4,340 m³

Pre-development runoff volume is estimated at 2,170 cubic meters. Total post-development runoff volume is estimated at 5,642 cubic meters. The Rural Municipality of Corman Park typically requires storm water retention to be 125% of that required to accommodate the 1:100 year storm event when comparing pre-development conditions to post-development conditions. Therefore, the total storm water retention requirement for this site is estimated at 4,340 cubic meters.

It is recommended that this site retain as much existing grass coverage as possible. For every 100 square meters of site that is developed to granular surface, the site will need to create 5 cubic meters of storage.

Minimum drainage slopes of 2% are recommended around the building to a distance of 5 meters. Minimum drainage slopes toward the storm water retention area for all other developed areas within the site are recommended to be a minimum of 1%. All undeveloped areas are to maintain existing drainage patterns where possible.

Refer to **Appendix A** for a proposed drainage plan for the subject parcel.

4.3 WASTEWATER

Liquid waste generated by the proposed development will be limited to domestic activities associated with restrooms and general office use, the same as the existing business operations on Parcel B. Wastewater will be collected in holding tanks and removed on an as need basis by a licensed hauler. The size of holding tanks will be determined during site development following applicable provincial legislation. The frequency of pump-out will also be determined during site development as this will be influenced by the size of the holding tank. Note that this is the same level of service which exists on the current Venture Construction Parcel.

The Saskatchewan Health Authority was contacted to provide comment on the proposed project (see **Appendix D**). The Authority indicated that do not foresee a problem with installing holding tanks on site, which is a common approach to commercial and industrial sites. However, the Authority noted that the new system will have to be permitted, inspected, and approved by the Health Authority when installation occurs.

4.4 POTABLE WATER SUPPLY AND FIRE PROTECTION

Potable water use within the site is anticipated to be limited to domestic use including washrooms and basic kitchen facilities within the administration and operations building. A cistern/water storage tank is planned to be installed to manage the storage and distribution of water. Other water uses will include water for the wash bay in the shop.

The applicant plans to install a well system for potable water like those of other nearby properties north of Highway 305. The proposed building would have a storage cistern supplied by the well, which would be sized to meet fire protection requirements as determined by the National Building Code of Canada and the Fire Underwriters Survey. If the availability or quality of well water is found to be insufficient for fire protection, then the applicant will seek supplementary water servicing through the Intervalley Water Utility via a rural drip system.

The proposed water system and cistern will be sized in tandem with the building design to ensure that fire protection requirements are met. Once the building design is complete and fire protection requirements are confirmed, cistern sizing will be included for review as part of a future Building Permit Application.

4.5 SHALLOW UTILITIES

The site is located in an area where there is significant existing infrastructure in place including SaskPower, SaskTel and SaskEnergy distribution infrastructure. No significant expansions of shallow utility infrastructure are forecasted and the applicant will coordinate with these utility providers to extend services to the proposed building.

4.6 SOLID WASTE

Loraas Disposal can provide solid waste disposal and recycling services to the proposed development. The frequency of pickup will be determined during site development.

4.7 MUNICIPAL, FIRE PROTECTION, & PROTECTIVE SERVICES

As this is a relocation of an existing land use to an adjacent parcel, there are no expected changes in the services required for schools, policing, and other supportive services.

5 PUBLIC CONSULTATION

5.1 DESCRIPTION OF PUBLIC CONSULTATION APPROACH

To meet the public consultation requirements of the CDR process, the applicant coordinated with the RM to determine an appropriate level of engagement for the proposed rezoning. Based on these discussions, Catterall & Wright created a mail-out information package (see **Appendix E**) which summarized the proposed rezoning, surrounding context, and proposed site plan. This letter also provided respondents with a method for providing feedback on the proposed rezoning. 56 information packages were printed by Catterall & Wright. These packages were distributed by the RM of Corman Park to property owners within 1.6km of the proposed development as well as other entities (e.g. Ministry of Highways). Additionally, Catterall & Wright contacted other entities to provide feedback including the Heritage Conservation Branch, Ministry of Environment, and City of Martensville. The information package was mailed out on November 27, 2023. The engagement period ended on December 29th 2023 to ensure that neighboring property owners had at least 30 days to provide feedback.

5.2 SUMMARY OF FEEDBACK RECEIVED

Feedback received during the engagement period can be found in **Appendix F**.

An email was received from the Ministry of Highways indicating that the Ministry did not have comments at this stage and typically does not provide feedback directly to applicants. The Ministry indicated that they may provide additional feedback directly to the RM (see email in **Appendix F**).

One respondent indicated general support for the proposed development.

Two respondents raised specific concerns regarding the proposed development. These concerns and responses are summarized as follows:

Table 2. Summary of Feedback Received and Responses

Concern	Response
One respondent asked if Venture Construction is planning on using the subject parcel for commercial storage of RVs and other large vehicles (i.e. Commercial Storage Centre).	Venture Construction has no intention of using the proposed parcel for commercial storage of RVs or large vehicles. "Commercial Storage Centre" is not one of the land uses included as part of this CDR application.
Another respondent inquired if Venture Construction planned to use the proposed parcel for high-intensity industrial uses which could cause excessive noise or nuisance to neighboring residences. This respondent specifically mentioned asphalt plants and aggregate crushing operations which would cause particular concern.	Venture Construction does not intend to regularly use the site as an asphalt plant or for aggregate crushing operations. However, Venture Construction may utilize the parcel as a staging area for roadway construction if the company's projects occur in the vicinity of Martensville. While this is not expected to be a regular occurrence, additional construction activity may occur onsite on a project-by-project by project basis. This work could include use of a mobile asphalt plant. If higher intensity activities are planned to occur onsite as part of a specific project, the applicant will work with the RM to identify appropriate screening and nuisance abatement measures in accordance with Section 2.17 Temporary Use as part of a temporary development permit application process.

Venture Construction Inc.

Comprehensive Development Review

APPENDIX A: DRAWING PACKAGE



CATTERALL & WRIGHT
CONSULTING ENGINEERS

1231 - 8th STREET EAST
SASKATOON, SK S7H 0S5

TEL: (306) 343-7280 | www.cwce.ca

PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND:

- EXIST. GROUND CONTOUR
- ← DRAINAGE DIRECTION
- PROPERTY LINE
- - - - STORM WATER RETENTION AREA

SCALE VERIFICATION
WHEN DRAWING IS PLOTTED FULL SIZE
THIS LINE IS 30mm IN LENGTH.

DATE	REVISION

OWNER/CLIENT
BRIAN ANDERSON CONTRACTING LTD.

LOCATION
RM OF CORMAN PARK, SK

PROJECT
VENTURE CONSTRUCTION CDR

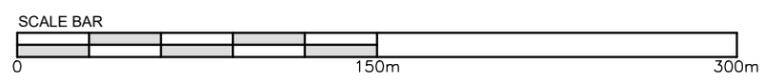
SHEET TITLE
SITE PLAN

SCALE 1:3000	DESIGNED BAL
DRAWN NAH	CHECKED BAL
DATE 23/10/23	SHEET 1 of 3

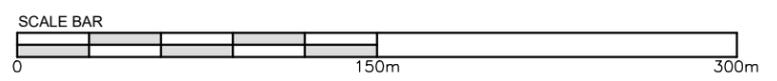
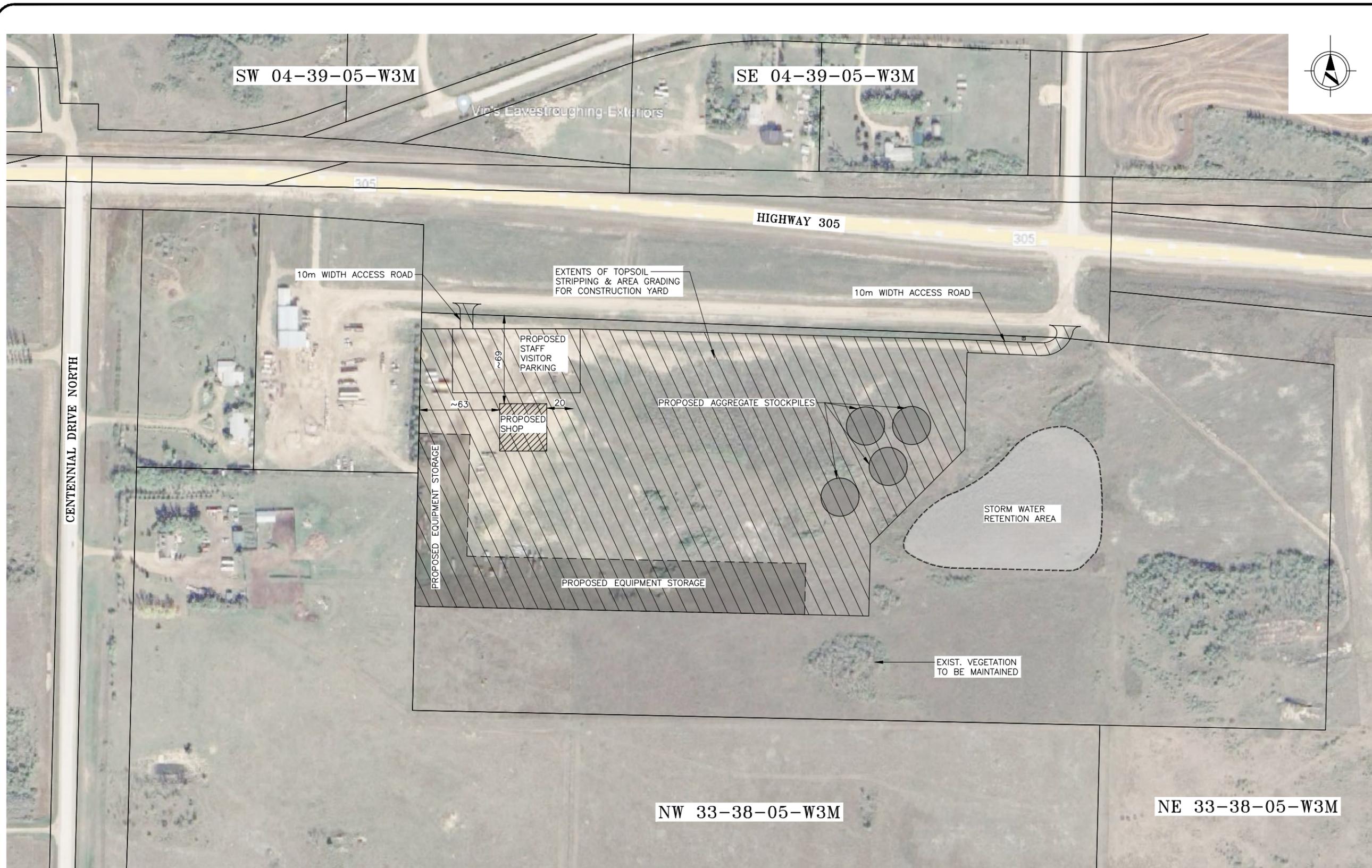
DRAWING NUMBER
783-00401

NOTE:

- ENSURE MINIMUM SLOPES AWAY FROM BUILDINGS ARE 2% FOR A DISTANCE OF 5 METERS.
- IDEAL SITE SLOPES TOWARD STORM WATER RETENTION AREA TO BE MINIMUM 1%.
- STORM WATER RETENTION AREA TO BE LOCATED IN THE EAST CENTRAL PORTION OF THE SITE.
- RETAIN AS MUCH NATIVE LANDSCAPED AREA AS POSSIBLE.
- DEVELOPED AREAS TO DRAIN TOWARD STORM WATER RETENTION AREA.
- UN DEVELOPED AREAS TO CONTINUE TO FOLLOW EXISTING DRAINAGE PATTERNS.



\\cwr-cce\work\Brian Anderson\Contracting Ltd - 783\004 - Venture Construction CDR\Drawings\783-004.dwg 22/10/24 - 3:58 P



PRELIMINARY
NOT FOR CONSTRUCTION

SCALE VERIFICATION
WHEN DRAWING IS PLOTTED FULL SIZE
THIS LINE IS 30mm IN LENGTH.

DATE	REVISION

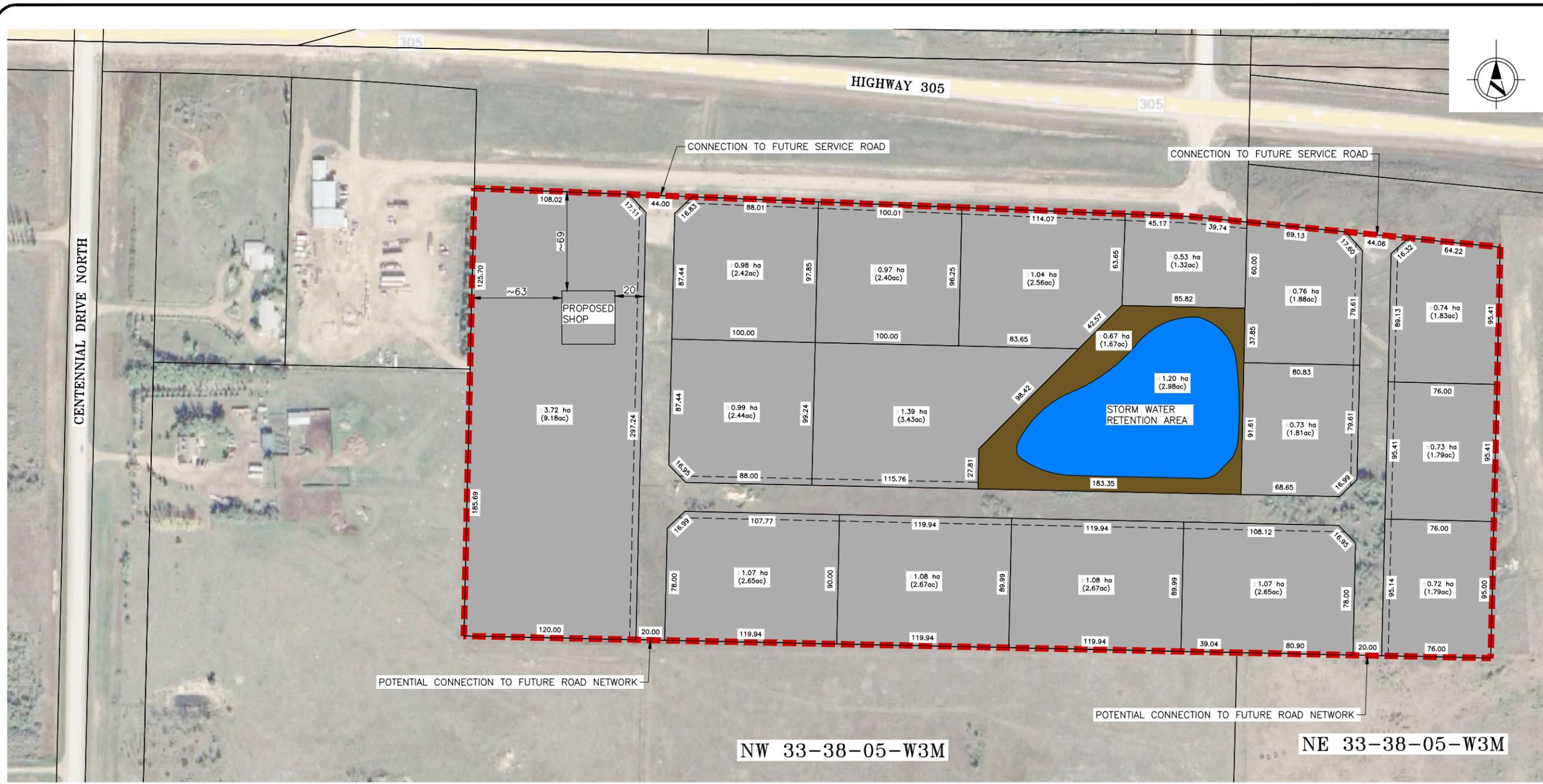
OWNER/CLIENT
BRIAN ANDERSON CONTRACTING LTD.

LOCATION
RM OF CORMAN PARK, SK
PROJECT
VENTURE CONSTRUCTION CDR

SHEET TITLE
DIMENSION PLAN

SCALE 1:3000	DESIGNED BAL
DRAWN NAH	CHECKED BAL
DATE 23/10/23	SHEET 2 of 3
DRAWING NUMBER 783-00402	

\\c:\pcc\work\Brian Anderson Contracting Ltd - 783\004 - Venture Construction CDR\Drawings\783-004.dwg nels 22/10/24 - 3:58 P



CATTERALL & WRIGHT
CONSULTING ENGINEERS

1231 - 8th STREET EAST
SASKATOON, SK S7H 0S5

TEL: (306) 343-7280 | www.cwce.ca

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWING TO BE PRINTED
IN COLOUR

CONCEPT PLAN IS
SUBJECT TO CHANGE

SCALE VERIFICATION
WHEN DRAWING IS PLOTTED FULL SIZE
THIS LINE IS 30mm IN LENGTH.

DATE	REVISION

OWNER/CLIENT
**BRIAN ANDERSON
CONTRACTING LTD.**

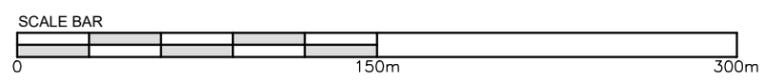
LOCATION
RM OF CORMAN PARK, SK

PROJECT
VENTURE CONSTRUCTION
CDR

SHEET TITLE
**FUTURE URBAN GROWTH
SHADOW PLAN**

SCALE 1:3000	DESIGNED DGS
DRAWN NAH	CHECKED DGS
DATE 23/10/23	SHEET 3 of 3

DRAWING NUMBER
783-00403



LEGEND:

- INDUSTRIAL
- UTILITY PARCEL
- STORM POND
- FRONTAGE
- CONCEPT PLAN BOUNDARY

CONCEPT PLAN STATISTICS

PROPERTY	Ha	Ac	%
INDUSTRIAL	17.59	43.47	81.1
ROAD ROW	2.22	5.49	10.2
UTILITY PARCEL	0.67	1.66	3.1
STORM POND	1.20	2.97	5.5
TOTAL AREA	21.68	53.57	100

LOT COUNT = 16

\\c:\pccs\work\Brian Anderson Contracting Ltd - 783\004 - Venture Construction CDR\Drawings\783-004.dwg naha 22/10/23 - 3:08 P

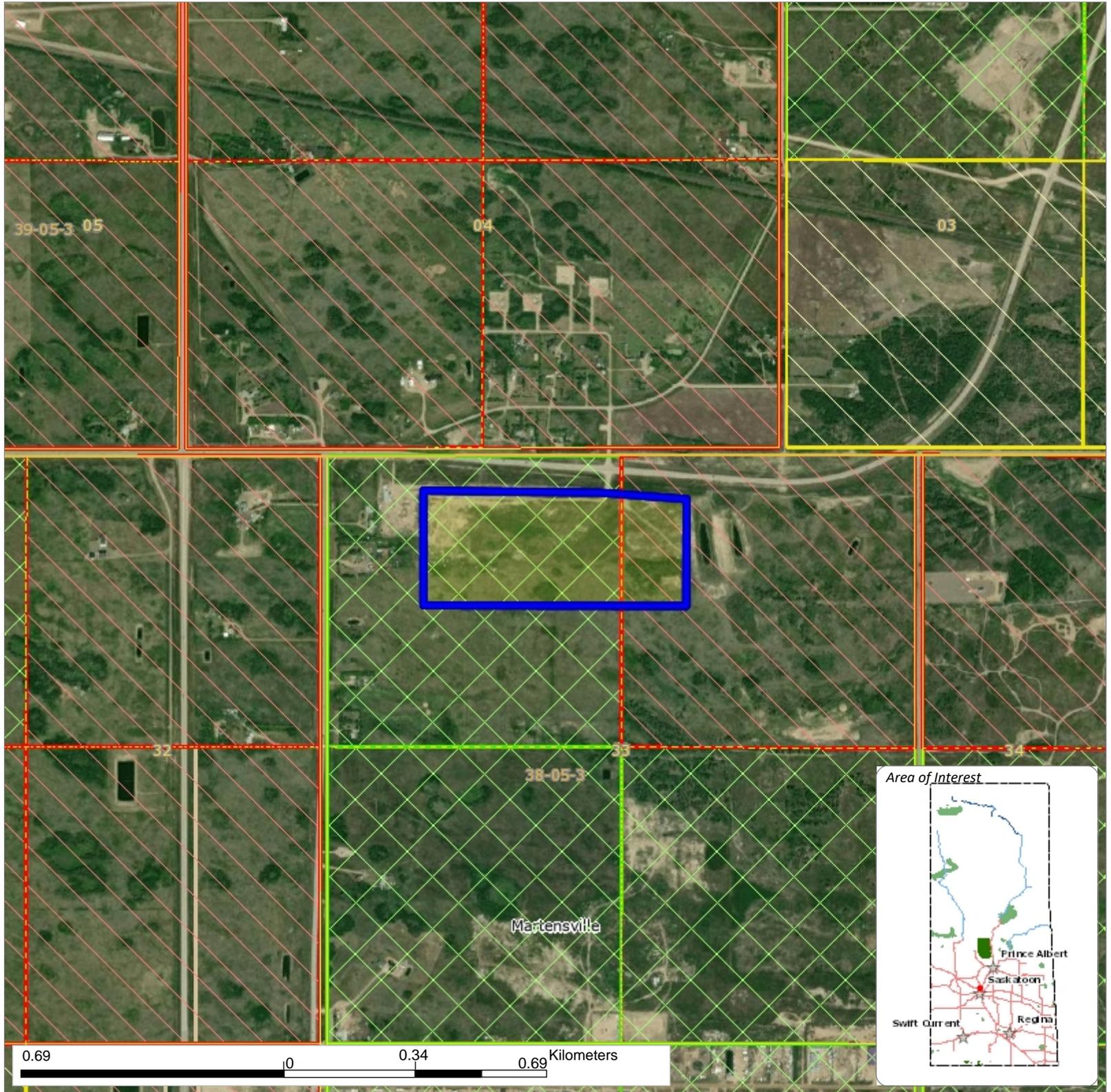
Venture Construction Inc.

Comprehensive Development Review

APPENDIX B: HERITAGE SCREENING REPORT AND CORRESPONDENCE

Sensitivity: This selection is Heritage Sensitive.
This development does not have heritage clearance to proceed. Submit this project to the Heritage Conservation Branch for further review.

Report Generated
Oct/10/2023 2:38 PM



Heritage Sensitivity Screening Report

Parcel Description	Sensitivity	Parcel Description	Sensitivity
NW-33-38-05-3	N	NE-33-38-05-3	Y

Sensitivity Legend:

Y = Heritage Sensitive, C = Conditionally Heritage Sensitive, N = Not Heritage Sensitive, Blank = Heritage Sensitive.

When the parcel description and sensitivity listing is blank, the project is outside of the quarter sections screened for sensitivity. All projects within these areas are automatically heritage sensitive and require review.

Disclaimer:

Attention landowners: The majority of small scale activities that involve improvements to, or maintenance of, private property usually have little or no impact on archaeological heritage resources. Access the Exempt Activities Checklist for Private Landowners to determine if your proposed activity is exempt from archaeological heritage screening using the Developers' Online Screening Tool. If the activity is exempt, please retain a copy (paper or electronic) of the completed Exempt Activities Checklist for Private Landowners for your records. Include the completed checklist with any applications for regulatory approvals or permits that may be required for the proposed activity to confirm that heritage concerns have been addressed.

Exempt Activities Checklist: <https://applications.saskatchewan.ca/echecklist>

Contact us:

For more information, please contact the Heritage Conservation Branch:

Email: arms@gov.sk.ca

Tel 306-787-2817.

October 30, 2023

Our file: 23-1006

Dan Surkan
Catterall and Wright
Agent for: Venture Construction Inc.
41231 8th Street East
SASKATOON SK S7H 0S5

Dear Dan Surkan:

**RE: RM of Corman Park No. 344 – Proposed Rezone of Parcel D 102224898 Ext 0 (22 ha.)
NW 33-38-05 W3M and NE 33-38-05 W3M
HERITAGE RESOURCE REVIEW**

Community Planning forwarded the *Application to Subdivide Land* form to this office for heritage resource review.

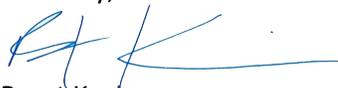
In determining the need for, and scope of, Heritage Resource Impact Assessment (HRIA) pursuant to s.63 of *The Heritage Property Act*, the following factors were considered: the presence of previously recorded heritage sites, the area's overall heritage resource potential, the extent of previous land disturbance, and the scope of new proposed land development.

No Heritage Concerns: Rezoning of Parcel D 102224898 Ext 0 (22 ha.)

No heritage sites are located within N ½ 33-38-05 W3M. The project area contains areas impacted by lot development and patches of intact aspen parkland. Additionally, the rezoning of the parcel has little or no impact on archaeological heritage resources. Additionally, the proposed developments are contained to the NW 33-38-05 W3M. As such there are no heritage concerns regarding the rezoning of Parcel D from D-Agricultural District 2 to D-Light Industrial 1 District (DM1). There could be heritage concerns with future land use changes (e.g., land clearing, cultivation, additional subdivision, borrow pits, lot development etc.) in the portions of Parcel D within NE 33-38-05 W3M and the remainder of the quarter-section. For future developments the Developers Online Screening Tool should be utilized (see website below).

If you have any questions regarding this review, heritage sensitivity or future heritage reviews, please do not hesitate to contact me.

Sincerely,



Brent Kevinsen
Archaeologist

Venture Construction Inc.

Comprehensive Development Review

APPENDIX C: HABISASK SCREENING REPORT AND CORRESPONDENCE

Notes:

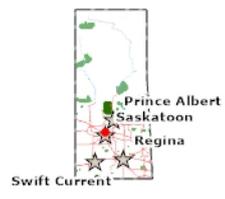
Report Generated
07/04/2024

Map Information 

Buffer Size:
1 Meters

Coordinates:
Lat: 52.31609° N
Lon: -106.66099° W

Area of Interest




- Screened Areas:**
- Ecological Management Specialists (EMS) District
 - Compliance & Field Service (CFS) Area
 - Compliance & Field Service (CFS) Region
 - Area Fisheries Ecologists Area(s)
 - Area Wildlife Ecologist(s)
 - Rural Municipality
 - First Nation Reserve
 - AG Crown Land Management Specialist Districts
 - Rare and Endangered Species Fish Species
 - Woodland Caribou Range
 - Species Predictive Models
 - Whooping Crane Corridor
 - Barren-ground Caribou
 - Federal Critical Habitat
 - Proposed Critical Habitat
 - Wind Energy Avoidance Zones
 - Important Natural Areas
 - Provincial Parks
 - Recreation Sites
 - Game Preserves
 - RC Game Preserve
 - National Wildlife Areas
 - Federal Pastures
 - Wildlife Habitat Protection Act Lands
 - Fish & Wildlife Development Fund Lands
 - Migratory Bird Sanctuary
 - Wildlife Refuge
 - Conservation Easements
 - Crown Conservation Easements
 - Ecological Reserves
 - Ramsar Wetlands
 - Reservoir Development Areas
 - Representative Areas
 - Special Management Areas

Species Likely to be Present

Known Species

“Known” species are species that have known occurrences in the area from the Saskatchewan Conservation Data Centre’s Rare and Endangered Species map layer. However, absence of species observation records does not preclude the existence of species in the area of interest. Observations may simply not have been recorded for the given area or may not have yet been entered into the ministry data holdings – new observation records are continuously being discovered. Information accessible through HABISask is not intended to be a definitive statement on the presence, absence or status of a species within a given area, nor as a substitute for onsite surveys.

Rare and Endangered Species

Category:

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
-------------	------------------	--------	--------	--------	---------	-------------	----------------------------------

Expected Species

“Expected” is based on a modelled prediction if a species might occur in areas based upon developed statistical relationships between local and landscape characteristics and species presence. Models utilized by this report have only been created in the prairie ecozone for a selection of species. The boreal plain, boreal shield and taiga shield will not return any expected species results. Models are not a substitute for on the ground surveys to determine species presence.

Species Predictive Models

Category: Invertebrate Animal

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
Monarch	<i>Danaus plexippus plexippus</i>	G4T3	N3B,NUM	S2B,SNRM	Endangered	Endangered	

Category: Vertebrate Animal

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
Baird's Sparrow	<i>Centronyx bairdii</i>	G4	N4B,N4M	S4B	Special Concern	Special Concern	
Bank Swallow	<i>Riparia riparia</i>	G5	N4B,N5M	S4B,S5M	Threatened	Threatened	
Bobolink	<i>Dolichonyx oryzivorus</i>	G5	N5B, N4N5M	S5B	Special Concern	Threatened	
Common Nighthawk	<i>Chordeiles minor</i>	G5	N4N5B, N5M	S4B	Special Concern	Special Concern	
Ferruginous Hawk	<i>Buteo regalis</i>	G4	N3B,N2M	S3B	Special Concern	Threatened	
Horned Grebe	<i>Podiceps auritus</i>	G5	N5B, N4N5N	S4B	Special Concern	Special Concern	
Loggerhead Shrike	<i>Lanius ludovicianus excubitorides</i>	G4T4	N3B	S3B	Threatened	Threatened	
Northern Harrier	<i>Circus hudsonius</i>	G5	N5B,N4N	S4B	Not at Risk		
Northern Leopard Frog	<i>Lithobates pipiens</i>	G5	N5	S3	Special Concern	Special Concern	
Piping Plover	<i>Charadrius melodus circumcinctus</i>	G3T3	N3B	S3B	Endangered	Endangered	Endangered
Short-eared Owl	<i>Asio flammeus</i>	G5	N4B,N3N, N4M	S3B,S2N	Threatened	Special Concern	
Sprague's Pipit	<i>Anthus spragueii</i>	G3G4	N3N4B	S3B	Threatened	Threatened	

Fish Species by Watershed

All fish species expected to be in any watershed that intersects the area searched are provided and their presence in the direct project area will depend on habitat.

Watershed: South Saskatchewan River

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
Blacknose Dace	<i>Rhinichthys obtusus</i>	G5	N5	S3			
Brook Stickleback	<i>Culaea inconstans</i>	G5	N5	S5			
Brook Trout	<i>Salvelinus fontinalis</i>	G5	N5B,N5N	SNA			
Burbot	<i>Lota lota</i>	G5	N5	S5			
Cisco	<i>Coregonus artedii</i>	G5	N5B,N5N, NUM	S5			

Watershed: South Saskatchewan River

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
Common Shiner	<i>Luxilus cornutus</i>	G5	N5	S3			
Emerald Shiner	<i>Notropis atherinoides</i>	G5	N5	S5			
Fathead Minnow	<i>Pimephales promelas</i>	G5	N5	S5			
Finescale Dace	<i>Chrosomus neogaeus</i>	G5	N5	S4			
Flathead Chub	<i>Platygobio gracilis</i>	G5	N5	S3			
Goldeye	<i>Hiodon alosoides</i>	G5	N5	S4			
Iowa Darter	<i>Etheostoma exile</i>	G5	N5	S5			
Johnny Darter	<i>Etheostoma nigrum</i>	G5	N5	S5			
Lake Chub	<i>Couesius plumbeus</i>	G5	N5	S5			
Lake Sturgeon	<i>Acipenser fulvescens</i>	G3G4	N3N4	S2	Endangered		
Lake Trout	<i>Salvelinus namaycush</i>	G5	N5	S5			
Lake Whitefish	<i>Coregonus clupeaformis</i>	G5	N5B,N5N	S5	Not at Risk		
Logperch	<i>Percina caprodes</i>	G5	N5	S5			
Longnose Dace	<i>Rhinichthys cataractae</i>	G5	N5	S5			
Longnose Sucker	<i>Catostomus catostomus</i>	G5	N5	S5			
Mooneye	<i>Hiodon tergisus</i>	G5	N5	S3			
Ninespine Stickleback	<i>Pungitius pungitius</i>	G5	N5B,N5N	S5			
Northern Pike	<i>Esox lucius</i>	G5	N5	S5			
Pearl Dace	<i>Margariscus nachtriebi</i>	G5	N5	S5			
Prussian Carp	<i>Carassius gibelio</i>	GNR	NNA	SNA			
Quillback	<i>Carpionodes cyprinus</i>	G5	N5	S4			
Rainbow Trout	<i>Oncorhynchus mykiss</i>	G5	N5B,N5N	SNA			
River Shiner	<i>Notropis blennioides</i>	G5	N5	S3			
Sauger	<i>Sander canadensis</i>	G5	N5	S5			
Shorthead Redhorse	<i>Moxostoma macrolepidotum</i>	G5	N5	S4			
Silver Redhorse	<i>Moxostoma anisurum</i>	G5	N5	S4			
Slimy Sculpin	<i>Cottus cognatus</i>	G5	N5	S4			
Spoonhead Sculpin	<i>Cottus ricei</i>	G5	N5	S5	Not at Risk		
Spottail Shiner	<i>Notropis hudsonius</i>	G5	N5	S5			
Trout-perch	<i>Percopsis omiscomaycus</i>	G5	N5	S5			
Walleye	<i>Sander vitreus</i>	G5	N5	S5			
White Sucker	<i>Catostomus commersonii</i>	G5	N5	S4			
Yellow Perch	<i>Perca flavescens</i>	G5	N5	S5			
Whooping Crane Corridor	50% Core Area						
Whooping Crane Corridor	95% Core Area						
Whooping Crane Corridor	75% Core Area						

Species with Critical Habitat Present

This dataset displays the geographic areas within which federal Critical Habitat for species at risk listed on Schedule 1 of the federal Species at Risk Act (SARA) occurs in Saskatchewan. Please be aware that not all of the area within these boundaries is necessarily Critical Habitat. To determine if a specific area is Critical Habitat and if your activity might be considered “destruction” of Critical Habitat, other information available in each individual species’ Recovery documents (<http://www.sararegistry.gc.ca>) need to be considered, including biophysical attributes and activities likely to result in destruction of Critical Habitat.

Note that recovery documents (and therefore Critical Habitat) may be amended from time to time. Species are added as the data becomes ready, which may occur after the recovery document has been posted on the SAR Public Registry. Although HABISask will try to provide the latest data, the SAR Public Registry should always be considered as the official source for Critical Habitat information.

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
-------------	------------------	--------	--------	--------	---------	-------------	----------------------------------

No Critical Habitat found

Proposed Critical Habitat Present

This section identifies federally proposed critical habitat that is up for consultation as per the information contained within the federal recovery strategies developed under the federal Species at Risk Act (SARA). This information on location of critical habitat is intended for reference by landowners and/or lease holders. Shapefiles or additional maps of critical habitat can be obtained by contacting Environment and Climate Change Canada at ec.leprn-sarapnr.ec@canada.ca.

Common Name	Scientific Name:	G Rank	N Rank	S Rank	COSEWIC	SARA Status	Wild Species at Risk Regulations
No Critical Habitat found							

Managed Areas

Managed areas are a diverse collection of lands and waters on which the conservation of biodiversity and ecosystem function are among the goals of the land management programs. Each of the unique or sensitive landscapes, within the network of managed areas, have some level of protection or activity restrictions placed on them by legislation, agreement or policy. These lands include provincial and national parks, ecological reserves, wildlife lands, game preserves, conservation easements and other privately held stewardship lands.

Provincial Park

Nothing Found

Special Management Area

Nothing Found

Recreation Site

Nothing Found

Game Preserve

Nothing Found

Road Corridor Game Preserve

Nothing Found

National Wildlife Area

Nothing Found

Pasture Boundary

Nothing Found

Wildlife Habitat Protection Act (WHPA)

Nothing Found

Fish & Wildlife Development Fund (FWDF)

Nothing Found

Migratory Bird Sanctuary

Nothing Found

Wildlife Refuge

Nothing Found

Conservation Easement

Nothing Found

Crown Conservation Easement

Nothing Found

Ecological Reserve

Nothing Found

Ramsar Wetland

Nothing Found

Reservoir Development Area

Nothing Found

Representative Area Ecological Reserve

Nothing Found

Rare and Endangered Species Occurrences

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.

Occurrence ID:

First Observation:

Occurrence Class:

Last Observation:

Scientific Name:

Common Name:

Occurrence Rank:

General Description:

Occurrence Data:

Directions:

Wild Species Research Permitting

A Research Permit is required to detect or observe plants or wildlife for commercial purposes, such as pre-screening surveys to collect baseline data or other activities, or to conduct academic research. Research Permits are not required if you are doing surveys for personal, recreational, educational or other non-commercial purposes. Revisions were made to Section 21 of The Wildlife Act in 2015 and to Section 6.2 of The Wildlife Regulations in 2016.

See the Government of Saskatchewan [Wild Species Research Permitting](#) page for more information.

All forms and related information pertaining to Research Permits can be found in the Publications Centre. Be sure to check out the Conservation Standards Terms and Conditions for Research Permits for general, wildlife and research-specific and information submission conditions that pertain to all research permits.

Subscribe to our Mail-out List Subscriptions for updates regarding Species Detection Permits, SKCDC Lists and Ranks, Legislation and Policy and HABISask.

Species Detection Survey Protocols

The [Species Detection Survey Protocols](#) are used to detect rare and sensitive species so Activity Restriction Guidelines can be applied. Their use is required by industry/ environmental consultants for proposed or existing commercial activities.

Activity Restriction Guidelines for Sensitive Species

The [Activity Restriction Guidelines for Sensitive Species](#) outline restricted activity periods and distance setbacks for rare and sensitive species to assist proponents in minimizing impacts to rare and sensitive species and habitats.

Administrative Areas

District 8	Ecological Management Specialist (EMS) District(s)
Saskatoon	Compliance and Field Services Area(s)
Saskatoon	Compliance and Field Services Region(s)
South West	Area Fisheries Ecologist Area(s)
PARKLAND REGION	Area Wildlife Ecologist(s)
344 - CORMAN PARK	Rural Municipality
Nothing Found	First Nation Reserve
District 9	AG Crown Land Management Specialist District

Contact Us

For more information, please contact our Client Service Office:

Email: centre.inquiry@gov.sk.ca

Tel (toll free in North America): 1-800-567-4224

Tel (Regina): 306-787-2584

Venture Construction Inc.

Comprehensive Development Review

APPENDIX D: SASKATCHEWAN HEALTH AUTHORITY CORRESPONDENCE

Dan Surkan

From: Shumaker, Matthew SHA [REDACTED] >
Sent: October 20, 2023 11:08 AM
To: Dan Surkan
Subject: RE: Request for Information - Wastewater Management [Filed 23 Oct 2023 10:40]

Hi Dan,

We do not act as consultants for sewage installations, but instead recommend you contact an experienced sewage system installer to discuss onsite sewage disposal options and costs.

Having said that, I can see no problem with the installation of a holding tank at this site. Many commercial / industrial sites choose that option because of the heavy equipment that will be moving around the site, and sometimes because the BOD & COD may be higher than what a soil treatment field can handle. The biggest challenge then becomes finding a sewage receiving site that can treat whatever is expected to be in the holding tanks. It is usually easy to find a community that will accept normal human sewage into their lagoon.

Good luck with the project.

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.saskatoonhealthregion.ca (search: sewage).

Matthew Shumaker, B.Env.Sc, B.EH, CPHI(C)
Senior Public Health Inspector
Environmental Public Health Department
Population and Public Health
Saskatchewan Health Authority | 306-655-4631 | Fax 306-655-4699 | Cell 306-371-4382
Idylwyld Centre, 101 – 310 Idylwyld Dr North, Saskatoon, SK S7L 0Z2
Email: [REDACTED]

The Saskatchewan Health Authority works in the spirit of truth and reconciliation, acknowledging Saskatchewan as the traditional territory of First Nations and Métis People.

This email message may contain confidential and/or privileged information. It is intended only for the addressee(s). Any unauthorized disclosure is strictly prohibited. If you are not a named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system.

Collaboration & innovation work when there is communication between people who think differently. – Jay Ingram

From: Watt, Dave PHS-SKHA [REDACTED] >
Sent: Thursday, October 19, 2023 11:38 AM
To: Shumaker, Matthew SHA <[REDACTED]>
Subject: FW: Request for Information - Wastewater Management

Would this be considered a subdivision review?

From: Olaobaju, Abimbola SHA <[REDACTED]>
Sent: Thursday, October 19, 2023 11:13 AM
To: Watt, Dave PHS-SKHA [REDACTED] >
Subject: FW: Request for Information - Wastewater Management

Hi Dave,

This email was received today, kindly follow up with them

Thanks

Abimbola Olaobaju B.Sc, B.Sc.Ed Health Education, CIPH(C)

Public Health Inspector

Population and Public Health – Safe Communities

310 Idylwyld Drive North

Saskatoon, SK. S7L 0Z2

Saskatchewan Health Authority/Cell 306-229-2437

The Saskatchewan Health Authority works in the spirit of truth and reconciliation, acknowledging Saskatchewan as the traditional territory of First Nations and Métis People.

This email message may contain confidential and/or privileged information. It is intended only for the addressee(s). Any unauthorized disclosure is strictly prohibited. If you are not a named addressee you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system.

From: Dan Surkan <[REDACTED]>

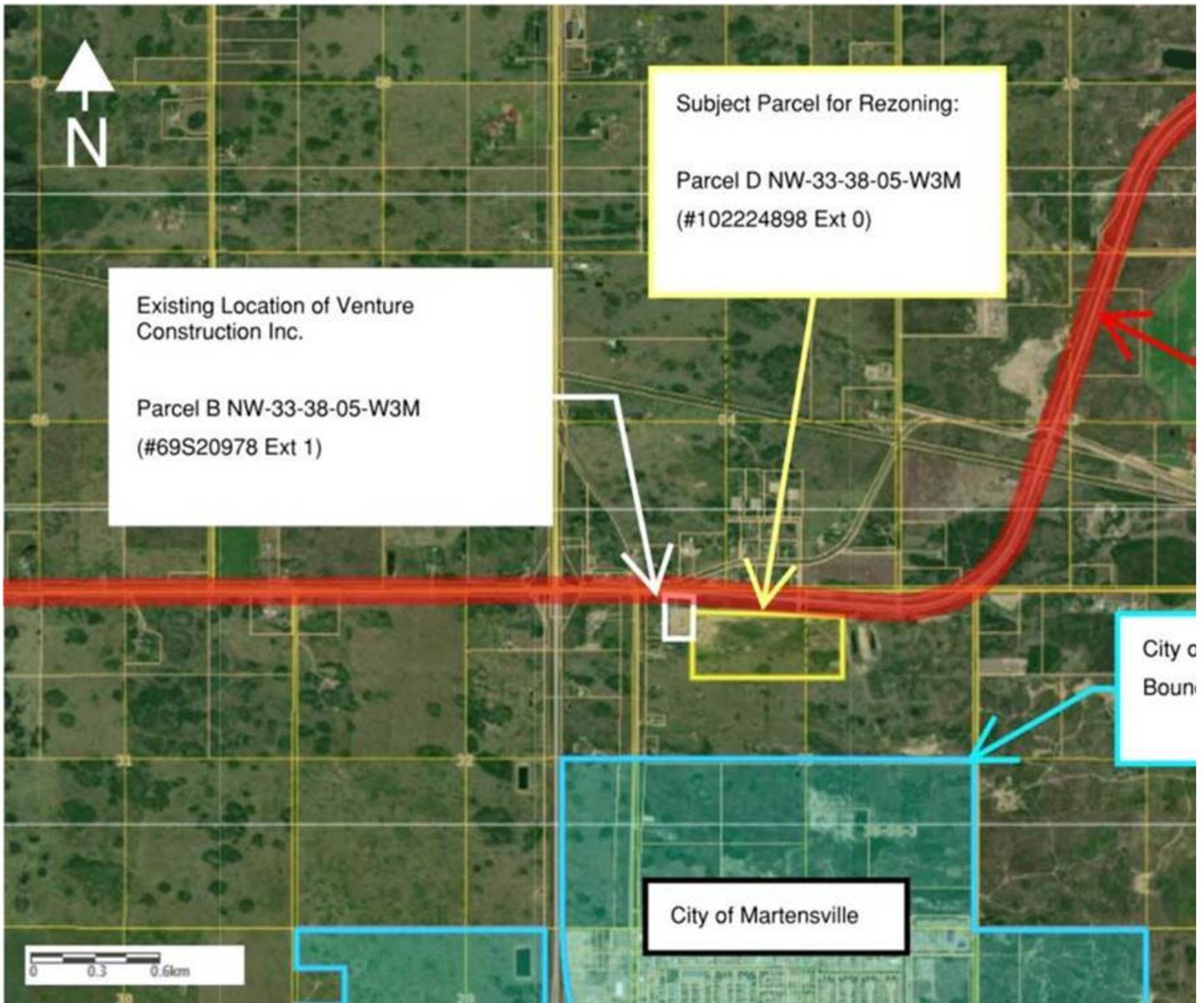
Sent: Thursday, October 19, 2023 10:42 AM

To: Public Health Inspector On Call SktnHR <PHIOC@saskatoonhealthregion.ca>

Subject: Request for Information - Wastewater Management

Hello Saskatoon Public Health Inspectors,

My employer (Catterall & Wright Consulting Engineers) is working with a client in the Rural Municipality of Corman Park north of Martensville. Our client, Venture Construction, is seeking to rezone a property they own from an agricultural land use to an industrial land use. Venture Construction would then relocate their existing road construction business to this parcel. This development would involve the construction of a new building with a shop and office for Venture Construction's business. The majority of the parcel would be used as a laydown and storage yard for aggregate materials and construction equipment. The pictures below show the location and context of the proposed development.



Due to the low intensity of the proposed use, Venture Construction is currently planning to install sewage holding tanks for wastewater servicing which would be pumped out and hauled away on an as-needed basis. After reviewing “Section 1.1.1 Holding Tanks” from the “Onsite Wastewater Treatment Systems in Planned Developments: A Guide for Developers” we understand that Venture Construction will need to identify a local sewage hauler, approved disposal location, and provide evidence of a servicing agreement with the municipality for use of the disposal location. Based on the nature of the proposed development, we do not believe that a full subdivision assessment would be required.

We have also reviewed the requirements outlined on this [web page](#) and have noted that the Onsite Sewage Disposal Guide requires a site plan. We are currently working with Venture to gain a better understanding of their site plan. Once the site plan is confirmed, it would become part of the Onsite Sewage Disposal Application Form application for the selected wastewater management method.

As part of the RM of Corman Park’s Comprehensive Development Review (CDR) process, the RM is requesting that Venture Construction “reach out to the Saskatchewan Health Authority to determine what type of septic would be acceptable for this location”. Based on this requirement, we are wondering if you would have any input to offer regarding wastewater management for this site.

Please let me know if you have any initial input you can provide regarding this development and what kind of wastewater management system could be appropriate. If you have any questions or require additional information, please let me know.

Thanks,

Dan Surkan, P.Eng., MCIP, RPP

Project Engineer & Planner

Catterall & Wright | Consulting Engineers
1231 8th Street East, Saskatoon, SK S7H 0S5

www.cwce.ca | [Facebook](#) | [LinkedIn](#)

Office: (306) 343-7280 Ext 107 | Cell: (306) 290-7165

CONFIDENTIALITY NOTICE: This email was intended for a specific recipient. It may contain information that is privileged and/or confidential. If the reader is not the intended recipient, use or distribution of this information is prohibited. If you have received this communication in error, please notify the sender by telephone or return email and delete or destroy all copies of the message.

Venture Construction Inc.

Comprehensive Development Review

APPENDIX E: PUBLIC ENGAGEMENT MATERIALS



November 21, 2023

Dear Sir or Madam,

Catterall & Wright is representing Venture Construction, which is seeking to relocate their existing business operations from its current location to an adjacent parcel. This relocation requires the rezoning of **Parcel D, Plan 102224898, in the NW & NE 33-38-5-W3M** from D-Agricultural District 2 to D-Light Industrial 1 District (DM1). The proposed land use for the rezoned parcel is "Construction Yard" which is a discretionary use under the D-Light Industrial 1 District (DM1) zone.

Please see the following pages for maps showing the location of the subject parcel and proposed site plan.

The purpose of this letter is to give surrounding landowners the opportunity to provide feedback on this rezoning application. If you have any questions, concerns, or comments regarding the proposed rezoning, please provide them by December 29th, 2023. Correspondence may be submitted using one of the following methods:

Registered Mail

Please address your letter to:

Dan Surkan, P.Eng., RPP, MCIP
Catterall & Wright Consulting Engineers
1231 8th St East
Saskatoon, SK S7H 0S5

Email

Correspondence can be addressed to [REDACTED]

Phone

Please call Dan Surkan at 306-343-7280 (ext. 107).

Feedback received from this engagement process will be summarized and submitted to the RM of Corman Park as part of the proposed rezoning's Comprehensive Development Review report.

We look forward to hearing from you.

Dan Surkan, P.Eng., RPP, MCIP
Catterall & Wright

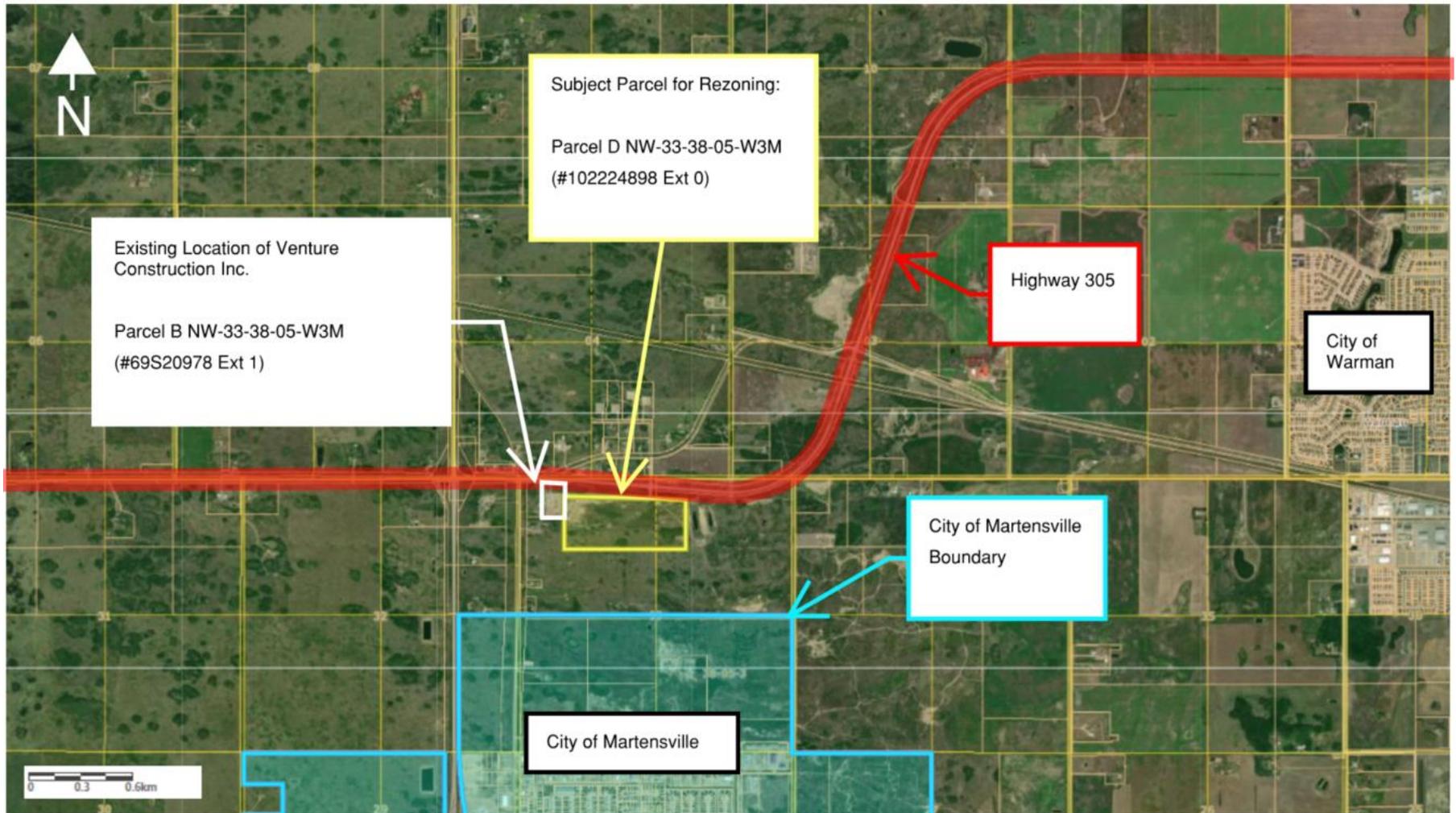
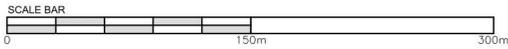


Figure 1. Subject Parcel for Rezoning and Surrounding Context



N:\049 - Anderson Contracting Ltd - 7837004 - Venture Construction CSP\Drawings\783-004.dwg, 16/11/23 - 4:17 P



CATTERALL & WRIGHT
CONSULTING ENGINEERS

1231 - 8th STREET EAST
SASKATOON, SK S7H 0S5

TEL: (306) 343-7280 | www.cwce.ca

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE VERIFICATION
WHEN DRAWING IS PLOTTED FULL SIZE
THIS LINE IS 30mm IN LENGTH.

DATE	REVISION

OWNER/CLIENT
BRIAN ANDERSON CONTRACTING LTD.

LOCATION
RM OF CORMAN PARK, SK

PROJECT
VENTURE CONSTRUCTION CDR

SHEET TITLE
DIMENSION PLAN

SCALE 1:3000	DESIGNED BAL
DRAWN NAH	CHECKED BAL
DATE 23/10/23	SHEET 2 of 2

DRAWING NUMBER
783-00402

Venture Construction Inc.

Comprehensive Development Review

APPENDIX F: ENGAGEMENT CORRESPONDENCE

Dan Surkan

From: Diener, Jackie HI <Jackie.Diener@gov.sk.ca>
Sent: December 20, 2023 9:02 AM
To: Dan Surkan
Subject: Catterall and Wright Rezone Proposal
Attachments: Document_231218_140946.pdf

Good morning Dan,

Thank you for reaching out to us. Unfortunately, we have no comments for you at this time as we don't usually receive these directly from the applicants. We will wait for Corman Park to send us the paperwork and provide our comments directly to them at that time.

Thank you
Jackie Diener
Government of Saskatchewan
Roadside Development Technologist
Central Region Traffic Engineering and Development, Ministry of Highways

18-3603 Millar Avenue
Saskatoon, Canada S7P 0B2
Tel 306-933-5206
Fax 306-933-5188
jackie.diener@gov.sk.ca



[Twitter](#) | [LinkedIn](#) | [Facebook](#) | [YouTube](#)

CONFIDENTIALITY NOTICE:

This email (and any attachment) was intended for a specific recipient(s). It may contain information that is privileged, confidential or exempt from disclosure. Any privilege that exists is not waived. If you are not the intended recipient, do not copy or distribute it to another person or use it for any other purpose. Please delete it and advise me by return email or telephone. Thank you.

Dan Surkan

From: Tyson Chillog [REDACTED] >
Sent: December 27, 2023 5:55 PM
To: Dan Surkan
Cc: Carol Chillog; Dennis
Subject: Landowner feedback for Venture Construction

Follow Up Flag: Follow up
Flag Status: Flagged

Dan,

We have no issues in regards to the Parcel D Plan 102224898, in the NW & NE 33-38-5-W3M from D-Agricultural District 2 to D-Light Industrial 1 District (DM1). Thank you for providing us with the information for comment. This development is a positive change and industrial is the proper zoning in our minds.

Thank you again for the chance to respond

Dennis and Carol Chillog

Dan Surkan

From: Dan Surkan
Sent: December 6, 2023 3:16 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Summary of Feedback Received Regarding Venture Construction CDR [Filed 06 Dec 2023 15:15]

Hello TriCity Storage,

Thanks for your call this afternoon regarding the proposed Venture Construction Comprehensive Development Review (CDR). As discussed, Venture Construction is seeking to rezone an existing parcel to accommodate their relocated business. To the best extent of my knowledge, Venture Construction intends to have the following uses on site (this table is drawn directly from the draft CDR which will be sent to the RM :

Proposed Land Use	Description	Comparison with D-Light Industrial District (DM1) Land Uses
Construction yard	The proposed development will be used for storage and maintenance of Venture's construction equipment. This is considered the principal land use of the parcel.	Discretionary Use under proposed DM1 Zoning
Business support service	This site is intended to house the administrative and operational centre for Venture Construction Inc.	Permitted use under proposed DM1 Zoning
Wholesale trade	The proposed development will include wholesale of aggregate materials.	Permitted use under proposed DM1 Zoning
Retail store	The proposed development will include retailing of aggregate materials to the general public.	Discretionary under proposed DM1 Zoning

Based on our phone call, I understand that you have concerns that Venture Construction may intend to use the subject parcel as a commercial storage centre for RVs and other large vehicles. We have not been made aware of any intention to use the subject parcel as a commercial storage centre. For your own reference, the regulations for Commercial Storage Centres are covered in Section 4.15 of the [P4G Zoning Bylaw](#). I've copied the following text directly from the Zoning Bylaw.

4.15. Commercial Storage Centres Development Standards

4.15.1 Commercial storage centres shall not be permitted in conjunction with any other type of personal business, home based business or activities of a commercial nature and shall not be occupied as a dwelling unit or provide space intended for sleeping accommodations at any time.

To the best of my knowledge, Venture Construction does not intend to use the parcel to rent space for the storage of vehicles. The application to the RM does not include this use and use of the land as a "Commercial Storage Centre" would not be approved by this process. If Venture Construction were to ever pursue the use of land for storage, this would require additional approval from the RM.

I hope this addresses your concerns. Your concerns will be noted in the CDR which gets submitted to the RM following the engagement period.

As requested, I can keep you updated as this project progresses.

Let me know if you have any additional questions or concerns.

Thanks,

Dan Surkan, P.Eng., RPP, MCIP

Project Engineer & Planner

Catterall & Wright | Consulting Engineers

1231 8th Street East, Saskatoon, SK S7H 0S5

www.cwce.ca | [Facebook](#) | [LinkedIn](#)

Office: (306) 343-7280 Ext 107 | Cell: (306) 290-7165

CONFIDENTIALITY NOTICE: This email was intended for a specific recipient. It may contain information that is privileged and/or confidential. If the reader is not the intended recipient, use or distribution of this information is prohibited. If you have received this communication in error, please notify the sender by telephone or return email and delete or destroy all copies of the message.

Dan Surkan

From: Dan Surkan
Sent: December 19, 2023 4:24 PM
To: [REDACTED]
Subject: Venture Construction Comprehensive Development Review (CDR) [Filed 19 Dec 2023 16:24]

Hi Kelly,

Thanks for the call this afternoon. As discussed, Venture Construction is seeking to rezone an existing parcel to accommodate their relocated business. To the best extent of my knowledge, Venture Construction intends to have the following uses on site (this table is drawn directly from the draft CDR which will be sent to the RM):

Proposed Land Use	Description	Comparison with D-Light Industrial District (DM1) Land Uses
Construction yard	The proposed development will be used for storage and maintenance of Venture's construction equipment. This is considered the principal land use of the parcel.	Discretionary Use under proposed DM1 Zoning
Business support service	This site is intended to house the administrative and operational centre for Venture Construction Inc.	Permitted use under proposed DM1 Zoning
Aggregate resource storage and processing operation	The proposed development will include wholesale of aggregate materials sourced from off-site sources.	Permitted use under proposed DM1 Zoning

Based on our phone call, I understand that you would have concerns if any high-intensity industrial land uses were approved which could cause excessive noise or nuisance to the neighbouring residences. Specifically, you mentioned asphalt plants and aggregate crushing which could cause excessive noise and traffic impacts on neighbouring properties.

To the best of my knowledge, there are no plans to have an asphalt plant or crushing facility on site. Note that the [P4G Zoning Bylaw](#) does not allow for Asphalt or Concrete Facilities under the proposed D-Light Industrial District (DM1) zoning. This means that an asphalt plant could not be an approved use under the proposed rezoning.

Venture Construction *does* intend to sell bulk aggregate materials on-site. This will likely be classified as an "Aggregate Resource Storage and Processing Operation" under the RM zoning bylaw. This use requires an additional permit application process as described in section 4.3 of the Zoning Bylaw. This permit process requires the applicant to include strategies for minimizing noise, dust, and other nuisances.

For reference, I've included the screenshot below which shows the RM's definitions of "aggregate resource industry" and "aggregate resource storage and processing operation"

aggregate resource industry – means aggregate resource extraction operation or aggregate resource storage and processing operation.

aggregate resource storage and processing operation – means the storage, processing, sale, and transportation of aggregate resources sourced from off-site sources.

Following the end of the engagement period, feedback received will be summarized and included in the CDR report which is submitted to the RM for review. We expect this submission to happen in early January. We would expect this CDR proposal to be considered by Council sometime in the new year depending on if additional revisions are required by the RM.

Let me know if you have any additional questions or concerns.

Thanks,

Dan Surkan, P.Eng., RPP, MCIP

Project Engineer & Planner

Catterall & Wright | Consulting Engineers

1231 8th Street East, Saskatoon, SK S7H 0S5

www.cwce.ca | [Facebook](#) | [LinkedIn](#)

Office: (306) 343-7280 Ext 107 | Cell: (306) 290-7165

CONFIDENTIALITY NOTICE: This email was intended for a specific recipient. It may contain information that is privileged and/or confidential. If the reader is not the intended recipient, use or distribution of this information is prohibited. If you have received this communication in error, please notify the sender by telephone or return email and delete or destroy all copies of the message.