

***COMPREHENSIVE
DEVELOPMENT
REVIEW
GERANSKY
SUB-DIVISION***

Prepared for:

RM of Corman Park

Prepared by:

Dennis Geransky

Table of Contents

- 1. Introduction**
- 2. Policy Contract**
 - a. General Development Policies – Section 5**
 - b. Servicing Policies – Section 6**
 - c. General Policies – Section 7**
 - d. Zoning Bylaw**
- 3. Special Initiatives**
- 4. Appendixes**

1. Introduction

- I. Dennis Geransky is applying to rezone E ½ of SW 16-39-05-W3M to Country Residential for the purpose of developing a 3 lot country residential subdivision. The proposed development is located in an area that is currently occupied for farm use, mostly pasture with soil conditions containing rock and trees. The developer will strive to maintain the aesthetic and privacy of acreage living by maintaining the nature setting and leaving most of the trees.
- II. The development conforms to the policies contained within the RM of Corman Park Official Community Plan and will conform to development standards and regulations contained with the RM Zoning Bylaw.
- III. The Developer has contacted various public utility companies with regard to the placement of utilities to the site including power, natural gas, and telephone. Communication with these utility providers has indicated that there are no problems anticipated in accommodating the development.

2. Policy context

Geransky Subdivision has been designed to meet the requirements of the Official Community Plan (Bylaw No 8/94) and Zoning Bylaw for the RM of Corman Park.

Corman Park Official Community Plan

General Development Policies (Section 5.2)

- 5.2.1 – General Country Residential Policies:
 - 5.2.1.1 – The proposed Development is located on land with “marginal” soil capability, as defined by the Canada Land Inventory (CLI) Soil Class Rating System.
 - 5.2.1.2 – The proposed Development is located along existing municipally maintained roadways

- 5.2.3 – Multi Parcel Country Residential Subdivision Policies:
 - 5.2.3.1 – The intent of this Comprehensive Development Review is to serve as a part of the application to rezone and subdivide the land for multi-parcel country residential use. This CDR addresses all matters of land use integration, environmental sustainability, public involvement and conflict mitigation, as well as to identify the provision of services to the development, as set out in Zoning Bylaw NO 9/94.

 - 5.2.3.6 - The development will incorporate environmentally sustainable design principles by incorporating existing natural resources including ; but not limited to, wildlife corridors and habitat.

 - 5.2.3.6 - Surface drainage will be naturally flowing to two on-site natural catchment areas which will remain a part of the subdivision development, one at the front and one at the rear.

 - 5.2.3.6 - The internal road network is built to the RM standards.

 - 5.2.3.7 - The proposed development will affect a total of approximately 70 acres of land

 - 5.2.3.10 - This CDR contains a clear record of public consultation including a mail consultation to all property owners within one mile of the proposed development.
 - There were no concerns

 - 5.2.3.10 – The road maintenance for Township Road 392 will be handled by the RM of Corman Park. Fire protection will be handled by the City of Martensville and City of Warman Fire and Protective Services. All roads in the proposed subdivision will be upgraded to RM standards. There will be no conflict with existing wildlife in the area.

 - 5.2.3.13 – Intervalley has confirmed its availability to supply potable water to the project, as noted in the written correspondence attached to this report (see attached correspondence in Appendix 2).

 - 5.2.3.14 - Septic utility and wastewater treatment systems acceptable to the R.M. and Saskatoon District Health Region will be constructed. It will be sewer mound system for each residence.

 - 5.2.3.15 - Abutting existing multi-parcel country residential development is located to the south and east of the proposed Geransky Subdivision. The proposed development has been designed to

complement the existing development. Drainage will be handled entirely on site by the natural catchment areas.

- 5.2.3.18 - The proposed development containing minimal wildlife habitat, mostly just passing through.
- 5.2.3.19 - The soil capability of this parcel is considered unsuitable for cultivation in my opinion as it is grassy and rocky areas.
- 5.2.3.20 - Access - The residential subdivision is in the vicinity of Highway #12. The proposed development will meet municipal and provincial regulations respecting access to and from provincial highways and other municipal roads. The Ministry of Highways and Infrastructure has no concerns.

Servicing Policies (Section 11)

11.2 - Servicing Policies

- 11.2.1 - All roads in the proposed subdivision will be completed to R.M. standards.
- 11.2.2 - The proposed development will have legal and year round, all weather physical access to a municipal maintained roadway. Internal roads will be constructed at the expense of the Developer.

Implementation Policies (Section 12)

12.2 - General Policies

- 12.2.1 - A servicing agreement between the Developer and the R.M. of Corman Park is expected to address the following (but not limited to):
 - Proposed construction time lines.
 - Identify roadway and approach specifications, including roads that will not be public roadways.
 - Proposed form of water distribution and sewage collection and treatment including how it will be administered. (Letter from Health and InterValley)
 - The required performance bond or letter of credit.
 - The Developer is proposing to pay cash in lieu of a Municipal Reserve.

ZONING BYLAW

The Developer is applying to rezone the E ½ of SW 16-39-05-W3M to Country Residential 1 District (CR1). Development standards and regulations within the District's Zoning Bylaw will be met.

4. Appendixes

1. RM of Corman Park Site Map - specific land location highlighted
2. InterValley Water Inc. – confirm portable water line capacity sufficient to service
3. Land Survey of Proposed Sub-division
4. Map of drainage plan
5. Map of utilities plan
6. Water Security Agency Application and approval (6 pgs.)
7. Sask Power – Quote and authorization
8. Sask Power – Map of completed power line install

9. Sask Energy – Quote and authorization
10. City of Saskatoon – Receipt of proposal



Box 160
301 Centennial Drive N
Martensville, SK
S0K 2T0

26 Sep, 2014

Dennis Geransky
Box 672
Martensville, SK
S0K 2T0

Email: drgconst@yahoo.ca
Cell: (306) 221-9266
Tel: (306) 931-2211

Dear Dennis:

Re: L.S.D. 3 & 6 Sec 16, Twp 39, Rge 5, W 3rd

This letter is to confirm that we have potable water line capacity sufficient to service the 3 proposed residential sites with a standard configuration of .5 GPM (approx. 21,000 gal per month).

Pricing will be determined when our cost estimates have been received.

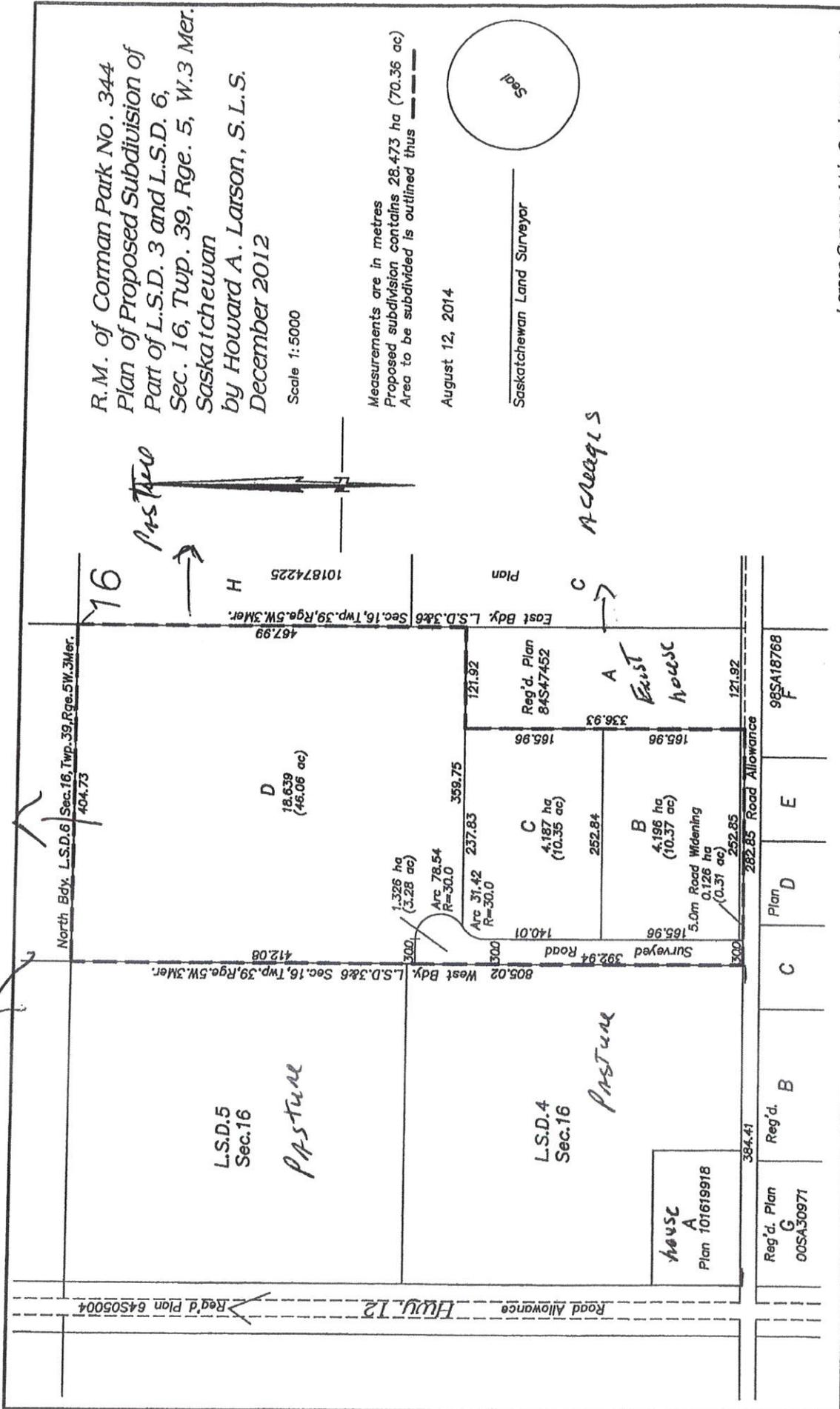
Should you have any questions or concerns please contact the office.

Sincerely,

Geoffrey Booth
Treasurer

E. Area Map

PASTURE



Larson Surveys Ltd., Saskatoon, Sask.

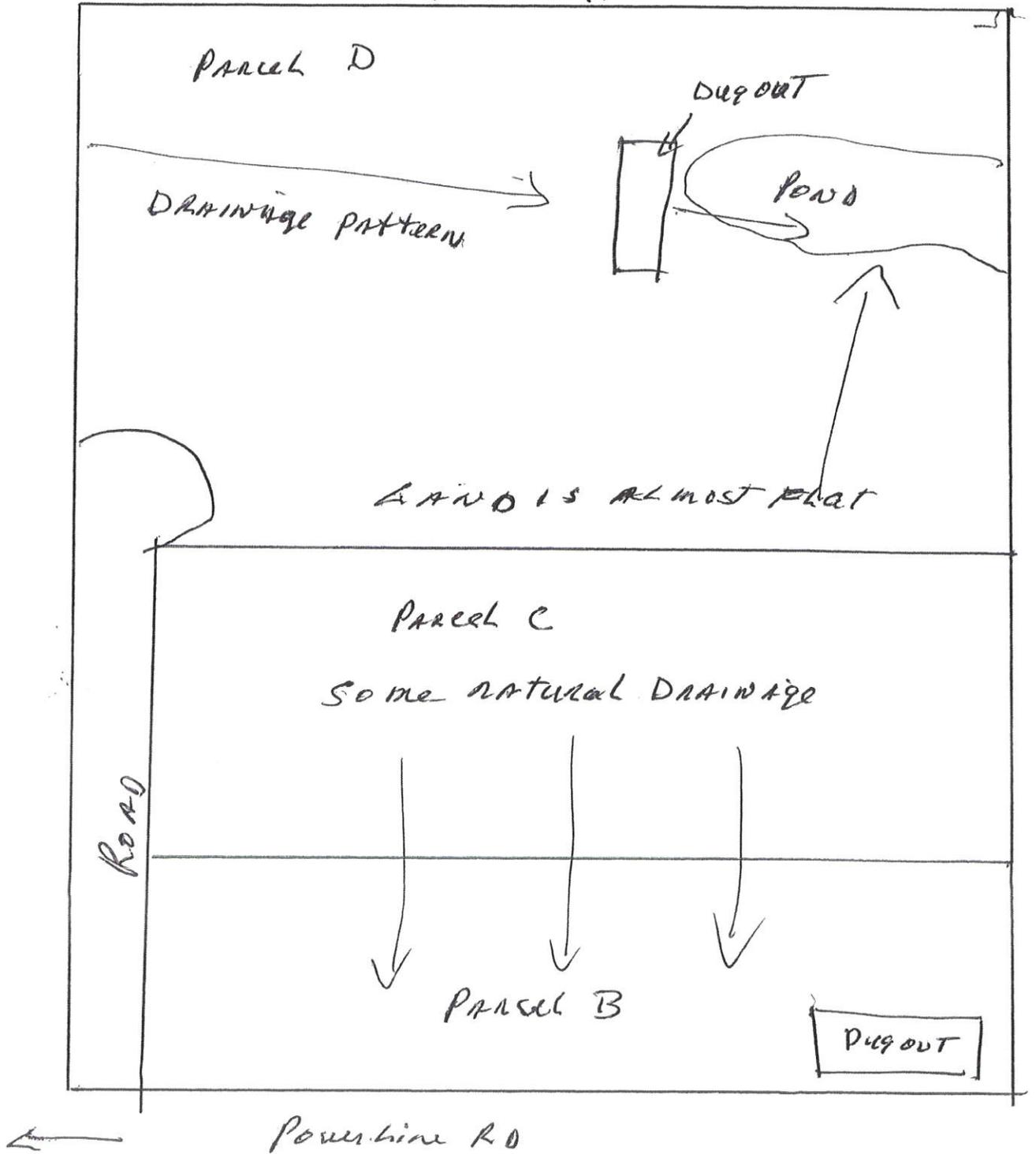
Appendix #3

C. DRAINAGE N

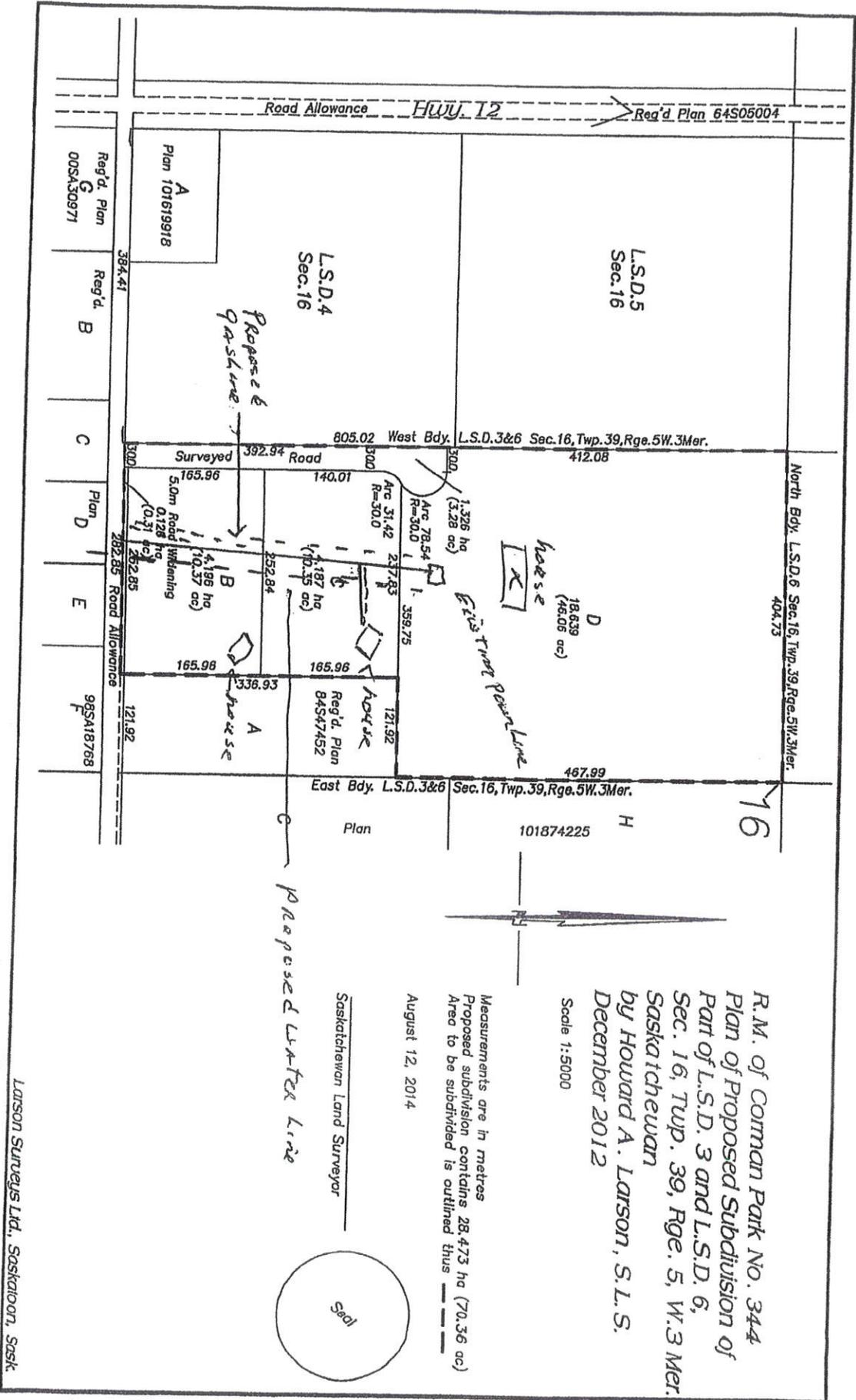
Sec 16-39.5. W. 3rd

W.

1719 W. 3rd



Planned Utilities

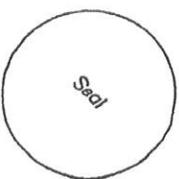


R.M. of Common Park No. 344
 Plan of Proposed Subdivision of
 Part of L.S.D. 3 and L.S.D. 6,
 Sec. 16, Twp. 39, Rge. 5, W.3 Mer.
 Saskatchewan
 by Howard A. Larson, S.L.S.
 December 2012

Scale 1:5000

Measurements are in metres
 Proposed subdivision contains 28,473 ha (70,36 ac)
 Area to be subdivided is outlined thus
 August 12, 2014

Saskatchewan Land Surveyor



Proposed Water Line

Proposed Gas Line

Larson Surveys Ltd., Saskatoon, Sask.

Dennis Green SKY
 221-9266

Appendix # 5

From: **Spencer McNie** Spencer.McNie@wsask.ca
Subject: SW 16-39-05 W3
Date: October 14, 2014 at 10:48 AM
To: drgconst@yahoo.ca

Dennis,

Sorry about the delay in getting back to you on this.

The Water Security Agency (WSA) has reviewed the plan of subdivision for the SW 16-39-05 W3. Lots "B" and "C" appear to be suitable for development, to be safe a general rule of thumb would be to build 0.5m above the centerline of the adjacent power line road. If any flooding was to occur it would overtop the road before threatening the structures.

Lot "D" contains a fairly large slough that could become a problem during an extreme runoff or precipitation event; any building on this parcel could be subject to a safe building elevation.

Natural drainage patterns must be maintained via culverts; any diversion, blockage, or alteration to natural drainage patterns would require prior approval from the WSA. Drainage patterns in the area are generally towards the NE.

Regards,

Spencer McNie

Technologist, Regional Services
402 Royal Bank Tower 1101 - 101st Street
North Battleford, SK S9A 0Z5
Ph: 306.446.7454 | Fax: 306.446.7461
wsask.ca | spencer.mcnie@wsask.ca



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Appendix #6 (1/6)



Government
— of —
Saskatchewan

Ministry of Highways and Infrastructure
Design & Innovation - Central
18, 3603 Millar Avenue
Saskatoon, Canada S7P 0B2

October 7, 2014

Our File: C.S. 12-01 Sub
Municipal File: R1474-12S

Shawn Dukart
Ministry of Government Relations
Room 978, 122 - 3rd Avenue North
Saskatoon, SK
S7K 2H6

**Re: Proposed Subdivision
R.M. of Corman Park No. 344,
E 1/2 16-39-05-W3M
Intended Use: Residential**

The Ministry of Highways and Infrastructure has reviewed the above mentioned subdivision proposal. Our Ministry has no concerns with this subdivision at this time, as it relates to the highway network.

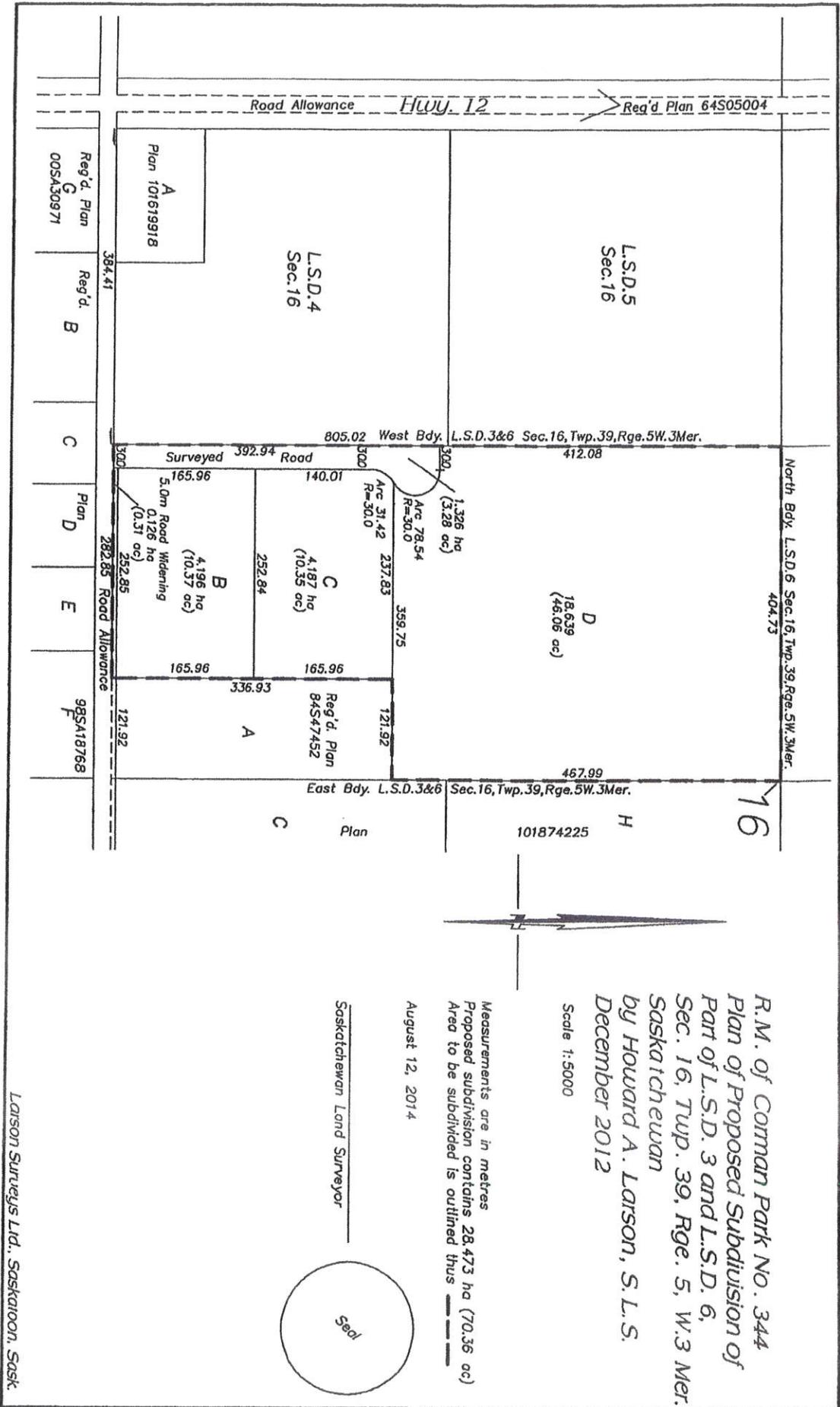
Please quote our file number on return correspondence.

per -

Jennifer Fertuck, P. Eng.
Acting Director, Regional Asset Management
Central Region

Department Contact: Andrew Nicholls, Phone (306) 933-5801, Fax (306) 933-5805

Appendix #6 (2/6)



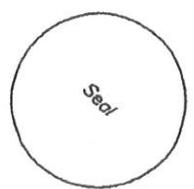
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 Saskatchewan
 by Howard A. Larson, S.L.S.
 December 2012

Scale 1:5000

Measurements are in metres
 Proposed subdivision contains 28,473 ha (70,36 ac)
 Area to be subdivided is outlined thus

August 12, 2014

Saskatchewan Land Surveyor



Larson Surveys Ltd., Saskatoon, Sask.

Appendix #6 (3/6)



Ministry of Government Relations

MINISTRY OF GOVERNMENT RELATIONS

DEC 20 2012

Received by Community Planning

Application to Subdivide Land

R1474-125 en

1. Location of Land to be Subdivided:

R.M. Coaman Park
Municipality (City, Town, Village, RM)

LSD-3+6 1/4 Sec. 16 Twp. 39 Rge. 5 Mer. 4.3rd

Lot(s) _____ Block(s) _____ Plan/Parcel No. _____

2. The Proposed Subdivision involves:

Plan of Proposed Subdivision

Parcel Tie Removal
(describe and include parcel pictures)

Other Subdividing Instrument (lease, easement)

3. Legal and Physical Access to the Subdivision is via:

Paved Gravel Unimproved

Grid Road Highway Resource Road Northern Crown Land

Main Farm Access Urban Street Road Allowance Trail

4. Physical Nature of the Land to be Subdivided:

a) What is the physical nature of the proposed lot(s) or parcel(s)?

Wooded/Treed Cultivated Pasture Hilly Level/Flat Low/Swampy Adjacent to a Lake, River, or Creek

Describe the physical nature in more detail:

b) Drainage:

How will the proposed lot(s) or parcel(s) be drained?

Natural Ditches Curb and Gutter Storm Sewer

Do you propose to discharge surface water into a highway ditch or waterway? Yes No

Show drainage courses on the Plan of Proposed Subdivision.

5. Land Use:

a) What is the land presently used for?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial Other

Describe the present land use in more detail:

b) What is the intended use of the proposed lot(s) or parcel(s)?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial Other

Describe the intended use in more detail:

c) Are there any buildings on the land being subdivided? Yes No

Indicate the location, distance from the property boundary and use of all buildings and utility lines on the Plan of Proposed Subdivision/ Parcel Picture.

Appendix #6 (4/6)

6. **Services:**

- a) Water Supply is: Existing Proposed Not Required
- Communal System Cistern Lake / Waterbody
- Municipal Well Private Well Other

Describe / specify proposed water source: _____

- b) Sewage Disposal is: Existing Proposed Not Required
- Municipal Private-On-site (please specify below)
- Mound Chamber Holding Tank
- Jet Type Absorption Field Other

Describe / specify proposed water source: _____

Please show all set back distances from the property boundary, house, well and water course(s) on the plan of proposed subdivision.

7. **Utility Services:**

- Electrical Power is: Existing Proposed Not Required Not Available
- Telephone service is: Existing Proposed Not Required Not Available
- Natural Gas is: Existing Proposed Not Required Not Available

8. **Surrounding Land Uses:**

If the proposed subdivision is in a Rural Municipality, are any of the following within 5 km; or
If in an Urban Municipality, are any of the following within 500 m? Check all that apply.

	If checked, please state distance
Airport _____	
Intensive Livestock Operation _____	
Sewage Treatment Facility or Sewage Lagoon _____	
Landfill for disposal of garbage or refuse _____	
High Voltage Power Transmission Line _____	
High Pressure Gas Transmission Line, Oil Line (specify) _____	
Industrial Commercial Operation (specify) _____	
National, Provincial, or Regional _____	
Park Residential Lot(s) _____	
Water Body or Course _____	
Cemetery _____	
School Bus Route _____	
Urban Municipality _____	
Water Treatment Plant or Reservoir _____	
Other (specify) _____	

Appendix #6 (5/6)

9. Additional Comments:

10. Other Requirements:

- Applications must include a copy of the title to the land being subdivided and the Basic Fees. Also include any relevant permits or approvals obtained from other agencies or a municipality.
- Basic Fees are \$100 per proposed lot (non-refundable) plus \$150 for a issuance of a Certificate of Approval. The fees are exempt from GST & PST. Make a cheque or money order payable to the Minister of Finance.
- Applicants may be asked for additional fees and information if found to be needed during the review of an application.
- Until the review of an application is done and a decision is issued, no binding contracts for the land should be made and no construction or site preparation work should be started.
- Personal information given on this form is collected pursuant to The Freedom of Information and Protection of Privacy Act and will be shared with other agencies involved in reviewing subdivision applications. If you do not want your personal information to be shared, contact the Community Planning Branch to discuss your concerns before submitting a completed form.

11. Applicant(s): (persons making the application and to whom correspondence should be addressed)

<p>a) Name of registered owner of land to be subdivided:</p> <p>Name: <u>Dennis + Bonnie Geransky</u></p> <p>Address: <u>Box 672</u></p> <p>City/Town/Village: <u>MARTENSVILLE</u></p> <p>Prov.: <u>SASK</u> Postal Code: <u>S0K2T0</u></p> <p>Email: <u>drg.constant@yahoo.ca</u> Tel.: <u>306-221-9266</u></p>	<p>b) Land Surveyor / Planner / Lawyer / Agent (specify):</p> <p style="text-align: right;">LARSON</p> <p>Name: <u>HOWARD LARSON</u> Company Name: <u>SURVEYS LTD</u></p> <p>Address: <u>62 BRITNELL CRES</u></p> <p>City/Town/Village: <u>SASKATOON</u> <u>28.473ha</u></p> <p>Prov.: <u>SASK</u> Postal Code: <u>S7H3X8</u></p> <p>Email: <u>LARSONSURVEYS@shaw.ca</u> Tel.: <u>665-0333</u></p>
--	--

c) Declaration by registered owner:

I, Dennis Geransky hereby certify that I
(Full name in block capitals)

am the registered owner of the land proposed for subdivision.

am authorized, in writing, to act as the registered owner per Sections 2(b.2) and 5(3) of *The Subdivision Regulations*, I hereby swear that all statements contained with this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Signature: [Signature] Date: Dec 7-12

Name: Dennis Geransky Address: Box 672

City/Town/Village: MARTENSVILLE Prov.: SK Postal Code: S0K2T0 Tel.: 306-221-9266

Replies are to be sent to (please specify): a b c

Appendix #6 (6/6)



Customer Services

January 30, 2013

GERANSKY, DENNIS R
GERANSKY, BONNIE M
PO BOX 672
MARTENSVILLE SK S0K 2T0
CANADA

Notification # 301280383
Quotation # 82868
Service Order # 20155521

Sent
Feb 5 13

Subject: Rural Residential Service to SW-16-39-05-W3

Thank you for requesting electrical service at the above noted location. SaskPower is pleased to provide you with the following quotation:

Design:

SaskPower has designed a 120/240-volt, single-phase, three-wire service to a 200-amp main. Service will be provided underground to a padmounted transformer complete with attached metering/splitter box. The point of delivery will be the metering/splitter box.

Cost:

A construction charge of \$12,933.34 plus \$646.67 GST, for a total cost of \$13,580.01 is required for this service. A down payment in the amount of \$3,395.00 is required. The remainder of the construction charge will be invoiced upon completion of the work.

NOTE: If a payment option is preferred, complete the enclosed financing option application and return it with your 25% down payment and all other requested documentation.

NOTE: This construction charge is eligible for rebate in whole or in part, should the extension be utilized by another customer within a five year period from the date of service. The rebate amount will be calculated on a "shared cost of shared line principle", proportional to the individual loads.

Approvals:

To proceed, please return the following items:

- Signed quotation letter
- Payment of \$3,395.00 OR 25% down and your application for financing

Conditions:

- Once your quote letter and payment have been received, our staff will visit your site and prepare a detailed map/drawing for your approval.
- This agreement, and any services provided hereunder, is governed by SaskPower's Terms and Conditions of Service.
- This quotation is contingent on SaskPower receiving all necessary approvals.
- Site must be to final grade and clear of obstructions.
- Customer's installation must comply with the SaskPower Electric Service Requirements.
- Paid Electrical Permit received by SaskPower.
- This Agreement may be executed in one or more counterparts or by facsimile transmission and if so executed, such counterparts or facsimile copies shall be read and construed together as if they formed one document

- INSTALL 1PH DIP ON EXISTING POLE
- PLOUGH APPROX 395 OF #2ALXLPcJ U/G PRIMARY
- INSTALL 50KVA 120/240V PADMOUNT TRANSFORMER
- TRENCH AND INSTALL APPROX 30m OF 4/0 TX TO SASKPOWER FREESTANDING METERING PEDESTAL

DISTRICT STAFF HAS VERIFIED/GPS PADMOUNT TRANSFORMER LOCATION WITH CUSTOMER ON SITE

CUSTOMER WISHES TO HAVE ANOTHER 200A SERVICE OUT ON SITE IN THE FUTURE, PLEASE INSTALL 72 SERIES PADMOUNT

6

READY FOR CONSTRUCTION

X=386343
Y=5801421

BUILT AS SHOWN
 CHANGED AS SHOWN
 Date July 4/13 Foreman R. M. M.

X=386355
Y=5801396
50KVA
120/240V
(16-72-50)

0386348
5801292

fence

POLE TAG
2104280

E23314525

GRID 392

F-200

H.LOEWEW
15 KVA

450
G

zz99
25 KVA

LYNN, DENIS
3 KVA

WIEBE, LAURA

E83314276

THIS MAP IS A VISUAL REPRESENTATION ONLY AND NOT TO BE USED FOR LOCATING FACILITIES. CONTACT SASK 1ST CALL AT 1-866-829-4888 FOR LOCATES.

DRAWING TITLE

RRU SW1639053 GERANSKY DENNIS R

G I S M A P



2013/01/31

PLOT DATE:

REVISION DATE:

VIEWPORT SCALER 1:3000



Completed

SW-16-39-05.2

Appendix #8



Customer Service
PO Box 8670
408-36th Street East
Saskatoon, SK S7K 6K8
Phone: (306) 975-8555
Fax: (306) 975-8558
Email: msutherland@saskenergy.com

September 23, 2014

WR#224548

Mr. Dennis Geransky
Geransky Bros. Construction
Box 238
Martensville, SK S0K 2T0

Delivered by email to: drgconst@yahoo.ca / crystal.geranskybros@sasktel.net

Dear Dennis:

RE: Natural Gas Service for SW 16-39-05-W3, Martensville

SaskEnergy has completed the design to provide natural gas service to the above location. It is our goal to provide cost effective customer solutions while meeting SaskEnergy's business criteria.

Please review this offer carefully and in particular the General Servicing Conditions and Rates section in this letter, which outlines potential additional costs.

Servicing Plan

Under SaskEnergy's Terms and Conditions of Service Schedule (the "Terms and Conditions of Service"), an applicant or customer who authorizes construction for a new service installation will be responsible for all SaskEnergy construction costs and service fees associated with that new service unless otherwise agreed to by SaskEnergy in a written service agreement.

This design includes a main extension only and is designed to provide a maximum load of 6.0 m³/hr per lot with one point of delivery per lot and 1.75 kPa delivery pressure to each lot.

Your Contribution - Summer Installation

Your required contribution is \$18,855.70, plus \$942.78 GST for a total customer contribution of \$19,798.48. SaskEnergy's GST number is 119 429 751.

Full SaskEnergy investment on all proposed lots has been deferred until such time as a request to install service lines is received by SaskEnergy. The cost of the service line and meter has not been included in the overall costs below, and will be charged at the time of installation request.

The customer contribution quoted above includes ONE crew mobilization. If SaskEnergy has to dispatch the construction crew several times due to delays in your ability to have the property ready for servicing (i.e. survey pins, obstacles in the natural gas route, other utilities needing to go in first etc.) you will be charged for the additional crew mobilization(s). You may also be

Appendix # 9



City of
Saskatoon

Community Services
Department

February 18, 2014

Dennis Geransky
Box 672
Martensville SK S0K 2T0

Dear Mr. Geransky:

**Re: Proposed Multi-Parcel Country Residential Subdivision
NE 16-39-5 W3
Our File No.: PL 4240-22**

Thank you for referring this multi-parcel country residential subdivision proposal to us for comments.

We do not have any concerns with the subdivision proposal at this time. The proposed development is not within the Corman Park-Saskatoon Planning District, a future growth area of the City of Saskatoon (City), or the proposed study area for the Regional Plan.

If the proposal proceeds to the next review stage, and if it may have implications for services provided by the City, such as water or fire fighting, we would like to review and comment on the detailed proposal.

If you have any questions, please do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink, appearing to read 'LHartney'.

Laura Hartney, Manager, Regional Planning Section
Planning and Development Division (306-975-2288)

DK:kt

cc: Keith Pfeil, Real Estate Services Manager, Saskatoon Land Division, Asset & Financial Management Department
Rebecca Row, Manager of Policy, Rural Municipality of Corman Park