

B Appendix B - Questionnaires

1 Background Information

Questions and Client Responses

1.1 What projects are you currently working on that would be suited to an industrial zone?

A majority of the inquiries fielded are from metal manufacturing and transportation companies.

1.2 What projects have you turned down?

We do not turn down projects. SREDA provides economic statistics and contact information to the site selector or investor who then makes a decision based on competitive advantage of the region.

1.3 What projects, past and current, have you turned down which were not suitable for an urban area, but would be appropriate for a rural environment?

SREDA does not turn down projects. All rural municipalities and towns in the SREDA region are considered and promoted when a project is proposed, and their contact information is provided to site selectors and investors.

1.4 Has SREDA considered industrial zones within a 10 mile radius of the city limits?

SREDA always considers and promotes the Saskatoon region, which includes industrial zones within a ten mile radius of Saskatoon, when a company asks for information on Saskatoon.

1.5 What infrastructure does the City of Saskatoon require for an industrial zone? (roads, rail, water and wastewater facilities, natural gas lines, power supply, and voice/data communication lines)

Infrastructure is dependent on the client's needs, but road, water and wastewater facilities, power supply, natural gas lines, voice/data communication lines are typically the most important infrastructure needs for site selectors. Rail access depends on the scope of the company's shipping needs.

1.6 What plans does SREDA have for Potable and Raw water distribution?

SREDA is not involved in infrastructure development for the region. The City of Saskatoon determines its own plans for water distribution. Contact Murray Totland, General Manager Infrastructure Services for more information at (306) 975-2450.

1.7 Is it important that the public views your operations as environmentally progressive, proactive to environmental issues, conservation directed, or environmentally innovative?

SREDA participates in the RoadMap 2020, a group focusing on environmental sustainability of the city. We also promote green initiatives of the provincial and federal governments.

Meeting Notes

- City of Saskatoon attracts people to the region for work within a 100km radius.
- Possibility of tax sharing between the City of Saskatoon and the RM of Blucher to achieve a consistent and fair tax base for both parties.
- There has been interest from food processing groups, metal manufacturing, modular structure manufacturing, and oil sands related industry in moving to the Saskatoon area.
- China is looking to move food processing offshore and the Synchrotron along with the University of Saskatchewan are very attractive for their operations.
- Biofuel plants are an option, but the industry has not proven itself and may be short term due to economics.
- Possibility of cellulose fibre research.
- Manufacturers of modular structures for the oil sands are looking for a place to establish their operations.
- Any potential of waste heat reuse is being investigated.
- Steam production would be an asset for the industrial site.
- SREDA is most concerned with water and sewer service.
- The final report from the study should be online to allow groups researching industrial sites the ability to have access because the majority of research is performed before SREDA receives any phone inquiries.
- Companies use site selectors who utilize decision matrixes to determine optimal site location.
- SREDA will post the final report on their website.
- RM of Blucher is lacking the required protective services that a major manufacturer will require (response times are important).
- The industrial zone and surrounding area should be aesthetically pleasing to people traveling to, through, or around the area.
- Partnering with SREDA would be invaluable and a promotional brochure could be developed.
- SREDA provided the Industry Survey Report 2007: Saskatoon Region.
- SREDA provided the Area Development Magazine Corporate Survey Series.

1 Background Information

Questions and Client Responses

1.1 From your perspective, rate the following items in order of importance:

- Water Supply and Treatment 5
- Sewage Treatment and Disposal 6
- Natural Gas Supply 2
- Power Supply 1
- Voice/Data Communications 4
- Transportation 3

2 Raw Water Supply

2.1 Who is your current provider for raw and treated water? If provided by yourself, please provide brief explanation of system.

We purchase potable water from SaskWater and raw process water is pumped from the South Saskatchewan River via our own pipeline.

2.2 Rate the following items in order of importance (1 = highest 5 = lowest)

- Water Quality 3
- Water Quantity 4
- Water Pressure 5
- Level of Service Provided 2
- Cost of Water 1
- Other
- Please Specify

2.3 Do you believe that the existing raw water supply is adequate to meet present demands consistently? Explain.

Yes, we have reduced consumption.

2.4 What is the minimum and maximum flow rates needed for your business?

Min.: 100 USgpm

Max.: 750USgpm

2.5 Is water usage at your business consistent 24 hours a day, seven days a week or are there downtimes when less water is needed?

24 hours per day.

2.6 Are there any expansions planned for your business that would demand an increased water capacity? If so, what will the future flow rates be approximately and when will the increase be implemented?

No, our expansion will reduce water consumption.

2.7 List and explain any other water issues that have been identified and that must be rectified if new development is to occur.

N/A.

2.8 How would you rate the water delivered to your business using the following scale:

1–Excellent 2–Good 3–Fair
4–Poor

2.8.1 Treated Water

Item	Rating	Please Specify (Chlorine, Iron, Low Pressure, etc.)
Taste	1	
Odour	1	
Appearance	1	
Pressure	2	

2.8.2 Raw Water

Item	Rating	Please Specify (Chlorine, Iron, Low Pressure, etc.)
Pressure	2	

3 Sewage Treatment and Disposal

3.1 What systems are currently utilized to dispose of sewage for your business?

Own Lagoons.

3.2 Are the methods used for sewage disposal adequate to handle present capacities?

Yes.

3.3 Do you anticipate an increased demand for sewage treatment?

No.

3.4 How is industrial waste disposed of or treated at your business?

It is removed by service providers.

3.5 List and explain any other sewage treatment and waste disposal issues that have been identified and that must be rectified if new development is to occur.

N/A.

4 Natural Gas

4.1 What is the current demand for natural gas for your business?

900,000 Gig Joules per year.

4.2 Will your business need an increase in natural gas supply for new operations? What capacity?

Approximately 150,000 Gig Joules per year.

4.3 List and explain any other natural gas issues that have been identified and that must be rectified if new development is to occur.

None.

5 Power Supply

5.1 What is the current demand for power for your business? Describe the existing electrical power supply rate structure as it relates to the operation of your business.

19 kVA of capacity, Industrial Rate Structure, 72 kVA service.

5.2 In relation to the above question, what are the electrical supply constraints in the existing SaskPower agreement that impact how your facilities are operated?

None.

5.3 When does the existing electrical power supply agreement with SaskPower expire and what are, if any, the expected changes to the agreement?

Two years, no changes anticipated.

5.4 What practices are currently in place to operate your business with the intent of minimizing overall electrical demand and the associated costs?

Use of high efficiency electrical motors.

5.5 Will your business need an increase in power supply for new operations?

No.

5.6 List and explain any other power issues that have been identified and that must be rectified if new development is to occur.

None at this time.

6 Voice/Data Communication

6.1 Who is your current voice and data communications provider?

SaskTel.

6.2 What are your needs for voice/data communications?

Telephone, internet, computer communication (fibre optics).

6.3 Is the present system sufficient for your business operations?

Yes.

6.4 Will the present system meet your future needs for expansion?

Yes.

6.5 List additions to the current communication systems you need/would like to see?

N/A.

7 Transportation

7.1 Is there adequate access to your business by roads and railway?

Yes.

7.2 Are improvements to the existing road system needed to handle increased truck traffic? Please list any present issues.

Yes, Maintenance of highway west is a concern. Highway well built, needs proper maintenance.

7.3 Is there any public transportation system in place for employees at your business? If not, would you be interested in a public transportation system?

No, probably not.

8 Other Items

8.1 Is it important that the public views your operations as environmentally progressive, proactive to environmental issues, conservation directed, or environmentally innovative?

Yes.

8.2 Do you ever experience down time due to problems with service provider systems? Explain.

Yes, power outages, etc.

8.3 List any other problems/limitations /suggestions in regards to the current infrastructure provided to your business.

N/A.

8.4 List any areas of development you would like to see to the local region.

Maintenance of highways.

9 Meeting Notes

- Anyone wishing to share water must recognize the increases and decreases of the mine demand and work around it.
- The raw water from the river has some dirt, fish, bugs, etc. which any user must account for.
- The water quality of Cheviot Lake is not good enough for the mine to use which would hinder any water reuse program unless quality could be improved.
- PCS can use some heat if excess is produced as well as extra horsepower. The mine is currently investigating wind energy as a heat and electrical source in place of natural gas which is currently used.
- PCS is concerned with the maintenance of Highway 394. More crack filling needs to be done to keep it in acceptable operating condition.
- Also concerned with Highway 316 because of the truck traffic coming from Cargill.
- As the population increases, what are the proximity limitations and how will the RM of Blucher prepare for this?
- Will Traffic within and around the industrial zone become an issue to industry and to residents?
- Will Overhead lines be moved or will PCS be moved onto a different, less reliable power grid?
- What will happen will residential zoning?
- It is important for people moving into the area that there is a large mining operation next door.
- LIDAR survey of the industrial area is available.

1 Background Information

A questionnaire was sent out to Cargill, but was not returned. The following information was obtained from the meeting on October 23, 2007.

2 Meeting Notes

- Approximately 1000 trucks per week will be accessing the Cargill site after their upcoming expansion.
- Highway 316 may need to be strengthened to account for the increased traffic.
- Residential development should be kept at least half a mile from the industrial area (preferably one mile if possible)
- Cargill needs 312 USgpm water supply (500,000 USgal per day)
- SaskWater wants \$700,000 to upgrade the current water distribution system to meet demand and do not guarantee the cost of water into the future.
- Cargill is very interested in sourcing water from Blackstrap Reservoir in order to disconnect from the SaskWater System.
- Cargill suggested a partnership with the RM or the RM build a pumphouse, line, and reservoir, and sell water to businesses in the subdivision on a cost recovery basis (capital and O&M).
- Suggested at least 3 million USgal per day capacity.
- Wastewater capacity would be less as a lot of the water is evaporated or used in a lot of wet industry processes.
- Half of the water supply results as wastewater, mostly soluble BOD, which gets treated with activated sludge plant and discharged to Cheviot.
- Water supply system is connected with the Willows golf course system which causes disturbances at Cargill when irrigating.
- Cargill has had good experiences in the past working with wetlands projects (Example: Frank Lake Project at High River, Alberta where a slough like Cheviot Lake was converted to a wet lands treatment/storage project).
- Power supply is an issue as SaskPower is hesitant about connecting on to a higher voltage line.
- Cargill is interested in internships with the College of Engineering and increasing ties to the University of Saskatchewan similar to Patience Lake Potash Mine.