

8 APPENDICES

Appendix A
Development Concept Plan

Appendix H
Geotechnical Reports

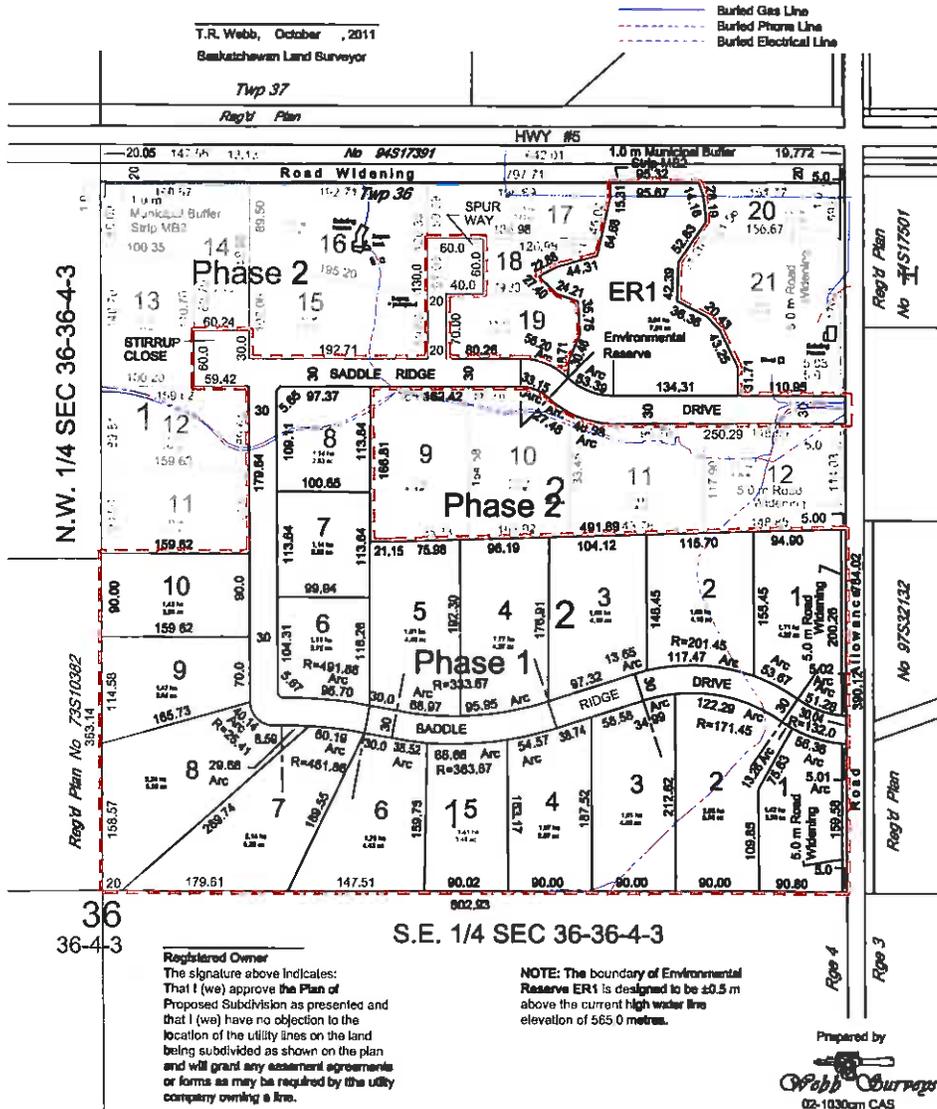
**SADDLE RIDGE PHASE I
 PLAN OF PROPOSED SUBDIVISION
 OF PART OF N.E. 1/4 SEC. 36-
 TWP. 36 - RGE. 4 - W. 3rd Mer.
 RM OF CORMAN PARK NO 344
 SASKATCHEWAN
 BY T.R. WEBB, S.L.S.
 SCALE 1:5000**

Dimensions shown are in metres and decimals thereof.
 Portion of this plan to be subdivided is outlined in red
 with a bold, dashed line and contains 38.43± ha (94.98± ac.)
 which includes 5.98± ha (14.77± ac.) for roadways and road widening.
 Distances are approximate and may vary by ±5 metres.

Scale

T.R. Webb, October, 2011
 Saskatchewan Land Surveyor

— Buried Gas Line
 - - - Buried Phone Line
 - - - Buried Electrical Line



N.W. 1/4 SEC 36-36-4-3

Reg'd Plan No 73510382

36
36-4-3

S.E. 1/4 SEC 36-36-4-3

Registered Owner
 The signature above indicates:
 That I (we) approve the Plan of
 Proposed Subdivision as presented and
 that I (we) have no objection to the
 location of the utility lines on the land
 being subdivided as shown on the plan
 and will grant any easement agreements
 or forms as may be required by the utility
 company owning a line.

NOTE: The boundary of Environmental
 Reserve ER1 is designed to be ±0.5 m
 above the current high water line
 elevation of 565.0 metres.

Prepared by

 02-1030cm CAS

Appendix B
Terrestrial Report

Golder Associates Ltd.

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Saskatoon, Saskatchewan, Canada S7H 0T4
Telephone 306-665-7989
Fax 306-665-3342



REPORT ON

**TERRESTRIAL ASSESSMENT FOR THE
SADDLE RIDGE
MULTI-PARCEL SUBDIVISION
2007**

Submitted to:

East Ridge Developments Inc.
Site 601, Box 16, R.R. #6
Saskatoon, Saskatchewan
S7K 3J9

Attention: Mr. Landry Merkosky

DISTRIBUTION:

- 3 Copies - East Ridge Developments, Saskatoon, Saskatchewan
- 2 Copies - Golder Associates Ltd., Saskatoon, Saskatchewan

October 2007
07-1361-0460-2000



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1.0 INTRODUCTION

East Ridge Developments Inc. (East Ridge Developments) is proposing to construct a multi-parcel country residential subdivision, approximately 7.0 km east of Saskatoon. The proposed subdivision, known as Saddle Ridge, will encompass approximately 65 ha (160 acres) of deeded land in NE 36-36-4 W3M, and is contained within the Cheviot (73B/1) 1:50,000 National Topographic System mapsheet.

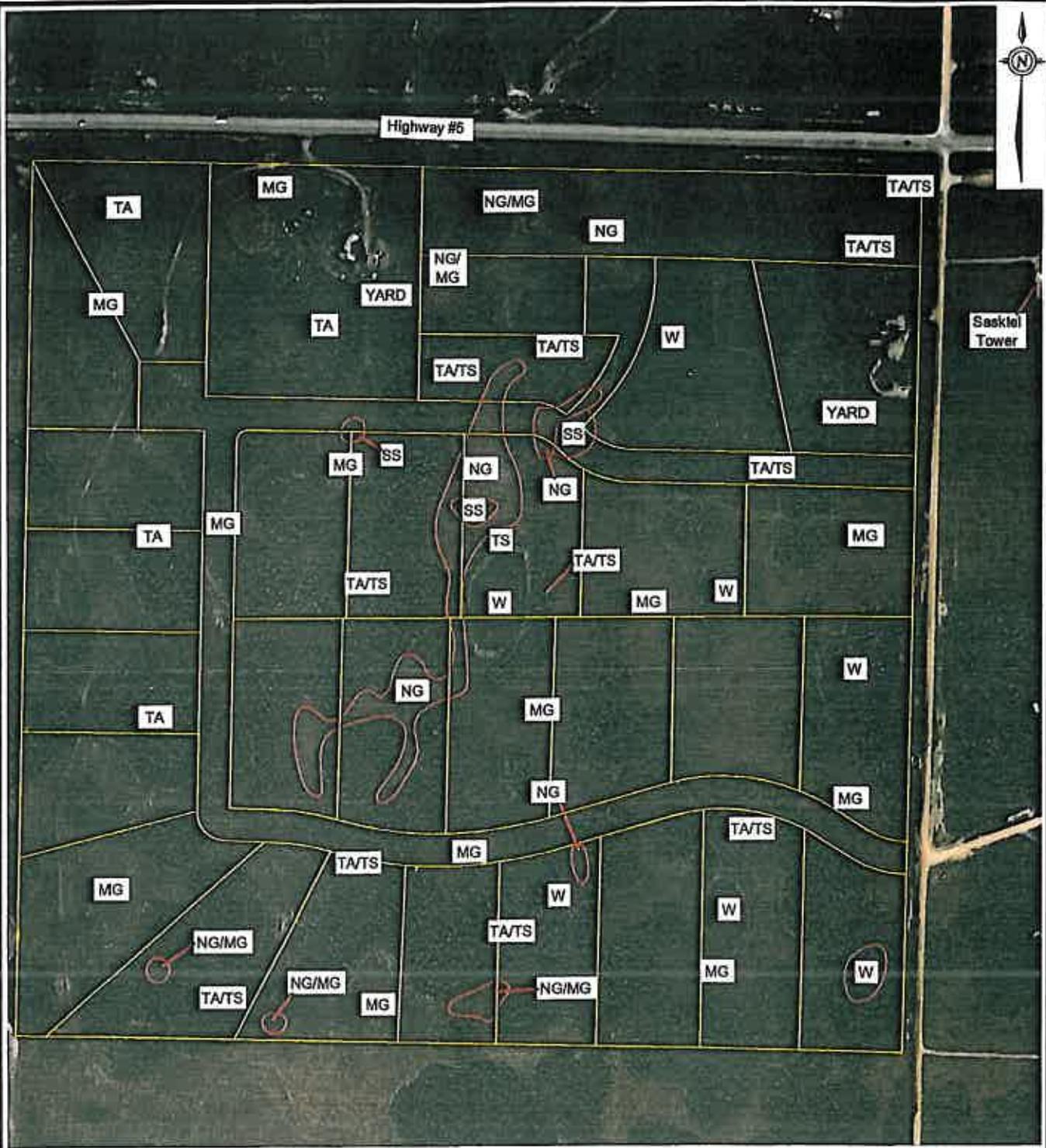
As part of the conditions attached to the *Application for Rezoning* issued by the Rural Municipality of Corman Park No. 344, an assessment is required to determine the presence of any environmental sensitivities within the defined subdivision boundaries. Golder Associates Ltd. (Golder) was retained by East Ridge Developments to complete a field assessment of the proposed subdivision area and prepare a report for submission to regulatory agencies. Wade Falk (environmental technician, Golder) conducted a field evaluation of the proposed subdivision on September 10, 2007.

As per the conditions outlined in the *Application for Rezoning*, this report describes the current environmental character of the proposed subdivision area, with a primary emphasis on the existing plant communities. Representative photographs of the Project area are provided in Appendix I and a complete vegetation species list is provided in Appendix II.

1.1 Project Overview

As illustrated in Figure 1, the proposed Saddle Ridge Multi-Parcel Subdivision (the "Project") will consist of 31 lots and an access road that will encompass a total of approximately 60 ha (148 acres). The lots will vary in size from 1.01 ha (2.50 acres) to 2.92 ha (7.23 acres). The access road will extend into the property from the existing grid road located along the east edge of the quarter section. Excluded from the development is an existing farm lot located within an approximately 4 ha (9.88 acres) parcel towards the northwest corner of the property.

G:\2007\1361\07-1361-0460 East Ridge Developments HRIA Common File\K\cod\Phase 2000\ Drawing file: 07-1361-0460 Habitat Map.dwg Oct 29, 2007 - 2:52pm



Legend	
MG	Modified Grassland
NG	Native Grassland
SS	Short Shrub
TA	Trembling Aspen
TS	Tall Shrub
W	Water

REFERENCE:
Google Earth Image and East Ridge Developments.

NAD83 Zone 13

PROJECT EAST RIDGE DEVELOPMENTS
SITE ASSESSMENT
SADDLE RIDGE, SASKATCHEWAN

TITLE **GENERAL LOCATION AND HABITAT MAP
FOR THE PROPOSED SADDLE RIDGE
MULTI-PARCEL SUBDIVISION, 2007**



PROJECT	07-1361-0460	FILE No.
DESIGN		SCALE AS SHOWN
CADD	GNS 05/10/07	REV. 0
CHECK	WF 05/10/07	
REVIEW	WF 05/10/07	

FIGURE: 1

2.0 ENVIRONMENTAL OVERVIEW

The following overview pertains to the immediate Project area and includes site-specific information collected during the September 2007 field trip.

2.1 Land Use

Primary land use in the Project area includes acreages, livestock grazing, forage and cereal crop production, transportation, and communication infrastructure. Highway 5 is located on the north boundary and a grid road parallels the east boundary of NE 36-36-4 W3M. Acreage residences, modified grassland with trembling aspen clones, and a farm yard are located north of the property across Highway 5 and a SaskTel communication tower is located across the grid road from the northeast corner of the property. New acreage developments are located across the grid road from the southeast corner of the property. Modified pasture is located south of the property and cultivated land is located west of the property.

Present land use of NE 36-36-4 W3M includes pasture grazing for horses and hay production. Two existing yard sites are present in the quarter section, one located towards the northwest corner and the other at the northeast corner.

2.2 Topography

The proposed Project will be located within a Moraine land system (Hart 1980). Moraine are lands formed on predominantly unsorted glacial deposits (till), comprised of undulating plains, "knob and kettle" terrain, and other topographical variations. The terrain on which the Project will be located is characterized by "knob and kettle" moraine varying from relatively level to moderately to strongly sloped ridges (5% to 15%) with interspersed low-lying depressions.

2.3 Soils

The Project will be located in the Dark Brown soil zone of Saskatchewan and specifically on the Weyburn and Biggar soil association (Acton and Ellis 1978). Weyburn soils are loamy textured Dark Brown soils formed on unsorted glacial till. These soils are classified as very to excessively stony, with a low susceptibility to wind and water erosion. Biggar soils, located in the northwest corner of the Project, are sandy loam textured Dark Brown soils formed in coarse to moderately coarse textured, weakly to moderately calcareous, gravely glacio-fluvial deposits. These soils are classified as unsuitable for sustained cultivation due to low moisture holding capacity and susceptibility to erosion (Acton and Ellis 1978).

2.4 Hydrological Resources

There are no well-defined drainages (*e.g.*, creeks) located within the Project area; however, several wetlands with both seasonal standing water and more permanent standing water are located on the property. The largest wetland is located in the northeast corner of NE 36-36-4 W3M and likely holds water on a permanent basis. Several smaller wetlands are located in the central and eastern half of the quarter section (Figure 1). The wetlands showed evidence of having higher than average water levels, as indicated by water extending beyond the woody riparian vegetation (*e.g.*, willows) that would normally surround the wetlands (Appendix I, Photo 4). Small kettle depressions located in the center of most of the trembling aspen bluffs in the proposed subdivision also appear to support water on a seasonal basis as catchments during periods of high precipitation and runoff. During the field inspection, most depressions in the trembling aspen bluffs either had moist surfaces or shallow standing water, and the type of vegetation communities (*i.e.*, mesic to hygric species) in these latter areas indicated that typically they are periodically wet. Due to above normal precipitation events and climatic conditions during 2007, depressions and low-lying areas had a tendency to retain surface water for a longer duration during the summer months.

2.5 Vegetation

The Project will be located within the Minchinis Upland landscape area of the Moist Mixed Grassland Ecoregion, which is part of the Prairie Ecozone of south-central Saskatchewan (Acton *et al.* 1998). Based on mapping by Hart (1980), the Project will be situated on Class 4 land (*i.e.*, 10% to 30% of the land supports native vegetation and/or introduced perennial forage crops).

The habitat types located in the Project are illustrated in Figure 1 and consist of a mosaic of tree, shrub, and open grass dominated communities. Most of the quarter section has been previously disturbed by cultivation and planting of non-native forage species; however, a strip of non-modified land supporting mostly native vegetation and wetlands extends north-south through the center of NE 36-36-4 W3M. Open areas in the western portion of the quarter section support hay fields comprised of alfalfa and smooth brome. The eastern portion of the quarter section is characterized by modified pasture and the vegetation community in open areas is comprised primarily of smooth brome, Kentucky bluegrass, alfalfa, yellow and white sweet clover, in addition to scattered forbs including dandelion, smooth aster, white prairie aster, and graceful goldenrod.

The open native grassland community located in a north-south strip down the center of the quarter section and in isolated pockets between trembling aspen clones is comprised primarily of Kentucky bluegrass along with needle-and-thread, western porcupine grass, awned wheatgrass, northern wheatgrass, early bluegrass, upland sedges, mat muhly grass, early bluegrass, Sandberg's bluegrass, Canada wild rye, June grass, blue grama grass, and western wheatgrass. No areas of fescue cover were noted. Typical forbs observed included: goldenbean, three flowered avens, common yarrow, wavy leaved thistle, prairie crocus, prairie chickweed, smooth aster, goldenrod, and white prairie aster.

As indicated previously, wooded areas within the proposed subdivision are dominated by trembling aspen. A variety of tall and short shrubs are present as understory species and along the outer mantels of the bluffs. Understory species include gooseberry and rose. Silverberry is the primary tall shrub species around the margins of the trembling aspen clones, as well as along local slopes in the central portion of the quarter section. Chokecherry, red osier dogwood, willow, and Saskatoon were also present, particularly around low-lying areas and depressions, while isolated patches of Saskatoon or chokecherry are present in the open grassland areas in the central portion of the property. Patches of short shrub communities, dominated by western snowberry, are also found in open draws and mesic sites sporadically across the native grassland habitat. Due to fire suppression and limited grazing, shrub species have expanded out from the outer margin or mantel around the trembling aspen clones and into open grassland communities. The yard site towards the northwest corner of the quarter section contains several mature white spruce in addition to stands of trembling aspen. The yard site towards the northeast corner of the quarter section contains trembling aspen, Manitoba maple, and caragana.

The numerous depressions, which act as wetlands with both seasonal and permanent standing water, are ringed by reedgrasses, sedges, rushes, and willows. As noted previously, the small kettle depressions located in the center of most of the aspen clones also contained shallow standing water or showed evidence of standing water (*i.e.*, wet soil) at the time of the field survey. The presence of mesic species, including raspberry, red osier dogwood, gooseberry, stinging nettle, and early blue violet in many of these kettle depressions, indicates that generally they are only periodically wet.

Even though the Project area supports pockets of native vegetation cover, these vegetation communities have been subjected to various modifying influences including limited grazing, fire suppression, invasion/introduction of exotic flora species (*e.g.*, smooth brome, quack grass, Canada thistle, and sweet clover), woody species encroachment, and localized patch and corridor disturbances (*e.g.*, trails, fencelines, and clearing). In particular, smooth brome is present in the understory of the wooded areas throughout the property and crested wheatgrass is predominant around the yard site located at the northeast corner of the quarter section.

Where not subject to residence/acreage development, lands surrounding the proposed subdivision have largely been cultivated and support either annual cereal crops or perennial hayland/pasture with treed habitat surrounding local depressions and wetlands.

A list of all plant species observed during the field reconnaissance is provided in Appendix II and the *Checklist of the Vascular Plants of Saskatchewan* (Harms 2003) is the taxonomic naming authority used for all plant species in this report.

2.5.1 Listed Plant Species

There are no known records of Committee on the Status of Endangered Wildlife in Canada (COSEWIC) (2007) listed species occurring in the immediate Project area. However, the Saskatchewan Conservation Data Centre (SCDC) (2007a) has identified fescue grassland as a tracked plant community. The grass species itself is not sensitive; however, its occurrence in the grassland could be indicative of fescue grassland and provincially, only limited amounts of native fescue prairie remain. Much of the fescue grassland habitat type has been cultivated and remaining areas are subject to woody encroachment due to fire suppression, invasion by exotic plant species, continued fragmentation, and overgrazing. Collectively, these activities continue to impact at remaining sites and consequently the SCDC has designated fescue grassland as a sensitive habitat type. As noted above, no plains rough fescue was observed on the proposed Project.

A search of the SCDC sensitive species website (SCDC 2007b) indicated that Craze's sedge (*Carex crazei*) and five-foilate cinquefoil (*Potentilla nivea* var. *pentaphylla*), both provincially listed (S1 and S2, respectively), might be found in the Project region. However, Craze's sedge was most recently observed approximately 1.6 km south of the Project in 1972, and five-foilate cinquefoil was most recently observed approximately 2.4 km southeast of the Project in 1952. Neither of these species were encountered during the field survey of the Project.

In regards to other provincially sensitive plant species which could potentially occur in the Project (Harms *et al.* 1992), such as few flowered oat grass (*Danthonia unispicata*), Texas wild rye (*Elymus diversiglumis*), daisy fleabane (*Erigeron strigosus*), and nodding onion (*Allium cernuum*), none of these provincially listed plant species were observed during the September survey. Nonetheless, the native vegetation communities in the Project have a moderate potential to support these sensitive plant species.

2.6 Wildlife and Habitat

The landscape surrounding the proposed Project has been modified by cultivation, linear road, and residence developments. A high grade municipal grid road on the east side of NE 36-36-4 W3M, proximity to Highway 5 on the north side of the property, coupled with adjacent agricultural activities and acreage developments, collectively expose the development area to chronic human activity and intrusion. Though discontinuous patches and potential movement corridors are located in close proximity, notably to the south of the property, there is limited connectivity between the Project and surrounding native habitat. Consequently, the surrounding chronic land use activities reduce the suitability of the habitat within the Project. Nonetheless, the central portion of NE 36-36-4 W3M and wetlands within the quarter section do support habitat that is favourable for a number of wildlife species. However, similar habitat is not limiting in the area, as the Project is located on the northern fringe of similar habitat that extends several kilometres to the south.

During the field assessment, wildlife observations consisted of sightings of white-tailed deer (*Odocoileus virginianus*) and a variety of waterfowl at the large wetlands. Noted wildlife sign (e.g., scat, burrows, and tracks) of other wildlife species include white tailed jack rabbit (*Lepus townsendii*) and Richardson's ground squirrel (*Spermophilus richardsonii*).

2.6.1 Listed Wildlife Species

Three listed wildlife species, namely loggerhead shrike (*Lanius ludovicianus*), Sprague's pipit (*Anthus spragueii*), and short-eared owl (*Asio flammeus*) could potentially be found in the local area. While habitat for these species is contained within NE 36-36-4 W3M, these species were not encountered during the field survey and no documented sightings of these species are listed for the immediate area on the SCDC sensitive species website (SCDC 2007b).

3.0 CONCLUSION

The grassland communities found within the central portion of the property are dominated by Kentucky bluegrass and are heavily encroached by western snowberry and silverberry, as well as subject to the intentional seeding and volunteer establishment of invasive introduced species, especially smooth brome. In the absence of fire, a vegetation management program (e.g., designed program to remove species) or structured grazing rotations with varying intensities, woody species, and non-native grasses will continue to expand their occurrence and dominate the vegetation community. In addition, continued land use changes in the areas adjacent to this parcel of land will also influence the ecology within the property. The native vegetation community is expected to continue to be modified from its current state during the ensuing years, primarily through the introduction of non-native plant propagules, continual woody species encroachment, and alteration/disruption to natural ecological processes.

In an effort to help maintain the remnant native vegetation present on the property, a proposed mitigation measure will be to encourage lot purchasers to limit the amount of landscape modification within their parcel in an effort to conserve the current native plant communities and wetland areas.

In regards to wildlife, the fragmentation of the landscape in and around the proposed development area has influenced and limited habitat quality. However, as noted previously, the structural, spatial, and species diversity of the vegetation community still provides suitable habitat for some species, most notably birds and small mammals. Most current species that utilize the area will continue to do so, as evident in other rural residential developments surrounding Saskatoon and other nearby communities. There is also alternate habitat of similar character within the immediate area and this habitat type is not unique or limited in the area. However, increased road use from development can also increase potential for wildlife/vehicle collisions.

Where efforts are employed to maintain some of the existing vegetation communities and wetlands, it will still provide nest and perch sites for avian species, and food, shelter, and rest habitat for mammals and insects. The wetlands currently on the property provide habitat for a variety of bird species, including waterfowl. As well, they may also provide habitat for reptiles, amphibians and a variety of insects, all of which contribute to a healthy ecosystem. It is recommended that efforts be employed to preserve these features where possible. East Ridge Developments has indicated that, at present, there are no plans to disturb existing, well defined, or permanent wetland areas, and efforts will be made to avoid these areas where feasible. Further, the developer has indicated that cooperative habitat donations to organizations such as Duck Unlimited are being considered for specific parcels of land within NE 36-36-4 W3M.

4.0 CLOSURE

We trust the above meets your present requirements. If you have any questions or require additional details, please contact the undersigned.

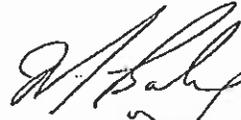
GOLDER ASSOCIATES LTD.

Report prepared by:

Report reviewed by:



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Environmental Technician



Mark Ealey, B.Sc., Associate
Senior Ecologist/Reclamation Specialist

WF/ME/lmg

5.0 LITERATURE CITED

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APPENDIX I
PHOTOPLATES

PHOTOGRAPHS

PLATE: 1



Photo 1: Looking southwest to modified pasture on east side of Project area.



Photo 2: Looking south to hayland and trail on west side of Project area.

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PHOTOGRAPHS

PLATE: 2



Photo 3: Looking south to native grassland area in middle of Project area (note smooth brome in foreground, infringing upon native area).



Photo 4: Looking south to wetland ringed by willows on east side of project area.

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APPENDIX II
VASCULAR PLANT SPECIES LIST

SCIENTIFIC NAME	COMMON NAME
GRAMINOID SPECIES	
<i>Agropyron cristatum</i> ssp <i>pectinatum</i>	Crested Wheatgrass
<i>Agrostis scabra</i> var <i>scabra</i>	Rough Bent Grass
<i>Alopecurus aequalis</i> var <i>aequalis</i>	Water Foxtail
<i>Beckmannia syzigachne</i>	American Slough Grass
<i>Bouteloua gracilis</i>	Blue Grama
<i>Bromus ciliatus</i> var <i>ciliatus</i>	Fringed Brome
<i>Bromus inermis</i> ssp <i>inermis</i>	Smooth Brome
<i>Calamagrostis canadensis</i> var <i>canadensis</i>	Marsh Reed Grass
<i>Calamagrostis stricta</i>	Narrow Reed Grass
<i>Carex</i> species	Sedge Species
<i>Deschampsia cespitosa</i> ssp <i>cespitosa</i>	Tufted Hair Grass
<i>Distichlis spicata</i> var <i>stricta</i>	Saltgrass
<i>Elymus albicans</i>	Awned Northern Wheatgrass
<i>Elymus canadensis</i> var <i>canadensis</i>	Canada Wild Rye
<i>Elymus lanceolatus</i> ssp <i>lanceolatus</i>	Northern Wheatgrass
<i>Elymus repens</i>	Quack Grass
<i>Elymus trachycaulus</i> ssp <i>trachycaulus</i>	Slender Wheatgrass
<i>Elymus trachycaulus</i> ssp <i>subsecundus</i>	Awned Wheatgrass
<i>Hesperostipa comata</i>	Needle and Thread
<i>Hesperostipa curtseta</i>	Western Porcupine Grass
<i>Hordeum jubatum</i> ssp <i>jubatum</i>	Fox Tail Barley
<i>Koeleria macrantha</i>	June Grass
<i>Leymus innovatus</i>	Hairy Wild Rye
<i>Muhlenbergia richardsonis</i>	Mat Muhly
<i>Pascopyrum smithii</i>	Western Wheatgrass
<i>Phalaris arundinacea</i>	Reed Canary Grass
<i>Poa cusickii</i>	Early Bluegrass
<i>Poa palustris</i>	Fowl Bluegrass
<i>Poa pratensis</i> ssp <i>pratensis</i>	Kentucky Bluegrass
<i>Poa secunda</i>	Sandberg's Bluegrass
FORB SPECIES	
<i>Achillea millefolium</i> var <i>millefolium</i>	Common Yarrow
<i>Anemone canadensis</i>	Canada Anemone
<i>Anemone multifida</i>	Cut Leaved Anemone
<i>Antennaria microphylla</i>	Small Leaf Everlasting
<i>Arabis divariacarpa</i>	Purple Rock Cress
<i>Argentina anserina</i>	Silverweed
<i>Artemisia campestris</i>	Plains Wormwood
<i>Artemisia frigida</i>	Pasture Sage
<i>Artemisia ludoviciana</i> var <i>ludoviciana</i>	Prairie Sage
<i>Astragalus crassicaarpus</i>	Ground Plum
<i>Campanula rotundifolia</i>	Harebell
<i>Cerastium arvense</i> ssp <i>strictum</i>	Field Chickweed

SCIENTIFIC NAME	COMMON NAME
FORB SPECIES (continued)	
<i>Chamerion angustifolium</i>	Fireweed
<i>Chenopodium album</i>	Lamb's Quarters
<i>Comandra umbellata</i>	Pale Comandra
<i>Cirsium arvense</i>	Canada Thistle
<i>Cirsium undulaum</i> var <i>undulatum</i>	Wavy Leaved Thistle
<i>Descurainia sophia</i>	Flixweed
<i>Erigeron caespitosus</i>	Tufted Fleabane
<i>Fragaria virginiana</i> ssp <i>glauca</i>	Smooth Wild Strawberry
<i>Gallium boreale</i>	Northern Bedstraw
<i>Glycyrrhiza lepidota</i>	Wild Licorice
<i>Gutierrezia sarothrae</i>	Common Broomweed
<i>Helianthus petiolaris</i> ssp <i>petiolaris</i>	Prairie Sunflower
<i>Heterotheca villosa</i>	Hairy Golden Aster
<i>Juncus balticus</i>	Baltic Rush
<i>Lactuca tatarica</i> var <i>pulchella</i>	Common Blue Lettuce
<i>Lathyrus ochroleucus</i>	Cream Colored Vetchling
<i>Lathyrus venosus</i>	Purple Peavine
<i>Lepidium densiflorum</i>	Common Peppergrass
<i>Liatris punctata</i> var <i>punctata</i>	Dotted Blazing Star
<i>Linum lewisii</i> var <i>lewisii</i>	Lewis Blue Flax
<i>Linum rigidum</i>	Large Flowered Yellow Flax
<i>Lithospermum incisum</i>	Narrow Leaved Puccoon
<i>Medicago sativa</i>	Alfalfa
<i>Mellilotus alba</i>	White Sweet Clover
<i>Mellilotus officinalis</i>	Yellow Sweet Clover
<i>Mentha arvensis</i>	Wild Mint
<i>Maianthemum stellatum</i>	Star Flowered Solomon's Seal
<i>Orthocarpus luteus</i>	Owl's Clover
<i>Potentilla pensylvanica</i>	Prairie Cinquefoil
<i>Pulsatilla patens</i> ssp <i>multifida</i>	Prairie Crocus
<i>Rumex aquaticus</i> var <i>fenestratus</i>	Western Dock
<i>Rumex</i> species	Dock Species
<i>Schoenoplectus pungens</i> var <i>pungens</i>	Three Square Bulrush
<i>Scirpus</i> species	Bulrush
<i>Silene drummondii</i> var <i>drummondii</i>	Drummond's Catch Fly
<i>Solidago canadensis</i> var <i>canadensis</i>	Graceful Goldenrod
<i>Solidago missouriensis</i>	Low Goldenrod
<i>Sonchus arvensis</i>	Perennial Sowthistle
<i>Symphotrichum ciliatum</i>	Rayless Aster
<i>Symphotrichum ciliolatum</i>	Lindley's Aster
<i>Symphotrichum ericoides</i> var <i>pansus</i>	Many-Flowered Aster
<i>Symphotrichum falcatum</i>	White Prairie Aster
<i>Symphotrichum laeve</i>	Smooth Aster

SCIENTIFIC NAME	COMMON NAME
FORB SPECIES (continued)	
<i>Taraxacum officinale</i> ssp <i>officinale</i>	Common Dandelion
<i>Thalictrum venulosum</i>	Velny Meadowrue
<i>Thermopsis rhombifolia</i>	Goldenbean
<i>Thlaspi arvense</i>	Stinkweed
<i>Tragopogon dubius</i>	Yellow Goat's Beard
<i>Typha latifolia</i>	Common Cattail
<i>Urtica dioica</i> ssp <i>gracilis</i>	Stinging Nettle
<i>Vicia americana</i> ssp <i>americana</i>	American Vetch
<i>Viola adunca</i> var <i>adunca</i>	Early Blue Violet
WOODY SPECIES	
<i>Acer negundo</i>	Manitoba Maple
<i>Amelanchier alnifolia</i> var <i>alnifolia</i>	Saskatoon
<i>Caragana arborescens</i>	Caragana
<i>Cornus sericea</i> ssp <i>stolonifera</i>	Red Osler Dogwood
<i>Elaeagnus commutata</i>	Silverberry
<i>Picea glauca</i>	White Spruce
<i>Populus tremuloides</i>	Trembling Aspen
<i>Prunus virginiana</i> var <i>virginiana</i>	Chokecherry
<i>Ribes oxycanthoides</i> ssp <i>oxycanthoides</i>	Northern Gooseberry
<i>Rosa acicularis</i> ssp <i>sayi</i>	Prickly Rose
<i>Rosa arkansana</i> var <i>suffulta</i>	Prairie Rose
<i>Rosa woodsii</i>	Wood's Rose
<i>Rubus idaeus</i> ssp <i>strigosus</i>	Red Raspberry
<i>Salix</i> species	Willow Species
<i>Symphoricarpos occidentalis</i>	Western Snowberry
NON-VASCULAR SPECIES	
<i>Selaginella densa</i> var <i>densa</i>	Prairie Clubmoss

Appendix C
Heritage Resource Impact Assessment Report and Correspondence



Culture, Youth
and Recreation

Heritage Resources Branch
9th Floor 1919 Saskatchewan Dr.
Regina, Saskatchewan
S4P 4H2

(306) 787-5774
debert@cyr.gov.sk.ca

August 22, 2007

Our File: 07-794

Landry and Kim Merkosky
G.S. 601 Box 16 RR #6
SASKATOON SK S7K 3J9

Dear Landry and Kim Merkosky:

**RE: Subdivision Development in the R.M. of Corman Park:
NE and NW 36-36-4 W3M;
HERITAGE RESOURCE IMPACT ASSESSMENT RESULTS**

Please be advised we received (August 22, 2007) a report from Golder Associates Ltd. on their heritage resource impact assessment (HRIA) of this project completed under Investigation Permit #07-209

No new heritage sites were observed in the course of pedestrian survey and subsurface testing of the development area, despite the high potential of the area. Therefore, this office has no further objection to this project proceeding as planned.

On behalf of the Culture and Heritage Branch, please accept our appreciation for having commissioned this investigation, and for your assistance and support in preserving Saskatchewan's archaeological heritage.

Sincerely,

David Ebert
Senior Archaeologist
Archaeological Resource Management

Golder Associates Ltd.

1721 8th Street East
Saskatoon, Saskatchewan, Canada S7H 0T4
Telephone 306-665-7989
Fax 306-665-3342



FINAL REPORT ON

PERMIT NO. 07-209

K

**EAST RIDGE DEVELOPMENT INC.
SADDLE RIDGE SUBDIVISION
NE-36-36-4 W3M**

HERITAGE RESOURCES IMPACT ASSESSMENT

Submitted to:

East Ridge Developments Inc.
G.S. 601 - Box 16 - R.R. 6
Saskatoon, Saskatchewan
S7K 3J9

Attention: Landry Merkosky

DISTRIBUTION:

- 1 Copy - East Ridge Developments Inc., Saskatoon, Saskatchewan
- 1 Copy - Heritage Resources Branch, Regina, Saskatchewan (+1 CD)
- 2 Copies - Golder Associates Ltd., Saskatoon, Saskatchewan

August 2007
07-1361-0460



CREDITS

Senior Review D'Arcy Green, M.A.

Project Manager Brad Novecosky, M.A.

Permit Holder Patrick Young, M.A.

Report Author Patrick Young, M.A.

..... Cara Pollio, B.Sc.

Field Investigator Patrick Young, M.A.

..... Cara Pollio, B.Sc.

Technical Assistance Susanne Botham

..... Leona Gates

EXECUTIVE SUMMARY

East Ridge Developments Inc. contracted Golder Associates Ltd. to conduct a Heritage Resources Impact Assessment on a proposed subdivision located in the NE of 36-36-4 W3M, east of Saskatoon, Saskatchewan. This assessment was completed under Archaeological Investigation Permit No. 07-209 issued by the Heritage Resources Branch.

A total of 85 shovel probes were excavated, and a visual examination of surface and subsurface exposures was completed within the 64 ha project area. No heritage resources were identified during the assessment. As such, there are no further heritage concerns. It is recommended that the subdivision proceed as planned. This Final Report fulfills the permitting requirements necessary for the completion of this Heritage Resources Impact Assessment.

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Golder Associates

1.0 INTRODUCTION

East Ridge Developments Inc. contracted Golder Associates Ltd. (Golder) to complete a Heritage Resources Impact Assessment (HRIA) on the proposed Saddle Ridge subdivision located 7 km east of Saskatoon, Saskatchewan. This project was reviewed by the Heritage Resources Branch and it was determined that the project has the potential to impact heritage resources and that a HRIA was required (File No. 07-794).

The assessment was completed on August 8, 2007 under Archaeological Investigation Permit No. 07-209 issued to Patrick Young (archaeologist, Golder) to identify, record, and assess any heritage resources in potential conflict with the proposed project. Recommendations to the Heritage Resources Branch could then be made regarding appropriate responses to any heritage concerns encountered during the assessment.

This report contains the results of the HRIA. Section 2 describes the physical setting and potential impacts of the project. Section 3 provides an overview of previous archaeological research. Section 4 details the fieldwork conducted during this assessment, while Section 5 discusses the results of the fieldwork. Recommendations can be found in Section 6. A glossary of technical terms is located in Appendix I. A description of the excavated shovel probes is located in Appendix II, and a survey plan of the proposed project can be found in Appendix III.

2.0 PROJECT LOCATION AND POTENTIAL IMPACTS

2.1 Project Location and Local Environment

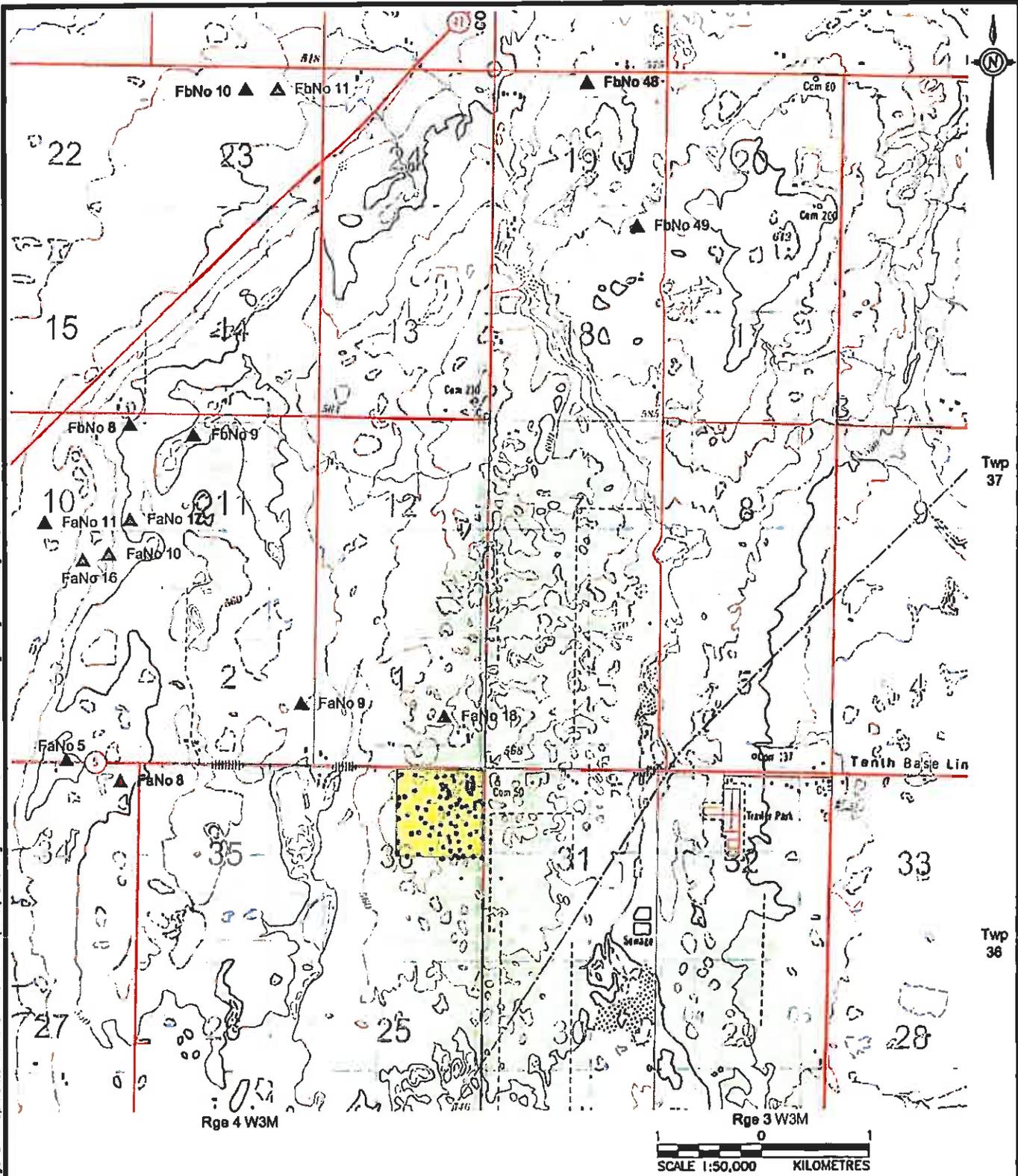
The proposed subdivision is located in the NE of 36-36-4 W3M, immediately south of Highway No. 5 at the junction with Settlers' Ridge Road (Figure 1). The project is located in an area referred to locally as the Strawberry Hills or Minichinas Hills. The Strawberry Hills consist of a glacial till upland that was virtually an island located in Glacial Lake Saskatoon that formed during the last glacial recession (Christiansen 1970). The topography is characterized by undulating plains and a "knob and kettle" terrain. There are no well-defined drainages (*i.e.*, creeks or rivers); however, several wetlands with both seasonal standing water and permanent standing water are located on the project area. The chain of Patience, Burke, and Porter lakes lie approximately 7 km to the east.

The subdivision will encompass approximately 64 ha and includes 31 lots and associated roads. Excluded from the development is an approximately 200 m² farm lot located towards the northwest corner. Most of the quarter section has been previously disturbed by cultivation; however, a strip of intact land supporting native vegetation and sloughs runs north-south down the center of this parcel of land. The terrain ranges from flat to hummocky, with native prairie found on exposed ridges, and aspen bluffs and shrubs located in the hollows of the intact central area. The western portion of the quarter section supports alfalfa and hay fields (Photo 1), while the eastern portion consists of a modified pasture (Photo 2). A large seasonal slough is located toward the northeastern corner of the quarter section (Photo 3).

2.2 Potential Impacts

Construction activities associated with a new subdivision and roads have the potential to impact any heritage resources located within the project area. The most serious activities relate to the grading and excavation of intact soils and sediments where cultural horizons may be situated. Machinery such as bulldozers, graders, and heavy trucks can also compress the soils or initiate erosional processes that would seriously impact heritage resources. Disturbance from trenching and installation of future utilities such as natural gas, phone, and electricity will also impact intact soils. These alterations may involve the displacement of artifacts resulting in the loss of contextual information, or the destruction of the artifacts and features themselves, resulting in the complete loss of heritage information. Impacts to heritage resources are permanent and irreversible.

C:\2007\1361\07-1361-0460 East Ridge Developments HRIA Corman Park\cad\ Drawing files: 07-1361-0460-Heritage.dwg Aug 16, 2007 - 12:30pm



Legend

- Proposed Subdivision
- Known Heritage Resource
- Shovel Probe

REFERENCE:
 Department of Energy, Mines and Resources,
 The Surveys and Mapping Branch,
 Map Sheet 73B/01

NAD27 Zone 13

PROJECT EAST RIDGE DEVELOPMENTS
 HRIA
 CORMAN PARK

TITLE LOCATION OF PROPOSED SUBDIVISION,
 KNOWN HERITAGE SITES AND
 SHOVEL PROBES



PROJECT	07-1361-0460	FILE No.	
DESIGN		SCALE	AS SHOWN
CADD	SB	15/08/07	REV. 0
CHECK	PV	15/08/07	
REVIEW	PV	15/08/07	

FIGURE: 1

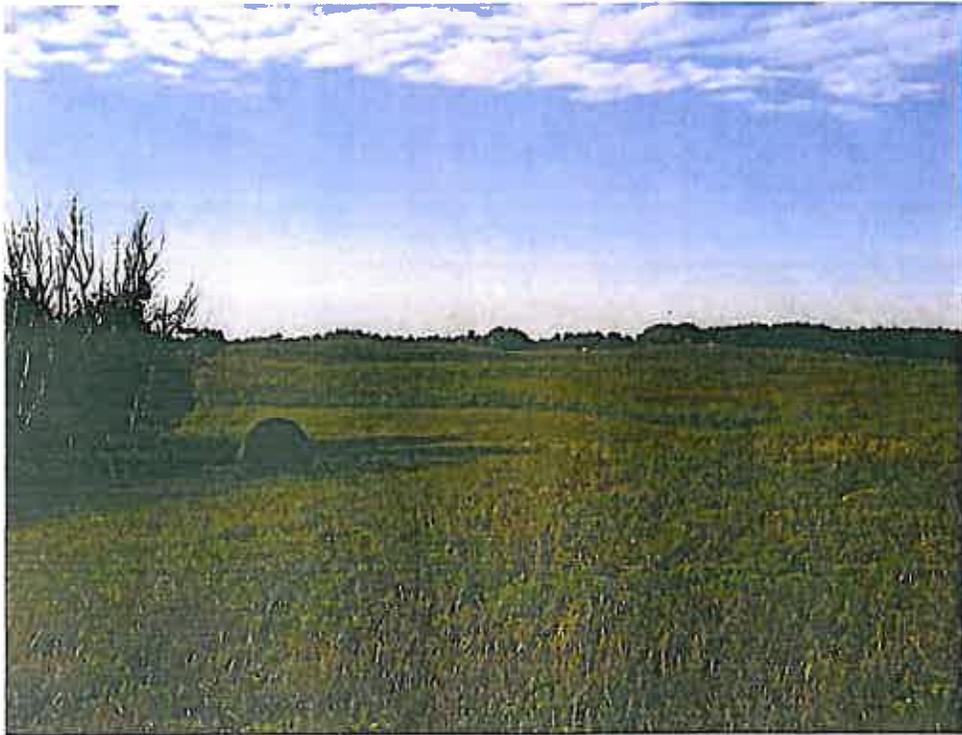


Photo 1 View looking south across hay field in project area



Photo 2 View looking north across modified pasture in project area



Photo 3 View looking west across slough in project area

3.0 PREVIOUS ARCHAEOLOGICAL RESEARCH

The Heritage Resources Branch database for previously recorded heritage resources was consulted prior to the field component of the HRIA. The objective was to identify the types of archaeological sites in the area and to determine if any of these sites were in conflict with the project.

The results indicate that 15 sites have been recorded in the area (Figure 1; Table 1). These heritage resources were identified either prior to the provincial permitting system or as part of HRIAs conducted for subdivision projects (Golder 2001, 2005, 2007; Stanley Consultants 1998). The vast majority of these heritage resources consist of precontact artifact find sites, and only one contains a diagnostic projectile point. FbNo 48 consists of a single, reworked Duncan/Hanna projectile point that dates from approximately 4,100 to 3,100 years Before Present (Golder 2005). Site FaNo 18 is represented by three stone cairn features, and FaNo 3, also known as Derr Drews or the Princess Burial site, has been designated a Site of Special Nature (SSN) and is provided additional protection per Section 64 of *The Heritage Property Act*. The presence of this SSN suggests that highly significant sites could potentially be encountered in the project area. None of these known sites is in conflict with the current project.

Table 1
Previously Recorded Heritage Resources in the Vicinity of the Project Area

Borden No.	Site Type	Permit No.	Distance from Project (km)	Conflict (Status)
FaNo 3	Site of Special Nature	-	-	No
FaNo 5	Artifact Scatter	78-000:00	3.1	No
FaNo 8	Artifact Find	82-000:00	2.6	No
FaNo 9	Artifact Find	78-000:00	1.1	No
FaNo 10	Artifact Scatter	78-000:00	3.5	No
FaNo 11	Artifact Find	78-000:00	4.1	No
FaNo 16	Artifact Find	98-030:00	3.6	No
FaNo 17	Artifact Find	98-030:00	3.5	No
FaNo 18	Multiple Features	01-031:00	0.5	No
FbNo 8	Artifact Find	78-000:00	6.4	No
FbNo 9	Artifact Find	78-000:00	3.7	No
FbNo 10	Artifact Find	78-000:00	6.5	No
FbNo 11	Artifact Find	78-000:00	6.5	No
FbNo 48	Artifact Find	05-146:00	6.4	No
FbNo 49	Artifact Find	07-120:00	5.3	No

4.0 ARCHAEOLOGICAL FIELDWORK

The HRIA for the proposed subdivision was completed using systematic pedestrian reconnaissance and sub-surface test exploration. Pedestrian surface reconnaissance is the most common method used by archaeologists to identify sites within a project area (Ruppé 1966). Visual inspection of the ground is particularly effective in areas with good surface visibility, such as regions of limited soil development and sparse vegetation (Schiffer *et al.* 1978). Shovel probes are used by archaeologists to locate and identify subsurface archaeological deposits, and are necessary in areas of poor surface visibility (Krakker *et al.* 1983; Nance and Ball 1986; Kintigh 1988). Beyond a tool of discovery, shovel probes can also provide important information on the integrity, dimensions, and density of cultural materials found at archaeological sites (Kintigh 1988).

A surface reconnaissance was completed within the boundaries of the proposed subdivision. Ten pedestrian transects were spaced at 50 m to 100 m intervals and oriented north-south. Surface visibility in the treed depressions was poor due to the thick understorey of shrubs. However, surface visibility in native prairie and modified pasture on the upland was moderate to good due to less dense vegetation and previous horse or cattle grazing. Additional subsurface exposure was provided by cultivation and rodent disturbance as well as livestock trails. One linear rock pile measuring approximately 25 m long, 1 m high, and 0.8 m wide was noted in a treed area at the south end of the subdivision. This feature was attributed to land clearing activities dating to the 20th century (Photo 4). No precontact features or artifacts were observed during the reconnaissance.

A total of 85 shovel probes were excavated to determine the presence of buried archaeological deposits (Figure 1). The probes were generally shallow as glacial tills were encountered at approximately 15 cm to 20 cm below surface. Attention was focussed on the areas of intact native vegetation in the central area of the subdivision and the large seasonal slough along the northern boundary. These probes were placed at approximately 50 m intervals. The typical stratigraphic profile in the native prairie was as follows:

- 0 cm to 3 cm sod;
- 3 cm to 16 cm, brown silty loam; and,
- 16 cm to 30+ cm, tan clay and gravel.

The typical stratigraphic profile in the aspen bluffs was as follows:

- 0 cm to 8 cm organic duff;
- 7 cm to 20 cm grey silt; and,
- 20 cm to 40+ cm, yellow sand and gravel.



Photo 4 View of linear rock pile towards southern boundary of proposed subdivision

Shovel testing was less intense in areas previously disturbed by cultivation. Probes were judgementslly placed at approximately 200 m intervals to determine if intact deposits were present below the plow zone. The typical stratigraphic profile in these areas was as follows:

- 0 cm to 8 cm brown silty loam plow zone;
- 8 cm to 18 cm, brown sandy loam; and,
- 18 cm to 30+ cm, tan clay and gravel.

All sediments from the probes were manually inspected with a trowel. No cultural materials or buried soils were identified. Probes were recorded with a Global Positioning System. These locations are presented in Appendix II.

5.0 FIELDWORK RESULTS

After completing a surface reconnaissance and shovel-testing program, no heritage resources were identified during this HRIA. As such, there are no further heritage concerns with the proposed subdivision.

6.0 SUMMARY AND RECOMMENDATIONS

Golder conducted an HRIA on the proposed Saddle Ridge subdivision located in the NE of 36-36-4 W3M, east of Saskatoon, Saskatchewan. This HRIA was completed using standard archaeological reconnaissance procedures for projects of this nature. No heritage resources were identified during this assessment.

It is recommended that East Ridge Developments Inc. be provided with regulatory approval per Section 63 of *The Heritage Property Act* to proceed with the subdivision as proposed. This report fulfils the requirements of *The Heritage Property Act* for completion of a Final Report summarizing the results of assessment activities.

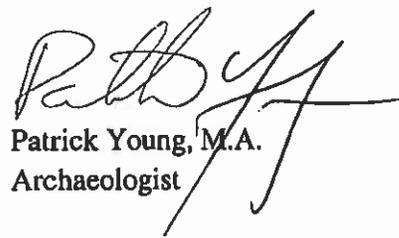
Even the most thorough investigation may not identify all archaeological materials that may be present. It is advised that if unanticipated archaeological materials or features (including but not limited to, hearth features, lithic, ceramic and faunal artifacts, and human remains) are encountered during construction or related activities, all work in the immediate area should cease, and the Heritage Resources Branch and Golder should be contacted.

7.0 CLOSURE

We trust the above meets your present requirements. If you have any questions or require additional details, please contact the undersigned.

GOLDER ASSOCIATES LTD.

Report prepared by:



Patrick Young, M.A.
Archaeologist

Report reviewed by:



D'Arcy Green, M.A., Associate
Senior Archaeologist

PY/DG/ldmg

8.0 REFERENCES

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APPENDIX I
GLOSSARY OF TECHNICAL TERMS

Archaeology	The study of past cultures through the scientific investigation of their material remains.
Artifact	Any object used or modified by people.
Artifact Find	A category for archaeological sites consisting of five or fewer artifacts.
Artifact Scatter	A category for archaeological sites consisting of more than six artifacts.
Artifact/Feature Combo	A category for archaeological sites consisting of a combination of both artifacts and features (<i>e.g.</i> , stone circles and debitage).
B.P.	Before present. 1,000 B.P. = 1,000 years before 1950 A.D. or approximately 1,000 A.D.
Cairn	A mound of cobbles, often constructed on a hilltop usually functioning as a burial cover, cache cover, drive line, or landscape marker.
Ceramics	Clay artifacts, such as vessels, that have been intentionally fired.
Core	A stone from which flakes have been intentionally removed.
Debitage	Waste by-products from stone tool manufacture. This includes flakes and shatter.
Faunal Remains	Bones and other animal parts found in archaeological sites. If modified by human activities, they are considered artifacts (<i>e.g.</i> , bone awl).
Feature	The remains of any non-portable human activity that cannot be removed from a site without disturbing it (<i>e.g.</i> , hearth or pit).
Fire Broken Rock	Rock that has been discoloured, cracked, or otherwise altered by exposure to fire. This is frequently characteristic of prehistoric occupation sites and can be associated with hearth features.
Flake	A stone fragment intentionally detached from a source rock during tool manufacture. Three flake types are generally recognized: primary flakes represent early stages of reduction where the original cortex is present on the dorsal surface; secondary flakes represent later stages of reduction where no cortex is present; and tertiary flakes represent the final stages of reduction where small pressure flakes are removed to produce the cutting or scraping edge of a tool.

Hearth	A feature containing ash, charcoal, burned rock, or other evidence of fire created by people.
Heritage Resource	Any human or natural artifact or feature that is of interest for its architectural, historical, cultural, environmental, archaeological, palaeontological, aesthetic or scientific value.
Lithics	A general term used to refer to stone artifacts such as tools, cores, or debitage.
Multiple Feature	A category for archaeological sites consisting of several features of different kinds (<i>e.g.</i> , a cluster of stone circles and cairns).
Petroglyph	A rock art site formed by pecking a figure or symbol into a rock face.
Projectile Point	An inclusive term for a hafted arrow, spear, or dart point.
Recurrent Feature	A category for archaeological sites consisting of several features of the same kind (<i>e.g.</i> , a cluster of two or more stone circles).
Shatter	A stone fragment unintentionally detached from a core during stone tool manufacture. Shatter is often less well defined than the more purposefully removed flakes.
Shovel Probe	A 40 cm by 40 cm subsurface probe where the excavated soils and sediments are hand trowelled for cultural materials.
Shovel Test	A 50 cm by 50 cm subsurface probe where the excavated soils and sediments are passed through a 6 mm mesh screen.
Site	Any location with detectable evidence of past human activity.
Single Feature	A category for archaeological sites consisting of one feature, (<i>e.g.</i> , a single stone circle).
Stone Circle	A Feature consisting of stone cobbles set out in a roughly circular outline. They are generally thought to have resulted from the use of stones to secure the edges of circular hide dwellings (<i>tipis</i>), although the stones may also have been used in constructing ceremonial structures.
Stratigraphy	The depositional layers within a site.

APPENDIX II
SHOVEL PROBES

Probe	NAD 27	East	North	Artifacts	Buried Soils
A01	13U	401252	5777568	No	No
A02	13U	401284	5777548	No	No
A03	13U	401308	5777379	No	No
A04	13U	401346	5777206	No	No
A05	13U	401304	5776996	No	No
A06	13U	401410	5777016	No	No
A07	13U	401417	5777218	No	No
A08	13U	401403	5777440	No	No
A09	13U	401378	5777600	No	No
A10	13U	401381	5777747	No	No
A11	13U	401616	5777543	No	No
A12	13U	401515	5777500	No	No
A13	13U	401485	5777429	No	No
A14	13U	401438	5777351	No	No
A15	13U	401474	5777303	No	No
A16	13U	401537	5777262	No	No
A17	13U	401521	5777186	No	No
A18	13U	401532	5777062	No	No
A19	13U	401641	5776977	No	No
A20	13U	401832	5776992	No	No
A21	13U	401896	5777077	No	No
A22	13U	401896	5777197	No	No
A23	13U	401859	5777290	No	No
A24	13U	401891	5777403	No	No
A25	13U	401863	5777460	No	No
A26	13U	401883	5777593	No	No
A27	13U	401866	5777632	No	No
A28	13U	401877	5777679	No	No
A29	13U	401869	5777741	No	No
A30	13U	401918	5777620	No	No
A31	13U	401929	5777625	No	No
A32	13U	401734	5777738	No	No
A33	13U	401749	5777695	No	No
A34	13U	401638	5777616	No	No
A35	13U	401678	5777536	No	No
A36	13U	401709	5777561	No	No
A37	13U	401773	5777475	No	No
A38	13U	401802	5777517	No	No

Probe	NAD 27	East	North	Artifacts	Buried Solis
A39	13U	401925	5776992	No	No
A40	13U	401956	5777223	No	No
A41	13U	401948	5777359	No	No
A42	13U	401987	5777503	No	No
C01	13U	401226	5777742	No	No
C02	13U	401225	5777539	No	No
C03	13U	401221	5777473	No	No
C04	13U	401224	5777342	No	No
C05	13U	401215	5777130	No	No
C06	13U	401209	5777034	No	No
C07	13U	401629	5776976	No	No
C08	13U	401607	5777195	No	No
C09	13U	401693	5777387	No	No
C10	13U	401618	5777550	No	No
C11	13U	401584	5777729	No	No
C12	13U	401621	5777437	No	No
C13	13U	401718	5777293	No	No
C14	13U	401620	5777286	No	No
C15	13U	401696	5777175	No	No
C16	13U	401709	5777126	No	No
C17	13U	401713	5777046	No	No
C18	13U	401645	5777078	No	No
C19	13U	401722	5776980	No	No
C20	13U	401760	5777002	No	No
C21	13U	401789	5776983	No	No
C22	13U	401802	5777052	No	No
C23	13U	401789	5777128	No	No
C24	13U	401768	5777206	No	No
C25	13U	401761	5777273	No	No
C26	13U	401785	5777366	No	No
C27	13U	401822	5777450	No	No
C28	13U	401943	5777441	No	No
C29	13U	401943	5777487	No	No
C30	13U	401905	5777573	No	No
C31	13U	401925	5777624	No	No
C32	13U	401925	5777673	No	No
C33	13U	401925	5777630	No	No
C34	13U	401917	5777720	No	No

Probe	NAD 27	East	North	Artifacts	Buried Soils
C35	13U	401661	5777735	No	No
C36	13U	401633	5777660	No	No
C37	13U	401671	5777643	No	No
C38	13U	401694	5777594	No	No
C39	13U	401715	5777453	No	No
C40	13U	402017	5777475	No	No
C41	13U	402015	5777366	No	No
C42	13U	402006	5777162	No	No
C43	13U	402004	5776979	No	No
C29	13U	401943	5777487	No	No
C30	13U	401905	5777573	No	No
C31	13U	401925	5777624	No	No
C32	13U	401925	5777673	No	No
C33	13U	401925	5777630	No	No
C34	13U	401917	5777720	No	No
C35	13U	401661	5777735	No	No
C36	13U	401633	5777660	No	No
C37	13U	401671	5777643	No	No
C38	13U	401694	5777594	No	No
C39	13U	401715	5777453	No	No
C40	13U	402017	5777475	No	No
C41	13U	402015	5777366	No	No
C42	13U	402006	5777162	No	No
C43	13U	402004	5776979	No	No

APPENDIX III
SURVEY PLAN

HWY 15



SADDLE RIDGE

OPTION 4 - 31 LOTS

Appendix D
Public Consultation

September 5, 2006

TO CORMAN PARK RESIDENT:

Dear Neighbor:

Re: Proposed "Saddle Ridge" Development

A proposal is being submitted to the R.M. of Corman Park to rezone 150 acres of NE 36-36-4 W3 from agricultural zoning to multi-parcel country residential (DCR4) zoning. This will accommodate a 32 lot country residential subdivision, which includes one existing residence. *CR4?*

You are being notified as you are one of:

- a) a Corman Park taxpayer within 1 mile of the proposed rezoning
- b) a taxpayer in the adjacent R.M of Aberdeen
- c) a taxpayer in the adjacent R.M. of Blucher

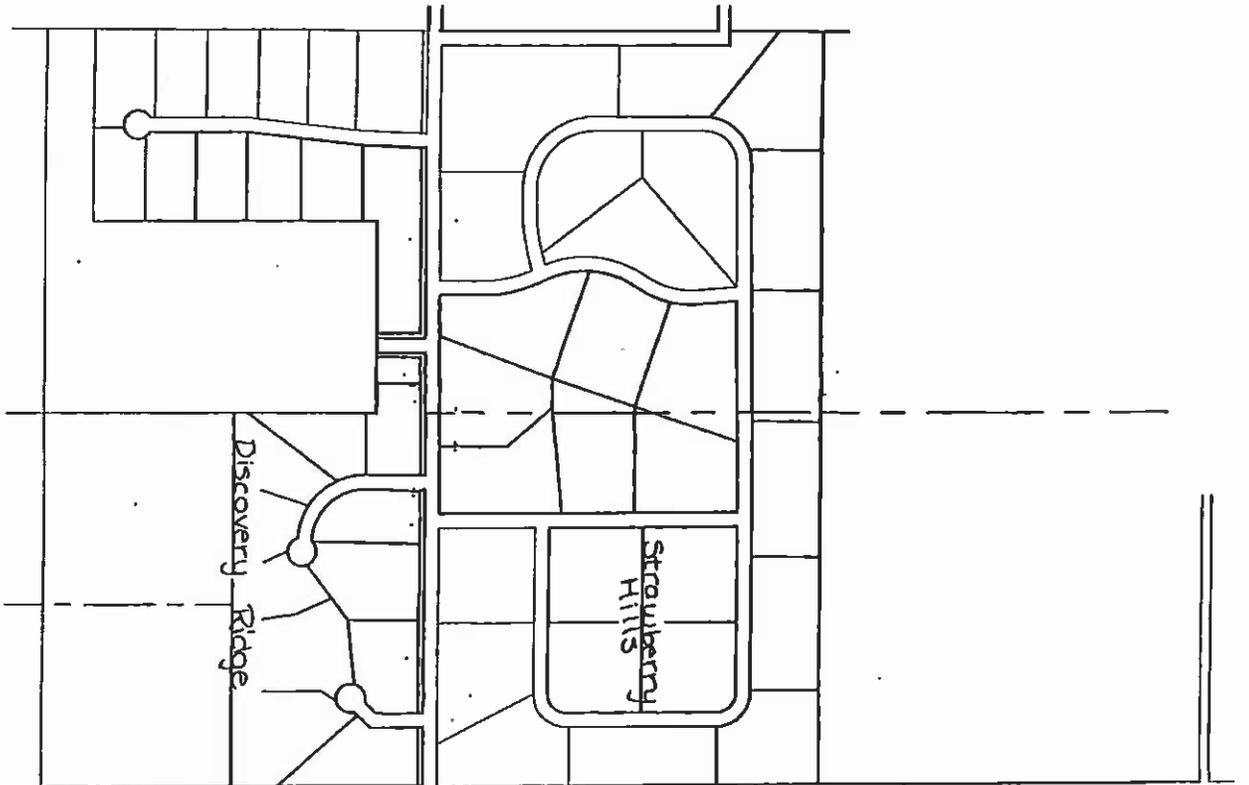
Attached is a sketch indicating the current development in the area as well as the location of the proposed subdivision. The proposed Saddle Ridge development is consistent with the existing multi-parcel country residential developments in this area.

We are enclosing a form inviting you to comment on this proposal and would appreciate the return of this form by Friday, September 15, 2006. These comments will be reviewed and/or addressed by the developer and submitted with the initial proposal to the R.M. of Corman Park council. A stamped, self addressed envelope has been provided for your convenience.

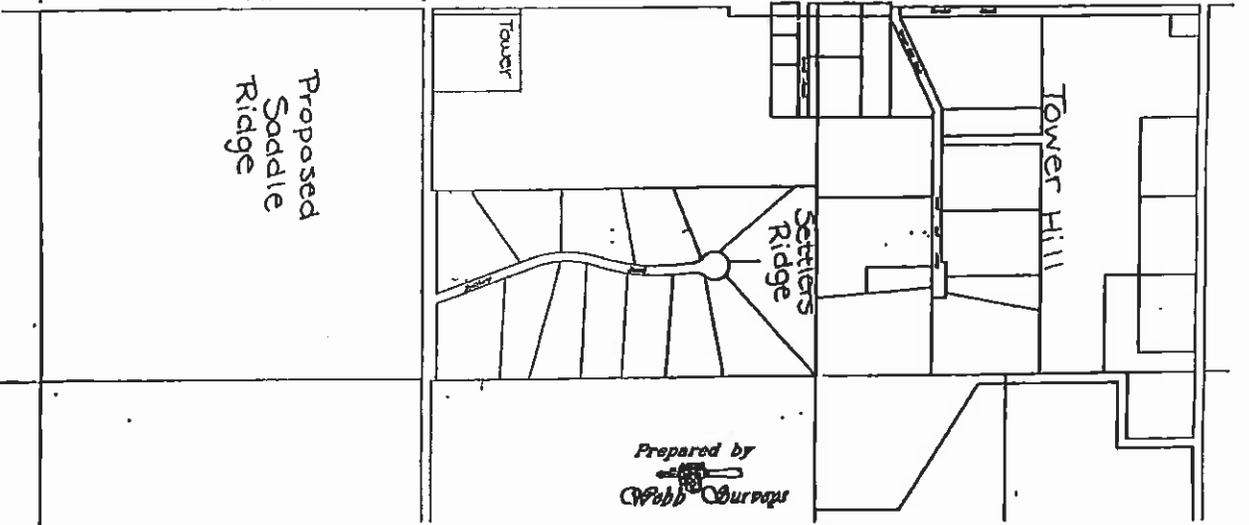
Should you wish to receive more information or speak to us directly, please feel free to call 477-2447.

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450



HWY #5



Prepared by

 Webb Courveys

Corman Park

c

SADDLE RIDGE PROPOSAL
PROPOSED REZONING - 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

- 1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.**
- 2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:**

NAME Shane Dick
SIGNATURE [Signature]
DATE July 21, 2006

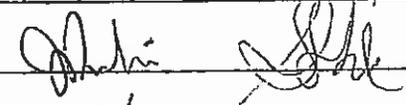
SADDLE RIDGE PROPOSAL
PROPOSED REZONING – 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.

2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

We are for the above proposal. We were very interested in purchasing a lot from this proposed subdivision back in 2003 + 2004.

NAME Jason + Sheri Praski #28 Discovery Road
SIGNATURE 
DATE Aug 21/06

SADDLE RIDGE PROPOSAL
PROPOSED REZONING – 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.

② I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

I would support this development.

NAME BRUCE & LISA ENNS

SIGNATURE *Bruce Enns*

DATE Aug 21/06

SADDLE RIDGE PROPOSAL
PROPOSED REZONING - 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.

2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

I would like a price list on the lots if the subdivision is approved.

Thanks

NAME Kelly Oleksyn
SIGNATURE Kelly Oleksyn
DATE Aug 23/06

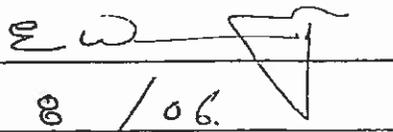
RR6 Site 601 Box 100
Saskatoon, SK
S7K 3J9 343-6161

SADDLE RIDGE PROPOSAL
PROPOSED REZONING -- 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

- 1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.**
- 2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:**

NAME ERNIE WURMLINGER.

SIGNATURE 

DATE Sept 8 / 06.

SADDLE RIDGE PROPOSAL
PROPOSED REZONING -- 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

- 1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.**
- 2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:**

NAME _____



SIGNATURE _____

Don Ross Zell

DATE _____

SEPT 7/06

SADDLE RIDGE PROPOSAL
PROPOSED REZONING - 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.
2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

NAME E. Stodnyk
SIGNATURE EUGENE STADNYK
DATE Aug 24/06

July 11, 2007

TO CORMAN PARK RESIDENT:

Dear Neighbor:

Re: Proposed "Saddle Ridge" Development

Last fall you were contacted to inform you that a proposal was being submitted to the R.M. of Corman Park to apply for rezoning of NE 36-36-4 W3 from agricultural to multi-parcel country residential. The R.M. received twenty six of these applications and over the following months, four were short listed. Saddle Ridge was one of the four who were contacted and asked to proceed with the proposal.

We would like to thank all those that responded to our invitation for comments and for the vast support that was received. For those that had concerns, we advise that your concerns have been addressed.

If you have any further questions, we invite you to attend a Come & Go Public Meeting at the Sunset Hall on Wednesday, July 25, 2007 between 6:00PM and 8:00PM. Representatives of the R.M. of Corman Park planning department will be present to answer any questions regarding regulations and process, and to hear your comments.

We look forward to seeing you there.

Yours truly,

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

SADDLE RIDGE PROPOSAL
PROPOSED REZONING -- 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.

2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

- I AM OPPOSED TO THIS DEVELOPMENT DUE TO THE CONGESTED DANGEROUS TRAFFIC BY HWY #5. TURNING OFF OF #5 WILL BE UNSAFE IF WE ADD MORE HOMES ON THIS PLOT.

NAME ARLEN SOBUSH

SIGNATURE 

DATE AUG 23/06

SADDLE RIDGE PROPOSAL
PROPOSED REZONING - 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.

2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

- 1) It was my understanding that there would be no residential development within 1 mile of an existing development.
- 2) existing roads & access onto # 5 highway is a concern.
- 3) Location & condition of mail boxes needs to be addressed.

NAME PAT WEGNER

SIGNATURE Pat Wegner

DATE AUG 28, 2006

Martin and Heather Sterling
G.S. 601, Box 11, R.R. 6
Saskatoon, S7K 3J9

Landry and Kim Merkosky
G.S 601, Box 16, R.R. 6
Saskatoon, S7K 3J9
September 8th 2006

Dear Landry and Kim,

Re - Proposed 'Saddle Ridge' Development N.E 36-36-4 W3

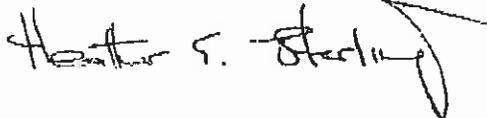
We are supportive of your application for subdivision. However, in response to your request for written feedback, and in confirmation of our discussions over water we have a number of concerns that are intensified by your desire to have a high-density 32 home development on this 150 acre parcel of land.

1. Concern over the groundwater supplies to our well being eventually polluted through the presence, close by, of numerous septic systems. We have secured, at considerable expense, a good productive well with safe drinking water. This well has served us reliably for 18 years. We do not want to lose our drinking water, or be out of pocket through treating our well water or paying for city water to be piped to our house, stored and pressurized, with ongoing monthly consumption expense.
2. Concern over noise from so many households in a 150 acre area (Friends report that noise has been a problem from a development bordering their property).
3. Concern over the development being home to possibly 32+ dogs, and the resulting possibility of having to contend with dogs at large. A substantial and adequate fence may suffice.
4. Concern over fire vulnerability and fire-fighting arrangements.
5. Concern over traffic densities accessing the highway.
6. Concern over acreage owners using the back of their property adjacent to our fence line to store garbage and other unsightly items.
7. Concern over children from the development using our property and animal watering dug-out for playing by or in.
8. Concern over possible compromise of our own capacity to engage in future development whereby perhaps an additional 8 acreages could be made available and in that way bring the total acreages available to 32. Thirty two acreages over 150 + 80 acres = 230 acres. Thus, you would have 24 acreages to profit from on your 150 acres, while we would have 8, on our 80 acres. Not the same ratio of profit, but at least fairer than acreage capacities being all filled upon your land.

The fewer the number of acreages the less these concerns are likely to become an issue. Therefore, over a territory of 150 acres, it seems more reasonable to envision a subdivision of perhaps 24 acreages. In addition, this situation could be further enhanced for all concerned - ourselves and acreage owners - if the development's public area could be positioned to serve as a buffer.

Sincerely


Martin and Heather Sterling



cc. Corman Park Municipal Office,
111 Pinehouse Drive, Saskatoon, S7K 5W1

cc. John Gerns
R.M of Corman Park Councillor

SADDLE RIDGE PROPOSAL
PROPOSED REZONING - 150 ACRES OF
NE 36-36-4 W3

CIRCLE ONE OF THE FOLLOWING:

1. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE NO COMMENTS AT THIS TIME.

2. I HAVE BEEN CONTACTED REGARDING THE ABOVE NOTED PROPOSAL AND HAVE THE FOLLOWING COMMENTS:

- I believe there is a bylaw requiring 1 mile separation between developments.
- With the increase in traffic flow at the intersection of #5 and Balthus we are concerned with the number of vehicles turning off and on to #5 highway. The highway should be widened to allow for additional turning and merge lanes.

NAME BILL STRELOFF

SIGNATURE 

DATE Sept 26, 2006

INTRODUCING SADDLE RIDGE DEVELOPMENT

Saddle Ridge is an excellent location for a multi-parcel country residential subdivision.

This non-agricultural land is made up of rolling hills and bluffs of natural trees, and is unique to the Saskatoon district. It offers the opportunity for creative housing with walk-out basements, and the option of a beautiful country view or a breathtaking view overlooking the city of Saskatoon.

The location is excellent as it fits in with the surrounding area that has previously been developed into multi-parcel lots. Because of this, there is minimal conflict with agricultural or livestock farms. It is located minutes from Saskatoon and the long term growth plan of the city does not conflict with this development.

The development will be accessed from Settler's Ridge Road and is adjacent to Hwy #5, which has previously been upgraded. The intersections of Hwy #5, Settler's Ridge Road and Bettker Road (Range Road 3040) were widened at the time of the upgrade to accommodate development in this area. This information was confirmed during a meeting with Dave Marushak, Roadside Operations Manager at the Department of Highways and Transportation. He stated, "This intersection is ideal to accommodate development..." The existing intersection is sufficient for not only current traffic flow, but will also service the Saddle Ridge development with no additional upgrade necessary.

The location boasts minimal travel distance from the highway to the development, minimizing road maintenance and dust concerns.

Development in this division of the R.M. has a reputation for quick turnover. This area is favored by purchasers because of the topographical and natural beauty of the land.

Research has been completed in the following areas regarding specific services:

1. School – Jim Shields from Prairie Spirit School Division is confident that the Clavet School would have adequate space for the increased number of students in the school and on bus routes.
2. Mail – Canada Post confirmed that they would work with the R.M. to create mail facilities to serve existing and future residents of the area.
3. Garbage – Currently, the majority of garbage pickup is serviced by Loraas Disposal and those residents wanting this convenience can be added to the existing route at a cost to be absorbed by the resident.
4. Fire Protection – The R.M. of Corman Park currently funds the Saskatoon Fire Department to ensure coverage in the R.M. on the east boundaries of the city. The Sunset Estate Volunteer Fire Department also services the area and will continue to be on call for emergencies. The City of Saskatoon recently announced that a new fire hall on the east end of Taylor Street is to be built and an additional 20 firefighters will be hired.

5. **Policing – The R.M. has municipal police officers who work in conjunction with the R.C.M.P. Studies have confirmed that fire protection, ambulance service and policing are easier to deliver when communities are in clusters rather than scattered throughout the R.M.**
6. **Water – SaskWater has confirmed a supply of treated water which should be available no later than 2008.**
7. **Sewage Disposal – Jim Webster, Public Health Inspector with Saskatoon Health Region has confirmed that a septic tank with a pressurized Type II mound and chamber absorption field will be used. This technique has been approved as the only acceptable system for high density multi-parcel developments. The detailed procedure includes a soil and ground water level analysis on each individual lot, and the creation of a specific design for that lot prior to approval and installation.**
8. **Wildlife & Natural Vegetation Preservation – In our opinion, as this property is so near a major highway, development will assist the animals by encouraging them to move further into the natural areas rather than remaining near existing traffic where they are prone to highway collision. On rural lots, only a small portion is typically utilized for a house and yard site. The majority of the acreage remains in a natural state and allows more of our population to enjoy the benefits of nature.**

Although the majority of the neighboring community supports this development, we acknowledge the concerns cited by some and trust the above information covers those concerns. To ensure total awareness we invite you to complete the available questionnaire. Thank you for your attendance and input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan S7K 1K9
Phone: (306) 477-2447
Fax: (306) 477-2450

SADDLE RIDGE QUESTIONNAIRE

Name _____

Phone _____

1. Do you have a clear understanding of what the proposed development is and how it will work?

2. Have you had an opportunity to express your views to the developer and do you think you were listened to?

3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution?

4. Do you have any other opinions or suggestions? If so, please take the time to jot them down in the space provided below, or write to the developer beforedate....., 2007.

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

SADDLE RIDGE QUESTIONNAIRE

Name Ken Greer

Date July 11/10

Signature [Handwritten Signature]

Phone 306 373 4577

1. Have you been contacted by the developer and do you have a clear understanding of the proposed development?

Yes

2. Based on the information package received from the developer, are you confident that your concerns will be or have been addressed?

NO. The traffic + turning issue has further changed for the worse. As the R/W of Aberdeen has okayed add: decreases down highway 5.

3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution?

Yes. I would be willing to submit to higher taxes to fund a more safe intersections. AS I have had 2 years from 2003 to date!

4. Do you have any other opinions or suggestions? If so, please take the time to write them down in the space provided below, or write to the developer before July 9, 2010.

This letter was post marked July 8/2010! Do you really want anyone's feed back. The letter was drafted June 19. Why the delay? Waiting until everyone is at the lake? Bad politics. All I can say is you drive this every day. Monitor traffic from 7:00-9:00 AM and 4-6 pm! Especially when school is on and the GRAVEL trucks are hauling from the Pit.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450



NOTE
DATE

100706 3:35 57K 506 05 CANADA
www.canadapost.ca
www.postescanada.ca

K & K Mues
Box 25 Site 601 RR6
Saskatoon, SK
S7K 3J9

July 18, 2010

TO: Ken Greer

FROM: Landry & Kim Merkosky

VIA: Fax 978-4140

RE: Response to Saddle Ridge Proposed Development Questionnaire

Thank you for your faxed response of July 13, 2010. We would like to apologize for the late receipt of the mail out sent to you. Your initial mailing was sent on June 21, 2010 with an incorrect address and was returned to us by Canada Post on July 8, 2010 which is the same day we resent it to you. Although we are aware that the delay shortened the response time, we wanted to ensure that you were not missed altogether and we do appreciate your immediate reply.

Although we have already received a favorable response from the Department of Highways, we continue to be in discussions with representatives from that area as we do recognize the increase in residents to the neighborhood. We have resided on the property in excess of 20 years and are fully aware of the traffic concerns as both of us, as well as our two children, drive to and from Saskatoon on a daily basis.

We would like to reassure you that we also want to ensure safety on the shared highway and ensure that we will comply with any future recommendations from the Department of Highways.

Thank you again for your timely response.

Business

From: "Randy - The Wood Boys" <randy@thewoodboys.com>
To: "R M Blucher 343" <rm343@sasktel.net>
Cc: <eastridge@sasktel.net>
Sent: Thursday, July 08, 2010 3:23 PM
Attach: email.eml
Subject: Fw: Concerns - Proposed Saddle Ridge Development

To whom it may concern:

Subject: Proposed Saddle Ridge Development

I received a copy of the letter the Hryciw family emailed about the proposed Saddle Ridge development and would have to agree with the points discussed below. I would like to submit another copy of the letter as they represent our point of view as well.

As a concerned taxpayer in the RM of Blucher, I would like to register our objections related to the proposed Saddle Ridge Development. Admittedly I am not aware of the details regarding the agreement between the developer, the RM of Corman Park & the RM of Blucher so please forgive me for assumptions made.

ROAD SURFACE: The developer has indicated that the roads inside the development will have a non-dust, hard surface. Is there a legal requirement to have Settler's Ridge Road hard surfaced / paved as well? We cannot support the proposed Saddle Ridge Development without a requirement for such!

ROAD MAINTENANCE: The maintenance of Settler's Ridge Road is the responsibility of the RM of Blucher. The development will bring increased traffic, thus increased maintenance, and associated increased costs. Is the RM of Blucher being compensated for those increased costs? The RM of Corman will reap the benefits of the increased taxes. Is Corman diverting any of that additional revenue to the RM of Blucher? It is ridiculous to expect the Blucher taxpayers to fund the additional maintenance costs.

FIRE PROTECTION: Is there a legal requirement for the developer to provide funding to the Sunset Trailer Park Fire Department? This department will obviously be first responding and therefore would require an injection of funds to ensure they are adequately trained, and equipped to provide additional service requirements.

ENTRANCE to DEVELOPMENT: The diagram of the proposed Saddle Ridge Development provided does not indicate where the entrance road to that development will be located. I would suggest that having a Westward extension to the current roadway into Settlers' Ridge will create safety risks associated with a traffic intersection. The entrance to Saddle Ridge should be offset and distanced from the entrance into Settler's Ridge.

EXIT off HIGHWAY #5: If I recall correctly, Highways Dept (?) indicated that the current design of Hwy#5 was adequate to support the additional traffic. I believe this is worth revisiting to ensure that they are confident and have covered their bases. It is a very regular occurrence to have near misses when turning right off the highway onto Settlers' Ridge road. What happens is that the traffic stops on the highway waiting for oncoming traffic before turning left onto

7/8/2010

Bettker Road. Those vehicles turning right onto Settler's Ridge road move over to the right lane, - but those vehicles planning on travelling straight through on Hwy#5 assume that we are going to keep up speed and simply pass on the right. As mentioned, this is a VERY regular occurrence, and we are often forced to take the right turn at high speed, or reject the turn, speed up and continue down the highway to avoid being rear-ended. I would just want the Dept of Highways to ensure they have covered themselves.

Our main objections to the proposed Saddle Ridge Development are related to the road. We would like a requirement for the developer to hard surface / pave Settler's ridge road and for the developer or the RM of Cormon to compensate the RM of Blucher for additional costs related to road maintenance.

Thank you for your consideration of our concerns.

Cheryl & Randy Tremblay

#2 Settlers Ridge

477-3235

7/8/2010

Ron & Kathy,

Thank you for your email response.

I, Landry Merkosky, and my wife Kim, are the corporate owners of Eastridge Developments, who will be the developers of this project. Up until this point in time, as we have been waiting until approval from the R.M. of Corman Park was being considered, we have only been in contact with the R.M. of Blucher to advise them of our upcoming intentions. We are now at a stage in the process where we are prepared to begin discussions with both R.M.'s in order to come to an agreeable solution for range road 3040.

The reason I am meeting with the Blucher council on July 14, 2010 is to discuss options for the future of range road 3040. There is a possibility that a deal could be made between the 2 R.M.'s for the R.M. of Corman Park to maintain the approximate 1/2 mile portion of the road that will lead to the new development.

I was hopeful that the residents of Settler's Ridge might, at this time, provide feedback on the road they currently use. I would be happy to bring support for any positive changes or any comments from residents to this July 14th meeting. Currently, my proposal is in the R.M. of Corman Park. They dictate what regulations are inside of the development and the R.M. of Blucher dictates what, if anything, will happen to range road 3040.

I trust this information answers your questions, but please feel free to call or email if you have anything further.

Landry Merkosky

Business

From: "Ron Glesbrecht" <ronglesbrecht@baudoux.ca>
To: <eastridge@sasktel.net>
Sent: Tuesday, June 29, 2010 2:08 PM
Subject: Saddle Ridge
HJ Landry,

Not sure who your developer is but I understand the proposed development of your property. I answered your last questionnaire and still have the same concerns. My main concern is the condition the first .7 klms of Range Road 3040. So far as I know this issue has not been properly addressed by yourself, RM of Corman Park or RM of Blucher. The road is continually in very poor condition and another 30 lots (with at least an additional 60 vehicles) will make it almost impossible to drive during weather like we've had this spring. RM of Blucher is having a lot of trouble maintaining this stretch of road. Until there's some agreement between the three groups involved to take ownership of this problem I can't support this new development. Settler's Ridge owners need to encourage RM of Blucher to take steps to negotiate with Corman Park and yourself to come up with a solution.

Ron and Kathy Glesbrecht
Lot 8 Settler's Ridge

6/29/2010

Joe,

Thank you for your email response.

This development was proposed when the R.M. of Corman Park sent out an invitation for proposals, whether they met with current bylaws or not. Our proposal had to have bylaw amendments before it could get approval and these amendments have recently been made. This might explain the length of time it has been since our first letter went out to the surrounding community in August of 2006.

I, Landry Merkosky, and my wife Kim, are the corporate owners of Eastridge Developments, who will be the developers of this project.

On the website www.saddleridgesask.ca, you can view a draft copy of the plan to give you a clear understanding of the development and roadways.

Every R.M. in Saskatchewan owns the road on the west boundary of that R.M. In this case, the R.M. of Blucher has full ownership of range road 3040. I have spoken to the councillor for this division of Blucher and have been advised that the R.M. does not currently own the equipment necessary to maintain a hard surface road.

The reason I am meeting with the Blucher council on July 14, 2010 is to discuss options for the future of range road 3040. There is a possibility that a deal could be made between the 2 R.M.'s for the R.M. of Corman Park to maintain the approximate 1/2 mile portion of the road that will lead to the new development.

I was hopeful that the residents of Settler's Ridge might, at this time, provide feedback on the road they currently use. I would be happy to bring support for any positive changes or any comments from residents to this July 14th meeting. Currently, my proposal is in the R.M. of Corman Park. They dictate what regulations are inside of the development and the R.M. of Blucher dictates what, if anything will happen to range road 3040.

I trust this information answers your questions, but please feel free to call or email if you have anything further.

Landry Merkosky

Business

From: "Joe Hanrahan" <Joe.Hanrahan@lightsource.ca>
To: <eastridge@sasktel.net>
Sent: Monday, June 28, 2010 1:04 PM
Subject: Saddle Ridge
HI Landry

Ref: Comments to your questionaire

I don't recall ever been contacted by the Developer, whoever that may be, nor do I have a clear understanding of the development.

Do I understand that all 30 or more lots will all be accessed from Rd 3040? Where will the access entrance(s) actually be?

So You propose to hard surface the development, but not the Rd 3040 from the hwy to wherever the entrance will be??

So then, Blucher has 14 acreages & 2 farms on the east side, and Corman Park will have 30+ acreages & 3-4 farms, including 1 business, on the west side; but Blucher has to do all the road maintenance???

Access for Corman Park residents covers 66-70% of the traffic!

That seems unfair. As it is now, Blucher cannot keep up with proper maintenance of Rd 3040. It s/b graded 2-3 times a month, and we maybe get it done once per month, twice if very lucky.

When the development gets done, it will probably require weekly maintenance.

Why not hard surface the ½ km or to wherever entrance to Saddle Ridge will be?

Joe

Joe P. Hanrahan

6/28/2010

Melissa,

Thank you for your inquiry on the Saddle Ridge lots. We would be interested in knowing how you heard about this proposed development.

As this project is a work in progress, the plan has been revised a few times in order to make it acceptable to the R.M. of Corman Park as well as to those who will be living in the area. If you have researched the plan on the website, we advise that this is a draft only. We will be updating the website in due course with the final layout and prices. We are hopeful that our final proposal will be submitted at the council meeting in the near future. Once final approval is certain, we will proceed with servicing of the development.

We are maintaining a list of interested parties and if you wish to be added to this list, we will contact you when finalization occurs. At that time we will be in a position to supply you with any information you require.

Please advise if you would like us to include you on our list.

Landry & Kim Merkosky

Business

From: "Melissa Threlfall" <mkthrelfall@sasktel.net>
To: <eastridge@sasktel.net>
Sent: Tuesday, June 29, 2010 6:02 PM
Subject: saddleridge

Hi there, I am inquiring about your saddleridge lots. I am interested in the 7 acre lots. How much are you asking for them?? And when will they be serviced and ready to build on??

Thanks

Melissa

6/29/2010

SADDLE RIDGE QUESTIONNAIRE

Name G.D. Belton

Date July 8 / 2010

Signature G.D. Belton

Phone 3746886

1. Have you been contacted by the developer and do you have a clear understanding of the proposed development?

yes

2. Based on the information package received from the developer, are you confident that your concerns will be or have been addressed?

yes

3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution?

yes

4. Do you have any other opinions or suggestions? If so, please take the time to write them down in the space provided below, or write to the developer before July 9, 2010.

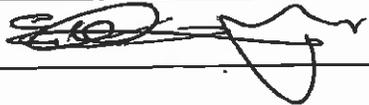
no

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

rec'd July 2/10

SADDLE RIDGE QUESTIONNAIRE

Name ERNEST & DOREEN WURMLINGER Date JUNE
Signature  Phone 230 9880

1. Have you been contacted by the developer and do you have a clear understanding of the proposed development?

YES

2. Based on the information package received from the developer, are you confident that your concerns will be or have been addressed?

YES

3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution?

YES

4. Do you have any other opinions or suggestions? If so, please take the time to write them down in the space provided below, or write to the developer before July 9, 2010.

NONE

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

SADDLE RIDGE QUESTIONNAIRE

Name Larry & Lenore Morrison Date July 7, 2010
Signature L.M. Morrison Phone (306) 373-8459

1. Have you been contacted by the developer and do you have a clear understanding of the proposed development?

YES

2. Based on the information package received from the developer, are you confident that your concerns will be or have been addressed?

YES

3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution?

YES

4. Do you have any other opinions or suggestions? If so, please take the time to write them down in the space provided below, or write to the developer before July 9, 2010.

—

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

July 2010

SADDLE RIDGE QUESTIONNAIRE

~~Date~~

Name Terry & Tina Drews

Date _____

Signature *Tina Drews*

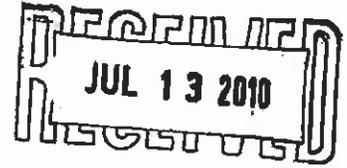
Phone 374-3058

1. Have you been contacted by the developer and do you have a clear understanding of the proposed development? *Yes, we have a clear understanding of the proposed development, and have been contacted!*
2. Based on the information package received from the developer, are you confident that your concerns will be or have been addressed?
Our concerns have been met.
3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution? *Yes we are.*
4. Do you have any other opinions or suggestions? If so, please take the time to write them down in the space provided below, or write to the developer before July 9, 2010.

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

SADDLE RIDGE QUESTIONNAIRE



Creg A Lange

Name Vivian J. Childs

Date July 7/10

Signature Vivian J. Childs

Phone 373-4857

1. Have you been contacted by the developer and do you have a clear understanding of the proposed development?

yes

2. Based on the information package received from the developer, are you confident that your concerns will be or have been addressed?

3. If you have an unresolved concern are you prepared to work with the developer to try to identify a mutually agreeable solution?

4. Do you have any other opinions or suggestions? If so, please take the time to write them down in the space provided below, or write to the developer before July 9, 2010.

I suggest fewer acreages with more acres each, then maybe the wildlife won't be noticed as much on 5 or 6 acre parcels instead of 1 or 2 acre parcels. My only concern is for the

Thank you for your input.

Landry & Kim Merkosky
G.S. 601 Box 16 R.R. #6
Saskatoon, Saskatchewan
S7K 3J9
Phone: 477-2447
Fax: 477-2450

Please consider this option. I suggest 1/2 the #. of proposed acreage.

wildlife. True on rural lots only a small portion is usually utilized for house & yard but people sure bitch about the wildlife on their property. I have really noticed that - so if people have more acres with less acreages maybe the wildlife will survive

Appendix E
Highways and Infrastructure Correspondence

Saskatchewan

Ministry of
Highways and
Infrastructure

Central Region

2nd Floor 2174 Airport Drive
Saskatoon, Saskatchewan
S7L 6M6

Phone: (306) 933-6217
Fax: (306) 933-5188

January 21, 2011

File: C.S. 5-09

Landry Merkosky
Site 601 Box 16 RR#6
Saskatoon, SK S7K 3J9

Dear Mr. Merkosky,

Thank you for meeting with the Ministry's staff on January 12, 2011 to discuss findings of the assessment related to the impact of your proposed Saddle Ridge Development subdivision on traffic operations at the intersection of Highway 5 and Range Road 3040. The purpose of this letter is to provide you with a summary of our discussions.

The Ministry's assessment indicated that an eastbound bypass lane is warranted without the traffic generated by the Saddle Ridge Development. Warranted intersection treatments are normally constructed at the time of the next major rehabilitation project on that highway section. The bypass lane is a higher level of intersection improvement when compared to the existing configuration of this intersection.

Based on the number of the proposed subdivision lots and expected trip generation rates, an eastbound right turn lane would be required in the future to alleviate safety concerns and accommodate additional traffic using the south approach during the afternoon peak hour. The bypass lane would be constructed first, followed by the addition of the right turn lane. As discussed at the meeting, the construction of any infrastructure improvements required due to additional traffic generated by proposed developments is the responsibility of the developer.

The construction of the bypass lane would be the Ministry's responsibility. The construction of the right turn lane would be cost-shared. The Ministry's contribution would be 55% of the total cost and the remaining 45% would be your responsibility as a developer.

The Ministry does not have any concerns with the proposed subdivision provided that the bypass lane and eastbound right turn lane are in place before the development of the second half of the lots commences. The Ministry would attempt to secure funding for the bypass lane and Ministry's portion of the right turn lane so that the timelines for the delivery of the required infrastructure improvements coincide with the development of the subdivision.

In addition to the issues discussed during our meeting, I have included some additional conditions and setback distances that are applicable to your proposal.

Landry Merkosky

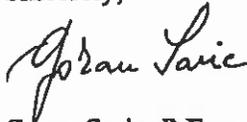
Page 2

January 21, 2011

- Any permanent development within 90 metres from the highway right-of-way requires a permit from the Ministry;
- The minimum setback distances from the existing highway centreline are as follows: 60 metres for homes, 55 metres for trees, shrubs, granaries, commercial development etc.; and
- The Ministry requires a dedication of 20 metres next to the highway right-of-way (which appears to be indicated on your subdivision plan), for the potential construction of a service road in the future.

Thank you for the opportunity to meet and discuss your proposal. If you have any questions, do not hesitate to contact me at (306) 933-6217.

Sincerely,



Goran Saric, P.Eng.

Regional Design and Operations Engineer

Cc: Bill Delaine, R.M. of Corman Park No. 344

Saskatchewan



Highways and
Transportation

Memorandum

From Ron Gerbrandt
Regional Operations Engineer
Central Region

To Landry & Kim Merkosky
Saddle Ridge Development
Box 16 RR #6
Saskatoon, SK
S7K 3J9

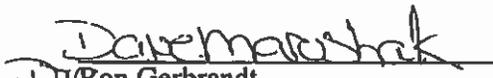
Re: Proposed Subdivision
R.M. of Corman Park No. 344,
NE ¼ 36-36-4-W3M
Intended Use: Residential Acreage

Date: June 1, 2007
Phone: (306) 933-5185
Fax: (306) 933-5805

Our File: C.S. 5-09 Sub
Municipal File: N/A

The Department of Highways and Transportation has reviewed the above mentioned subdivision proposal. Our Department has no concerns at this time as this subdivision is showing required setback from provincial highway No. 5 and access will be from north south RM road, no new access required to highway No. 5

Please quote our file number on return correspondence.


Ron Gerbrandt
Regional Operations Engineer
Central Region

Department Contact: Dave Marushak, Phone (306) 933-5184 Fax (306) 933-5805

Appendix F
School Division Correspondence

— Original Message —

From: Karen LaPointe
To: merkoskys@sasktel.net
Sent: Tuesday, March 01, 2011 9:02 AM
Subject: Clavet Attendance

name: Landry & Kim Merkosky
address: 36-36-4 W3rd
phone: 306 477-0060
email: merkoskys@sasktel.net
Date: Sunday, February 27, 2011
Time: 11:30:20 AM

Comments:

Eastridge Developments Inc. is submitting a proposal to subdivide a parcel of land described as 36-36-4 W3rd. We would like to confirm that the Clavet School would have the capability to accommodate any children from the 30 additional households that will be created as a result of this subdivision. If approval is received in the next several months, it is anticipated that residents would attend in the 2012/2013 school year.

Your response by return email would be appreciated.

Hello,

Thank you for your communication with our school division about the possible land development. This area does fall within the Clavet Attendance Area of our school division.

Ongoing communication with the school division around projected student enrolment will be important to accommodate the needs of the families who relocate to this area. It will be crucial that we jointly plan for increased population growth to ensure school capacity. We do have a process by which we as a school division can request additional facility spaces and supports from the Ministry of Education. These requests are based on student numbers and space utilization. We currently are applying for more classroom space for Clavet Composite

I am the Family of Schools Superintendent for Clavet.
If you require any additional information as you move forward with your proposal feel free to contact me.

Karen

Thank you.

Karen LaPointe
Superintendent of Schools and Leadership
Prairie Spirit School Division
(306) 683-2905 or 230-8204

Appendix G
SaskWater Correspondence



SaskWater
The Quality Advantage

June 23, 2011

(306) 694-7740

Attention: Landry Merkosky
East Ridge Developments Inc.
S.S. 601 Box 16 RR #6
SASKATOON SK S7K 3J9

File: East Ridge Developments Inc.

Dear Mr. Merkosky:

Re: Potable Water Supply to East Ridge Developments

I am writing as a follow up to our conversation on May 30, 2011, regarding your plans for East Ridge and SaskWater's ability to provide potable water to your proposed new development, located at NE36-36-4-W3 in the RM of Corman Park.

SaskWater is pleased to advise that our Highway 41 water supply line has now been interconnected with our Highway 5 supply line, thereby increasing our capacity in the area of your proposed development. As such, SaskWater will be able to provide your total requested flow of 15 igpm when the development is approved.

If you have any questions or concerns, please do not hesitate to contact me at 306-694-7740 or marsha.hagen@saskwater.com.

Best Regards,

Marsha Hagen
Account Manager

Jim Walters

From: eastridge@sasktel.net
Sent: July 25, 2011 3:36 PM
To: jwalters@crosbyhanna.ca
Subject: Fwd: RE: East Ridge Developments Inc.

^

Received this afternoon in regard to SaskWater.

----- Forwarded message from Marsha Hagen -----

Date: Mon, 25 Jul 2011 15:28:41 -0600
From: Marsha Hagen
Reply-To: Marsha Hagen
Subject: RE: East Ridge Developments Inc.
To: "eastridge@sasktel.net"

Hi Landry,

I'm happy to hear that you got the email address issue sorted out! It was nice to speak with you on Thursday, albeit briefly.

As discussed, I want to apologize that no one at SaskWater got back to you while I was on holidays at the end of June. I know you spoke to Karen on June 24th and I understand that she told you about the letter I had written the day before and that it would be sent out. It was only after Karen ran the letter by Executive the following week that they asked her to hold off mailing it until a formal agreement was executed with Highway 41 Water Utility to purchase the new water supply pipeline between Highway 5 and Highway 41. As I write this, we are waiting for final engineered drawings before such an agreement can be finalized. The engineering firm working on this will need a couple more weeks, unfortunately.

I will keep you posted when we are able to get this agreement complete and are getting close to becoming owners of the line, which means that we will be able to provide the required water to your development.

If you have any questions or concerns in the meantime, please advise. Thanks!

Best Regards,

Marsha Hagen

Account Manager

SaskWater

200 - 111 Fairford Street East

Moose Jaw, SK S6H 1C8

P. (306) 694-7740

C. (306) 630-6047

F. (306) 694-3207

marsha.hagen@saskwater.com

CONFIDENTIALITY NOTICE: This email was intended for a specific recipient. It may contain information that is privileged, confidential, or exempt from disclosure. Privilege and confidentiality is not waived. If the reader is not the intended recipient, use or distribution of this information is prohibited. If you have received this communication in error, please notify the sender by telephone or return email and permanently delete or destroy all copies of the message.

-----Original Message-----

From: castridge@sasktel.net [mailto:castridge@sasktel.net]

Sent: Friday, July 22, 2011 4:45 PM

To: Marsha Hagen

Cc: Karen Unger

Subject: Fwd: East Ridge Developments Inc.

We just realized that our previous emails did not get through to you as we had the incorrect email address, so I am forwarding copies of all those that did not get through.....

Landry

----- Forwarded message from castridge@sasktel.net -----

Date: Wed, 13 Jul 2011 19:39:19 -0400

From: castridge@sasktel.net

Reply-To: castridge@sasktel.net

Subject: Fwd: East Ridge Developments Inc.

To: marsha.hagen@saskwater.ca

Hi Marsha,

Hope you had a good holiday. While you were away, I was speaking to Karen in regard to the information required in the attached email. This is the last item we need to submit our CDR so I was hoping to get an update from you.

Looking forward to hearing from you soon.

Landry

----- Forwarded message from East Ridge -----

Date: Sun, 12 Jun 2011 20:58:57 -0600

From: East Ridge

Reply-To: East Ridge

Subject: East Ridge Developments Inc.

To: marsha.hagen@saskwater.ca

Hi Marsha,

The last time we spoke on May 30/11, you advised me that a manhole off the Hwy #5 line with 15 GPM would cost approximately \$10,000 and water was billed per 1000 gallons or was soon changing to per cubic meter.

You had indicated that you were in the process of confirming the quantities of water in the line. As I recall, you said this information would be available in a couple of weeks.

If confirmation of cost and availability has been completed, I would appreciate an email from SaskWater to include in my Comprehensive Development Review which must be submitted with my application for development.

Thank you in advance for supplying this email at your earliest convenience and please feel free to contact me if you have any questions.

Sincerely,

Landry Merkosky

eastridge@sasktel.net

----- End forwarded message -----

----- End forwarded message -----

----- End forwarded message -----

By email August 9, 2010

Landry & Kim,

It was a pleasure to speak with you today, Landry. As discussed, SaskWater is currently working with Highway 41 Water Utility to loop our two potable water systems northeast and east of Saskatoon, along highway #5. Due to heavy rainfall this spring / summer, construction has been delayed. We are now anticipating fall construction with a goal to commission the new line in December 2010. If all goes as planned, SaskWater should be able to supply potable water to your development in 2011.

We also discussed the fact that SaskWater has not yet calculated the connection charges to the proposed new water pipeline. As soon as this is determined, I will be in contact with you. In the meantime, if there is anything that we can do to help with your proposal to the RM of Corman Park, please advise and we will try to assist as necessary.

I will keep you informed as the project progresses. Should you have any further questions or concerns, please give me a call at 306-694-7740 or drop me an email at marsha.hagen@saskwater.com anytime.

Best Regards,

Marsha Hagen
Account Manager
SaskWater
200 - 111 Fairford Street East
Moose Jaw, SK S6H 1C8
P. (306) 694-7740
C. (306) 630-6047
F. (306) 694-3207
marsha.hagen@saskwater.com