



RM OF PRINCE ALBERT No.461

Planning and Development

Junction Hwy 2 & 11

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

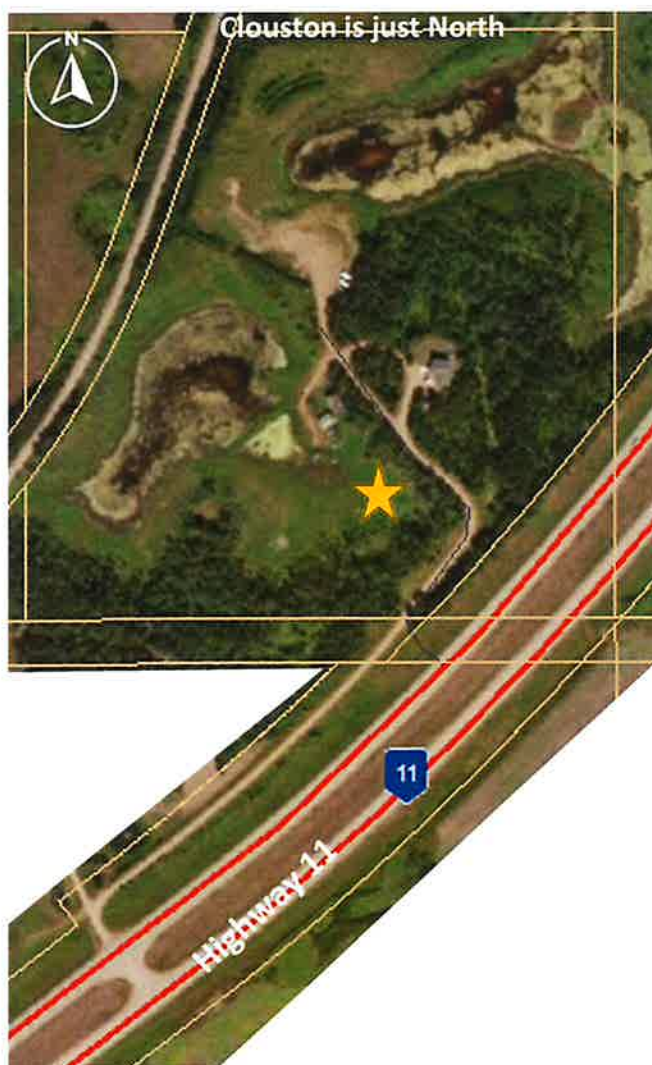
306.764.2451 | planning@rmprincealbert.ca

May 20, 2025

**RE: Notice of discretionary use application – Agriculturally related commercial use
Commercial Green House, Willow's Edge Greenhouse
LSD 3- 13-47-27-2 Ext 81, Source Quarter SW-13-47-27-W2**

The RM of Prince Albert No. 461 has received an application from Nathaniel and Shelby Wagner to develop and operate a commercial greenhouse at LSD 3-13-47-27-W2.

Nathaniel and Shelby have applied to establish a commercial greenhouse named Willow's Edge Greenhouse on their property located along Highway 11 South. They will begin with two greenhouses, with plans to expand as their business grows. Their vision includes the addition of further greenhouses and the potential for a storefront offering a selection of garden-related and home-decor products. Willow's Edge is intended to be open to the public from April to June, with operating hours from 9:00 AM to 7:00 PM, seven days a week, and will employ 3 to 5 staff members. This initiative aims to enrich the community's access to horticultural resources while promoting sustainable gardening practices.





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You have received this notice as you are an assessed owner of property within close proximity to the lands of the proposed development. As a neighbour, your comments are important in the consideration of this application by the RM Council.

Council will hold a public hearing on Thursday, June 12th, at 1:00 PM 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 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,

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

Nathaniel and Shelby Wagner

RM of Prince Albert

RR 2 Site 4 Comp 112
Prince Albert SK
S6V5P9

To whom it may concern,

It is our intention to open commercial greenhouses on our property at SW 13, 47-27 W 2 where we will be selling bedding plants, hanging pots, perennials, etc. The current goal is to set up one 25' x 50' and one 30' x 60' tunnel freestanding greenhouses. We hope to grow into more greenhouses and further in the future also include a store front. We plan to reopen and widen a driveway towards the north west off the first curve off of our existing driveway for entry and exiting of customers. Parking would be on the south east side of the greenhouses. This area currently drains north west to an existing slough. We are planning to raise this area up and keep the drainage moving towards the same space.

Our planting season would start at the end of January/February opening the doors to the public from the beginning of May to the end of June. Possibly into July depending on stock levels. We would be open seven days a week during the season. This would employ ourselves, family and possibly high school students. I have been in contact with PA Rural Water. There is a sufficient water line to accommodate greenhouses, they suspect no issues in putting in a second feed from the main line along the highway. There is a natural gas line running just to the west of our proposed greenhouses and electricity to an existing structure which will trench across from.

Traffic volumes will vary on time of day, day of the week, and time of season. There will be sufficient lighting around and on the building with signage at the end of the primary drive way. We don't anticipate a problem with noise in comparison to the highway in front of us. As for dust, if there is a problem on the service road we can look at a dust control. Greenhouses are a clean setup, odours should not be a problem. The leftover organic matter will be recycled for next year.

Sincerely,

Nathaniel and Shelby Wagner



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Rural Municipality of Prince Albert No. 461 Comment Sheet

All comments received by the deadline become public records and are considered by the RM Council in an open Council meeting. As an alternative or supplement to a written submission you may attend the Council meeting to express your views directly. Please complete this comment form and return it:

<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

Description of Proposed Discretionary Use:

Legal Land Description of Property: LSD 3- 13-47-27-2 Ext 81, Source Quarter SW-13-47-27-W2

Description of Proposal: Agriculturally related commercial use; Commercial Greenhouse, Willow's Edge Greenhouse

Date for Council Consideration: Thursday, June 12, 2025, at 1:00 PM

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: _____