Application for Rezoning of NE ¼, Section 20, Township 35, Range 5, W3

Prepared for:  RM of Corman Park No. 344
Prepared by:  Shaun Farrell, President
              Nathaniel Knutson, Vice President
BACKGROUND

Where is the development located within the municipality?

The land is located west of highway 219 and south of Baker Road. The land is located between the landfill and highway 219. The land is currently registered to Victor & Beverley Slusar. The legal land description is NE ¼, Section 20, Township 35, Range 5, W3.

What is the total land area intended for rezoning?

The parcel of land is 70 acres that is currently zoned for agriculture. We would be purchasing the full 70 acres with approximately 10 acres rezoned for industrial use. The remaining land would continue to be zoned for agricultural purposes.

What is the purpose of the development?

We are seeking a permanent home for our landscaping company. We are proposing to rezone 10 acres of the land for business use and to build a new shop to be the main base of operations. As part of the deal we would also be taking over the mulch business that Victor Slusar is currently operating on the property.

Why was the proposed location chosen for rezoning? Briefly identify any unique or significant aspects of the property that are important for reviewing the application.

This location was chosen for several reasons. We were originally approached by the Slusars to see if we had an interest in their land and mulch business. What initially led us to consider the acquisition of this land, was the Slusar’s desire to see the land passed on to someone who could responsibly continue what they had created.

After looking at the land we found that there were several distinct aspects that made the location attractive to our operations. The land is in close proximity to the City of Saskatoon with easy access to circle drive and the city centre. It is also in the same region that we have been operating out of for the past three years, so there is familiarity with the area. The land itself has quick access onto highway 219 from the west side of Baker Road. The land has a lot of surrounding tree coverings for privacy and noise reduction. The property also features large sloughs which are beneficial to our hydroseeding business and the continued operating of the mulch business.

Additionally, the land is directly east of the Green Prairie Environmental landfill (formerly the South Corman Park Landfill). This means that the majority of the land is not eligible for residential zoning and is not necessarily desirable for agricultural purposes. The land is surrounded by other businesses and farm land to the north and south, with the highway bordering the east side.
LAND USE

What is the current and proposed use of the land intended for rezoning?

The land is currently used for agricultural purposes and for the existing landscape mulch business.

Our plan is to build a shop on the 10 acres, to be used as our mechanic’s shop and the main hub of our business operations. Although we will not be completing the final shop design until later in the application process, the shop will likely be a three bay shop complex which may include a small number of offices.

The shop will be used as our main base of operations which will include our landscaping and snow services, year round storage, and equipment repair. We may also have storage sheds, landscape supplies, waste disposal bins, sea containers, and fuel storage onsite.

We are a seasonal business, so the intensity and scope of our operations fluctuate throughout the year.

Summary of local existing land uses within a 1.6 km radius

Existing Tree/Orchard business – south of property
City of Saskatoon owned land - to the far west along the river bank
Green Prairie Environmental Landfill – immediately west of the property
Topsoil screening and delivery business – Dressler Soils immediately south of the property
Bee Hive/Honey collection business - to the north
Landscaping business – Scooters to the east across Hwy 219
Commercial housing development to the north – Crossmount
Existing mulch business on the proposed property
Hazard lands on the property?

The property does not exhibit any natural or manmade hazardous conditions. The proposed rezoning site is located on high ground with effective drainage into existing onsite sloughs and drainage ditches.

The landfill next to the property would be the only possible source of concern, however they are closely monitored and regular environmental assessments are conducted. Green Prairie Environmental has been conducting ground water tests on the property recently and have agreed to make those results available to the Slusars. We do not feel that the landfill will negatively impact our operations onsite.

Natural and heritage resources relating to the property?

We have researched any heritage or wildlife resources that may exist on the land. Through our research using the HABISask system related to Hunting, Angling, and Biodiversity information and the Government of Saskatchewan Parks, Culture, and Sport online land search, no heritage or wildlife sensitivities exist within the proposed property.

See Appendix A-1 and A-2
SERVICING

Roadways
The proposed land has roadway access south off highway 219 onto Baker Road. The land would use an existing approach that is connected off Baker Road and is currently used for agricultural access and the existing mulch business.

The ministry of highways has been consulted with and do not have any concerns with our proposal or the traffic that might be generated by our business activities. No road upgrades or changes would be required to accommodate the plausible increase in traffic.

See appendix B-1

Drainage
The proposed shop location is located on high ground. The site has natural water drainage in place that flows into existing onsite sloughs. Our development on the property will not have any impact on the current property drainage or any surrounding land.

Wastewater
We are proposing to install a septic mound onsite to service our facilities. The residential acreage owned by the Slusars also utilizes a septic mound for wastewater.

Potable Water Supply
The current water supply onsite for the residential acreage is by drilled well.

We have been in contact with the Dundurn Rural Water Utility about providing a potable water supply connection. A connection to the property is possible. Dundurn is proposing to increase connection costs in 2017 and this is a factor that will affect our decision.

The other option is to drill our own well as there is sufficient water supply onsite to service our needs. Potable water will be connected to our shop facility but the final decision will likely be based on costs at the time of development.

Shallow Utilities
An existing SaskPower connection and meter is already onsite near the proposed shop site. The Slusars had one run for a shop facility that was never constructed.

A SaskEnergy connection for gas exists on the property within 100 meters of the proposed build site.

Solid Waste
Our business does not generate a large amount of solid waste since the majority of our actual day to day operations takes place offsite. Any solid waste that is generated will be collected in our own bins onsite and disposed of at the landfill on the adjacent property.
Protective Services

The property is serviced by the following protective services:

Police – Corman Park Police Service and the RCMP
Ambulance – MD Ambulance Services
Fire – Saskatoon Fire Department
PUBLIC CONSULTATION

As part of our development review, we have conducted public consultation to solicit feedback from the surrounding ratepayers in Corman Park.

A total of 72 letters were sent out to local ratepayers by the RM office. This mail out included a letter outlining our plans, a map of the proposed rezoning, and a comment form for the ratepayer to return with any questions or concerns.

The following is a summary of the 3 responses received through our public consultation:

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<tr>
<th>Respondent</th>
<th>Concern</th>
<th>Response</th>
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- Increase of traffic at the intersection of Hwy 219 & Baker Rd.  
- Bigger trucks on Baker leading to degradation of the road. | - We expect the majority of our traffic to come and go along Hwy 219. There should be little to no impact on Baker Rd east of Hwy 219.  
- The Ministry of Highways have no concerns with the amount of vehicle traffic we will be creating at the Hwy 219 intersection.  
- The majority of the traffic we will be creating will be employee owned cars and trucks. Most of our traffic will consist of smaller sized vehicles than those used for the landfill, and will be very small in volume. We will also be utilizing a very small section of Baker Road. Any road degradation should be more of a concern with the landfill. |
| Ken Lorenz 29-35-5-W3 LSD5&6 | - Concerned about the impact on the atmosphere of the community with Crossmount & the landfill already affecting the area  
- Did not have an issue with Vic Slusar’s mulch business  
- Suggested we should be in the north end industrial | - We understand some residents do not want the area to change, however our business will have little to no impact on the feel of the surrounding area. Crossmount and the landfill are already in operation and produce exponentially more noise and traffic than we ever could. The area is unsuitable for residential development, so that makes it a good fit for our operation. The area is already used predominately for agricultural & commercial enterprises so our impact should be negligible.  
- We do not feel that the difference between our operation and the current mulch operation onsite will create a noticeable change in the overall feel of the area.  
- The north end industrial is not a good location for our business due to jobsite access. Costs associated with these properties is also an issue for us. |
| Larry Grozell 51 Wood Meadows Lane | - No concerns.                                                             | - No concerns.                                                                                                                                 |

See Appendix C-1, C-2, & C-3 for copies of comment forms received.
Appendix A-1

Quarter Section

Description

Quarter Section: NE-20-35-05-3

Details

Quarter Section
NE
Section
20
Township
35
Range
05
Meridian
3
QSTRM
NE-20-35-05-3

https://gisapp.saskatchewan.ca/html/ofdViewer+habissask
### ABOUT PARKS, CULTURE AND SPORT

Inquiry was made on December 6, 2016 at 11:48 AM
You are inquiring about the heritage sensitivity of the following land location:

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<th>Quarter-section:</th>
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<tr>
<td>NE</td>
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<tr>
<td>Section:</td>
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<td>20</td>
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<tr>
<td>Township:</td>
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<td>Range:</td>
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<tr>
<td>5</td>
</tr>
<tr>
<td>Meridian:</td>
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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 6, 2016 at 11:48 AM
Nicholls, Andrew Hi <Andrew.Nicholls@gov.sk.ca>

RE: Corman Park - Industrial Rezoning

Nathaniel,

I do apologize, for the lateness of our reply.

Your request for an approach to Highway 219 would be denied. The main reason for this is that the placement of your approach would not meet our current spacing requirements we have for the Highway.

The additional traffic that your proposal indicates does not trigger any need for further investigation currently. The intersection already has some treatments and unless your development generates more traffic than is expected it would be unlikely that the Ministry would require anything from you in regards to improvement.

Please note that all comments are time sensitive and are based specifically on what we discussed, the information you provided in December and current Ministry regulations, acts and policy.

If you need any information or have further questions please contact me.

Thank you,

Andrew Nicholls
Government of Saskatchewan
Roadside Technician
Traffic Engineering and Development,
Ministry of Highways and Infrastructure

18-3603 Millar Avenue
Saskatoon SK S7P 0B2

Bus: 306-933-5801
Appendix C-1

Comments on Proposed Rezoning: (to be completed by the Landowner)
Comments/Concerns are:
- increased traffic on Baker Road, east of highway 219
- increased traffic at a busy time of day at the intersection of Baker Road and highway 219
- heavier trucks on Baker Road leading to further degradation of the road

Have no concerns: ____ Please Contact: ____ Yes ____ No
Have concerns: __

Name(s): (please print) Bev & Mick Jutras
Phone Number: _______________ Cell: ____________________________
Signature(s): ______________________________
Legal Land Description:
Lot 3, Blk 1, NE 1/4 81-35-5 W3

Forms can be returned to:
See More Green Landscaping
114 Shepherd Crescent
Saskatoon, SK S7W 0L7

Please Return Forms by January 17, 2017.
Appendix C-2

Comments on Proposed Rezoning: (to be completed by the Landowner)

Comments/Concerns are:

In regards to your request to rezone 70 acres of agricultural land south of Saskatoon I would like to point out the changes that have already occurred in this area over the last few years that have greatly affected the rural/residential atmosphere in the area. Crossmount Village has greatly increased the noise and traffic in the area along with the landfill being sold and becoming nothing less than another city landfill with much more traffic and noise than previous. If your business with the increased traffic moves to this location along with the likely future development of the remaining 60 acres the noise and traffic would for sure increase once again. When the RM contacted me about Vic's chip business I did not have a problem with that as it was not disruptive at all. I feel your business would be much different and would be much better suited to the industrial park north of Saskatoon.

Thanks

Have no concerns: ____  Please Contact: ____ Yes _____ No (If you wish)

Have concerns: __ X __

Name(s): (please print) Ken Lorenz

Phone Number: [masked]  Cell: [masked]

Signature(s): [signature]

Legal Land Description: 29-35-5-w3rd, LSD 5&6

Forms can be returned to:
See More Green Landscaping
114 Shepherd Crescent
Saskatoon, SK S7W 0L7

Please Return Forms by January 17, 2017
Appendix C-3

Comments on Proposed Rezoning: (to be completed by the Landowner)
Comments/Concerns are:

Have no concerns: _____ Yes _____ No
Have concerns: __________________________

Name(s): (please print) LARRY GROFEL
Phone Number: __________ Cell: __________
Signature(s): __________________________
Legal Land Description: 51 000 MADDENS R](

Forms can be returned to:
See More Green Landscaping
114 Shepherd Crescent
Saskatoon, SK S7W 0L7

Please Return Forms by January 17, 2017