



## 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](mailto:planning@rmprincealbert.ca)

January 29, 2025

**RE: Notice of discretionary use application – Home Based Business  
Whitter Construction Ltd.  
Blk/Par A – Plan 97PA01514 Ext 0, source quarter SW-15-47-26-W2**

The RM of Prince Albert No. 461 has received an application from Darren Whitter and Lisa Hrischuk to operate Whitter Construction Ltd. at SW-15-47-26-W2, Parcel A.

Whitter Construction Ltd. is a home builder engaged in the construction of houses at various locations, as well as the building of Ready-to-Move (RTM) cabins on their property. The RTMs are planned to be constructed between August and March, with each cabin measuring approximately 400 square feet before being relocated to Waskesiu. The hours of operation will be from 8:00 AM to 5:00 PM, Monday to Friday, with about 4 to 5 employees or subcontractors present on-site each day. Construction waste will be disposed of at the local landfill.

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, February 13, 2025, 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



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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> RR 2 Site 4 Comp 112 Prince Albert, SK S6V 5P9	<u>In Person</u> The Municipal Centre Junction Hwy 2 & Hwy 11	<u>Email</u> <a href="mailto:planning@rmprincealbert.ca">planning@rmprincealbert.ca</a>	<u>Fax</u> 306.922.8283
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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". The signature is fluid and cursive.

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 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 by:

<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	<a href="mailto:planning@rmprincealbert.ca">planning@rmprincealbert.ca</a>	306.922.8283

Description of Proposed Discretionary Use:

Legal Land Description of Property: Blk/Par A – Plan 97PA01514 Ext 0, source quarter SW-15-47-26-W2

Description of Proposal: Home Based Business – Whitter Construction Ltd

Date for Council Consideration: Thursday, February 13, 2025, at 1:00 PM

Comments: (by the Landowner)

Have no concerns                       Have concerns

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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: \_\_\_\_\_

January 28, 2025

To: Teresa Hanson

Planning and Development RM of Prince Albert No. 461

From: Darren Whitter and Lisa Hrischuk

We are submitting a Discretionary Use Application for an approval to construct and move RTM (Ready to Move) Cabins on our property. This is my source of income as I am self-employed and Owner of Whitter Construction Ltd.

The proposed plan is to construct cabins to be moved off the property, mainly to the Prince Albert National Park at Waskesiu, SK. We currently have enough room to construct 4 cabins as the footprint is only 433 sq ft, however, depending on demand, there could be a lesser amount. But, not more than 4.

The building site will be within our 13 acre lot, immediately east of our existing house. As these are RTM Cabins, permanent power and water hookups are not required. The number of employees and subtrades on site would be approximately 4 – 5 workers per day. Hours of work on construction site is Monday to Friday 8am to 5pm.

There would not be excessive traffic, noise or pollution concerns as we currently do not have neighbors in close proximity to the proposed construction site. No signage or lighting requirements are required as construction would only be completed during the daylight hours. Any discarded or unused building materials are disposed of according to local Landfill regulations.

The construction of these cabins usually commences in August and when completed, are ready to be moved near the end of March the following year. These cabins are moved while the frost is still in the ground as to not damage any roads. As noted above, these are RTM Cabins and not intended to be a permanent building or residence on the property.

We thank the RM Council members and Staff for their time and consideration for our proposal.

Respectfully submitted,



Darren Whitter



Lisa Hrischuk