



# **RM OF CORMAN PARK**

## **BUSINESS INVESTMENT PACKAGE**

Updated: January 2021

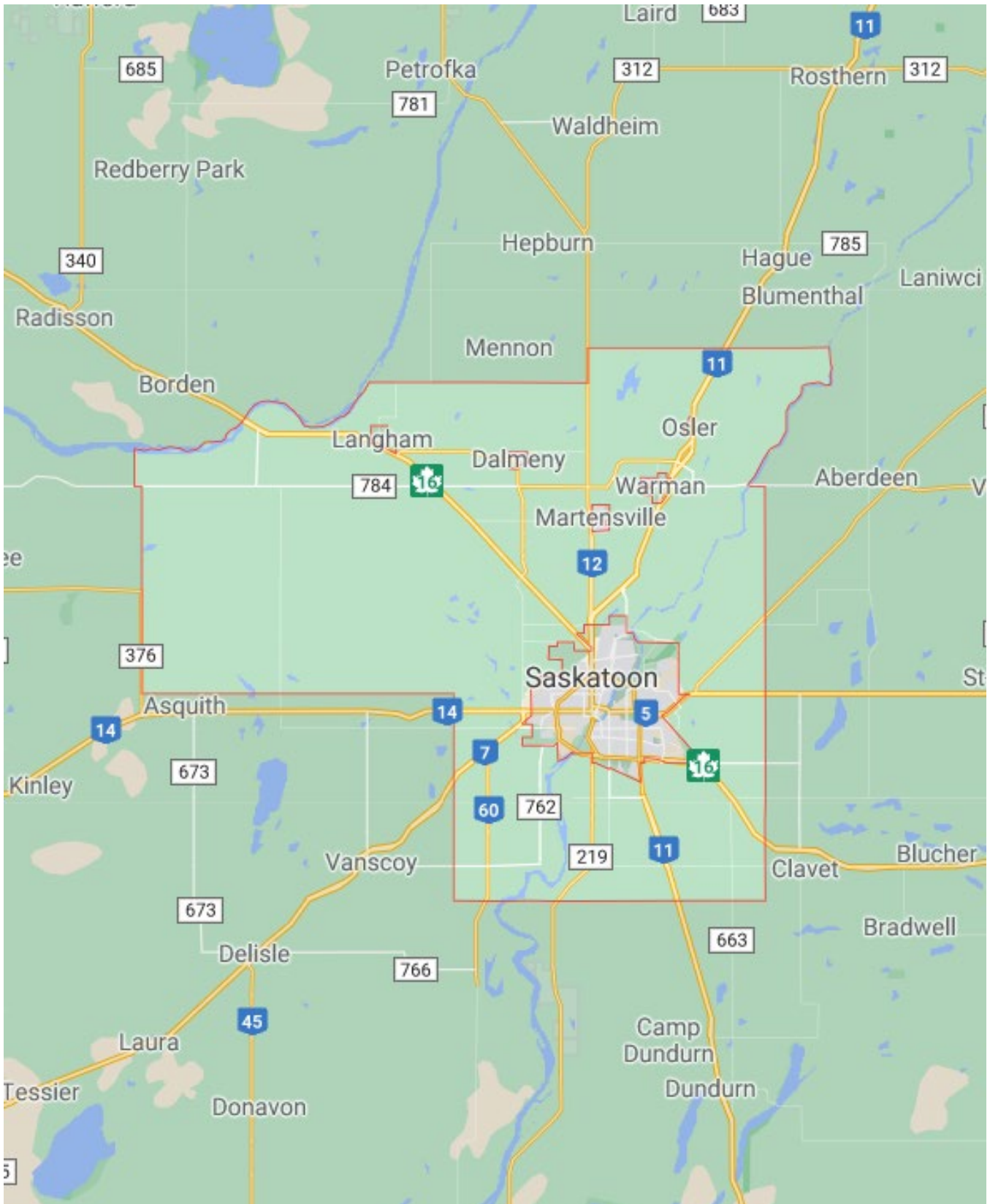
Developed by [SREDA](#) (with information from Townfolio & municipal sources)

## RM OF CORMAN PARK QUICK FACTS

Province, Country	Saskatchewan, Canada
Total Population	9,107
Unemployment Rate	3.9%
Distance to Saskatoon	In middle of RM
Main Highway	Highways 5, 7, 11, 12, 14, 16, 41
Rail Access	CN & CP
Water Provider	SaskWater
Wastewater Provider	Unknown
Electricity Provider	SaskPower
Natural Gas Provider	SaskEnergy
Land Use Map	N/A
Development Incentive	Tax Exemption (3 years)
Business License	N/A



## LOCATION



## COMMUNITY INFO

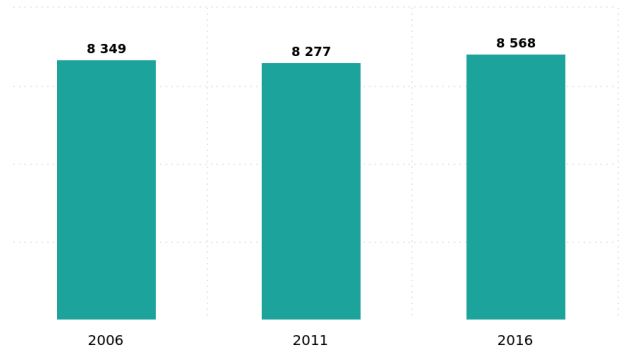
Website	<a href="https://www.rmormanpark.ca/">https://www.rmormanpark.ca/</a>
Phone Number	306-242-9303
Email	<a href="mailto:rm344@rmormanpark.ca">rm344@rmormanpark.ca</a>
Street Address	111 Pinehouse Dr, Saskatoon, SK
Mailing Address	Same as above
Postal Code	S7K 5W1

## INVESTMENT / BUSINESS ASSISTANCE

Company	SREDA
Contact Name	Kristen Johannesson
Title	Manager, Regional Economic Development & Planning
Email	<a href="mailto:kjohannesson@sreda.com">kjohannesson@sreda.com</a>
Phone Number	(306) 664-0727
Street Address	103 - 202 4 <sup>th</sup> Ave N, Saskatoon, SK
Postal Code	S7K 0K1

## DEMOGRAPHICS

Total Population (2020 Estimate):	9,107
Median Age	44.3
Distribution by Age Group (%)	
0-14 years	16%
15-64 years	67%
65 + years	17%



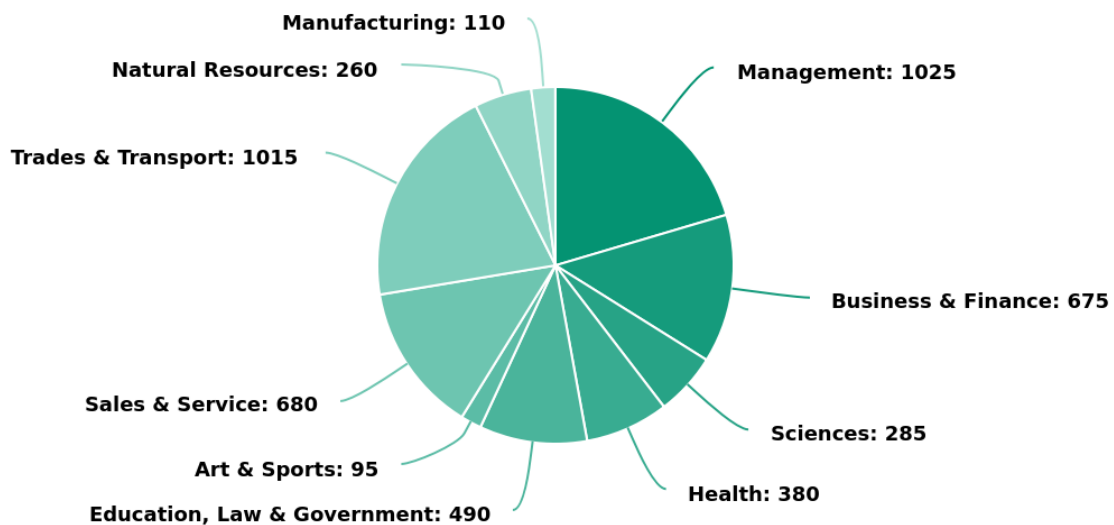
## LABOUR

Employable Population	7,527
Unemployment Rate	3.9%

## MAJOR EMPLOYERS

Business Name	Sector	Number of Employees
Shercom Industries	Recycling	Unknown
Richardson Pioneer	Agriculture / Transport	Unknown
Q-Line Trucking	Transport	Unknown
Westeel	Manufacturing	Unknown

## LABOUR FORCE (BY OCCUPATION)



## TRANSPORT

### ROAD

Major Highway	<u>Highways 5, 7, 11, 12, 14, 16, 41</u>
Secondary Highway	<u>Highways 219, 684</u>
Highway Clearance Corridor	<u>Yes</u>

### RAIL

Company	<u>CN</u>	<u>CP</u>
Distance to Rail Track	<u>Refer to map</u>	<u>Refer to map</u>
Distance to Switching Yard	<u>Refer to map</u>	<u>Refer to map</u>

Source: <https://rac.jmaponline.net/canadianrailatlas/>

### AIR

Airport	<u>Saskatoon International Airport</u>	
Distance to Airport	<u>In middle of RM</u>	
Major Carriers	<u>Delta, West Jet, Air Canada, Flair Airlines, Transwest Air</u>	
Largest Cities Serving	<b>Canada</b>	<b>International</b>
	<ul style="list-style-type: none"> <li>- Toronto,</li> <li>- Vancouver</li> <li>- Ottawa</li> <li>- Edmonton</li> <li>- Calgary</li> <li>- Winnipeg</li> </ul>	<ul style="list-style-type: none"> <li>- Phoenix</li> <li>- Orlando</li> <li>- Las Vegas</li> <li>- Minneapolis</li> <li>- Cancun</li> <li>- Puerto Vallarta</li> </ul>

## DISTANCE TO MAJOR CENTRES

Saskatoon	<u>In middle of RM</u>
Regina	<u>285 km</u>
Calgary	<u>603 km</u>
Edmonton	<u>503 km</u>
Winnipeg	<u>809 km</u>
USA Border	<u>437 km</u>

## DEVELOPMENT PERMITS

	Cost	Approval Time	Form
Building Permit	\$5/\$1000*	Unknown	<a href="#">Link</a>
Development Permit	\$125	Unknown	<a href="#">Link</a>
Discretionary Use	\$425	Unknown	<a href="#">Link</a>
P4G Approval	Yes	Yes	<a href="#">Link</a>
Subdivision	\$150	Unknown	<a href="#">Link</a>
Rezoning	\$400 - \$1,525	Unknown	<a href="#">Link</a>

\*Per \$1,000 value of construction

## PLANNING DOCUMENTS

Zoning Bylaw



Official  
Community Plan



Land Use Map

N/A

Zoning Bylaw

Being  
developed

P4G Official  
Community Plan



## DEVELOPMENT INCENTIVE

Incentive Offered

Tax Exemption

Incentive Length

3 years

New or Existing Businesses

New & Existing

Policy Document



Application Form



## BUSINESS LICENSE

Business Type	Annual Fee
Home-based	N/A
Store-Front	N/A
Contractor	N/A
Direct Seller (door to door)	N/A
Transient Trader	N/A

## POTABLE WATER

Provider	<u>SaskWater</u>
Current Capacity	<u>Unknown</u>
Average Daily Demand	<u>Unknown</u>
Peak Demand	<u>Unknown</u>

	Residential	Commercial
Basic Monthly Charge	Unknown	Unknown
Basic Monthly Amount	Unknown	Unknown
Overage Charge	Unknown	Unknown
Connection Fee	Unknown	Unknown
Infrastructure Fee	Unknown	Unknown

*\*mgd = millions of gallons per day*

## WASTEWATER

Provider	<u>Varies</u>
Current Capacity	<u>Unknown</u>
Average Daily Demand	<u>Unknown</u>
Peak Demand	<u>Unknown</u>

	Residential	Commercial
Basic Monthly Charge	Unknown	Unknown
Basic Monthly Amount	Unknown	Unknown
Overage Charge	Unknown	Unknown
Connection Fee	Unknown	Unknown
Infrastructure Fee	Unknown	Unknown

*\*mgd = millions of gallons per day*



## ELECTRICITY

Provider	<u>SaskPower</u>
Connection Fee	<u>\$35.00</u>

### RESIDENTIAL

Basic Monthly Charge	<u>\$32.90</u>
Energy Charge (\$/kWh)	<u>\$0.14229</u>
Federal Carbon Charge (\$/kWh)	<u>\$0.005744</u>

### COMMERCIAL / INDUSTRIAL

	Small (0 to 75 kVa)	Large (<75 to 3,000 kVa)
Basic Monthly Charge	\$41.49	\$65.03
First 50 kVa/month	\$0	\$0
Balance (\$/kVa)	\$15.475	\$15.60
First block kWh/month	13,000	15,500
First block (\$/kWh)	\$0.14399	\$0.11987
Balance (\$/kWh)	\$0.07406	\$0.07270
Federal Carbon Charge	\$0.005728	\$0.005728

## TELECOMMUNICATIONS

	Availability	Providers
Wireless	Partial	SaskTel, Access Communications, Redbird
4G	Yes	SaskTel, Rogers, Telus
5G	Partial	Rogers

Source: <https://www.saskpower.com/Accounts/Power-Rates/Power-Supply-Rates>

## NATURAL GAS

Provider	<u>SaskEnergy</u>
Connection Fee	<u>Unknown</u>

### RESIDENTIAL

Basic Monthly Charge	<u>\$23.20</u>
Delivery Charge (\$/m <sup>3</sup> )	<u>\$0.0993</u>
Commodity Rate (\$/m <sup>3</sup> )	<u>\$0.0998</u>
Federal Carbon Charge (\$/m <sup>3</sup> )	<u>\$0.0783</u>

### COMMERCIAL

	<b>Small Commercial (0 to 100,000 m<sup>3</sup>/year)</b>	<b>Large Commercial (100,000 to 660,000 m<sup>3</sup>/year)</b>
Basic Monthly Charge	<u>\$38.50</u>	<u>\$137.40</u>
Delivery Charge (\$/m <sup>3</sup> )	<u>\$0.0811</u>	<u>\$0.0684</u>
Commodity Rate (\$/m <sup>3</sup> )	<u>\$0.0998</u>	<u>\$0.0998</u>
Federal Carbon Charge (\$/m <sup>3</sup> )	<u>\$0.0783</u>	<u>\$0.0783</u>

### SMALL INDUSTRIAL (660,000 to 1,320,000 m<sup>3</sup>/year)

Basic Monthly Charge	<u>\$216.00</u>
Delivery Charge (\$/m <sup>3</sup> )	
First 40,000 (m <sup>3</sup> /month)	<u>\$0.0442</u>
All remaining volumes	<u>\$0.0381</u>
Commodity Rate (\$/m <sup>3</sup> )	<u>\$0.0998</u>
Federal Carbon Charge (\$/m <sup>3</sup> )	<u>\$0.0783</u>

Source: [https://www.saskenergy.com/business/comrates\\_curr.asp](https://www.saskenergy.com/business/comrates_curr.asp)  
 Source: [https://www.saskenergy.com/residential/resrates\\_curr.asp](https://www.saskenergy.com/residential/resrates_curr.asp)

## WASTE MANAGEMENT

	Residential	Commercial
Provider	N/A	N/A
Garbage Monthly Fee	N/A	N/A
Recycling Monthly Fee	N/A	N/A

Landfill	Transfer Station	Northern Landfill	Saskatoon Landfill	Transfer Station
Owned By	Town of Langham	Loraas	City of Saskatoon	RM of Vanscoy
Distance To	West side of RM	In middle of RM	In middle of RM	5 km
Entry Fee	\$0	\$13	\$15	\$0
Tipping Fee	\$5 - \$105	\$105	\$105	\$1 - \$65

## TAXES

Municipal Mill Rate 4.81

	Residential	Commercial
Library Mill Rate	0.00	0.00
Education Mill Rate	4.12	6.27
Other Levies	N/A	N/A

	Residential	Commercial
Mill Rate Factor	0.87	1.10
Base Tax	N/A	N/A
Minimum Tax	N/A	N/A

Provincial Sales Tax (PST) 6%

Federal Sales Tax (GST) 5%

**WAGES**Minimum Wage (\$/hour)           \$11.45          

<b>Occupation</b>	<b>Low</b>	<b>Median</b>	<b>High</b>
Biologist	\$27.50	\$35.58	\$62.48
Chemical Engineer	\$20.00	\$38.46	\$68.75
Civil Engineer	\$40.87	\$55.67	\$81.73
Computer Programmer / Developer	\$23.08	\$53.25	\$72.12
Geoscientist	\$25.00	\$37.95	\$72.12
Heavy Equipment Operator	\$20.00	\$27.00	\$40.00
Industrial / Manufacturing Engineer	\$32.69	\$33.65	\$57.69
Industrial Electrician	\$32.93	\$45.00	\$49.40
Industrial Mechanic	\$20.00	\$38.78	\$49.32
Power Engineer / Operator	\$24.68	\$38.90	\$58.00
Software Engineer	\$20.00	\$36.06	\$59.63
Welder	\$19.42	\$29.00	\$44.00

## GOVERNMENT

### LOCAL

Structure	<u>Reeve &amp; Council</u>
Number of Elected Officials	<u>9</u>
Administrator	<u>Adam Tittlemore</u>
Phone Number	<u>306-975-1651</u>
Email	<u><a href="mailto:atittlemore@rmcormanpark.ca">atittlemore@rmcormanpark.ca</a></u>

### PROVINCIAL

Constituency	<u>Martensville-Warman</u>
Political Party	<u>Saskatchewan Party</u>
Representative Name	<u>Terry Jenson</u>
Phone Number	<u>306-242-2111</u>
Email	<u><a href="mailto:office@terryjenson.ca">office@terryjenson.ca</a></u>

Constituency	<u>Biggar-Sask Valley</u>
Political Party	<u>Saskatchewan Party</u>
Representative Name	<u>Randy Weekes</u>
Phone Number	<u>306-948-4880</u>
Email	<u><a href="mailto:randyweekes.mla@accesscomm.ca">randyweekes.mla@accesscomm.ca</a></u>

Constituency	<u>Saskatoon Stonebridge-Dakota</u>
Political Party	<u>Saskatchewan Party</u>
Representative Name	<u>Bronwyn Eyre</u>
Phone Number	<u>306-477-4740</u>
Email	<u><a href="mailto:bronwyn.eyre.mla@sasktel.net">bronwyn.eyre.mla@sasktel.net</a></u>

### FEDERAL

Constituency	<u>Carlton Trail—Eagle Creek</u>
Political Party	<u>Conservative</u>
Representative Name	<u>Kelly Block</u>
Phone Number	<u>306-975-4004</u>
Email	<u><a href="mailto:Kelly.Block@parl.gc.ca">Kelly.Block@parl.gc.ca</a></u>