



RM OF PRINCE ALBERT No.461

Planning and Development

Junction Hwy 2 & 11

RR 2 Site 4 Comp 112 Prince Albert SK. S6V 5P9

306.764.2451 | planning@rmprincealbert.ca

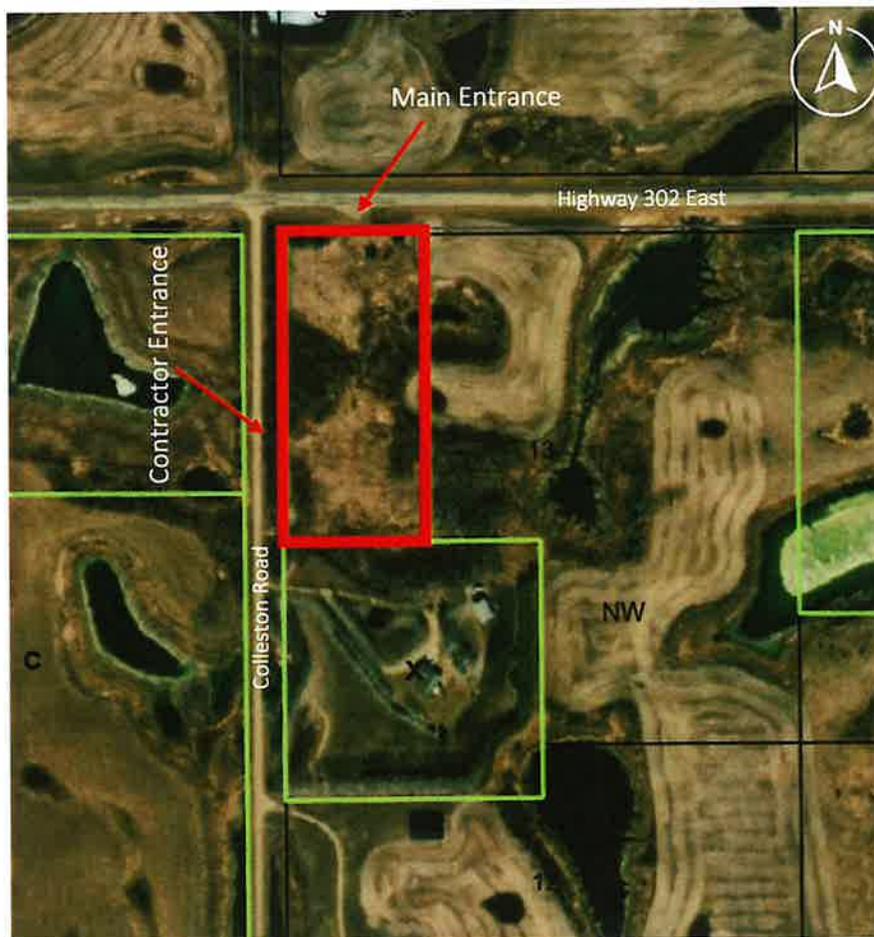
March 26, 2026

**RE: Notice of discretionary use application – Chelsea Kowal
Recreational Vehicle Storage
14842 Highway 302 (LSD-13-14-48-25-W2)**

The RM of Prince Albert No. 461 has received an application from Chelsea Kowal to develop Recreational Vehicle Storage at 14842 Highway 302.

You are receiving this notice because you are an assessed property owner located in close proximity to the site of the proposed development. As a neighbouring landowner, your input is valued and will be considered by RM Council during its review of the application.

The proposed development includes an outdoor storage facility with approximately 100–150 parking spaces on a 5-acre graveled portion of the property. The facility is intended for the storage of recreational vehicles, boats, trailers, contractor equipment, and similar vehicles. The development would include a controlled access gate, perimeter fencing, security cameras, and lighting. The facility is proposed to operate year-round, with 24-hour access for authorized users, and access from Highway 302 East and/or Colleston Road. Traffic is expected to be low and primarily limited to customers accessing stored items.





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Council will hold a public hearing on Thursday April 9, 2026, at 10:00 AM at the RM of Prince Albert Office, to hear any person or group that wishes to comment on the proposed discretionary use application. Council will also consider written comments received at or prior to the hearing. All comments received become public records and are considered in a public meeting.

If you would like your views considered by Council as part of this application, please complete the attached comment form and return it, **no later than 2 days prior to the meeting**, to:

<u>By Mail</u>	<u>In Person</u>	<u>Email</u>	<u>Fax</u>
RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	The Municipal Centre Junction Hwy 2 & Hwy 11	planning@rmprincealbert.ca	306.922.8283

Please contact me at 306-764-2451 if you have questions regarding this application or require further information.

Sincerely,

A handwritten signature in blue ink that reads "Teresa Hanson".

Teresa Hanson
Director of Planning and Development
Rural Municipality of Prince Albert No. 461



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Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline, **two days prior to the Council meeting**, become public record and will be considered by RM Council at an open meeting. As an alternative or in addition to a written submission, you may attend the Council meeting to present your views in person.

By Mail
RR 2 Site 4 Comp 112
Prince Albert, SK
S6V 5P9

In Person
The Municipal Centre
Junction Hwy 2 & Hwy 11

Email
planning@rmprincealbert.ca

Fax
306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: 14842 Highway 302 (LSD-13-14-48-25-W2)

Description of Proposal: Recreational Vehicle Storage

Date for Council Consideration: Thursday April 9, 2026, at 10:00 AM

Comments: (by the Landowner)

Have no concerns

Have concerns

I am willing to discuss my views with the applicant before the Council meeting. Yes No

Name(s): _____ Phone: _____ Cell: _____

Signature(s): _____ Legal land description: _____

Supporting Letter- Proposed Outdoor Storage Development

Re: Proposed Outdoor Storage Development – NW 14-48-25 W2

To Whom It May Concern,

I am submitting this letter in support of my application regarding the proposed development of an outdoor storage facility on the above-noted property.

Proposed Use of Land

The proposed development consists of a secure outdoor storage facility intended for recreational vehicles, boats, contractor equipment, trailers, and similar vehicles. The site will consist primarily of gravel parking stalls, perimeter security fencing, controlled gate access, LPR and standard security cameras and a small security office located near the main entrance. A designated area will also be provided for contractor storage lots.

License Plate Recognition

Estimated Traffic Volumes

Traffic volumes are expected to be low and intermittent. The majority of traffic will consist of customers accessing their stored vehicles or equipment. Visits will generally be brief and spread throughout the day with no significant peak traffic periods anticipated.

Lighting and Signage

Lighting will be installed near the main entrance, the side entrance, and within the storage lot to provide safe access and security for the facility. Lighting will be directed downward and positioned to reduce light spill onto neighbouring properties. Lighting toward the south end of the storage facility will be intentionally limited in order to avoid directing light toward the neighbouring yard. Signage will be limited to identification of the facility at the main entrance and side entrance.

Operational Details

The facility will operate year-round, with 24 hr access. The site will be primarily self-service with limited on-site staffing, typically one person for administration and site management. Access to the facility will be controlled through secure gate access for customers.

Measures to Minimize Nuisances

The development is expected to generate limited noise, dust, or odours. The use is limited to the storage of vehicles, RVs, boats, trailers, and contractor equipment rather than active industrial operations. Speed limits will be enforced on the premises, and perimeter tree buffers will be maintained to reduce visual impact and help mitigate dust and noise from the site. The facility will not be used for vehicle/ equipment dismantling, repair operations, or the storage of derelict or scrap vehicles.

Water Supply

No significant water supply will be required for the operation of the facility.

Waste Disposal

The proposed use is not expected to generate significant solid or liquid waste. Any minor waste generated from site operations will be properly contained and disposed of in accordance with municipal regulations.

Additional Information

The proposed development is intended to provide secure storage for recreational vehicles, trailers, boats, and contractor equipment in the Prince Albert area while maintaining compatibility with surrounding rural land uses. The development is intended to remain consistent with surrounding rural land uses and will be operated in a manner that respects neighbouring properties and maintains the character of the area.

It is also acknowledged that the property is located along Highway 302 E. While the highway expansion or infrastructure work is being completed, such work will take priority. I am willing to cooperate fully with any highway improvements and would be prepared to pause or adjust development if required to accommodate highway expansion.

Thank you for your consideration of this application.

Sincerely,

Chelsea Kowal

A black rectangular redaction box covering the signature area.