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1.0 EXECUTIVE SUMMARY

David Greenwood (the Developer) is applying to rezone approximately 4.05 hectares (10.00 acres) of land in SE ¼ Section 30-37-6 W3M from AG - Agricultural Zoning District to C - Commercial District for the purpose of developing a commercial storage centre. Commercial storage centers are a permitted use in the C - Commercial District. The approximate spatial limits are shown on the Plan of Proposed Subdivision in Appendix K.

The proposed development is located northwest of the City of Saskatoon and in close proximity to Dalmeny Road. It sits on the northwest corner of Auction Mart Road and Range Road 3065. The proposed development is located on land that is marginal agricultural land and historically used for pasture or haying purposes.

The developer believes this location is good for this activity due to its proximity to the City of Saskatoon. Access to the property will be from existing roads. Commercial storage centres are one of the few low-impact commercial uses appropriate for development within rural areas. The Developer and design team believe that the impact of this development on surrounding properties will be minimal in terms of traffic, noise, odour, dust and views. Currently, there are no multi parcel subdivisions near the proposed development and the land nearby is agricultural with limited yard sites.

Services required for the development are limited power. A subdivision application has concurrently been submitted to the Government of Saskatchewan - Community Planning Branch to subdivide the proposed site. The commercial storage centre will be physically accessed from the existing RM road allowance by a private access road.

The commercial storage centre will be located near the southeast corner of the quarter section as shown on the Plan of Proposed Subdivision in Appendix K and will be screened from surrounding development by existing vegetation and though establishment of hard and soft landscaping for visual screening. Appendix A of this CDR contain pictures of the site and surrounding vegetation. The developer will fence the entire site with chain-link, paige-wire, or other similar fencing (approximately 2.0 metres in height) and placement of fast growing trees (aspen, poplar, or similar) within the proposed property boundaries approximately every 2.0 metres (6 feet) to encompass the development.
2.0 LOCATION CONTEXT

2.1 Location and Area

2.1.1 General
A 4.05 hectares (10.00 acres) development site, is to be subdivided and rezoned from the SE ¼ - 30-37-6 W3M for a proposed commercial storage centre. It is understood that only the 4.05 hectares (10.00 acres) is proposed to be rezoned (subject to the zoning bylaw amendment process and Council approval) which will limit the use of the site to 4.05 hectares (10.00 acres), located in the southeasterly portion of the lands. The remaining 58.44 hectares (144.4 acres) will remain agriculture subject to current zoning bylaws.

The proposed development is situated on lands located within the RM of Corman Park No. 344. The subject site, which comprises 4.05 hectares (10.00 acres), is located west of the northwest corner of Range Road 3065 and Auction Mart Road (71st Street). It is a rectangular shaped property, bounded to the east by Range Road 3065, Auction Mart Road (71st Street) to the south, and agricultural lands to the north and west. The quarter section is currently comprised of an open field with a slough in the centre and along the east boundary. Another slough/low-lying area exists in the southwest portion of the quarter section under RM ownership. There are no buildings or building remnants on the property.

The affected lands are located approximately 3.0 km northwest of the Saskatoon – Corman Park Planning District and west of Highway # 684 (also known as Dalmeny Road). The surrounding land uses in the project area include agricultural (cultivation and grazing), Bizhub Industrial Park (approximately 8.0 to the east), light industrial uses (pallet, landscaping, trucking), single parcel country residential development, and other similar compatible land uses.
Present land use of SE ¼ 30-37-6 W3M is previously cultivated pasture and grazing lands. There are no buildings or existing structures on the property.

2.1.2 Nearby Land Uses

**North**
- Agricultural (cultivated pastureland) adjacent to north boundary

**East**
- Range Road 3065 adjacent to east boundary
- Hayland, slough and bushes west of Range Road 3065

**South**
- Auction Mart Road (71st Street) adjacent to south boundary
- Rural residences south of Auction Mart Road

**West**
- RM of Corman Park Municipal Reserve near southwest boundary
- Pasture and Hayland adjacent to west boundary

2.1.3 General Topography

The property proposed for development is located on lands that are characterized as flat, with an minor undulating topography. The proposed development is located on land that is considered to be marginal, or class 3s where the soils in this class have moderately severe limitations that restrict the range of crops further the s class notation indicates soil limitations
including one or more of the following undesirable structure, low permeability, a restricted rooting zone because of soil characteristics’, low natural fertility, low moisture holding capacity, salinity. (Canada Land Inventory soil capability for agriculture map).

As shown in Appendix K, the highest points of land in the development are in the center and north east, with a peak elevation of 505.92 metres. Overland drainage runs generally to the northeast and to the west.

2.2 Location Rationale

The proposed development in the RM is desirable in order to accommodate the short-term and long-term storage of items and provide a reliable, accessible and convenient access to customers, who are drawn from throughout the region. The proposed development is situated within an area that provides ready access to developed existing RM roads, the provincial highway network, as well as, to the City of Saskatoon and will be compatible with existing land uses in the area.

The property is larger than that required by the developer, thus the intention to apply to subdivide the site from the larger parcel.

2.3 Existing Land Uses within the Vicinity

The property is in an area generally developed for light agricultural, industrial, and commercial use. The BizHub Industrial Park is located to the east along Auction Mart Road and Agriplace is located to the east across Highway 16. Additional light industrial and commercial developments are located to the south in the City of Saskatoon including the Blairmore Suburban Development Area. Other adjacent land uses include agricultural lands, and airport authority lands.

2.4 Fit with Existing Land Uses

The proposed subdivision and use for the property is an appropriate fit with the existing light industrial uses and there is a low likelihood for land use conflicts.

2.5 Legal Description

Table 1.1 below provides the legal parcel description that comprises the area proposed for development. All of the land is currently owned by the developer.

Table 1.1 - Legal Parcel Description

<table>
<thead>
<tr>
<th>Land Description</th>
<th>Surface Parcel Number</th>
<th>Parcel Size (approx.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>SE 30-37-06-3 Ext 10</td>
<td>131919958</td>
<td>62.48 (154.39ac)</td>
</tr>
</tbody>
</table>

Source: Information Services Corporation of Saskatchewan (ISC), Search Date: 2014-12-22
2.6 Site Photos

Appendix A shows a series of photos (noted below) along both Auction Mart Road marked and the proposed entrance from an existing approach. These correspond to the following photos of the view from the proposed private access road to neighboring properties to the South, North, East and West of the proposed development. The existing natural tree buffer will be left in place and enhanced by tree planting to encompass the development excepting the access road area.

1. North View
2. West View of Yard
3. East View
4. South View
5. East View Auction Mart Road
3.0 DEVELOPMENT CONTEXT

3.1 Purpose

This Comprehensive Development Review (CDR) report provides the supporting information required for a proposed light commercial development in the RM of Corman Park No. 344 (RM), and is submitted in accordance with the RM’s requirements. The purpose of this document is to provide the Rural Municipality of Corman Park No. 344 with a Comprehensive Development Review (CDR) as required by the R.M.’s Official Community Plan. A CDR must be prepared and submitted in support of any application to rezone or subdivide land for multi-parcel country residential, commercial, industrial, or intensive recreational purposes. The purpose of a CDR is to identify and address social, environmental, health and economic issues appropriately and to encourage the development of high quality projects. It provides a compilation of information relevant to the subdivision and development of a commercial storage subdivision on SW 30-37-6-W3 (property) as it pertains to social, environmental, health and economic issues. In addition this CDR outlines the design rationale and development objectives to ensure a high quality development.

This CDR has been prepared by David Greenwood, in consultation with Ministry officials from the Government Relations - Community Planning Branch. RM planning staff has also been consulted throughout the process.

3.2 Proposed Land Use

The developer is seeking approval to subdivide the property and to establish a Commercial Storage facility on the proposed site. It is the intent to retain ownership of both parcels.

The property is currently zoned AG - Agricultural District. Rezoning to C – Commercial District will be required for the intended use; the intended use is a permitted use within the C – Commercial zoning district. An application to rezone has been submitted to the RM for Council’s consideration. Conformity of the proposed development to the standards specified in the Zoning Bylaw is summarized in section 4.0.

3.3 Number of Lots Proposed

It is proposed that the site for the proposed commercial storage centre be subdivided from the quarter section. Proposed Parcel A is to be 4.05 hectares (10.00 acres) and the remainder of the SE ¼ Section 30-37-6-W3M will be approximately 58.44 hectares (144.4 acres). The plan of proposed subdivision is shown in Appendix K.

3.4 Summary of Development

The proposed development in the RM is desirable in order to accommodate the short-term and long-term storage of items and provide a reliable, accessible and convenient access to customers, who are drawn from throughout the region and capture existing traffic from
Auction Mart Road. The proposed storage facility will be designed and used for the purpose of renting or leasing storage space to occupants who are to have access to such facility for the purpose of storing and removing personal property. These establishments provide secure space where clients can store and retrieve their goods.

The proposed development will rent space on a short-term basis (often month-to-month, though options for longer-term leases are available) to individuals (usually storing household goods, recreational vehicles, etc.) or to businesses (usually storing agricultural machinery, excess inventory, or archived records).

The proposed development will have business hours (and be accessible) from 9:00am through 7:00pm Monday to Saturday, or as necessitated by customer demand or by appointment.
4.0 POLICY CONTEXT

The proposed commercial site has been designed to meet the requirements of the Official Community Plan for the R.M. of Corman Park.

R.M. OF CORMAN PARK OFFICIAL COMMUNITY PLAN
Commercial Sector Policies (Section 7)

Commercial Sector Policies (Section 7)
C 7.2 - Commercial Policies:

7.2.2
The proposed development is located at the intersection of Auction Mart Road (71st Street) and Range Road 3065 and approximately 4.8 km west of Highway No. 684 (Dalmeny Road).

7.2.4 - The proposed development is in a location that will minimize conflicts with adjacent land uses. As indicated in Section 2.1, the proposed development is surrounded by Marginal Agricultural Land with pasture to the West and East with slough and bush content. Agricultural land to the North and South with a residence across Auction Mart road not visible due to existing foliage. The proposed development is located in a location that will minimize conflicts with adjacent land uses. As indicated in Section 2.1, the proposed development is surrounded by primarily agricultural uses, single parcel country residential development to the south, and hayland, sloughs and bushes to the west and north. The proposed Commercial Storage facility will also serve residents and agricultural operations in the area. Natural vegetation and landscaped vegetation will provide a visual buffer around most of the site.

Natural vegetation provides a visual and auditory buffer on the south side (Auction Mart Road facing side) of the site the landscaping plan calls for tree planting around the perimeter of the site for visual enhancement and to maintain the appeal of the area.

7.2.5 - The proposed development is located on land that is considered to be marginal, or Class 3s (Class 3 with soils limitations), to support agricultural land use activities. This classification is based on the Canada Land Inventory soil capability for agriculture map. The soils in this class have moderately to severe limitations that restrict the range of crops. In addition, the "s" class notation indicates soil limitations, including one or more of the following: undesirable structure, low permeability, a restricted rooting zone because of soil characteristics', low natural fertility, low moisture holding capacity, and/or salinity.
7.2.7 - The proposed use for the development is a commercial storage centre to serve the surrounding rural and urban area, in addition to the travelling public.

7.2.8 - The proposed development will, in large part, be fenced using high quality materials, and screened by natural tree bluffs and planted shelterbelts.

7.2.9 - Future phases of the development will provide services, as required by R.M. policies and as needed, depending on the nature of that development. Future phases may include low height cold storage facilities as dictated by market demand. Currently, as there are no timeframes for future development or phases, it is not reflected on the concept plan as size and location would be dependant on factors such as demand and financial feasibility.

7.2.11 - The proposed commercial development will not restrict future expansion of the road system in the Municipality. The developer will provide a 5 metre easement on all adjacent roadways for future RM road expansion.

7.2.12 - The proposed commercial development meets all of the separation distances set out in Section 4, Bullet 4.2.3 of the separation distance policies contained within the Official Community Plan.

7.2.13 - The demand for future commercial development is increasing in the RM of Corman Park No. 344.

Servicing Policies (Section 11)
11.2 - Servicing Policies:
11.2.2 - The proposed development will have legal and year round, all weather physical access to a municipal maintained roadway. Internal private roads will be constructed and maintained at the expense of the Developer.

**ZONING BYLAW**

The Developer is applying to rezone approximately 10.00 acres (4.045 ha) of land in SE ¼ 30-37-6-W3M from AG - Agricultural Zoning District to C - Commercial District for the purpose of developing a commercial storage centre. The proposed rezoning will limit the area to a 10.00 acres (4.045 ha) in the southeast area of the quarter section as indicated in drawing.
5.0 NATURAL AND HERITAGE RESOURCES

5.1 Environment

The proposed site does not include areas of ecological significance. The Environmental Screening Map generated for the project by the Ministry of Environment’s Conservation Data Centre is attached as Appendix B. No endangered species have been observed in the project area.

5.2 Heritage Resources

The project was discussed in detail with the Government of Saskatchewan Heritage Conservation Branch. Based on the discussion with the Heritage Conservation Branch and the supporting information provided, comments from the Heritage Conservation Branch dated December 16, 2014 (HRB File: 14-3100) were received indicated there were no concerns with the proposal. Comments from the Heritage Conservation Branch dated December 16, 2014 are included as part of Appendix C.

In addition, Heritage Conservation Branch’s online screening tool was accessed to determine if there are known heritage resources on the property. This screening indicated this area is not heritage sensitive. The results of this search are attached as Appendix D.

5.3 Drainage & Storm Water Management

In developing the Plan of Proposed Subdivision and Site/Concept Plan for Greenwood Commercial Development Storage Centre particular attention was given to working with natural landforms and topography to accommodate natural drainage flows through the proposed site/subdivision. As indicated on the Plan of Proposed Subdivision and Plan of Proposed Layout, drainage of the site flows from site to the exiting low-lying areas to the northeast of the site. Refer to Appendix L: Plan of Proposed Layout

A portion of the runoff from Greenwood Commercial Development Storage Centre and the area west of Range Road 3065 is routed through the Greenwood Commercial Development Storage Centre.

The developer has reviewed plans for the site with the Water Security Agency. On April 16, 2015, Water Security Agency provided advice to the developer on the proposed potential development. It is understood that Water Security Agency typically reviews proposed developments, not inconsistent with the proposed Greenwood Commercial Centre, using imagery from the spring of 2011 as it provides a good benchmark for reviewing developments to a wet year within the RM of Corman Park No. 344.
Water Security Agency has advised the development that a detailed drainage study is not required. Based on correspondence and discussions with the Water Security Agency, it is understood that landscaping and lot leveling are sufficient. The Water Security Agency has recommended that any permanent structures be constructed 0.3-0.5m above the centerline of the adjacent grid road.
6.0 PUBLIC CONSULTATION

The requirements of a Comprehensive Development Review include ensuring provision for substantial public consultation through the subdivision development process. This section outlines the community consultation initiatives undertaken in conjunction with this development proposal.

Neighbours within 1.0 mile of the affected lands were consulted on the proposed development. The proposed development was discussed directly with the surrounding landowners and business owners and comments are attached. As part of the rezoning, public notice is required pursuant to The Planning and Development Act, 2007. The developer will be in attendance at the public hearing for the rezoning to address and answer any further questions or provide an overview of the proposed development.

Most of the concerns voiced discussions and comments received were generally positive. Concerns about traffic, landscaping/view, and further future commercial/industrial development were noted. It is view of the developer and the project team that traffic generated by this commercial storage centre will be infrequent and any increased travel on the surrounding roads will be minimal.

The following table outlines the concerns that were noted by neighbours and the Developer’s response:

<table>
<thead>
<tr>
<th>Stakeholder</th>
<th>Comments/Concerns</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ray Hahn (phone)</td>
<td>No Concerns</td>
<td>Developer will be directing all customers to access the property via Auction Mart Road. Long-term AADT increase is anticipated to be &lt; 5.</td>
</tr>
<tr>
<td>Cheryl Bentley</td>
<td>Traffic in area</td>
<td>Developer will be directing all customers to access the property via Auction Mart Road. Long-term AADT increase is anticipated to be &lt; 5.</td>
</tr>
<tr>
<td>Marc Sabourin</td>
<td>Traffic on Auction Mart Road.</td>
<td>Long-term AADT increase is anticipated to be &lt; 5.</td>
</tr>
<tr>
<td>Fernando &amp; Hortense Pereira</td>
<td>Further commercial/industrial development in area. View. Traffic.</td>
<td>No additional Commercial/Industrial planned. Site will be fenced/landscaped. Long-term AADT increase is anticipated to be &lt; 5.</td>
</tr>
<tr>
<td>Terrie Machnee</td>
<td>Visual appeal of site</td>
<td>Site will be fenced/landscaped.</td>
</tr>
<tr>
<td>Earnie Anderson</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Leo &amp; Lois Holdings</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Calvin Doell</td>
<td>Traffic on 3065</td>
<td>Developer will be directing all customers to access the property via Auction Mart Road.</td>
</tr>
<tr>
<td>Vern Acoose</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Lori Hunter</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Garret Welmer</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Bonnie Streimer</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Gilles Pinel</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>M. Hosaluk</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Jakki Scappaticci</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Sheldon Schroeder</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Marie Robert</td>
<td>No Concerns</td>
<td></td>
</tr>
<tr>
<td>Elaine Waldner</td>
<td>No Concerns</td>
<td></td>
</tr>
</tbody>
</table>

Written responses received by the Developer are attached as Appendix E.
Government of Saskatchewan – Community Planning Branch

On January 28, 2015, the Developer contacted the Government of Saskatchewan – Community Planning Branch (Shawn Dukart). The proposed development was discussed with the Community Planning Branch, including the related proposed rezoning and subdivision application. The developer will continue to work with the Community Planning Branch as needed throughout the process.

On May 11, 2015, the Developer made application to the Community Planning Branch for the proposed subdivision.
7.0 SUMMARY

Greenwood Commercial Development Storage Centre is proposed for an area that is well suited to a short-term and long-term storage centre development. The proposed Commercial Development Storage Centre will retain a naturalized look and feel through fencing, as well as, landscaping on the property, with emphasis placed on preserving the existing vegetation and bluffs of trees, topography and natural landscape.

The developer plans on serving a wide ranging client base through the storage services and through sales of storage-related items for use in the agriculture, recreational, and other sectors. The development has been planned to complement other development in the area, and is not expected to result in undesirable impacts to the existing community or other nearby properties. The developer’s proposed location in the RM will accommodate a well-planned development, and provide an appropriate and accessible location for its client base. It is anticipated that there will be a high demand for storage at the site, due to the amenities and security that it offers and its proximity to the city. The Greenwood Commercial Development Storage Centre will maintain a high standard of site development which is particularly important to the developer and its presence in the RM.

The developer is committed to working with the RM Council and Administration to ensure all development details and requirements are addressed in a timely and appropriate manner.
1. View from commercial storage centre looking North to Agricultural Land

2. View from commercial storage centre looking West to Agriculture, Slough and Grassland (pasture)
3. View from commercial storage centre looking East to Agriculture, Grassland and Slough

4. View from commercial storage centre looking South to Natural Foilage
5. East View Auction Mart Road
This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.
December 16, 2014

Mr. David Greenwood
RR2 Stn Main
SASKATOON SK S7K 3J5

Dear Mr. Greenwood:

RE: Commercial Storage Yard – R.M. of Corman Park:
SE 30-37-6-W3M;
HERITAGE RESOURCE REVIEW

Thank you for referring this project to our office for 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.

There are no recorded heritage sites located in conflict with the proposed project. The proposed development is located in an area that has mostly been disturbed by cultivation and contains one small area of flat native parkland. The potential for heritage sites to be adversely affected by this project is low. Our office has no concerns with the project proceeding as planned.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Jennifer Thompson
Dr. Jennifer A. Thompson
Archaeologist/GIS Specialist
Archaeological Resource Management
Inquiry was made on December 21, 2014 at 11:21 PM
You are inquiring about the heritage sensitivity of the following land location:

**Quarter-section:**

SE  
**Section:** 30  
**Township:** 37  
**Range:** 6  
**Meridian:** 3

This quarter-section is **NOT** heritage sensitive.

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

Inquiry was made on December 21, 2014 at 11:21 PM
Public Consultation
Discussion Summary

January 24, 2014

Ray Hahn (phone)
- No concerns.

Cheryl Bentley
- Concerns with traffic in area. Discussed that people would be directed to Auction Mart Road

Marc Sabourin
- Concern with increased traffic on Auction Mart Road

Fernando and Hortense Pereira
- Concerns with proposed development becoming a full industrial park and development will lead to other. Expessed concerns about the view; discussed mitigating measures (trees/no permanent structures). Concerns over increased traffic.

Terrie Machnee
- Discussed with spouse (Sarah). Concerns about eyesore; advised it would be encompassed in trees. Left form explaining proposed development for Terrie. Called on January 25 and 26, 2015 received text message on February 9, 2015, Terrie is out of the country.

Earnie Anderson
- No issues.

Leo & Lois Holdings
- Spoke to son (Chris). No concerns.
- Left form for father. Attempted to call on Sunday and Monday, no response.

Calvin Doell
- Concerns of traffic on 3065
  - Discussed establishing local traffic only sign on 3065 as part of proposal
  - Other than that he was supportive of me trying to make a living.

Vern Acoose
- No concerns

Lori Hunter
- No concerns

Garret Welmer
- No concerns. Would like to see more development.

Bonnie Streimer
- No concerns
R.M. of Corman Park

Proposed rezoning & subdivision of 10 acres from AG-Agricultural to C-Commercial use for a commercial storage centre. Proposed subdivision to sever from S/E X 30-37-6 W3rd M

The Proposed commercial storage centre would provide month to month or long term lease for storage of personal and corporate property, agricultural equipment and the like.

The business would have operating hours of 9:00 am until 5:00 PM Monday through Saturday, while these main hours of operation do not fluctuate due to seasonal changes, the proposed development may open earlier or stay open later on a temporary basis as necessitated by customer demand or by appointment.

The proposed developments perimeter would be fenced with fencing approximately 2 meters (6 feet) in height to ensure security and place fast growing trees (aspen, poplar or similar) to encompass the development. Natural vegetation will obscure visibility of the development from Auction Mart Road.

It is believed due to the nature of the proposed development that impact in terms of traffic, noise, odors and views will be minimal.

As a part of the public Consultation Process feedback from neighbors within 1.6 kilometers is being collected.

1 Gilles Pinel of (land location) 19 S7 E3

Offer the following comments on the proposed development noted herein

________________________
We have no concerns about his proposals. It would be fine for us.

Page 1 ______________________ (signature) ____________ (date)
R.M. of Corman Park

Proposed rezoning & subdivision of 10 acres from AG-Agricultural to C-Commercial use for a commercial storage centre. Proposed subdivision to sever from S/E ¼ 30-37-6 W3rd M

The Proposed commercial storage centre would provide month to month or long term lease for storage of personal and corporate property, agricultural equipment and the like.

The business would have operating hours of 9:00 am until 5:00 PM Monday through Saturday, while these main hours of operation do not fluctuate due to seasonal changes, the proposed development may open earlier or stay open later on a temporary basis as necessitated by customer demand or by appointment.

The proposed developments perimeter would be fenced with fencing approximately 2 meters (6 feet) in height to ensure security and place fast growing trees (aspen, poplar or similar) to encompass the development. Natural vegetation will obscure visibility of the development from Auction Mart Road.

It is believed due to the nature of the proposed development that impact in terms of traffic, noise, odors and views will be minimal.

As a part of the public Consultation Process feedback from neighbors within 1.6 kilometers is being collected.

1 M. Hosalkik of (land location) SE 24 37 073

Offer the following comments on the proposed development noted herein

Good with this

Page 1 M. Hosalkik (signature) Jan 27/15 date
R.M. of Corman Park

Proposed rezoning & subdivision of 10 acres from AG-Agricultural to C-Commercial use for a commercial storage centre. Proposed subdivision to sever from S/E % 30-37-6 W3rd M

The Proposed commercial storage centre would provide month to month or long term lease for storage of personal and corporate property, agricultural equipment and the like.

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The proposed developments perimeter would be fenced with fencing approximately 2 meters (6 feet) in height to ensure security and place fast growing trees (aspen, poplar or similar) to encompass the development. Natural vegetation will obscure visibility of the development from Auction Mart Road.

It is believed due to the nature of the proposed development that impact in terms of traffic, noise, odors and views will be minimal.

As a part of the public Consultation Process feedback from neighbors within 1.6 kilometers is being collected.

I ___________ of (land location) ___________ 20 35 06 W 3

Offer the following comments on the proposed development noted herein

IT HAS BEEN EXPLAINED TO ME BY DAVID
WHAT THE INTENTIONS ARE FOR THIS PROJECT
ARE AND I HAVE NO OBJECTION

Page 1 (signature) ___________ (date) 24/01/15
R.M. of Corman Park

Rezoning & Subdivision of 10 acres from AG-Agricultural to C-Commercial Use for a Commercial Storage Centre. Proposed subdivision to sever from S/E ¼ 30-37-6 W3rd M

The closest intersection is that of Auction Mart Road and RR 3065, the property is located on the North West corner of this intersection.

The Commercial Storage Centre would provide month to month or long term lease for storage of personal property, agricultural equipment and the like.

The Business would have operating hours of 9:00 am until 5:00 PM Monday through Saturday, while these main hours of operation do not fluctuate due to seasonal changes, the proposed development may open earlier or stay open later on a temporary basis as necessitated by customer demand or by appointment.

The proposed developments perimeter would be fenced with fencing approximately 2 metres in height to ensure security and place fast growing trees (aspen, poplar or similar) to encompass the development. Natural vegetation will obscure visibility of the development from Auction Mart Road.

It is believed due to the nature of the proposed development that impact in terms of traffic, noise, odour and views will be minimal.

As a part of the public Consultation Process feedback from neighbors within 1.6 kilometers is being collected.

Sheldon Schroeder  of (land location) N 26-37-2-W3

Offer the following comments on the proposed development noted herein

I have no problems with the Commercial Storage Centre

________________________________________

Page 1 Sheldon Schroeder  (signature) Feb 1 2015
R.M. of Corman Park

Proposed rezoning & subdivision of 10 acres from AG-Agricultural to C-Commercial use for a commercial storage centre. Proposed subdivision to sever from S/E ¼ 30-37-6 W3rd M

The Proposed commercial storage centre would provide month to month or long term lease for storage of personal and corporate property, agricultural equipment and the like.

The business would have operating hours of 9:00 am until 5:00 PM Monday through Saturday, while these main hours of operation do not fluctuate due to seasonal changes, the proposed development may open earlier or stay open later on a temporary basis as necessitated by customer demand or by appointment.

The proposed developments perimeter would be fenced with fencing approximately 2 meters (6 feet) in height to ensure security and place fast growing trees (aspen, poplar or similar) to encompass the development. Natural vegetation will obscure visibility of the development from Auction Mart Road.

It is believed due to the nature of the proposed development that impact in terms of traffic, noise, odors and views will be minimal.

As a part of the public Consultation Process feedback from neighbors within 1.6 kilometers is being collected.

[Handwritten note:]

[Handwritten note:]

Offer the following comments on the proposed development noted herein

[Handwritten note:]

[Handwritten note:]

Page 1

[Signature] (signature) [Date: Jan 24, 2015]
R.M. of Corman Park

Proposed rezoning & subdivision of 10 acres from AG-Agricultural to C-Commercial use for a commercial storage centre. Proposed subdivision to sever from S/E ¼ 30-37-6 W3rd M

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\[\text{location of land}\]

Offer the following comments on the proposed development noted herein

\[\text{Comment} \]

\[\text{Comment} \]

\[\text{Comment} \]

\[\text{Comment} \]

\[\text{Comment} \]

Page 1

\[\text{signature} \] (signature)  \[\text{Jan 25/15} \] (date

\[\text{Vera A.} \]

\[\text{Vera A.} \]
R.M. of Corman Park

Rezoning & Subdivision of 10 acres from AG-Agricultural to C-Commercial Use for a Commercial Storage Centre. Proposed subdivision to sever from S/E ¾ 30-37-6 W3rd M

The closest intersection is that of Auction Mart Road and RR 3065, the property is located on the North West corner of this intersection.

The Commercial Storage Centre would provide month to month or long term lease for storage of personal property, agricultural equipment and the like.

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The proposed developments perimeter would be fenced with chain link fencing approximately 2 metres in height to ensure security and place fast growing trees (aspen, poplar or similar) to encompass the development. Natural vegetation will obscure visibility of the development from Auction Mart Road.

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\[ \text{Marie Robert of (land location) 31-37-6 W3E} \]

Offer the following comments on the proposed development noted herein

\[ \text{OK} \]

Page 1 Marie Robert (signature) 25-2015 (date)
R.M. of Corman Park

Rezoning & Subdivision of 10 acres from AG-Agricultural to C-Commercial Use for a Commercial Storage Centre. Proposed subdivision to sever from S/E ¼ 30-37-6 W3rd M

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Emma Walker  of (land location) NE 36 37 7 W3

Offer the following comments on the proposed development noted herein

We have no concerns with this.

Page 1  Emma Walker (signature) Jan 25, 2015 (date)
R.M. of Corman Park

Rezoning & Subdivision of 10 acres from AG-Agricultural to C-Commercial Use for a Commercial Storage Centre. Proposed subdivision to sever from S/E ⅛ 30-37-6 W3rd M

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I _______ Hunter _______ of (land location) _______ S.W.2937 C.W. 3rd

Offer the following comments on the proposed development noted herein

[Handwritten text]

Page 1 ___________________________ (signature) ___________________________ (date)
R.M. of Corman Park

Rezoning & Subdivision of 10 acres from AG-Agricultural to C-Commercial Use for a Commercial Storage Centre. Proposed subdivision to sever from S/E % 30-37-6 W3rd M

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| Colin Roe1 | of (land location) 5 W 29 37-6 W3rd |

Offer the following comments on the proposed development noted herein

| Concern of increased traffic on 2065 |
| coming from Yellowhead, local traffic |
| only sign on Road would help placed at pastur Road Auction Mart Road intersections |

Page 1 (signature) Jan 31/15 (date 10:30 am)
R.M. of Corman Park

Proposed rezoning & subdivision of 10 acres from AG-Agricultural to C-Commercial use for a commercial storage centre. Proposed subdivision to sever from S/E ¼ 30-37-6 W3rd M

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Bonnie Stiemer of (land location) NW ¼ 20-37-6 W3rd M

Offer the following comments on the proposed development noted herein

We see no obvious problems with the plans for the proposal to re-zone this property for this proposed development.

Page 1

Bonnie Stiemer (signature) January 24/15 (date)
## Parcel Detail

**Number:** 131919958  
**Type:** Surface Regular  
**Status:** titled  
**Total Units:** N/A  
**Parcel Value:** $188,850.00 CAD  
**LLD:** SE 30-37-06-3 Ext 10  
**As described on Certificate of Title 92S07628, description 10.**  
**Municipality:** RM OF CORMAN PARK NO. 344  
**Parcel Picture:** Parcel picture unavailable

### Title

**Number:** 146073731  
**Type:** Surface Regular  
**Last Amendment Date:** 19 Dec 2014 13:51:59.463  
**Commodity/Unit:** N/A  
**Owners:** GREENWOOD, DAVID  
**Share:** 1/1  
**Lock Information:** N/A

---

[Back to Search](#)  
[Back to top](#)
Province of Saskatchewan

Land Titles Registry

Title

Title #: 146073731
Title Status: Active
Parcel Type: Surface
Parcel Value: $188,850.00
Title Value: $188,850.00

As of: 12 May 2015 08:18:52
Last Amendment Date: 19 Dec 2014 13:51:59.463
Issued: 19 Dec 2014 13:51:59.233
Printed: 12 May 2015 8:21:33
Municipality: RM OF CORMAN PARK NO. 344

Converted Title: 92S07628

Previous Title and/or Abstract #: 144369647

DAVID GREENWOOD is the registered owner of Surface Parcel #131919958

Reference Land Description: SE Sec 30 Twp 37 Rge 06 W3 Extension 10 As described on Certificate of Title 92S07628, description 10.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of The Land Titles Act, 2000.

Registered Interests:
None

Addresses for service:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner:</td>
<td>Station Main, R.R. #2 Saskatoon, Saskatchewan, Canada S7K 3J5</td>
</tr>
<tr>
<td>Client #:</td>
<td>130251462</td>
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</tbody>
</table>

Notes:
Parcel Class Code: Unknown
Agriculture Information
### SEARCH CROWN LAND

**Search by Lease Number:**
- Lease Number: [Enter]
  - Search

**OR**

**Search by RM:**
- RM Number: [Enter]
  - Search

**OR**

**Search by Legal Land Description:**
- Section: 19
- Township: 37
- Range: 6
- Meridian: 3
  - Search

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<tr>
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<th>Land Description</th>
<th>Land Class</th>
<th>Acres</th>
<th>Reservation</th>
<th>Occupant</th>
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</thead>
<tbody>
<tr>
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<td>Parcel 1-NE-19-37-06-3</td>
<td>Vacant</td>
<td>Non Agricultural/Water</td>
<td>0.001</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>View</td>
<td>344</td>
<td>Parcel 1-NW-19-37-06-3</td>
<td>Vacant</td>
<td>Non Agricultural/Water</td>
<td>0</td>
<td>Yes</td>
<td></td>
</tr>
</tbody>
</table>

Home / About Agriculture / Crown Lands / Search Crown Land

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Plan of Proposed Subdivision
of Part of...
S.E.1/4-Sec.30-Twp.37-Rge.6-W.3rd
R.M. of Corman Park - No. 344
Saskatchewan
Scale: ~1:2000

LEGEND:
All measurements are in metres and decimals thereof.
Area to be subdivided is outlined in a bold dashed line, and contains 4.05± ha. (10.0± Ac.)
Distances are approximate and may vary by ±5 meters.
Date of preliminary survey: ~ APRIL 23rd 2015
Plan revised ~ May 22nd 2015

Saskatchewan Land Surveyor

Owner / Agent

George, Nicholson, Franko & Associates Ltd.
Celebrating 100 Years of service to the Province of Saskatchewan

Drawn by: Art Mark ~ April 23rd 2015
File No. Greenwood.dwg
Plan revised: ~ May 22nd 2015
Plan of Proposed Layout of PARCEL 'A' in
S.E.1/4-Sec.30-Twp.37-Rge.6-W.3rd
R.M. of Corman Park - No. 344
Saskatchewan

LEGEND:
All measurements are in metres and decimals thereof.

TREES... FENCE...
All driving lanes are minimum 15 m.
All parking Areas are to be cover with gravel.

There are 3 types of PARKING AREAS:

No. 1: For cars, trucks, boats and storage pods.
with minimum lot size of 13' X 20'

No. 2: For trailers, motorhomes and other RVs.
with minimum lot size of 13' X 30'

No. 3: For industrial and agricultural machineries.
with minimum lot size of 25' X 75'

George,
Nicholson,
Franko,
& Associates Ltd.

Celebrating 100 Years of service
to the Province of Saskatchewan

File No. Greenwood.dwg

Drawn by: Art Mork ~ May 8th 2015