

Applewood Estates

Comprehensive Development Review

Prepared by:

AECOM

200 – 2100 8th Street East

Saskatoon, SK, Canada S7H 0V1

www.aecom.com

306 955 3300 tel

306 955 0044 fax

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This Statement of Qualifications and Limitations is attached to and forms part of the Report.

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1. Background

1.1 Introduction

1.1.1 Purpose

A Comprehensive Development Review (CDR) provides the supporting documentation for consideration of a proposal for a multi-parcel country residential development in the Rural Municipality of Corman Park, and is submitted in accordance with the procedural requirements of the municipality with respect to multi-parcel country residential subdivision development. This document provides a compilation of information relevant to the subdivision and development of a country residential subdivision on SW 13-36-4-W3 as it pertains to social, environmental, health and economic issues. In addition this CDR outlines the design rationale and development objectives to ensure a high quality development.

The proposed development, initially submitted as “Hidden Ridge Phase 2” was endorsed by the Rural Municipality Council in April 2007, signalling their approval to proceed with the more detailed study required in support of applications for rezoning and subdivision. In the intervening time, the parcel was sold to 101113829 Saskatchewan Ltd., a development company comprised of local Saskatoon residents. Now known as “Applewood Estates”, the development area comprises approximately 56 ha (149 acres)

AECOM was retained by the Board of Directors of 10113829 Saskatchewan Ltd. to provide planning, design and engineering assistance for this development. This Comprehensive Development Review has been prepared jointly by AECOM staff and Mike Emigh, Project Manager for the development company, with active involvement and input from the Board of Directors.

1.1.2 Planning Context

The proposal for a country residential subdivision on the SW 13-36-4-W3 was initiated by Rob Metanczuk, Tower Hill Ranch Ltd., in 2007, and was proposed as an additional phase of development of Hidden Ridge, a country residential subdivision development located immediately north of the proposed development. Mr. Metanczuk's proposal was based on a subdivision of 35 lots in clusters, with significant open space areas serving as both buffer space and providing for a network of trails and recreation space. Lots were proposed to be serviced by treated water already available to the property line, with sewage disposal based on a chambered mound system meeting the requirements of the Saskatoon Health District.

In January 2008 the property was purchased by 101113429 Saskatchewan Ltd., with the intention of continuing through the process to develop this country residential subdivision. The concept plan for the subdivision has been re-evaluated and modifications made to the concept to be more responsive to existing topography and natural vegetation, while addressing concerns of neighbouring residents, and reducing future maintenance requirements of the rural municipality.

The quarter section on which the subdivision is proposed was previously subdivided to establish two single lot country residential sites, each approximately 10 acres in size. One of those parcels (Parcel B) has subsequently been purchased, in December 2009, RTK Ventures and Holdings Inc., a company owned by one of the Directors of 101113829 Saskatchewan Ltd., and is proposed to be consolidated with the subject property in order to incorporate this land area into the development concept. That site is currently undeveloped. The consolidation provides opportunity to reduce the number of access points onto the Patience Lake Highway, and make better usage of the land base. The second 10 acre parcel is currently developed as a residential yard site, and will remain as such.

The scale of development, intent and features of the original proposal have been retained and enhanced, as detailed in Section 2 below.

The Board of Directors have retained AECOM to provide planning, landscape design and preliminary engineering services for the development of this subdivision. The AECOM team has worked closely with the Project Manager for Applewood Estates, Mike Emigh, as well as the Board of Directors, throughout the plan development process. In addition, Webb Surveys has been retained to undertake preliminary surveying, and prepare the Plan of Proposed Subdivision. The planning staff at the Rural Municipality of Corman Park have been consulted throughout the development process.

1.1.3 Land Ownership

The following table provides a listing of the legal parcel descriptions that comprise the area proposed for development:

Table 1 Legal Parcel Descriptions

Land Description	Surface Parcel Number	Ties	Parcel Size (approx)
LSD 4 – 13-36-4-3 Ext 2	146677326	Linked by parcel tie	29.16 ac (11.801 ha)
LSD 5 – 13-36-4-3 Ext 2	135906824		40.03 ac (16.201 ha)
LSD 3 – 13-36-4-3 Ext 2	135906767	Linked by parcel tie	28.98 ac (11.727 ha)
LSD 6 – 13-36-4-3 Ext 2	138906789		40.04 ac (16.202 ha)
Parcel: B, Plan 92S16334	135906745	None	9.75 ac (3.944 ha)

Source: Information Services Corporation of Saskatchewan (ISC), Search Date: 2010-02-08

As part of the subdivision process the above noted parcels will be consolidated and resubdivided to establish the country residential subdivision which will comprise 148.54 acres (60.11 ha).

1.1.4 Landuse and Zoning

The Rural Municipality of Corman Park Zoning Bylaw serves to implement the policies of the Official Community Plan. The Zoning Bylaw specifies the requirements for a development application, including the submission of a Comprehensive Development Review in conjunction with an application to rezone or subdivide land for multi-parcel residential development.

The proposed development will require rezoning to CR1 – Country Residential 1 District – Low Density. This zoning district specifies uses and regulations for development of multi-parcel country residential developments. The zoning district allows a maximum of one residential lot per acres, with a requirement that an overall average minimum lot size of 1.0 ha (2.47ac) be maintained. Public open space over and above the minimum required for municipal reserve designation may be included in the calculation of average lot size. Regulations for siting of buildings from property lines, frontage and floor area requirements are also specified. Conformity of the Applewood Estates development to the regulations specified in the Zoning Bylaw are summarized in Table 2, Section 2.2.2.

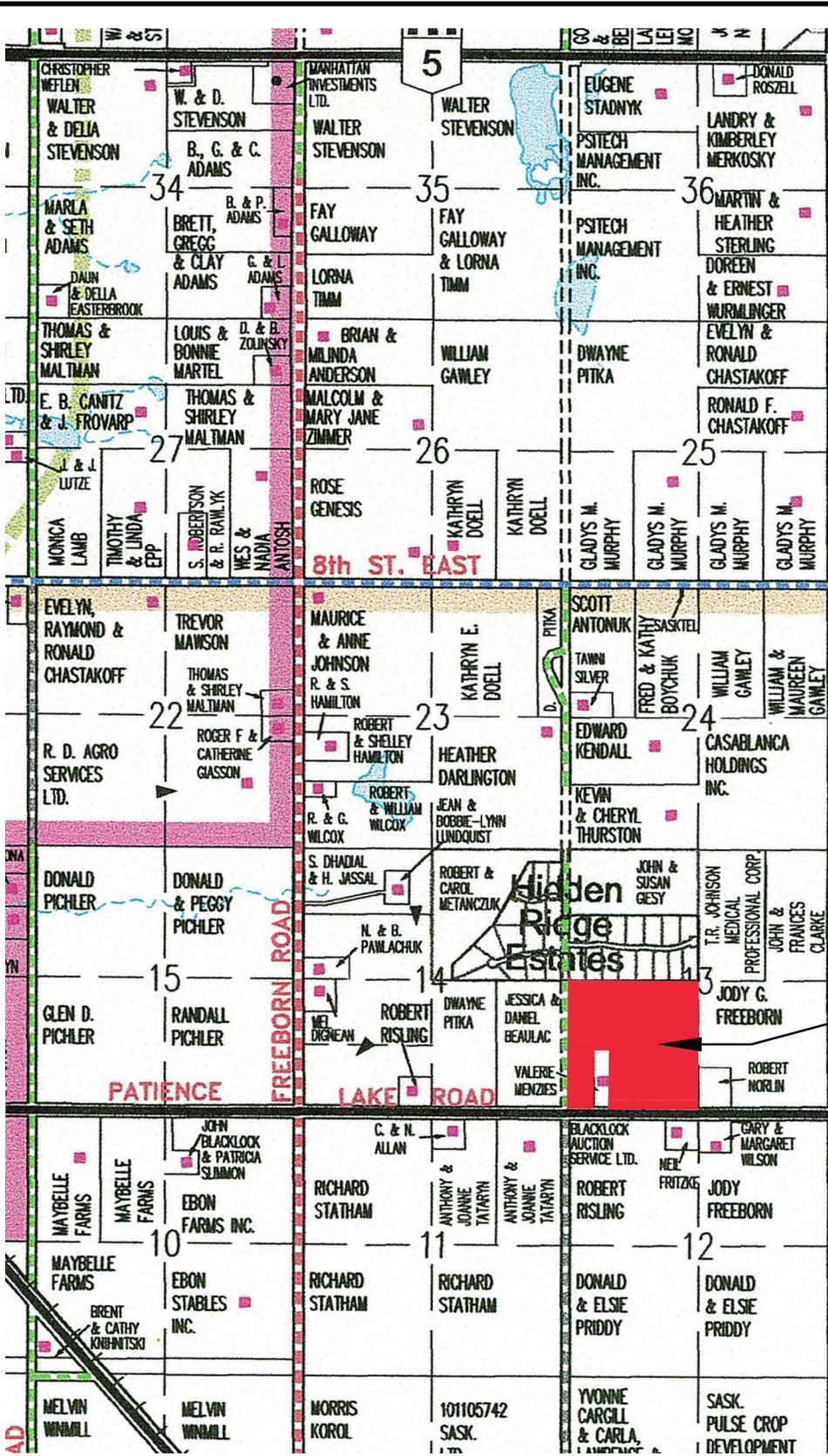
1.2 Land Use Context

1.2.1 Location and Area

The property proposed for development as Applewood Estates is located approximately 8 kilometres east of Saskatoon, directly north of and adjacent to the Patience Lake Road, a paved, two lane highway. Hidden Ridge Estates, an existing country residential subdivision, is located to the north of the parcel proposed for development.

A regional context map (Figure 1) and a local context map (Figure 2) show the location of the parcel within the Rural Municipality of Corman Park, and in context with other development in the area.

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Twp. Rd. 370

R.M. of Blucher No. 343

Twp. Rd. 364

APPLEWOOD ESTATES

Twp. Rd. 362

10113829 Saskatchewan Ltd.
 Applewood Estates

Regional Context

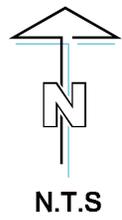
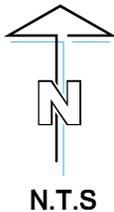
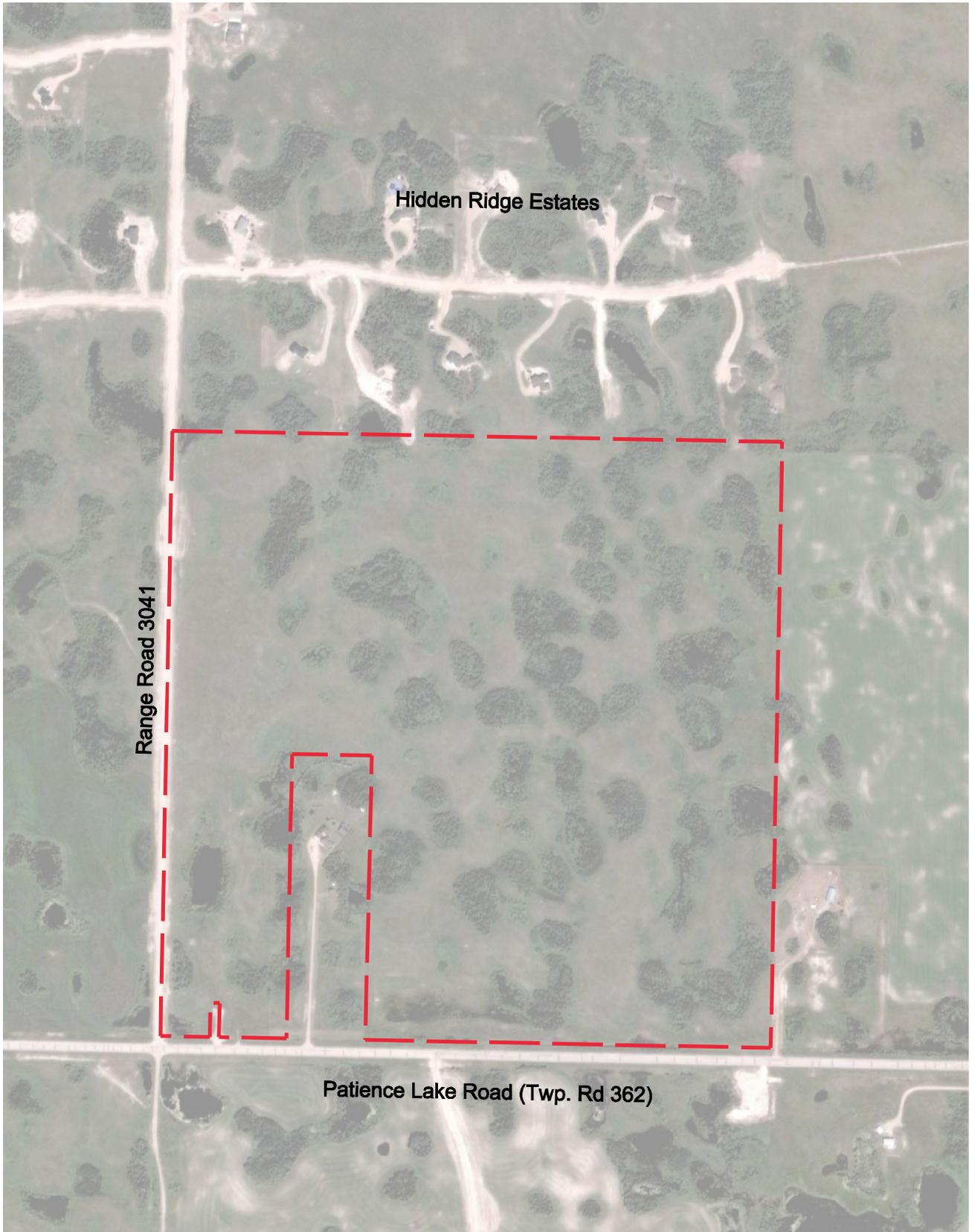


Figure 1

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101113829 Saskatchewan Ltd.
Applewood Estates

Local Context



Figure 2

1.3 Policy Context

1.3.1 Official Community Plan

The Official Community Plan (OCP) for the Rural Municipality of Corman Park establishes objectives and policies to accommodate high quality country residential development in a planned manner, in locations that minimize disruption to the agricultural sector, and where infrastructure readily supports this level of development. Section 5.2.3.6 of the OCP indicates that multi-parcel subdivisions should be located on lands of marginal soil capability, contiguous to existing residential development, and along existing municipally maintained roadways.

The OCP also indicates that, where multi-parcel country residential development is proposed near existing multi-parcel development, the proposed development shall complement the existing development, with a concept plan that is responsive to reasonable concerns and interests of neighbouring residents (Section 5.2.1.6), which may include visual buffering, house site separation, complementary lot sizing and other such measures to achieve compatible land use and development. The OCP speaks to the design of subdivisions, encouraging a layout that is responsive to the existing natural resources, wildlife corridors and habitat, topographic features and environmentally sensitive lands with attention to hydrologic features and systems. In addition lot layout and design that minimizes internal roadway length and facilitates siting of houses relative to natural features is encouraged (Section 5.2.3.6)

This section identifies and summarises how the current design rationale satisfies the intent of R.M. of Corman Park No. 344 Official Community Plan within: Sections 5.1 *Country Residential Objectives*; Section 5.2.1 *General Country Residential Policies*; and, Section 5.2.3 *Multi Parcel Country Residential Subdivision Policies*.

In response to requirements of Section 5.1.1:

This development will minimize any potential conflict with agricultural uses. This location has been pre-selected by the R.M. in 2007 as an area for CR development based on a favourable geographic position within the Landuse framework of the R.M. land base.

This development will not reduce the amount of available productive agricultural land within the R.M. The land is classified as Class 3, with subclass "P", indicating stoniness, by the Canada Land Inventory Classification system. The Terrestrial Report (see Appendix F) also notes that the land is characterised as knob and kettle moraine, with an undulating topography and numerous pothole sloughs surrounded by natural tree stands of shrubs and aspen. It has never been used for tilled crops, and the highest level of agricultural productivity has been possible grazing on the land.

Developing the land as a Multi-Parcel CR site will provide far greater potential for grasses, animal habitats and vegetation to continue in the existing form than if it were to be used for agricultural purposes. If this parcel was to be utilised for high production agricultural the proposal would no doubt be met with opposition from the neighbouring landowners, currently accustomed to the grassland natural setting.

Other agricultural activities in the immediate vicinity are grassing operations which pose little conflict potential to the rural-lifestyle oriented residents.

Of the entire development, only 5 lots (15-19) at the north-east boundary are adjacent an agricultural landuse. Remaining lots are either abutting existing MPCR parcels, Range Road 3041, Township Road 362, or are internal lots adjacent equivalent landuses or MR dedicated land. Lots 15-19 are the only peripheral lots adjacent "open" land that will likely retain that landuse for the foreseeable future is presented as a valuable benefit to potential buyers. The developer will make Potential buyers aware of the perceived negative implications of living in a CR setting and provide them with a copy of the "Acreage Living: A Conservation Guide for Owners and Developers of Natural Habitats".

In response to requirements of Section 5.1.2:

The proposed development is in the direct vicinity of other existing Single and Multi-Parcel residential subdivisions. The R.M.'s further addition of CR property to this area will not only expand tax revenues, but also concentrate infrastructure maintenance and focus investment. Clustering CR developments within the R.M. supports the development of a broader local community and also reduces scattered agricultural land conversion throughout the rest of the R.M.

As described at Appendix F, the *Terrestrial Assessment for Eagle Rise Country Residential Development 2006* this land is undulating well treed pasture which is very conducive and desirable for this form of development.

The physical planning of this development has been ongoing for approximately 5 years. Recently all background material and design concepts have been reviewed to incorporate the most effective components of information into the current design. As well, the planning process has further progressed with governmental reviews regarding the development and has been met with positive responses from all, see appendices. Recommendations from outstanding reviews will be incorporated as appropriate. Throughout the planning design phase work was completed with input from designers, engineers, transportation planners, environmental experts, and landscape architects.

Input from existing stakeholders and local public are essential to planning new developments. For this development, community consultation included mail outs, personal discussions, a formal public open-house meeting, collection of direct written and verbal correspondence and informal public presentations by the developer. In Appendix J of this report are summaries of public comments and the responding design considerations. Appendix H provides a copy of consultation material, Appendix I is a compilation of public correspondence and responses.

In response to requirements of Section 5.1.3

This development will not reduce the amount of available productive agricultural land within the RM. The land is classified as Class 3, with subclass "P", indicating limitations due to stoniness, by the Canada Land Inventory Classification system. The Terrestrial Report (see Appendix F) also notes that the land is characterised as knob and kettle moraine, with an undulating topography and numerous pothole sloughs surrounded by natural tree stands of shrubs and aspen. It has never been used for tilled crops, and the highest level of agricultural productivity has been possible grazing on the land.

There are no expectations that this development would hinder the adjacent agricultural operation. Any issues related to the interaction between the landuses is anticipated to be no different from those already experienced by the numerous CR parcels in the area.

In response to requirements of Section 5.1.4

This MPCR development will not have any significant negative impacts to other landuses in the Municipality or on the environment. Ministry of Environment has returned comments regarding the water and wastewater management with no negative concerns. Their recommendations for developers or homebuilders to contact local Public Health inspector are acknowledged and will be passed on to future owners as required. See Appendix C for correspondence between the developer and Tanksmart regarding their role to address the most appropriate type of wastewater management system. Section 5.2 off Appendix E *Geotechnical Investigation*, describes the environmental requirements for on-site private sewage disposal for this site.

Sufficient water supply for this development has been confirmed by SaskWater see Appendix B and Section 2.3.2 of this report.

Based on comments and concerns received from residents of Hidden Ridge Estates, a 30m Development Control Easement is incorporated parallel the north boundary of the proposed development. This easement replaces a previously proposed environmental reserve which incorporated portions of a linked trail system neither of which was supported or desired by the existing residents. The new design will retain the overall design consideration to maintain natural areas while also reducing negative reactions to the development by adjacent residents.

The proposed development will cause an increase of traffic on Range Road 3041 and Township Road 362. Due to the proposed west entrance being further south than the Hidden Ridge access points, there will be no additional traffic thru the existing sub-divisions. Ministry of Highways design requirements, see Appendix L, have been incorporated into the concept design and will be followed during construction phase. The required *Traffic Impact Assessment*, see Appendix O, has been submitted for Ministry's review. All recommendation from the study regarding infrastructure implements will have to be approved by the Ministry prior to the approval of the subdivision. Section 2.3.1.3 of this report summarises the recommendations of Appendix O *Traffic Impact Assessment*.

The *Terrestrial Assessment*, see Appendix F, describes the development parcel as land favourable to several species and wildlife habitat is assessed as moderate. They also note that developed roads on two sides, adjacent agricultural activities, existing rural residences and proximity to Saskatoon collectively expose the area to human activity and intrusion. The report states that most species that currently utilize the area will continue to do so, as evident in rural residential developments surrounding Saskatoon and other close-by communities.

No Listed Wildlife Species were found within the project area, and the habitat on this development area is not optimal for any species that were found in the local area.

Based on the *Terrestrial Assessment*, see Appendix F, areas with natural characteristics similar to this parcel provide a good location for some animal habitat and shelter. However, due to the surrounding landuses and somewhat segregated geography of the parcel it is not a prime habitat selection area.

Since 2006/2007 ownership of 'Parcel B' has been transferred to the development applicant. The original Geotechnical, Terrestrial and HRIA reports make general comments regarding the entire quarter and design considerations proceeded with the understanding that data referred to the entire area. Correspondence will follow regarding any additional specific review required regarding this parcel now incorporated into the overall design.

In order to minimise the impact on the natural setting, the internal road network has been positioned to avoid tree stands, shrubs and low areas as much as possible.

In order to maintain a conscious design that avoids destroying natural treed areas and grasslands, the developer has created a Possible Building Envelope Plan. This plan indicates designated building areas to potential homebuilders for each lot. Only favourable areas of the lots are allowed to be disturbed for house placement taking into account topography, water catchment areas, drainage runs and established treed areas. The natural water drainage will only have minimal alterations to direct flow through road culverts were required.

The *Restrictive Covenant – Architecture and Construction*, see Appendix D, outlines in paragraph 2.j) allowable tree removals, that clear cutting is not permitted, that undisturbed vegetation along boundaries between lots should remain and that 40% of each lot must remain in its natural state.

There are no anticipated negative impacts to air quality to surrounding landuses. Vehicular traffic will not be sufficient to alter the current air quality particularly in relation to travellers along the existing Patience Lake Road, existing CR subdivisions commuters, and dust etc. produced from standard farming practice. Through the

Restrictive Covenant, all fires are to be started and kept in a constructed fire pit and no burning or garbage is permitted.

The *Heritage Resources Impact Assessment* states that "...no heritage resources in conflict with the proposed subdivision. As such, there are no further heritage concerns with the proposed project as assessed. This Final Report fulfils the permitting requirements necessary for the completion of the HRIA. See Appendix G.

In response to requirements of Section 5.1.5

A "high quality of living" is subjective to the individual preferences. This development is purposely intended to be appealing for people wanting to live in a large lot rural setting near an urban centre. The baseline for development control is through the R.M. of Corman Park bylaws and applicable provincial regulations. In addition to these, the developer has imposed the *Restrictive Covenant – Architecture and Construction* see Appendix D, on all lots within the development.

The covenant is intended to maintain a high standard of property care and development throughout the quality of life by restricting activities that would commonly cause annoyance or problems with other residents.

The lot layout design provides for a calm, non-congested sub-division with high potential for new houses to be situated amongst natural features in a discrete manner. This is accomplished through the majority of lots having internal cul-de-sac frontage, the identification of potential building envelope areas, two entrance/egress points, and the continuation of drainage routes.

Unit density of the proposed subdivision exceeds the minimum standards established by the Rural Municipality of Corman Park. In order to address concerns expressed by the neighbouring Hidden Ridge property owners, adjustments to the lotting have been made to ensure larger lots, which mimic the size of those in Hidden Ridge are located adjacent to that existing development, with smaller lots contained internally within Applewood Estates.

Public open space adjacent to the southerly boundary of Hidden Ridge has been eliminated and replaced with four private lots, backing onto Hidden Ridge, each with a Development Control Easement extending parallel the north property line. The lots which are adjacent to Hidden Ridge now range in size from 4.53 to 5.33 acres, with an average lot size of 5.14 acres. The adjacent Hidden Ridge lots range in size from 4.18 to 5.19 acres with an average lot size of 4.79 acres.

Based on the neighbouring landuses, natural features and proximity to Saskatoon, the location of this development accommodates a high quality country residential development in a planned manner. Because of its geographic positioning next to roads and other residential sites, there is minimized disruption to the agricultural sector, and infrastructure readily supports this level of development see Section 2.3 of this report and Appendices B and C.

In response to requirements of Section 5.1.6

The location of this development is directly adjacent the Patience Lake Road and Range Road 3041 currently established with service to the Hidden Ridge CR development. Establishing further MPCR development to this site will increase traffic on those roads, but will create minimum economic maintenance cost compared to creating a completely new site elsewhere within the R.M.

A servicing agreement will have to be negotiated at a later time to determine exact short and long term costs accrued by the Municipality. Further current information can be seen at Appendix P the *Summary of Property Servicing*.

In response to requirements of Section 5.2.1.1

The current zoning is Ag-Agricultural District, the proposed zoning is for CR1 – Country Residential 1 District – Low Density

In response to requirements of Section 5.2.1.2

Not applicable as this application is for Multi-Parcel CR

In response to requirements of Section 5.2.1.3

Not applicable as this application is for an area other than 80 acres.

In response to requirements of Section 5.2.1.4

Not applicable as this application is for an area other than 40 acre parcels.

In response to requirements of Section 5.2.1.5

There are no established ILOs within 1 mile, the highest restriction for “Multi-Parcel CR developments less than a quarter section in size.”

The *Terrestrial Assessment*, see Appendix F did not identify any areas as hazard land. Previous landuses have only included the area as a natural landscape and possible grassing activity. The report describes the soil as “loamy textured dark brown soils [...] classified as moderately to very stony, with a low potential susceptibility to wind and water erosion”.

In response to requirements of Section 5.2.1.6

The land is classified as Class 3, with subclass “P”, indicating limitations due to stoniness, by the Canada Land Inventory Classification system. The Terrestrial Report (see Appendix F) also notes that the land is characterised with knob and kettle moraine, with an undulating topography and numerous pothole sloughs surrounded by natural tree stands of shrubs and aspen. It has never been used for tilled crops, and the highest level of agricultural productivity has been possible grazing on the land.

The selected location will limit agricultural fragmentation and is contiguous to existing residential development. The proposed development is directly south of Hidden Ridge Estates, an existing Multi-Parcel CR development. It is indirectly adjacent the Hidden Ridge Estates existing Multi-Parcel CR subdivision on the quarter of land to the north-west of the proposed site. It will be directly adjacent an existing 10 acre residential site on three sides within the shared quarter section. The proposed site is nest to an existing residential site to the east and south east. The only portion of the development adjacent agricultural landuse is lots 15-19 at the north-east portion of the proposed development.

The site is directly adjacent existing municipal roadways at Range Road 3041 and Township Road 362.

In response to requirements of Section 5.2.2

Not applicable as the proposed application is for a Multi-Parcel Country Residential development.

In response to requirements of Section 5.2.3.1

This CDR has been complete through consultation and review by R.M. of Corman Park planning staff and Ministry of Municipal Affairs staff. Within the sections of this report and the appendices, information and correspondence is compiled regarding landuse integration, environmental sustainability, public involvement and potential conflict mitigation.

In response to requirements of Section 5.2.3.2

This proposed development will add 39 lots to the existing inventory of undeveloped multi-parcel country residential lots. This site has been selected for development as one of the potential CR development proposals received in 2007.

In response to requirements of Section 5.2.3.3

This development includes retention of natural amenities currently existing on the site. There is 15.1 acres of Municipal Reserve (approximately 10%, in fulfillment of provincial and municipal requirements) land incorporated within this large-lot country residential setting. Each lot will maintain a minimum of 40% undisturbed landscape, as well as, keep strips of undisturbed landscape at shared property lines. Road layout and building envelope areas have all been positioned to maintain natural treed sites, drainage runs and areas of greater slope value. Lots are proposed for and marketed to, potential residents desiring a natural atmosphere as opposed to urban or farm style residence.

The current concept plan incorporates a 1.5m wide pedestrian trail system as an un-programmed recreation amenity. This trail system circulates through MR, MB, and internal road networks. Responding to amenity concerns from residents of Hidden Ridge Estates, the previous concept has been amended by: removing environmental reserve parcels throughout the site, consolidating 5 linear MR areas to 3 plaza styled areas, incorporating an Development Control Easement at the north boundary adjacent Hidden Ridge, and the removal of any proposed 'community centre' structure amenities.

The Landscape Plan (Figure 6) provides an indication of the open space areas and pedestrian linkages to and throughout the municipal open space areas. It is the intention of the developer that open space areas will be retained as naturalized areas.

Schedule 'B' to the *Restrictive Covenant – Architecture and Construction* see Appendix D, outlines housing options from 1,800-2,900 square feet and would provide similar housing options to what is currently existing in the R.M.

In response to requirements of Section 5.2.3.4

Not applicable as there has been no "specific documented need" identified in the case of this proposed development.

In response to requirements of Section 5.2.3.5

The density proposed exceeds minimum requirement of the Zoning Bylaw. In consideration of natural features, topographic analysis and drainage, the building envelop plan identifies appropriate locations for housing. Section 2.3 describes suitable infrastructure servicing.

Responding to amenity concerns from residents of Hidden Ridge Estates, the previous concept has been amended by: removing environmental reserve parcels throughout the site, consolidating 5 linear MR areas to 3 plaza-styled areas, incorporating a Development Control Easement at the north boundary adjacent Hidden Ridge, and the removal of any proposed 'community centre' structure amenities.

Based on comments and concerns received from residents of Hidden Ridge Estates, a 30m Development Control Easement is incorporated parallel the north boundary of the proposed development. This easement replaces a previously proposed environmental reserve which incorporated portions of a linked trail system neither of which was supported or desired by the existing residents. The new design will retain the overall design consideration to maintain natural areas while also reducing negative reactions to the development by adjacent residents.

The lots which are adjacent to Hidden Ridge now range in size from 4.53 to 5.33 acres, with an average lot size of 5.14 acres. The adjacent Hidden Ridge lots range in size from 4.18 to 5.19 acres with an average lot size of 4.79 acres.

In response to requirements of Section 5.2.3.6

The *Terrestrial Assessment*, see Appendix F, describes the development parcel as land favourable to several species and wildlife habitat is assessed as moderate. They also note that developed roads on two sides, adjacent agricultural activities, existing rural residences and proximity to Saskatoon collectively expose the area to human activity and intrusion. The report states that most species that currently utilize the area will continue to do so, as evident in rural residential developments surrounding Saskatoon and other close-by communities.

No Listed Wildlife Species were found within the project area, and the habitat on this development area is not optimal for any species that were found in the local area.

Based on the *Terrestrial Assessment*, see Appendix F, areas with natural characteristics similar to this parcel provide a good location for some animal habitat and shelter. However, due to the surrounding landuses and somewhat segregated geography of the parcel it is not a prime habitat selection area.

In order to minimise the impact on the natural setting, the internal road network has been positioned to avoid tree stands, shrubs and low areas as much as possible.

In order to maintain a conscious design that avoids destroying natural treed areas and grasslands, the developer has created a Possible Building Envelope Plan. This plan indicates designated building areas to potential homebuilders for each lot. Only favourable areas of the lots are allowed to be disturbed for house placement taking into account topography, water catchment areas, drainage runs and established treed areas. The natural water drainage will only have minimal alterations to direct flow through road culverts were required.

The *Restrictive Covenant – Architecture and Construction*, see Appendix D, outlines in paragraph 2.j) allowable tree removals, that clear cutting is not permitted, that undisturbed vegetation along boundaries between lots should remain and that 40% of each lot must remain in its natural state.

In response to requirements of Section 5.2.3.7

The total size of the proposed development is 60.11 ha (148.54 acres).

In response to requirements of Section 5.2.3.8

Not applicable as no substantive active public recreational amenity.

In response to requirements of Section 5.2.3.9

As this development is planned as one phase of construction, the pedestrian trail system and MR areas will be developed concurrent with the residential component.

In response to requirements of Section 5.2.3.10

Public comment summaries at Section 3.4 of this report and Appendices A, H, I, J all describe the substantial public consultation regarding concept development, review and conflict resolution initiatives.

In response to requirements of Section 5.2.3.11

Not applicable as the level of public consultation has been acknowledged as being satisfactory. If council determines more consultation is required next steps will be determined at that time.

In response to requirements of Section 5.2.3.12

A servicing agreement has not yet been created, but as subdivision is involved with this application, it will be negotiated at a future time prior to development.

In response to requirements of Section 5.2.3.13

Potable water supply is confirmed. See Section 2.3 of this report and Appendix B.

In response to requirements of Section 5.2.3.14

The wastewater management practice is described in Section 2.3.4 of this report and through correspondence with suppliers at Appendix C. A septic system utility will be formed in a legal form that is acceptable to the Municipality and Saskatoon District Health Region.

In response to requirements of Section 5.2.3.15

Responding to amenity concerns from residents of Hidden Ridge Estates, the previous concept has been amended by: removing environmental reserve parcels throughout the site, consolidating 5 linear MR areas to 3 plaza-styled areas, incorporating a Development Control Easement at the north boundary adjacent Hidden Ridge, and the removal of any proposed 'community centre' structure amenities.

Based on comments and concerns received from residents of Hidden Ridge Estates, a 30m Development Control Easement is incorporated parallel the north boundary of the proposed development. This easement replaces a previously proposed environmental reserve which incorporated portions of a linked trail system neither of which was supported or desired by the existing residents. The new design will retain the overall design consideration to maintain natural areas while also reducing negative reactions to the development by adjacent residents.

The lots which are adjacent to Hidden Ridge now range in size from 4.53 to 5.33 acres, with an average lot size of 5.14 acres. The adjacent Hidden Ridge lots range in size from 4.18 to 5.19 acres with an average lot size of 4.79 acres.

In response to requirements of Section 5.2.3.16

Not applicable as this proposal does not involve any Hamlet expansion.

In response to requirements of Section 5.2.3.17

The location of this proposed development site conforms to ass requirements of this section.

In response to requirements of Section 5.2.3.18

The *Terrestrial Assessment*, see Appendix F, describes the development parcel as land favourable to several species and wildlife habitat is assessed as moderate. They also note that developed roads on two sides, adjacent agricultural activities, existing rural residences and proximity to Saskatoon collectively expose the area to human activity and intrusion. The report states that most species that currently utilize the area will continue to do so, as evident in rural residential developments surrounding Saskatoon and other close-by communities.

No Listed Wildlife Species were found within the project area, and the habitat on this development area is not optimal for any species that were found in the local area. Based on the *Terrestrial Assessment*, see Appendix F, areas with natural characteristics similar to this parcel provide a good location for some animal habitat and shelter. However, due to the surrounding landuses and somewhat segregated geography of the parcel it is not a prime habitat selection area.

In order to minimise the impact on the natural setting, the internal road network has been positioned to avoid tree stands, shrubs and low areas as much as possible. Maintaining a conscious design that avoids destroying natural

treed areas and grasslands, the developer has created a Possible Building Envelope Plan. This plan indicates designated building areas to potential homebuilders for each lot. Only favourable areas of the lots are allowed to be disturbed for house placement taking into account topography, water catchment areas, drainage runs and established treed areas. The natural water drainage will only have minimal alterations to direct flow through road culverts were required.

The *Restrictive Covenant – Architecture and Construction*, see Appendix D, outlines in paragraph 2.j) allowable tree removals, that clear cutting is not permitted, that undisturbed vegetation along boundaries between lots should remain and that 40% of each lot must remain in its natural state.

In response to requirements of Section 5.2.3.19

The land is classified as Class 3, with subclass “P”, indicating limitations due to stoniness, by the Canada Land Inventory Classification system. The Terrestrial Report (see Appendix F) also notes that the land is characterised with knob and kettle moraine, with an undulating topography and numerous pothole sloughs surrounded by natural tree stands of shrubs and aspen. It has never been used for tilled crops, and the highest level of agricultural productivity has been possible grazing on the land.

In response to requirements of Section 5.2.3.20

A Transportation Impact Assessment is currently underway by AECOM. Refer to summary at section 2.3.1.4 in this report and the entire study at Appendix O, requirements of internal road details are shown in Appendix L. Correspondence regarding access with Ministry of Highways is shown at Appendix O.

In response to requirements of Section 5.2.3.21

School aged children have several options for enrolment within either the public and separate school systems. Public school system students would typically attend Clavet Composite School, which serves Kindergarten through to grade 12. This school falls within the jurisdiction of the Prairie Spirit School Division and bussing of students to and from Clavet is provided.

Those wishing to be enrolled within the Catholic School Division may attend any one of a number of elementary schools or high schools located in Saskatoon. Families utilizing the Catholic School system are not currently provided with bussing service but it is suggested that reimbursement for travel costs are available.

In response to requirements of Section 5.2.3.22

This development is planned for design, tender and construction with only one phase of development.

In response to requirements of Section 5.2.3.23

Residential subdivision policy is acknowledged. The Plan of Proposed Subdivision is shown at Appendix K.

2. Inventory and Analysis

2.1 Existing Land Use

The total land area intended for development is 60.11 ha (148.53ac). The current principal use of the land is primarily undeveloped pasture land with some natural prairie.

AECOM has undertaken an in depth analysis of existing information and materials and, working in conjunction with the Project Manager, has conducted additional surveys, research and analysis to compile the detailed information necessary for submission of this proposal for rezoning and subdivision. This work has included:

- Preparation of base mapping,
- Topographical survey of site,
- Review of existing documents and reports, and Rural Municipality of Corman Park Official Community Plan and Zoning Bylaw,
- Preparation of topographic, aerial, drainage and concept plans, as well as landscape plan,
- Meetings / contact with reviewing agencies, including the Rural Municipality of Corman Park administration, Ministry of Highways, utility companies, and;
- Preparation of information materials for community consultation program (Public Open House).

The information and findings are presented in this Comprehensive Development Review and accompanying appendices.

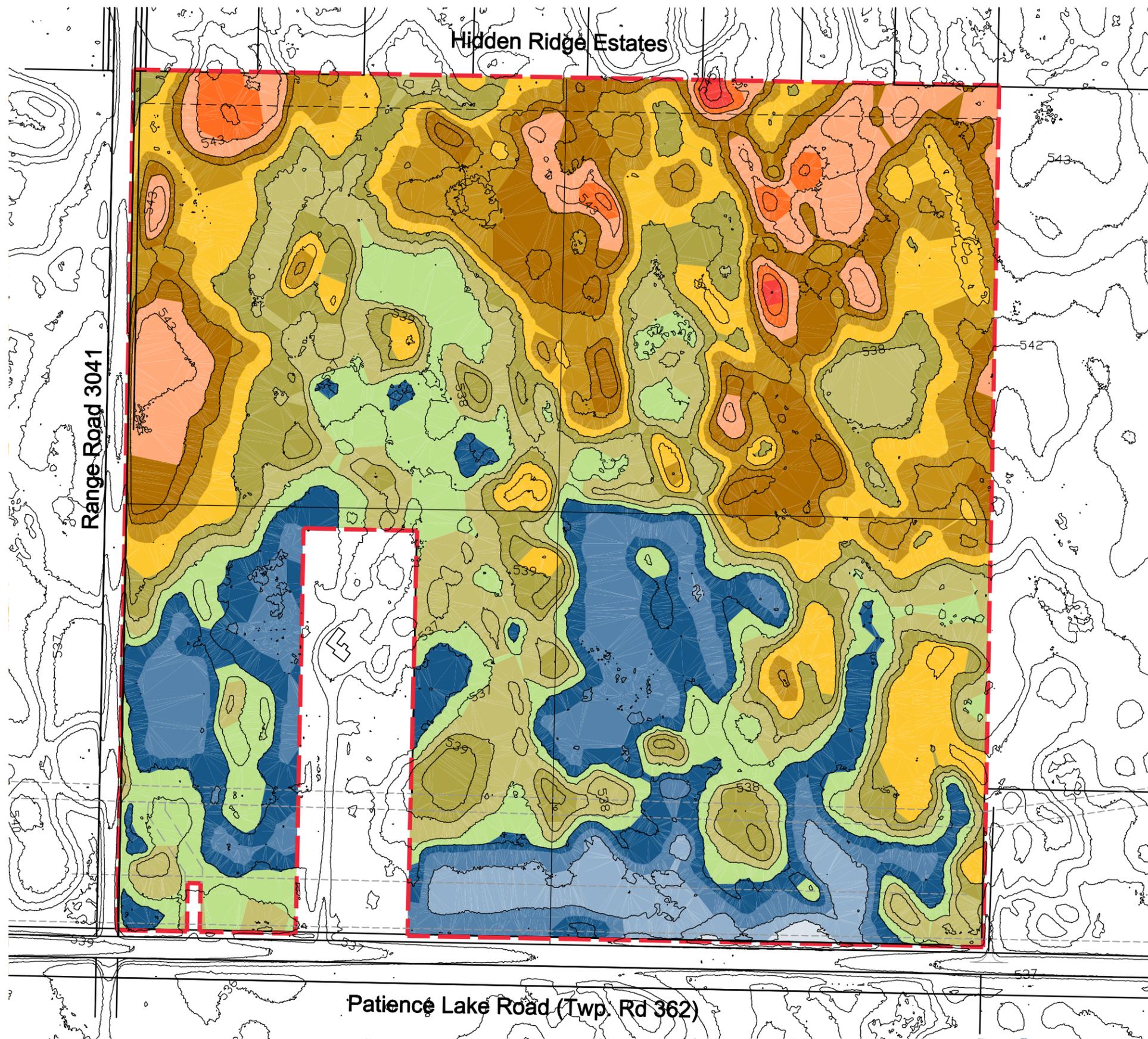
2.1.1 Development Concept

The property proposed for development is located on lands that are characterized as knob and kettle moraine, with an undulating topography and numerous pothole sloughs surrounded by shrubs and aspen. The land is undeveloped, and is not currently in use for agricultural purposes. Evidence suggests that, in the past, grazing occurred on the property. The land is classified as Class 3 for agricultural production, with a subclass "P", indicating stoniness, under the Canada Land Inventory Classification system.

Other land uses in proximity to the subject property include a country residential subdivision development (Hidden Ridge Estates) to the north and northwest, four single parcel country residential yard sites in proximity to the subject property, with the remaining lands in the area in larger agricultural holdings, primarily used for grazing and crop production. In addition, a small parcel on the quarter section has been subdivided for use as a SaskEnergy regulator station. An existing 10 acre parcel with a residence is located in the south half of the development site. It has been incorporated into the concept plan as a continuing landuse and it will not be directly reviewed by this development proposal.

As shown on Figure 3 (Topography Plan) and Figure 4 (Site Analysis Map) the highest points of land in the development are in the north with a peak elevation of 546 metres (geodetic). Overland drainage runs generally to the south within the defined catchment areas. Surface run-off collects in the south and ultimately southeast portion of the site. The lowest elevation is 532.0 metres (geodetic) resulting in an overall relief difference of approximately 14 metres (46 feet).

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LEGEND
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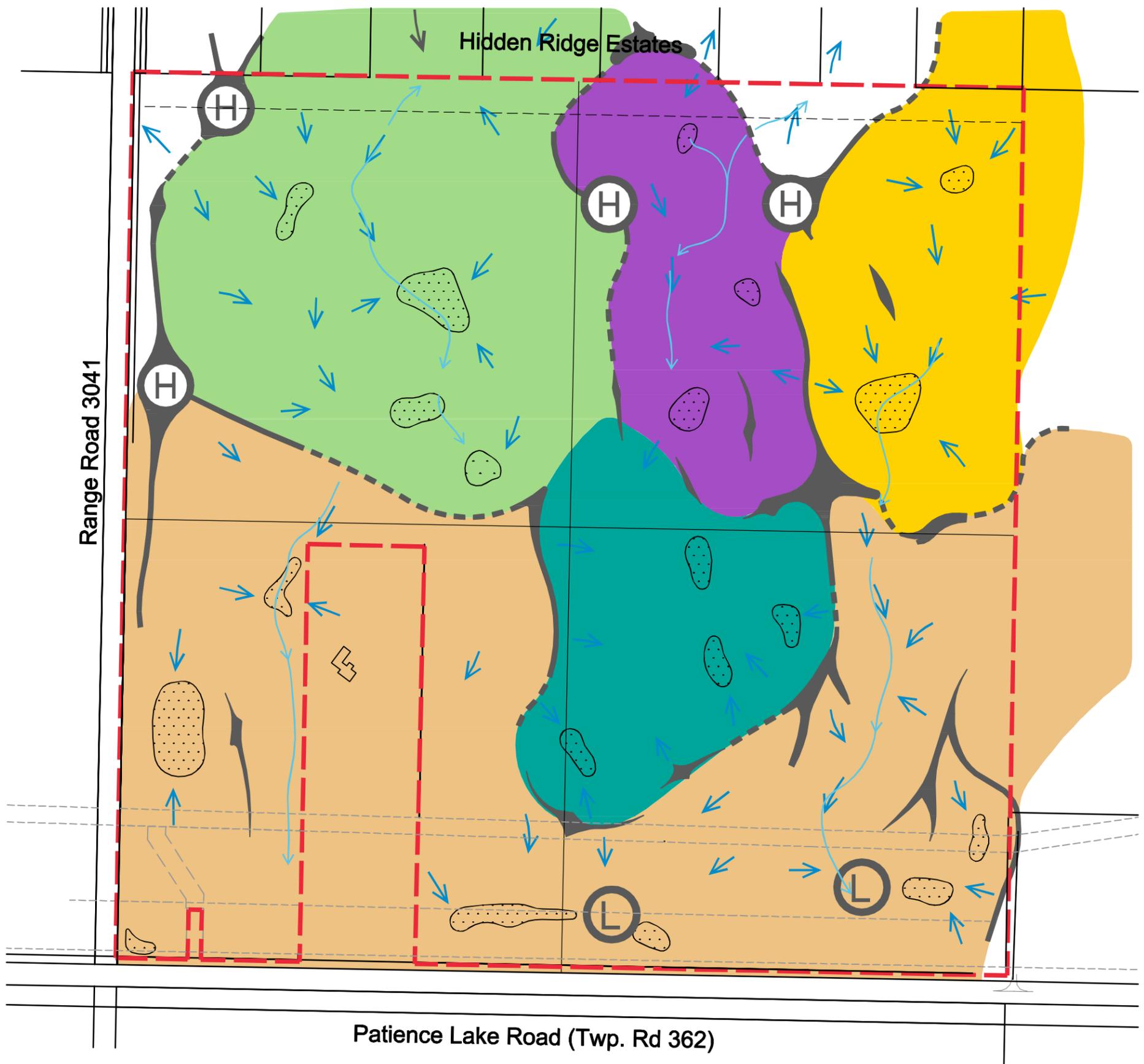
101113829 Saskatchewan Ltd.
Applewood Estates

Site Topography



Figure - 3

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LEGEND

- CENTRAL CATCHMENT AREA
- NORTH CATCHMENT AREA
- NORTH EAST CATCHMENT AREA
- SOUTH CATCHMENT AREA
- NORTH WEST CATCHMENT AREA
- H HIGH POINT
- L LOW POINT
- RIDGE
- DRAINAGE ROUTE
- SLOUGH
- SURFACE DRAINAGE



10113829 Saskatchewan Ltd.
Applewood Estates

Site Analysis



Figure - 4

2.1.2 Concept Plan

The concept plan for Applewood Estates has been developed to ensure a subdivision plan that is appropriate to the topography and natural features of the site, to address comments provided by the community, and to incorporate design features that contribute to a sustainable and aesthetically pleasing development. The development meets all requirements of the OCP and Zoning Bylaw, as well as the provincial acts and regulations including the Planning and Development Act and Subdivision Regulations. Refer to Figure 5: Concept Plan and Appendix K: Plan of Proposed Sub-Division.

2.1.2.1 Design Rationale and Planning Criteria

The original concept plan for Applewood Estates (known as Eagle Rise Developments or Hidden Ridge Phase 2) was characterized by a cluster design, smaller lots, and attention to minimizing road length. A number of versions of the concept plan have been generated since the initial sketch that was included in the Hidden Ridge Phase 2 submission package.

While there have been a number of iterations of the concept plan, although it is our understanding that prior to this submission, the “working plan” which had been endorsed by the rural municipality administration was a plan prepared by Gordon Forsyth and Associates, dated August 2009, entitled “Preliminary Concept “D”. That plan proposed development of 35 individual lots. These plans are provided in Appendix A. Both this plan and the original concept sketch plan proposed significant amounts of land to be dedicated as municipal (environmental) reserve. An appropriate balance of public open space is required; however an overabundance of such land can result in other issues including maintenance, safety, and serve as a potential draw for dumping of unwanted materials or parties.

In reworking the concept the total area dedicated for municipal open space has been reduced, while maintaining appropriate areas to provide for public amenity and buffering. Additional lots have been worked into the development along the southerly portion of the property, including the Parcel B, Registered Plan No. 92S16334, which is now under the ownership of a partner in the development company. The current concept proposes 39 lots ranging in size from 0.56 ha (1.37 acres) to 2.55 ha (6.02 acres).

This concept makes full use of the available quarter section for country residential development, while maintaining an overall density of development comparable to other existing country residential developments. The land is well suited to this type of development due to its proximity to the City of Saskatoon, existing nearby land uses, ready access to existing infrastructure, and the existing soil conditions.

2.2 Description of Proposed Development

The final proposed layout reflected in the Plan of Proposed Sub-Division (refer to Appendix K) , incorporates key considerations of the natural features of the site, ensures conformity to the requirements and regulations of approving authorities, is responsive to the concerns noted by the community, and promotes a sustainable form of country residential development.

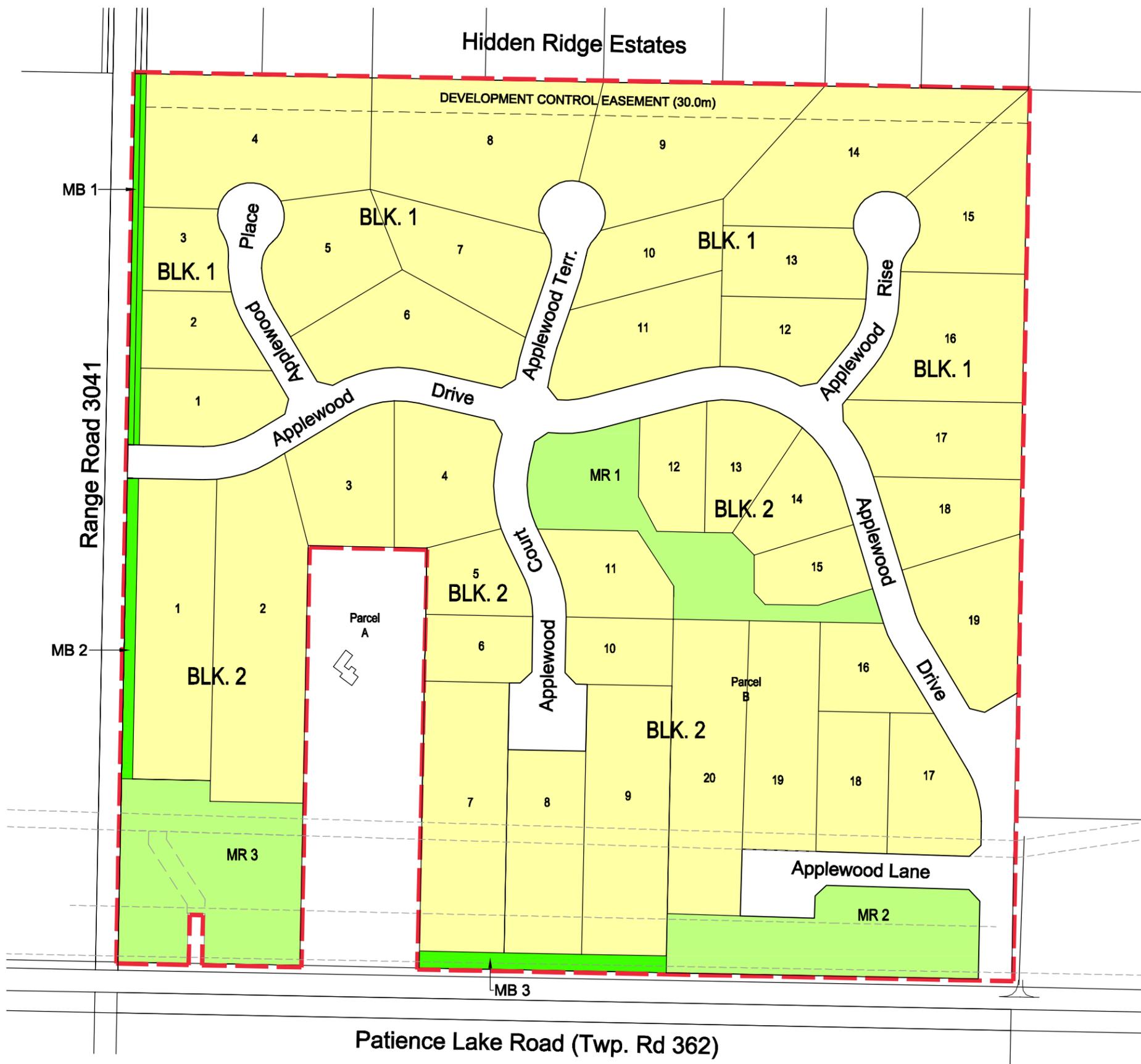
The layout is based on a “cluster concept” that incorporates five cul-de-sacs, which provide access to 28 lots (72% of the total yield within Applewood Estates). The remaining 11 lots (28%) are accessed from Applewood Drive. The lot layout is sensitive to natural features of the site; each property owner will have a building envelope on which construction can occur without need to clear significant bluffs, and internal roadway alignments were established to least impact existing tree bluffs, and/or to make use of low lying areas unsuitable for use as building sites.

The Official Community Plan indicates that consideration must be given to ensuring that, where a new development is proposed adjacent to an existing multi-parcel development, appropriate measures are taken to minimize impact to the existing development. Hidden Ridge Estates is situated north of the Applewood development, as shown in the regional context map. The Hidden Ridge lots in closest proximity to Applewood Estates (those situated in the S½ NW 13-36-4-W3) average 5 acres in size.

The following layout and design considerations have been undertaken to minimize impact and mitigate some of the concerns expressed through the initial round of community consultation:

- A **development control easement** is designated across the lots in Applewood Estates which back onto the shared boundary with Hidden Ridge Estates. Originally conceived as public open space, the land has been designated with a development control easement on private lots to address community concerns about increased public access through this area that would be available if the land is designated as municipal reserve. The easement will restrict development and clearing, while ensuring that public access is not available through this area. The width of this easement is 30 metres (98 feet).
- Redesign of the concept plan has reduced the number of lots backing onto the Hidden Ridge development to a total of 4 lots. (Lots 4, 8, 9 and 14, located in Block 1. The average lot size of those properties is 5.14 acres (2.08 ha), comparable to the lots in Hidden Ridge immediately to the north of Applewood Estates.
- Lots have been established to ensure that existing trees and vegetation will shield building sites from view of Hidden Ridge properties. In addition the landscape plan identifies areas for additional plantings to provide further visual buffering between lots, and along roadways.

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LEGEND

PROPOSED DEVELOPMENT AREA
 (60.11 hectares / 148.54 acres)

 LEGAL DESCRIPTION: SW 13 - 36 - 4 - W3

RESIDENTIAL - ACREAGE LOTS

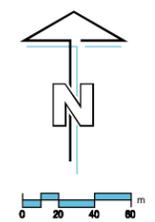
5 LOT SIZE RANGE (1.37 ACRES - 6.02 ACRES)

LAND USE SUMMARY

	Ha
NET RESIDENTIAL	45.14
ROADS (including widening)	8.23
MUNICIPAL RESERVE	6.11
MUNICIPAL BUFFER	0.63
TOTAL	60.11

OPEN SPACE

MUNICIPAL RESERVE - 10.2% (6.11ha / 15.10ac)
 MUNICIPAL BUFFER (0.63ha / 1.56ac)



101113829 Saskatchewan Ltd.
 Applewood Estates
Concept Plan

Figure - 5

2.2.1 Open Space, Parks and Pedestrian Linkages

Applewood Estates incorporates dedicated open space areas (municipal reserve) of approximately 10%, in fulfillment of provincial and municipal requirements. The open space areas are located within the southerly portion of the subdivision development, in response to community input, and will facilitate a contiguous pedestrian walkway readily accessible from all residential lots in the development. The Landscape Plan (Figure 6) provides an indication of the open space areas and pedestrian linkages to and throughout the municipal open space areas. It is the intention of the developer that open space areas will be retained as naturalized areas.

2.2.2 Summary – Subdivision Development Area Calculations

The following table provides an overview of the conformity of the Applewood Estates development to the regulations of the Rural Municipality of Corman Park Zoning Bylaw.

Table 2. Development Area Calculations – Conformity to Zoning Bylaw

Development Consideration	Rural Municipality Zoning Bylaw Requirements	Applewood Estates Concept
Total Site Area	Maximum – 64.8 ha (160 acres)	60.11 ha (148.54 acres)
Total Lot Area – Residential Development		(45.14 ha) 111.54 acres
Lot Size	Minimum – 1 acre, Maximum - 10 acres	Minimum – 1.37 acres, Maximum – 6.02 acres
Total Lots		39 lots
Average Lot Size *	Minimum 1 residential lot per acre *	1 residential lot per 2.86 acres *
Overall average lot size**	Minimum 2.47 acres**	2.87 acres **
Total Area of Roadways		8.23 ha (20.34 acres)
Lot Frontage	Minimum 60 m (196.7 ft)	Minimum 60 metre (196.7 ft)
Total Area – Municipal Reserve	10 %	6.11 ha (15.09 acres) 10.16 %
Total Area – Municipal Buffers		0.63 ha (1.56 acres)

Notes:

* Average lot size based on total area of residential development divided by total number of lots. Applewood Estates: 111.54 acres / 39 lots = 2.86 acres

** Overall average lot size is based on the average of the total of lot areas + designated undeveloped public open space in excess of the minimum required for municipal reserve, divided by number of lots. Applewood Estates (111.54 acres +0.24 acres) /39 lots = 2.87 acres

2.2.3 Buffers

There are no existing natural buffers within or adjacent to the development area. Constructed physical buffers include the existing physical roadways of Range Road 304 to the west and Patience Lake Road to the south.

Within in the property and as described on the Concept Plan, there is MB1 and MB2 along Range Road 304 and MB3 along the Patience Lake Road.

2.2.4 Development Phasing

Preliminary enquiries and expression of interest from prospective lot owners suggest that phasing of the Applewood Estates development will not be required. In order to minimize construction time and costs, it is intended that all

roads and underground utilities will be constructed throughout the entire subdivision. At this time, it is intended that the entire plan of subdivision will be registered, and all lots available to the market.

2.2.5 Public Facilities

There are no proposed public facilities requiring management structures, operations, maintenance or insurance as part of this development.

2.2.6 Geotechnical Investigation

A geotechnical investigation was undertaken by Golder Associates in 2007, to assess the suitability of the site for development of single family housing. The full report, entitled "*Geotechnical Investigation Proposed Eagle Rise Developments SW1/4 Sec 13 – TWP 36 – RGE 4 – W3M East of Saskatoon, Saskatchewan*" is attached as Appendix E.

In general the following recommendations were made:

- On-Site Private Sewage Disposal - Based on one set of percolation tests the type of soil is suitable for type 1 mound construction for natural slopes less than 12%, with recommendations provided if sand deposits are encountered. It is recommended that percolation tests be conducted on each lot once the location of the mound has been determined.
- Slope Stability Assessment – Slope stability is required to be addressed if development is proposed on or near steep slopes. The slopes at the site appear to be less than 12% and therefore unlikely to be subjected unacceptable slope movements.
- Foundation considerations – Recommendations are included for the construction of foundations and footings, as well as specifications for basement walls and other underground structures such as septic tanks. As indicated in Section 5.4, the report indicates that a typical single family dwelling could be founded on conventional strip or spread footings on undisturbed sand or clay using a design allowable bearing pressure of 125 kPa. All exterior footings should be provided with 2.5 m of soil cover after final grading and the basement should not be left unheated for extended periods of time.

2.3 Servicing

2.3.1 Transportation

2.3.1.1 Access / Egress

Applewood Estates will have two access / egress points; one situated off of Range Road 3041 and the other at the south easterly edge of the subdivision, directly onto Patience Lake Road. Provision of two points of access / egress into the subdivision addresses principles of emergency measures, and will reduce traffic volumes on Range Road 3041.

The Ministry of Highways and Infrastructure was contacted to provide preliminary comments regarding subdivision access to the Patience Lake Highway. In response, they have indicated the following requirements;

- Access onto the Patience lake Highway is to be a shared access point with the adjacent land owner (to the east), and is to be situated at the quarter section line.

The concept plan has been revised to incorporate these requirements. An agreement has been reached with Mr. Norlin to accommodate his preferred design for a shared approach onto Patience Lake Highway. A widened approach will accommodate both the Norlin driveway, and Applewood Drive as shown on the sketch included as Appendix M. The Ministry of Highways has been provided with a copy of the proposed access, and have provided preliminary comments indicating that they have no concerns with the design of the approach.

In addition the Ministry of Highways has general design specifications that include a requirement that no development be established within a triangle formed by measuring the following distances from the intersection of the roadway centrelines and joining the points so obtained.

- 290 metres (951 feet) along the highway centreline
- 80 metres (263 feet) along the centreline of the intersection grid road.

The concept plan provides for the required sight lines at the southeast and southwest corners of the subdivision development, where the existing Range Road 3041 as well as the proposed Applewood Drive intersection with the Patience Lake Highway.

The Ministry of Highways have indicated that a simplified study and warrant analysis will be required to assess potential requirements for turning lanes, stop signs and the impact of additional traffic volume on the highway and adjacent interchanges. This report is included in Appendix O, and a summary is in Section 2.3.1.3.

2.3.1.2 Internal Road Network

The Rural Municipality of Corman Park sets design standards for development of internal subdivision roads, and the concept plan was revised to ensure those standards, which include a 30 metre right of way, are addressed. The internal road network has been designed to follow contours of the land, minimize length of road, minimize loss of natural vegetation, and ensure good sight lines at each driveway location and at internal intersections. All lots will be accessed from the internal road system. The total length of the internal roadway within the subdivision is approximately 2.4 km, including cul-de-sacs.

All newly constructed roadways servicing the development are required to adhere to the RM of Corman Park Subdivision Road Program Guidelines. The Construction Standards along with detailed cross-sections can be found in Appendix L. As a minimum requirement, all new roads must contain 100 mm of gravel incorporation into the subgrade prior to traffic gravel being applied.

Portions of the pedestrian walkways are proposed to be located within the internal road right of ways, and will be developed as raised walkways with separation from the traffic lanes, ensuring a safe and pleasant walking environment.

2.3.1.3 *Traffic Impact Assessment Results*

The traffic impact assessment is currently underway as per requirements of the Ministry of Highways correspondence which can be referred to in Appendix O. Upon completion the report will be attached as Appendix O and forwarded to Ministry of Highways for their review and final comment. Any questions or concerns that arise from the Ministry of Highways review will be responded to through design amendments regarding the transportation planning of this application.

2.3.2 Water Supply

A 6 inch SaskWater supply pipeline is located approximately 3 kilometres to the east of the proposed subdivision development. This line runs in a north-south direction parallel to Highway 316, and is located in the west ditch. Currently, the Highway 394 Water Corporation group has a 2" HDPE line connected into the 6 inch SaskWater line, via a connection manhole, that is located in the south west corner Patience Lake Road and Highway 316. This 2 inch line does not have ample capacity to supply the proposed subdivision development with water. However, a connection into the 6 inch SaskWater main line will be required, and a 3" HDPE supply line in the north ditch of Patience Lake Road will supply water to the proposed development. SaskWater will be responsible for the installation of the connection manhole, required fittings, metering, and backflow and pressure reduction equipment.

SaskWater has recommended that the proposed subdivision connect to the 6 inch main line located on Highway 316 as there are fewer connections into this line and there is more room in the road right-of-way along the proposed route. The current restrictions on this pipeline are similar to those on the SaskWater pipeline to the south of the subdivision. They are both part of the Saskatoon East System that is supplied from Clarence Avenue and the line is currently operating at full capacity. Any new users will not be allowed to connect until the Clarence Avenue upgrades are complete in May of 2012. An interim allocation of 2-4 ipgm may be available after the inter-connection work is completed in September of 2012.

After the upgrades are complete, there will be ample supply to the development from this connection and SaskWater is prepared to enter into a water supply agreement with the developer, as seen in an email correspondence in Appendix B. The creation of a water user group will be required as it will be responsible for the supply, repairs and maintenance of the 3 inch supply pipeline to and within the proposed development. The water user group will also be responsible for the monthly water bill associated with the connection. More information may be found in Appendix B.

The water line is pressurized and delivers potable water to cisterns located within each residence.

In conclusion, it should be noted that SaskWater is providing water to the proposed subdivision, not The Lost River Water Corporation.

2.3.3 Wastewater Collection

The Rural Municipality of Corman Park requires that a sewage disposal utility be established to ensure that long term monitoring of sewage disposal systems in use within country residential subdivisions are operating properly. Applewood Estates is working with Gregg Plett, President of TankSmart Inc. who is based in Saskatoon, to reach an agreement for provision of sewage disposal services. TankSmart tanks, use mechanical and natural processes

which treat the wastewater and allow it to be safely released into the environment without causing harm to human health and the surrounding environment.

Tanksmart Inc. will oversee the work involved in site evaluation, system design, installation, and monitoring and operations of septic systems within the subdivision to ensure that sewage disposal is operated efficiently and properly maintained. All property owners will be required to work through Tanksmart for the site evaluation and design as well as overseeing the installation of their septic systems in order to facilitate the establishment and operation of the Sewage Disposal Utility.

Tanksmart has suggested several different wastewater disposal methods/systems may be practical and employed within the proposed development. These systems will be identified on an individual basis while maintaining compliance with codes and restrictions as dictated by the Saskatoon District Health Region and/or Saskatchewan Environment. An overview of the service that would be provided by Tanksmart is attached in Appendix C.

Monitoring reports will be provided at scheduled intervals to the Rural Municipality of Corman Park to confirm that wastewater systems within the development are functioning effectively. In addition, monitoring and subsequent reporting will aid in identifying remedial actions necessary, which can then be rectified in a timely manner.

Typically, the developer has formed the legal entity of the utility and TankSmart has been retained as the service provider to that entity. The utility would typically bill its customers much like any other utility company.

2.3.4 Drainage

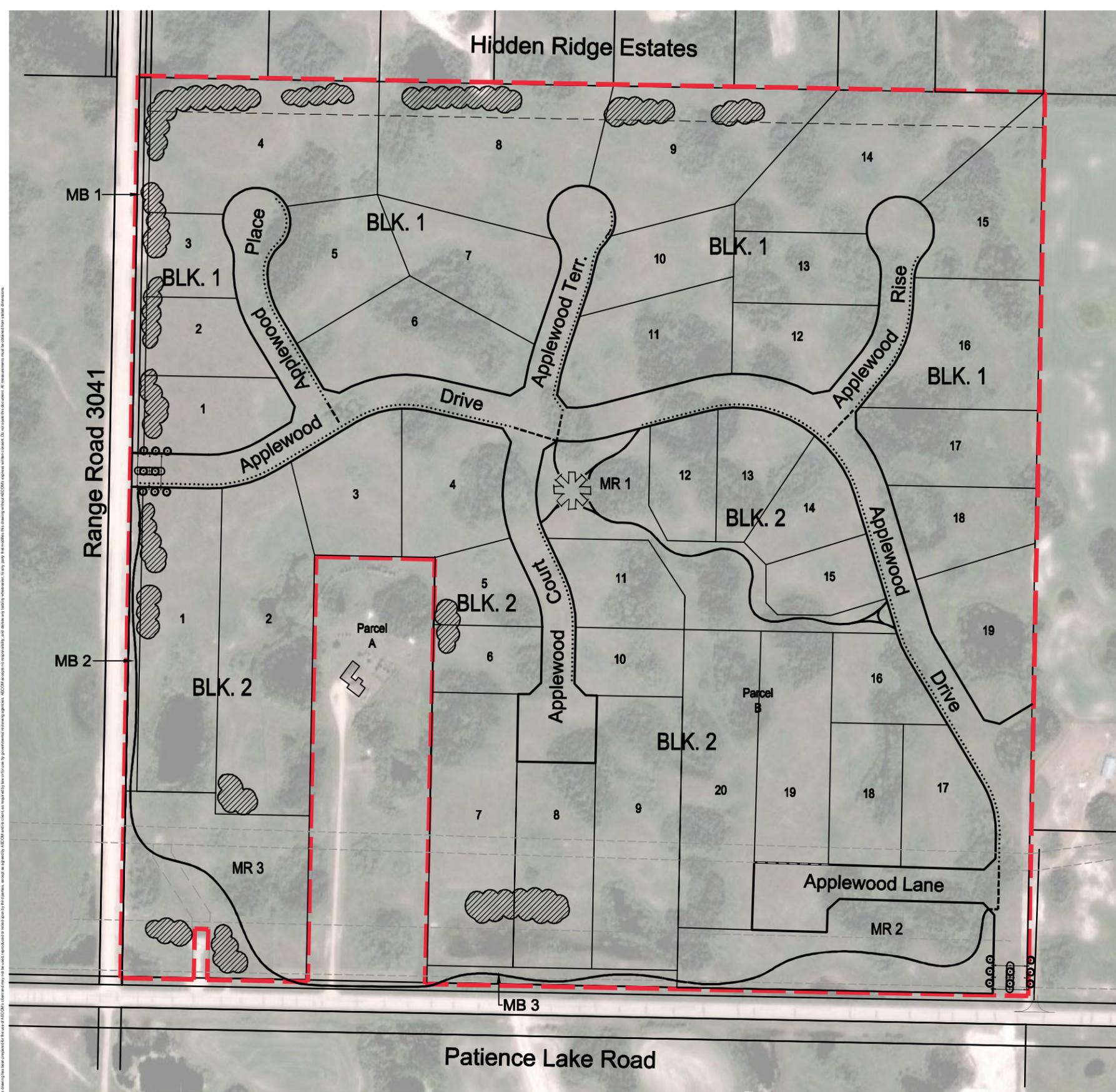
In developing the concept plan for Applewood Estates particular attention was given to working with natural landforms to accommodate natural drainage flows through the subdivision. As indicated on the topography plan and drainage plan, drainage of the site flows from the north through to the south of the site. Refer to Figure 6: Drainage Plan

A portion of the runoff from Hidden Ridge Estates development and the area west of Range Road 3041 is routed through the Applewood Estates subdivision. This runoff, combined with the runoff generated from the proposed development, drains in a southerly direction through a number of drainage runs before combining into a single low point along Patience Lake Road. At this low point, the runoff drains through an existing 500 mm diameter CSP culvert approximately 560 m east of Range Road 3041. The drainage area is shown in Figure 7.

Using XPSWMM, an advanced computer storm modeling program, it was determined that this low area provides temporary storage for the runoff and attenuates peak flow during a 100 year storm event. Temporary storage upstream from the culvert effectively handles the surcharge; however the existing culvert under Patience Lake Road does not have the capacity to convey the full amount of runoff from Applewood Estates during large rainfall events. This being said, the existing culvert will continue to discharge runoff from this site at similar rates the pre-development runoff events and the temporary storage area upstream of the culvert has adequate capacity for the extra storage requirements. Even if the culvert was plugged or if there was standing water on the south side of the road, the temporary storage area would still have adequate capacity to handle the surcharge, and the water level would still be contained below the road shoulder.

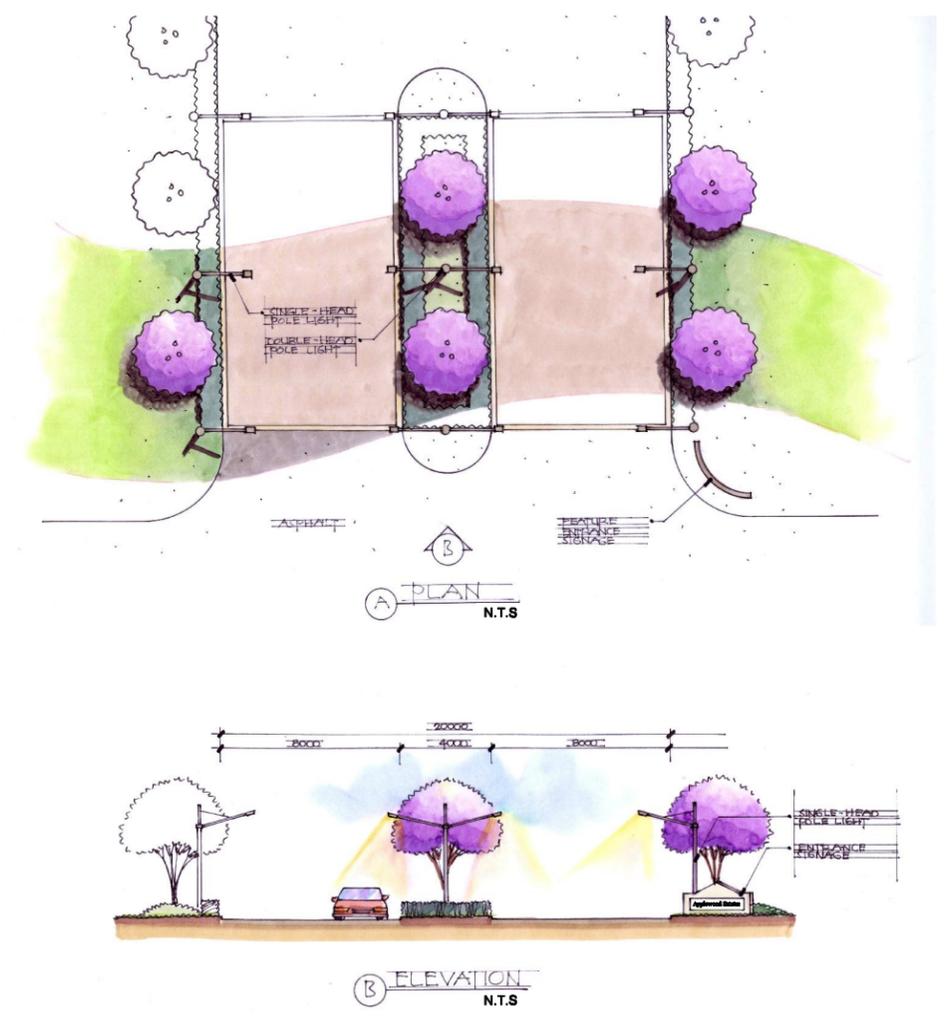
Full details can be seen in the Drainage Report located in Appendix N.

Presentation Panel
 AECOM FILE NAME: 080144579_01-L-P001_BA.dwg
 PLOT: 10/12/2010 1:33 PM
 Shaded By: Gokcesek



LEGEND

-  NODE / FEATURE AREA
-  TRAIL
-  STREET CROSSING
-  STREET TRAIL CONNECTION
-  ADDITIONAL PLANTING



Applewood Estates

Landscape Plan
 Date: 2010/05/31

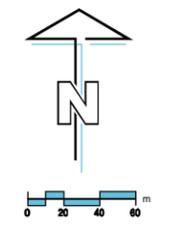


Figure - 6



For Illustrative Purposes Only

2.3.5 General Servicing

Summary of Property Servicing Form is currently being completed and will be forwarded to the RM administration upon completion for inclusion as Appendix P. Infrastructure servicing values described in Appendix P will be expanded in further detail as part of the final design quantities.

2.3.5.1 *Infrastructure and Utilities*

There are no existing buildings on this development site other than the Sask Energy regulator station (shed sized) at the south-west corner.

The subject property currently has a number of utilities and utility right of ways situated within the property boundaries. Ongoing discussion with the appropriate utility companies, regarding these utilities, have been held.

Existing utilities include:

- A high pressure gas pipeline extends across the southerly portion of the property, within a designated right of way. TransGas has advised that development restrictions are in place for any development within proximity of this pipeline, including no development within 30 metres of the pipeline, and approval prior to undertaking any development activity within 200 metres. Properties along the southern boundary of Applewood Estates will be subject to these requirements, however all lots provide adequate building envelopes that fall outside of the restricted area.
- Parcel "B" located in the southwest corner of the subject property is a separate parcel with a SaskEnergy regulator station situated on it.
- Overhead power lines extend across the southerly portion of the subject property.

The utilities are not expected to impact the development of the subdivision or the development on individual lots, although approvals and line locates will be required as development proceeds.

Access to natural gas, power and telephone are located near the proposed subdivision and are provided by SaskEnergy, SaskPower and SaskTel respectively. Internet services will also be rendered by SaskTel.

2.3.5.2 *Fire and Protective Services*

Fire and protective services are readily available to the proposed subdivision. Corman Park Police Services provide and deal with both provincial law and Corman Park bylaws. In addition, policing services are provided by the Royal Canadian Mounted Police who are typically responsible for matters pertaining to the criminal code and provincial laws.

Fire services are provided by the Saskatoon Fire Department. The Saskatoon Fire Department was contacted and they indicated that a response time of approximately 5 to 7 minutes from the #8 Firehall on located Slimmon Road could be expected.

2.3.5.3 *Schools*

With regard to schools, those families with school aged children have several options for enrolment within either the public and separate school systems. In regard to the public school system students would typically attend Clavet Composite School, which serves Kindergarten through to grade 12. This school falls within the jurisdiction of the Prairie Spirit School Division and bussing of students to and from Clavet is provided.

Those wishing to be enrolled within the Catholic School Division may attend any one of a number of elementary schools or high schools located in Saskatoon. Families utilizing the Catholic School system are not currently provided with bussing service but it is suggested that reimbursement for travel costs are available.

2.3.5.4 Sustainable Development Features

Through the process of developing the concept plan for Applewood Estates, attention has been given to minimizing impacts on the natural features of the property, which provide a significant amenity to this development. In addition sustainable development principles are reflected in the concept plan and in the guidelines and restrictions on development on individual lots.

During the preliminary planning stages of the subdivision development process, the developer contracted with Golder Associates to undertake a geotechnical investigation, terrestrial assessment, and a heritage resources impact assessment for the subject property. These evaluations provided an understanding of the existing natural resources, as well as sensitive areas of the property. An overview of the findings of these studies are provided in further detail in Section 6. There were no particular concerns identified through this evaluation, although recommendations were made to minimize impacts on existing vegetative species and habitat.

Applewood Estates understands that a number of technologies and methods exist whereby reliance on traditional utilities for heating and cooling could effectively be reduced. Applewood Estates would encourage the use of alternative energy sources within the development including geothermal, solar and wind generated forms of energy provided these systems do not compromise the regulations and requirements of the restrictive covenant or municipal, provincial or federal regulations or bylaws.

2.3.5.5 Architectural Design Guidelines

A number of guidelines have been established through the restrictive covenant and architectural and building guidelines that will be registered on title of the properties within Applewood Estates, to ensure the visual and aesthetic goals of the subdivision development are met. This includes specifications as to colour schemes and building materials that have a more naturalized appearance, which extend to the outbuildings as well.

A copy of the restrictive covenant and architectural and building guidelines proposed for Applewood Estates is attached as Appendix D.

2.3.5.6 Landscape Plan

Applewood Estates will be developed with an objective of maintaining, to the greatest extent possible, the existing natural vegetation, site topography and natural features, and the conceptual landscape plan reflects this objective, as shown on Figure 6.

The primary feature of the subdivision is a circular walking trail that will connect through the open space areas and internal road right of ways. In response to public input, no hard landscape features (benches, garbage cans, play structures) will be installed. An intersection of the trail within the MR1 area provides opportunity for a community focal point, if desired by local community residents. A more extensive planting of trees and shrubs within the MR3 area will complement the existing bluff of trees in that area, although visibility into the area will be maintained to ensure safety and security.

An entrance feature has been designed and will be located at the two entrance points to the subdivision. As shown on the Landscape Concept Plan, this will be comprised of street appropriate trees within a boulevard area and along the edge of the roadway, with entrance lighting, and signage.

The trail system to be developed will be comprised of crusher dust, built to a width of 1.5 metres (4.9 feet). Total length of the circular trail system will be approximately 2.2 km (1.4 miles). This type of trail system provides a comfortable walking surface, is easily maintained, and maintains the naturalized look of the area. Apart from the entrance features, artificial lighting is not proposed for any location along the trail system or along the internal road network.

The landscape plan identifies opportunity for additional tree/shrub planting to provide visual buffering from the roadway and from existing development. Clustered buffer plantings are identified on the landscape plan, and planting has already been initiated.

2.3.5.7 Solid Waste Management

Currently no solid waste management plan has been confirmed with potential lot owners. Options for solid waste management include forming a group utility and contract service out to a private waste management service provider (such as Loraas, Waste Management, etc.), or owners will contract solid waste removal on an as required basis independently. Owners will remove solid waste on an as required basis independently or contract service out for their lot. As described in Appendix D, garbage is not to be stored or burned in any of the 39 lots in this proposed subdivision.

2.4 Natural and Heritage Resources

2.4.1 Environment

A Terrestrial Assessment was completed by Golder Associates, for the original developer, in 2006. This report, entitled "*Report on Terrestrial Assessment for the Eagle Rise Country Residential Development 2006*" was completed in December 2006, to determine the presence of any environmental sensitivities within the proposed subdivision. This document is attached as Appendix F;

This report indicates that the primary use of the land includes livestock grazing, and utility station/utility lines. The subject lands are characterized by "knob and kettle" moraine comprised of moderately to strongly sloped areas, with interspersed low-lying depressions. The soils are classified as moderately to very stony, with low potential susceptibility to wind and water erosion.

The subject property supports native vegetation cover, but this has been subjected to varied modifying influences including grazing, fire suppression, invasion/introduction of exotic flora species, woody species encroachment and localized patch and corridor disturbances (yard sites, fence lines, power lines).

The Terrestrial Assessment report recommends efforts be made to conserve the native vegetation present on the property such as clustered development, inclusion of a natural habitat caveat, and encouragement of property owners to limit the amount of landscape modification.

The report indicates that no provincially tracked wildlife species were found in the Project Area.

Property owners will be encouraged to take measures to implement the recommendations of the Terrestrial Assessment report, by minimizing modifications to existing natural environment. The restrictive covenants that will be placed on each lot in the development include requirements to protect natural vegetation where feasible, and to maintain a minimum of 40% of natural vegetation.

Property owners will be encouraged to review a document entitled "Acreage Living: A Conservation Guide for Owners and Developers of Natural Habitats" which is available online on the Native Plant Society of Saskatchewan website.

The document can be accessed through the following link:
http://www.npss.sk.ca/docs/2_pdf/NPSS_AcreageLiving.pdf

2.4.2 Heritage Resources

A Heritage Resources Impact Assessment (HRIA) was completed by Golder Associates, for the original developer, in 2006. This report, entitled "*Final report on Heritage Resources Impact Assessment; Eagle Rise Development Subdivision Permit No.06-168*", indicates there were no previously recorded heritage resources in potential conflict with the proposed subdivision, and no homestead record on file for this quarter section. The document is attached as Appendix G. A field assessment conducted in October 2006, was undertaken which included pedestrian reconnaissance and the excavation of shovel probes. No heritage resources were observed during the surface reconnaissance, and no buried soils or cultural materials were encountered during the excavation of the shovel probes.

The HRIA report recommends that the development be provided with regulatory approval to proceed with the property as planned. The Developer is advised that, if unanticipated archaeological materials or features are encountered during construction or related activities, that all work in the immediate area should cease and that the Heritage Resources Branch and Golder Associates should be contacted.

3. Public Consultation

The requirements of a Comprehensive Development Review include ensuring provision for substantial public consultation through the subdivision development process. This section outlines the community consultation initiatives undertaken in conjunction with this development proposal. Material has been reviewed by R.M. administration.

3.1 Preliminary Consultation

The initial submission report prepared by Rob Metanczuk, for the Hidden Ridge Phase 2 Development, included a summary of his initial consultation efforts and copies of comments received. In this initial submission it was reported that both positive and negative comments were received from the surrounding community with a percentage also being neutral. It was noted the most significant concerns came from the acreage owners in the current Hidden Ridge subdivision that will be adjacent to the proposed Phase 2, with concerns including loss of privacy, more noise and increased density of the new area.

In reworking the concept plan, full consideration was given to these initial concerns noted. The buffer between the existing and new development has been increased to eliminate “pinch points”, and the number of lots (and therefore the number of houses) adjacent to the existing residential lots in Hidden Ridge Estates has been reduced. The landscape plan indicates where additional plantings will be placed to further screen development from the view of existing homeowners.

3.2 Community Consultation – 2010

In order to provide opportunity to review and comment on the revised Applewood Estates Concept Plan in conjunction with detailed mapping (including topography, drainage, aerial photography, and landscape planning), a Public Open House was held on May 31, 2010 at the Floral Community Centre. A mailout containing an overview of the proposed development, concept plan, and comment sheet, was sent to all residents within a one mile radius of the subject property, using a mailing list provided by the Rural Municipality of Corman Park. See Appendix H for a copy of the information package, and mailing list. Representatives from Applewood Estates, AECOM and the Rural Municipality of Corman Park were in attendance at the open house.

Approximately 30 people were in attendance at the May 31, 2010 Open House. While the Open House was originally scheduled to follow an informal “come and go” format, at the request of the participants, a round table open discussion was held. It was stressed to those in attendance that, while informal notes were being taken of this discussion, comments should be submitted by written correspondence. Comments were requested by June 11, 2010. The majority of participants at the Open House were residents of Hidden Ridge. Eric MacDougall, Planner with the Rural Municipality of Corman Park, was in attendance and responded to many of the questions that were pertinent to the bylaws and policies of the Rural Municipality of Corman Park.

In addition to the Public Open House, representatives of Applewood Estates held individual discussions with the residents/property owners of two parcels that are directly affected by aspects of this proposed development, in order to discuss their specific interests, as noted below:

Colin and Nicole Allan, (Parcel A NE 11-36-4-W3) own and live on the 10 acre parcel previously subdivided from within the quarter section now proposed for development. They have indicated no concerns with the proposed development.

Robert Norlin owns the parcel of land directly east and adjacent to the Applewood Development (Ptn. SE 13-36-4-W3) and has a driveway access onto the Patience Lake Highway at the westerly edge of his property. The Department of Highways has indicated that they require any new access points to the Patience Lake Highway to be situated at the quarter section line, and therefore recommended a shared approach be developed with this property owner. It is proposed that the internal roadway for Applewood Estates be aligned adjacent to the quarter section line between the southeast and the SE ¼ 13-36-4-W3. This will allow opportunity for access to be provided to the Ptn. SE 13-36-4-W3 from Applewood Drive, thereby reducing the number of access points onto the Patience Lake Highway, and provide a safer access to the lot.

An agreement has been reached with Mr. Norlin to accommodate his preferred design for a shared approach onto Patience Lake Highway, as outlined in Section 2.3.1.1 (Access and Egress).

3.3 Public Comment Sheets

Comment sheets submitted by the public in response to the information presented at the Public Open House are attached in Appendix I. The following provides a short summary of key points raised and the Developers response and/or proposed mitigation strategies.

3.4 Comments/Response/Mitigation Summary

The following list of points highlight the “key” elements that were addressed as reflected in omissions/amendments from the concept presented at the May 31, 2010 “Public Open House” and the revised Concept Plan (Figure 5) as reflected in the Webb “Plan of Proposed Subdivision”.

- a) Four larger lots (average: 5.18 ac.) back onto the existing eight lots in Hidden Ridge Estates.
- b) The overall lot sizes and density of Applewood Estates is 3.7 acres per lot which exceeds the minimum allowed of 2.47 acres per lot.
- c) The Subdivision layout compliments the existing topography and natural vegetation.
- d) The previous policy of a one-mile separation between country and residential developments were eliminated through previous decision of the Council of the R.M. of Corman Park and are outside the scope of this proposal.
- e) Environment Reserve (ER-1) has been removed and re-designed to accommodate four large lots that include a 30.0 m Development Control Easement.
 - No public access
 - No pathway
 - No structures
 - No vegetation disruption
- a) Pedestrian trail system is now internal and circulates along the south.
- b) Additional tree planting is proposed along portions of the development control easement and municipal buffers.
- c) The terrestrial assessment (see Appendix “F”) noted that with respect to wildlife, the fragmentation of the landscape in and around the proposed development area has influenced and limited habitat quality, but that the structural, spatial and vegetation community diversity still provides suitable habitat for some species, notably birds and small mammals.
- d) Restrictive covenant and architectural guidelines are detailed in Appendix D.
- e) Water will be supplied via a 6-inch SaskWater pipeline located approximately 3 kilometres to the east.
- f) Sewage disposal details provided by “Tank Smart” outline the installation and monitoring details of the septic disposal system for Applewood Estates (see Appendix C).
- g) Any damage directly related to construction will be the responsibility of the contractor. All contractors/builders will be required to contain construction materials/products within the lot, travel with loads

covered and be encouraged to minimize impacts on other properties. All heavy equipment site construction vehicles will be required to access and egress Applewood development from Patience Lake highway (location to be determined).

- h) No internal roadway or pathway (trail) lighting is proposed within Applewood. Landscape entry feature/signage may include some lighting.
- i) The noise bylaw of the R.M. would apply and subject to enforcement by the R.M.

Table 3 Density of Applewood in Comparison to Hidden Ridge

	Hidden Ridge Estates	Applewood Estates
Total area	159 acres	148.54 acres
Number of Lots	30	39
Gross Density (Total subdivision area divided by # of Lots)	5.3 acres per lot	3.8 acres per lot

4. Marketing Plan

To date a number of unsolicited enquiries have been received from individuals, builders and realtors with interest in this development.

Applewood has numerous means which will be employed to promote the sale of lots within the proposed subdivision at the appropriate time. These may include but are not necessarily limited to:

- | | |
|---|-----------------------------|
| Discussions with executive home builders | Listing with local realtors |
| In-house sales personnel | Web-based media |
| Magazine, newspaper and radio advertizing | Trade shows |

5. Summary

Applewood Estates is proposed for an area that is well suited to country residential development. The development has been planned to complement other development in the area, and is not expected to result in undesirable impacts to the existing community. Applewood Estates will retain a naturalized look and feel, with emphasis placed on preserving the existing vegetation and bluffs of trees, topography and natural landscape. It is anticipated that there will be a high demand for lots in this subdivision, due to the amenities that it offers and its proximity to the city.

The Board of Directors for Applewood Estates is committed working with the RM Council and Administration to ensure all development details and requirements are addressed in a timely and appropriate manner.