



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

October 16, 2026

**RE: Notice of discretionary use application – Edward and Christina Schmalz
Secondary Dwelling Unit – Farmhand Dwelling
47030 Range Road 2270 (SE-01-47-27-W2)**

The RM of Prince Albert No. 461 has received an application from Edward and Christina Schmalz to build a new dwelling and use the existing dwelling as farm hand dwelling at 47030 Range Road 2270.

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 application proposes the construction of a new ready-to-move (RTM) dwelling featuring three bedrooms, a basement, and an attached garage. The new dwelling will serve as the primary residence and will be located west of the two existing farm shops on the property. The existing dwelling is proposed to be repurposed as a farmhand dwelling to accommodate between one and four employees, as required for the farming operation. Access to both dwellings will be provided by the existing driveway, and both dwellings will connect to the existing utilities on the property. Any increase in traffic associated with the proposed development is expected to be minimal.





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Council will hold a public hearing on Friday October 30, 2026, at 10:10 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

To: Planning and Development Department
Rural Municipality of Prince Albert
Prince Albert, Saskatchewan

Subject: Application for Approval – Secondary Dwelling for Farm Employees

Dear Planning and Development Department,

I am writing to provide additional information in support of our proposed use of an existing building on our agricultural property as a secondary dwelling for farm employees. The intention is to construct a new primary residence on a new foundation while retaining and utilizing the existing building as supplementary accommodation for farmhands employed in the agricultural operation.

The proposed use is intended to support the ongoing agricultural activities of the property by providing practical on-site accommodation for farm employees. The existing building would remain associated with the agricultural use of the property and would not be intended for commercial rental, public accommodation, or use as a separate residential development.

The following information addresses the requested considerations regarding traffic, lighting, operations, nuisance mitigation, water supply, waste disposal, and the overall nature and intensity of the proposed use.

1. Estimated Traffic Volumes

The proposed secondary dwelling is expected to generate minimal additional traffic. The anticipated occupants would be farm employees whose daily activities are directly associated with the agricultural operation on the property.

Under typical operating conditions, traffic associated specifically with the secondary dwelling is estimated at approximately 2–4 additional vehicle movements per day, depending on the number of occupants and their transportation arrangements. Traffic volumes may vary seasonally during periods of increased agricultural activity.

Occasional additional vehicle movements may occur during seeding, spraying, harvesting, equipment maintenance, and other agricultural activities. These movements are consistent with the existing agricultural character of the property.

All vehicle access and parking will be accommodated within the property boundaries, utilizing existing or designated access points and parking areas wherever practical. No significant increase in traffic on surrounding municipal roads is anticipated.

2. Lighting and Signage Requirements

The proposed use will not require commercial advertising signage or illuminated business signage.

Exterior lighting will be limited to lighting necessary for residential safety, building entrances, parking areas, and safe movement around the property. Lighting will be positioned on or immediately adjacent to the existing building and other necessary access areas, as identified on the accompanying or revised site plan.

Lighting will be directed downward and, where practical, shielded to minimize glare, light trespass, and disturbance to neighbouring properties. Outdoor lighting will be operated only as reasonably necessary for safety and security.

No additional signage is proposed beyond any identification or safety signage required for the agricultural operation or by the municipality.

3. Operational Details

The proposed secondary dwelling will be used to accommodate farm employees associated with the agricultural operation.

The anticipated operating details are as follows:

- **Number of employees accommodated:** Approximately 1–4 farmhands, subject to the final approved occupancy and the building’s suitability.
- **Nature of occupancy:** Residential accommodation for employees working on the property.
- **Season of operation:** Seasonal, depending on agricultural staffing requirements.
- **Days of operation:** Seven days per week as residential accommodation, with agricultural work schedules varying according to seasonal requirements.
- **Hours of operation:** Residential occupancy will be continuous. Agricultural activities will generally follow seasonal farming schedules and may require early morning, evening, or extended hours during seeding and harvest.
- **Public access:** No regular public access, customer visits, or commercial retail activity is proposed.

The building will not operate as a separate commercial enterprise or public lodging facility. Its use will remain ancillary to the principal agricultural operation.

4. Safeguards to Minimize Nuisances

We recognize the importance of maintaining good relationships with neighbouring landowners and minimizing potential impacts on adjacent properties.

The following safeguards will be implemented as appropriate:

- **Noise:** The proposed residential use is not expected to generate significant noise beyond normal household activities. Farm machinery and equipment will continue to be operated in accordance with normal agricultural practices and applicable municipal requirements.
- **Dust:** Vehicle movements will be limited to necessary access and agricultural activities. Existing approaches and yard areas will be maintained to reduce excessive dust where practical.
- **Odours:** The secondary dwelling will not involve livestock housing, food processing, industrial activity, or other activities that would introduce new sources of odour. Any existing agricultural odours will be associated with normal farming operations.
- **Lighting:** Exterior lights will be directed away from neighbouring residences and properties to reduce glare and light pollution.
- **Parking and property maintenance:** Employee vehicles will be parked within the property boundaries, and the surrounding yard will be maintained in a safe and orderly condition.
- **Waste management:** Household waste and wastewater will be managed using appropriate disposal systems to prevent nuisance conditions, contamination, or impacts on neighbouring properties.

The proposed use is expected to have a limited impact on surrounding properties and will remain consistent with the rural agricultural setting.

5. Water Supply and Capacity

The water supply for the proposed secondary dwelling will be provided through the existing or proposed water source serving the property, subject to confirmation of its availability and capacity.

The anticipated water demand will be primarily for normal domestic purposes, including drinking, cooking, bathing, laundry, and sanitation. Based on a projected occupancy of 1–4 people, preliminary domestic water demand may be estimated at approximately 200–800 litres per day, depending on occupancy and usage.

The adequacy of the water supply will be confirmed based on the actual source, available capacity, and any applicable provincial or municipal requirements. If the property is served by a private well, its capacity and suitability for the proposed domestic use will be assessed as necessary. Any required upgrades or additional measures will be completed before occupancy.

The water supply will be managed to ensure that the proposed residential use does not compromise the needs of the primary residence or the agricultural operation.

6. Solid and Liquid Waste Disposal

Solid household waste generated by the occupants will be collected and stored in appropriate containers and removed through the applicable municipal or private waste collection arrangements. Waste will not be burned or disposed of on the property in a manner that creates a nuisance or environmental concern.

Domestic wastewater and sewage will be managed through an appropriate on-site wastewater disposal system or other approved servicing arrangement. The suitability and capacity of the existing system will

be assessed to determine whether it can accommodate the additional occupancy. Any necessary upgrades, approvals, or additional servicing will be completed before the building is occupied.

Stormwater and surface drainage will be managed to avoid adverse impacts on neighbouring properties, existing buildings, and wastewater disposal areas.

7. Additional Information – Nature and Intensity of Proposed Use

The primary purpose of this proposal is to make practical use of an existing building by providing accommodation for employees who support the agricultural operation on the property.

The proposed arrangement would allow the existing building to continue serving a useful agricultural purpose while a new primary residence is constructed on a new foundation. Retaining the existing building for employee accommodation would support the operational needs of the farm, particularly during periods of seasonal labour demand.

The proposed use will not involve subdivision of the property, establishment of a separate commercial accommodation business, or an increase in the overall intensity of land use beyond what is reasonably associated with the agricultural operation and the proposed residential occupancy.

The secondary dwelling will remain within the existing property boundaries, and its location, access, parking, servicing, and relationship to the new primary residence will be identified on the site plan submitted with the application.

We believe this proposal represents a practical and responsible use of existing infrastructure, supports the agricultural operation, and can be accommodated without significant adverse effects on neighbouring properties or the surrounding rural community.

We respectfully request that the municipality consider the proposed secondary dwelling in the context of its intended agricultural purpose, limited traffic generation, low operational intensity, and the proposed measures to manage servicing and potential nuisances.

We would be pleased to provide any further information, supporting documentation, or revisions to the site plan that may be required to assist with the review of this application.

Thank you for your time and consideration.

Sincerely,

Edward and christina Schmalz



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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: 47030 Range Road 2270 (SE-01-47-27-W2)

Description of Proposal: Secondary Dwelling Unit – Farmhand Dwelling

Date for Council Consideration: Friday October 30, 2026, at 10:10 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: _____