

COMPREHENSIVE DEVELOPMENT REVIEW

SADDLE RIDGE SUBDIVISION

Prepared for:

THE RURAL MUNICIPALITY OF CORMAN PARK NO. 344

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EXECUTIVE SUMMARY

East Ridge Developments Inc. (the Developer) is applying to rezone portions of the NE-36-36-4 W3M to Country Residential 4 District (CR4) for the purpose of developing a 33 lot country residential subdivision. The proposed development is known as Saddle Ridge residential subdivision and is situated on lands located within the R.M. of Corman Park and a small portion of the access road within the R.M. of Blucher. The proposed development is located in an area that is currently occupied by rolling hills and bluffs of natural trees. The Developer will strive to integrate design elements of a recreational lifestyle with the aesthetic and privacy of acreage living. The development will feature access to natural amenities including scenic wildlife walkways, natural wild flowers, and natural hydrological features that attract a profusion of wild birds. Country residential development is the proposed land use. The Developer will determine a series of architectural controls and conditions for site development, homes and accessory buildings that will be required conditions of lot sales.

The development conforms to the policies contained within the R.M. of Corman Park Official Community Plan and will conform to development standards and regulations contained within the R.M. Zoning Bylaw. This Development was one of the projects "short-listed" by the R.M. of Corman Park in its 2006 call for innovative country residential proposals.

A total of 33 lots (2 existing) are planned for the residential development. The Developer is proposing to proceed with development in two phases. Phase I will include the construction of 18 residential lots in addition to the construction of associated roadways and the dedication of ER1. Phase II will see the construction of the remaining residential lots (15), including the two existing lots at Lot 16 and Lot 21, Block 1. The development will affect a total of approximately 62.91 ha (155.46 ac) of land. The developer is requesting that Council rezone the entire development to CR4 with Phase II being designated with a holding provision.

The Developer is proposing to undertake a number of special initiatives with the development of the Saddle Ridge subdivision. The primary objective of the Saddle Ridge design is to conserve the existing environment above all other development considerations. Due to the natural bluffs of trees complimented by the rolling hills, no fencing around the perimeter of the development is proposed. The housing options will feature access to the natural amenities including scenic wildlife walkways, and access to natural vegetation. Purchasers will be encouraged to maintain the natural state of the land. As recommended in the drainage report that was obtained by Catteral and Wright, no ponds will be developed as existing depression storage is sufficient to accommodate additional runoff rates and volumes. Compliance with this recommendation will positively affect existing waterfowl. Lastly, one major internal road has been designed to enter and exit the development in order to minimize traffic impact to the area.

The Developer has contacted various public utility companies with regard to the placement of shallow utilities to the site including power, natural gas, and telephone. Communication with these utility providers has indicated that there are no problems anticipated in accommodating the development. Shallow utilities will be provided by SaskPower, SaskEnergy and SaskTel along with underground cable following the construction of deep utilities. Shallow utilities will be located within the road right-of-way to provide service to the front of each lot.

Sewage treatment and dispersal will be achieved by installing a septic tank with a pressurized Type II mound and a chamber absorption field at each residence.

To maintain the natural state of the land as much as possible, the Developer has chosen to follow the recommendations made by Catterall & Wright to preserve the existing, permanent, natural body of water on-site and dedicate it as environmental reserve (ER1). It is anticipated that this area will also function as a recreational location that will be used by residents during all seasons. Opportunities will be made available for activities such as walking along the natural pathways, observing plants and wildlife that thrive in a wetland setting, as well as rafting, canoeing, or rowing on the water. Winter-time activities may include cross-country skiing, skating and snowshoeing. The Developer expects to pay cash-in-lieu of the municipal reserve, but is requesting that Council consider a portion of the dedicated lands requirement be met by the dedicated environmental reserve (ER1), given its intended recreational use.

One major internal access road will be constructed and surfaced to R.M. specifications. The main access to the subdivision will occur from the easterly Settler's Ridge Road (Range Road 3040). A memorandum received from Saskatchewan Highways and Transportation indicated that they have no concerns with this proposed subdivision, as it meets the required setback from Provincial Highway #5. However, subsequent to the time this letter was received, a large increase in rural development east of the City of Saskatoon has resulted in concern for the safety at Highway #5 and Range Road 3040. A traffic study completed by the Ministry of Highways indicated that an east bound bypass lane is warranted (to be completed by the Department of Highways); a right turn lane is required prior to the commencement of Phase II of the Saddle Ridge development. Depending on the timing of the 2012 highway improvement projects, it is possible that the right run lane may be cost shared between the Developer and the Ministry of Highways and Infrastructure. Additionally, a 20 metre dedication of land next to Highway #5 is required to accommodate the construction of a potential service road. This dedication has been included in the proposed subdivision plan.

SaskWater has confirmed it's ability to provide potable water to the proposed development. The Highway 41 supply line was recently (August 2011) interconnected with the Highway 5 supply line, thereby increasing the capacity in the region to supply potable water. The Developer will establish a private water utility to manage the distribution lines and other water related infrastructure within the subdivision.

Residents will have a choice regarding solid waste disposal. Owners may use either an independent company such as Loraas Disposal for the removal of their solid waste, or they will have the opportunity to use the South Corman Park Landfill should they choose to remove it on their own.

Surface drainage will be directed to three on-site catchment areas. The largest catchment has several storage areas while the other two catchment areas are relatively small in size. Catterall & Wright inspected the area and recommended that no ponds be developed as the existing depression storage is sufficient to accommodate additional runoff rates and volumes. It is, however, recommended that the minimum finished ground elevation at all buildings in the subdivision be constructed above the estimated peak water levels as indicated by the Saskatchewan Watershed Authority and all driveway crossings should have a minimum 300 mm diameter CSP culvert. Included in Appendix "I" is a drawing prepared by Catterall & Wright that delineates potential building sites for each lot as well as a "Restricted Development Area". The Restricted Development Area is required for drainage and storage for runoff. If the R.M. wishes to register a conservation / drainage easement in the subdivision, it is recommended that it be based on the Restricted Development Area.

Geotechnical investigations by P. Machibroda Engineering Ltd. concerning the subsurface soil conditions and groundwater monitoring were conducted in the Fall of 2009 and again in the Summer of 2011. It was recommended that Type II pressure mounds or package treatment plants with effluent disposal methods be

installed for this area. In terms of foundation design, it was recommended that for continually heated residences with basements, footings should be constructed on naturally deposited undisturbed soil a minimum of 1.2 metres below finished grade. In areas where high groundwater conditions were identified, it was recommended that basement floor elevations be set as high as practical to minimize the potential for groundwater seepage. Where shallow groundwater conditions exist and it is not possible to provide adequate clearance between the floor slab and groundwater table, basements are not recommended. The report indicates that the construction could potentially induce the development of perched groundwater conditions which would fluctuate on a seasonal basis with the amount of precipitation, surficial drainage, snowmelt, etc. As such, it is recommended that a perforated drainage pipe (weeping tile) drainage system be constructed around the exterior of the foundation for residences with basements.

Prior to building development and as a condition of sale, the Developer will be requiring all lot owners to undertake a lot-specific geotechnical investigation (by a qualified professional geotechnical engineer) to determine soil conditions and whether basement development could occur on the site. A further condition of sale will be that a copy of each of these reports be provided to the R.M. with a development permit application.

The Developer has consulted with Saskatoon Fire and Protective Services and it was indicated that there are no concerns with the proposed development. The R.M. of Corman Park currently funds the Saskatoon Fire Department to provide coverage within the Municipality. The Corman Park Police Service currently works in conjunction with the R.C.M.P. to provide protective services to the area.

A terrestrial assessment completed in 2007 by Golder Associates served to identify the presence of any environmental sensitivities within the development boundaries. Some native vegetation was identified on the property, however many invasive introduced species were also identified. In terms of wildlife, 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 has been proven in other rural residential developments surrounding Saskatoon and other nearby communities. The report indicates that an alternate habitat of similar character is located within the immediate area and it does not appear to be limited. The report suggests that where efforts are employed to maintain some of the existing vegetation communities and wetlands, it will provide nest and perch sites for avian species, and food, shelter and rest habitat for mammals and insects. The wetlands within the proposed subdivision area provide habitat for a variety of bird species, including waterfowl. The report recommends that efforts be employed to preserve these features where possible. As indicated above, the Developer has plans to incorporate the well defined, permanent wetland areas and will encourage property owners to minimize the amount of landscape modification on their respective parcels.

A Heritage Resource Impact Assessment (HRIA) was also completed in 2007 by Golder Associates. This assessment served to identify archaeological sites located within the boundaries of the proposed development. The project was reviewed by Heritage Resources Branch at the Ministry of Tourism Parks Culture and Sport and it was determined that an HRIA was required before development could proceed at the NE-36-36-4 W3M. Field investigations did not result in the identification of any surficial or subsurface archaeological materials within the boundaries of the proposed development. As such, the report recommended that regulatory approval as per Section 63 of *The Saskatchewan Heritage Property Act* be issued to East Ridge Developments. The associated approval letter was issued on August 22, 2007.

Based on the 2006 average household size for the R.M. of Corman Park (3.0), the total population of the community is projected to reach up to 96 people. Consultations with the Prairie School Division indicated that there is capacity within the school system for potential new students (i.e. Clavet School).

In terms of recreation development, the development will feature natural walking, cross-country ski and snowshoeing trails, which will continue to serve public and residents who live in the area.

In August, 2006 the Developer contacted all neighbours within a one mile radius by a hand-delivered informational letter which had been previously reviewed and approved by the R.M. of Corman Park Planning Department. The letter provided the opportunity for residents to respond with any questions or concerns regarding the proposed Saddle Ridge subdivision by using a stamped, pre-addressed return envelope. A total of 95 families were contacted and several responses were received. The greatest opposition to the development was identified as an array of traffic concerns. Some residents were concerned about the traffic congestion on Highway #5 (the need for a bypass lane), in addition to the road maintenance to Range Road 3040.

A public meeting was held on July 25, 2007 at Sunset Estates Hall. A questionnaire, which had been previously approved by the R.M. of Corman Park, was distributed for public input. The meeting was attended by the Developer, Mr. Bill Delainey from the R.M. of Corman Park, and 17 individuals. Two of these individuals were local residents, while the remaining attendees were interested in purchasing lots. The development was well received by attendees.

In July, 2010 105 mail outs to residents within one mile of all affected R.M.'s were again sent out. The main concern that came from this mail-out was focussed on the maintenance of Range Road 3040. As such, the Developer attended a council meeting on July 14, 2010 at the R.M. of Blucher to discuss this road. The Developer will agree to upgrade the road to current R.M. standards to the most southerly access point for the subdivision. Following the subdivision approval, it is anticipated that discussions between the R.M. of Corman Park and the R.M. of Blucher will determine appropriate cost-sharing between the two R.M.'s regarding road maintenance.

DEVELOPMENT CONTEXT

Saddle Ridge will be a high-quality, nature-oriented country residential community. For a rural community, it will be in close proximity to amenities, services and commercial development in the broader Saskatoon - Corman Park region. Nearby development includes the Hamlet of Discovery Ridge to the north, Settlers Ridge to the east, Strawberry Hills to the northeast, and the City neighbourhoods of Willowgrove and Briarwood to the west and southwest. Overall, the Developer and the design team are of the opinion that conflict with existing surrounding land uses will be minimal. The Development will incorporate the well defined, permanent wetland areas and will encourage property owners to minimize the amount of landscape modification on their respective parcels.

1 INTRODUCTION

1.1 PURPOSE

The purpose of this document is to provide the Rural Municipality of Corman Park No. 344 with a Comprehensive Development Review (CDR) as required in Section 5.2.3 of the R.M. of Corman Park Official Community Plan (the OCP).

This Review provides a framework for a proposed community consisting of 33 residential lots at the NE-36-36-4 W3M. The name of the proposed community is Saddle Ridge and the Developer of the project is East Ridge Developments Incorporated. The plan for both phases of the development is attached as Appendix A to this document.

Questions on the proposal or the material contained within this document should be directed to Jim Walters, P.P.S., M.C.I.P. (306-665-3441) or Landry & Kim Merkosky (306-477-2447).

1.2 OVERVIEW

It is the intention of the Developer to compliment the natural component of the region by carefully integrating housing into the development. The Developer intends to retain as much of the natural beauty of the area as possible.

Designed to be an environmentally friendly community, the Development incorporates planning, engineering and architectural principles with the goal of creating a community unlike any other in the region.

- Development boasts minimal travel distance from the City of Saskatoon, as well as from the highway to the development.
- The natural green space featured on each lot will result in minimal impact or disruption to the existing ecosystem and wildlife.
- Several views of the City of Saskatoon skyline are possible from portions of the Development area.
- The development will be completed in two phases. Phase I will consist of lots 1 through 10 in Block 1, lots 1 through 8 in Block 2 and Environmental Reserve ER1. Phase II will consist of lots 11 through 21 in Block 1 and 9 through 12 in Block 2.

1.3 LAND USE CONTEXT

The proposed development will be situated on lands located within the R.M. of Corman Park in the NE-36-36-4 W3M. The site is south of Highway #5 and west of Range Road 3040 (Settler's Ridge Road). According to the 2007 Golder Terrestrial Report (See Appendix B), the surrounding land uses in the Project area include country residential developments, livestock grazing, forage and cereal crop production. Transportation and communication infrastructure are also in the vicinity.

Present land use of the NE-36-36-4 W3M includes pasture grazing for horses and hay production. Additionally, two existing yard sites are present within the quarter section; one located toward the northwest corner and the second at the northeast corner (proposed Lots 16 and 21; Block 1). The existing land use of the proposed development is detailed as follows:

The Existing Land Use Context of the Proposed Development is as Follows:

North

- Provincial Highway #5: Adjacent to north boundary
- Discovery Ridge Subdivision: On north side of Highway #5

East

- Range Road 3040 (Settler's Ridge Road): Adjacent to east boundary
- Communication Tower: Approx. 85 metres east of Range Road 3040
- Settler's Ridge Subdivision: Adjacent to east boundary
- Hayland, Sloughs, Bushland: Across Range Road 3040

South

- Hayland, Sloughs, Bushland: Adjacent to south boundary
- A Private Residence: Approx. 200 metres south of south boundary

West

- City of Saskatoon: Approx. 4.8 km west of west boundary
- Hayland, Sloughs, Bushland: Adjacent to west boundary
- A Private Farm and Residence: Approx. 675 metres west of west boundary

Nearby Neighbourhoods Include:

In Saskatoon

- Willowgrove: 7.4 km west to proposed development
- East College Park: Approx. 8.9 km southwest to proposed development
- Briarwood: Approximately 8 km southwest to proposed development

Within the Golder Terrestrial Report (see Appendix B), the topography of the Project area is classified as lands formed on predominantly unsorted glacial deposits (till), comprised of undulating plains, "knob and kettle" terrain, and other topographical variations. The development is proposed to be located on this "knob and kettle" terrain and slopes vary from level to moderately to strongly sloped ridges (5% to 15%) with interspersed low-lying depressions.

1.4 POLICY CONTEXT

Saddle Ridge has been designed to meet the requirements of the Official Community Plan (Bylaw No. 8/94) and Zoning Bylaw for the R.M. of Corman Park.

CORMAN PARK OFFICIAL COMMUNITY PLAN

General Development Policies (Section 5.2)

- 5.2.1 - General Country Residential Policies:
 - ▶ 5.2.1.6 - The proposed Development is located on land with “marginal” soil capability, as defined by the Canada Land Inventory (CLI) Soil Class Rating System.
 - ▶ 5.2.1.6 - The proposed Development is located along existing municipally maintained roadways.
- 5.2.3 - Multi Parcel Country Residential Subdivision Policies:
 - ▶ 5.2.3.1 - The intent of this Comprehensive Development Review is to serve as a part of the application to rezone and subdivide the land for multi-parcel country residential use. This CDR addresses all matters of land use integration, environmental sustainability, public involvement and conflict mitigation, as well as to identify the provision of services to the development, as set out in Zoning Bylaw No. 9/94.
 - ▶ 5.2.3.2 - The Development was “short-listed” by the R.M. of Corman Park in its 2006 call for innovative country residential proposals.
 - ▶ 5.2.3.3 - The primary objective of the Saddle Ridge design is to conserve the existing environment above all other considerations. Due to the natural bluffs of trees complimented by the rolling hills, no fencing around the perimeter of the development is proposed. The housing options will feature access to natural amenities including scenic wildlife walkways, natural wild flowers, and natural hydrological features that attract a profusion of birds (see Golder terrestrial report in Appendix B). The proposed development will also increase the housing options available to residents who wish to reside within the R.M. of Corman Park.
 - ▶ 5.2.3.6 - The development will incorporate environmentally sustainable design principles by incorporating existing natural resources including (but not limited to): wildlife corridors and habitat, topographic features, and environmentally sensitive lands, particularly the existing hydrological features.
 - ▶ 5.2.3.6 - Surface drainage will be directed to three on-site natural catchment areas which will remain a part of the subdivision development.
 - ▶ 5.2.3.6 - The internal road network is double loaded throughout the subdivision with the exception of the portion of the road that abuts Environmental Reserve ER1. The municipal access road will be upgraded by the Developer to the R.M. standard and at full build out there will be 33 tax-paying properties. The road network comprises approximately 9.4% of the area proposed for the entire development.

- ▶ 5.2.3.7 - The proposed development will affect a total of approximately 62.91 ha (155.46 ac) of land, which is under the maximum size of 64.8 ha (160 ac) of land.
- ▶ 5.2.3.10 - This CDR contains a clear record of substantial public consultation including public review of the development and means that have been taken to mitigate concerns, where warranted (See survey questionnaires and responses in Appendix D). A public open house was held to hear comments and concerns from local neighbours and stakeholders, including the R.M. of Corman Park planning staff as well as all property owners within one mile of the proposed development.
- ▶ 5.2.3.10 - The major concern raised by residents as a result of the public consultation process included the traffic congestion on Range Road 3040 and on Highway #5. The traffic concern has been addressed as the Department of Highways and Infrastructure has indicated that a right turn lane will be constructed to accommodate the existing traffic as well as any additional traffic to the area. Depending on the timing of Highways and Infrastructure projects, this may be cost shared with the Developer.
- ▶ 5.2.3.10 - The majority of other concerns raised by residents included traffic congestion concerns, specifically related to school bus traffic and gravel truck traffic; road surfacing for Range Road 3040; road maintenance obligations for Range Road 3040; fire protection; and, wildlife concerns. The road maintenance for Range Road 3040 will be handled by the R.M. of Corman Park and the R.M. of Blucher as the development is located along an existing municipally maintained roadway. Fire protection will be handled by the Saskatoon Fire and Protective Services. All roads in the proposed subdivision will be upgraded to R.M. standards. Golder Associates conducted a terrestrial assessment of the proposed subdivision and did not indicate that there would be any conflict with existing wildlife in the area.
- ▶ 5.2.3.13 - SaskWater has confirmed its availability to supply potable water to the project, as noted in the written correspondence attached to this report (see attached correspondence in Appendix G).
- ▶ 5.2.3.14 - Septic utility and wastewater treatment systems acceptable to the R.M. and Saskatoon District Health Region will be constructed. The Developer will be setting up a septic utility for the development as per the bylaw requirements.
- ▶ 5.2.3.15 - Abutting existing multi-parcel country residential development is located to the east, northeast and north of the proposed Saddle Ridge subdivision. The proposed development has been designed to complement the existing development by providing natural buffering, appropriate house site separation, complementary lot sizing to achieve compatible land use and development. Drainage will be handled entirely on site by the natural catchment areas.
- ▶ 5.2.3.17 - Hazard Lands - Foundation recommendations are proposed for residential development in which basement developments will only be considered for sites where floor slab will be at least 500 mm above the groundwater table. Prior to the construction of buildings, each lot will be the subject of a site-specific geotechnical report that will examine soil conditions and determine whether basement development is possible. Copies of these reports will be provided to the R.M..

- ▶ 5.2.3.17 - The proposed development meets all of the separation distances set out in Section 5, Bullet 5.2.3.17 of the separation distance policies contained within the OCP.
- ▶ 5.2.3.18 - The proposed development has recognized the areas containing wildlife habitat. These natural areas will be incorporated into the design of the proposed development (See Golder Terrestrial Report in Appendix B). Archaeologists at Golder Associates were also retained by the Developer to execute a Heritage Resource Impact Assessment. No heritage resources were identified within the boundaries of the proposed subdivision. Therefore there are no further considerations regarding heritage resource conservation (See Golder Report in Appendix C and associated clearance letter by Heritage Conservation Branch).
- ▶ 5.2.3.19 - The soil capability of this parcel is considered marginal, or Class 4. The Terrestrial Assessment completed by Golder Associates confirmed that the local soils are classified as unsuitable for cultivation due to the low moisture holding capacity and susceptibility to erosion.
- ▶ 5.2.3.20 - Access - The residential subdivision is in the vicinity of Highway #5. The proposed development will meet municipal and provincial regulations respecting access to and from provincial highways and other municipal roads. The requirements of Saskatchewan Highways have been integrated into the proposed development (see correspondence in Appendix E). To ensure safe access and egress from adjacent roadways without disrupting roadway function, it is anticipated that an eastbound bypass lane will be constructed. A right turn lane is also warranted prior to the commencement of Phase II of the Saddle Ridge development. Depending on the timing of Highway improvement projects, it is possible that the right turn lane may be cost shared between the Developer and the Ministry of Highways and Infrastructure.
- ▶ 5.2.3.21 - The Developer has consulted with the Prairie School Division and it has been determined that there is enough room in the Clavet School to accommodate future students residing in this subdivision (see correspondence in Appendix F).

Servicing Policies (Section 11)

- 11.2 - Servicing Policies:
 - ▶ 11.2.1 - All roads in the proposed subdivision will be completed to R.M. standards.
 - ▶ 11.2.2 - The proposed development will have legal and year round, all weather physical access to a municipal maintained roadway. Internal roads will be constructed at the expense of the Developer.
 - ▶ 11.2.3 - The Developer has provided correspondence with the Prairie School Division indicating that there is capacity within the present school system to accommodate potential new school-age children (See Appendix F).

Implementation Policies (Section 12)

- 12.2 - General Policies:
 - ▶ 12.2.1 - A servicing agreement between the Developer and the R.M. of Corman Park is expected to address the following (but not limited to):
 - ▶ Outline the requirement for site-specific geotechnical reports.
 - ▶ Identify the proposed phasing, including the proposed construction time lines.
 - ▶ Identify roadway and approach specifications, including roads that will not be public roadways.
 - ▶ Identify pre-site investigation requirements for the installation of septic systems. This may include information pertaining to regular maintenance reports for the individual systems.
 - ▶ Identify the proposed form of water distribution and sewage collection and treatment including how it will be administered.
 - ▶ Identify off-site servicing fees, payable to the R.M.
 - ▶ Identify the value of the required performance bond or letter of credit.
 - ▶ The Developer is proposing to pay cash in lieu of a Municipal Reserve.

ZONING BYLAW

The Developer is applying to rezone the NE-36-36-4 W3M to Country Residential 4 District (CR4). Development standards and regulations within the District's Zoning Bylaw will be met.

1.5 SPECIAL INITIATIVES

- To maintain the natural state of the land as much as possible, the Developer has chosen to follow the recommendations made by Catteral & Wright to preserve the existing, permanent, natural body of water that exists on-site and dedicate it as environmental reserve. It is anticipated that this area will also function as a recreational location that is frequented by residents during all seasons.
- Opportunities will be made available for activities such as walking along the natural pathways, observing plants and wildlife that thrive in a wetland setting, as well as rafting, canoeing, or rowing on the water.
- Winter-time activities may include skating, cross-country skiing and snowshoeing. The Developer will pay cash-in-lieu of the municipal reserve, but asks that a portion of this requirement be met by the dedicated environmental reserve, given its realistic potential for recreation use.

2 INVENTORY AND ANALYSIS

2.1 EXISTING LAND USE

The proposed development site consists of 62.91 Hectares (155.46 acres) in the NE-36-36-4 W3M. The quarter section is currently occupied by rolling hills, described as “knob and kettle” terrain interspersed with bluffs of trees and low-lying depressions. Two sites (Lots 15 and 16 in Block 1) are registered to Mr. Don Roszell, where he currently resides. Mr. Roszell has requested that he be incorporated into the Saddle Ridge subdivision plan. His property has since been included. He will reside on Lot 16 and obtain title to Lot 15.

2.2 PROPOSED LAND USE

The proposed land use is a residential community that will offer the opportunity for creative housing with walk-out basements, surrounded by the natural prairie with a skyline view of the City of Saskatoon from select lots. Two private residences are located on proposed Lots 16 and 21, Block 1. These lots have been incorporated into the proposed development.

2.3 SERVICING

- The subdivision will be provided with transportation access via Highway #5 to the north and Range Road 3040 (Settler’s Ridge Road) to the East. Roadways, including cul-de-sacs, will be finished according to R.M. standards. The Developer has agreed to seal coat Range Road 3040 to the most southerly access point for the subdivision.
- Following formal subdivision approval, an agreement regarding the cost-sharing structure between the R.M. of Corman Park, the R.M. of Blucher and the Developer concerning road maintenance and potential highway access improvements will be made.
- Shallow utilities will be provided by SaskPower, SaskEnergy and SaskTel following the construction of deep utilities. Shallow utilities will be located within the road right-of-way to provide service to the front of each lot.
- Surface drainage will be directed to one of three on-site catchment areas.
- Sewage treatment and dispersal will be achieved by installing a septic tank with a pressurized Type II mound and a chamber absorption field at each residence. These systems treat water via mechanical and/or natural processes to the point where the treated wastewater can be safely released into the environment without causing harm to the surrounding environment or to human health. The Developer will be setting up a septic utility for the development as per the bylaw requirements
- Potable water will be supplied by SaskWater. A private water utility will manage the on-site water distribution lines and associated infrastructure.

3 DESIGN ELEMENTS

3.1 CONCEPT

The development is a culmination of architectural, marketing and community research and planning. This development is designed to integrate and promote the natural resources of the area with the privacy of acreage living.

3.2 LAND USE

Saddle Ridge is proposing a Country Residential Development in the NE-36-36-4 W3M with the intent of completing the corner at Highway #5 and Range Road 3040 into the fourth multi-parcel development in the area. The construction of this development will maintain and complement the surrounding land use of the area. As indicated in Section 1.3 the proposed development complements the existing country residential developments to the east (Settlers Ridge), the northeast (Strawberry Hills), and the north (Discovery Ridge). The proposed lots range in size from 1.38 acres to 6.07 acres with the average lot density being 3.89 acres.

3.3 ARCHITECTURAL CONTROLS AND LANDSCAPE DEVELOPMENT

The Developer will determine a series of architectural controls for site development, homes and accessory buildings and structures prior to the sale of lots. The Developer will not be erecting any fences around the perimeter of the development in order to maintain an aesthetically pleasing natural look to the area. The bluffs of trees complemented by the rolling hills are anticipated to negate the need for fences.

There is an abundance of trees along the municipal buffer strip. As such, this area of land will be left in its natural state and no future maintenance is anticipated. Purchasers will be encouraged to maintain the natural state of the land, as recommended in the 2007 Golder Terrestrial report (see attached Terrestrial Report in Appendix B). There are no plans to disturb the existing, well defined, or permanent wetland areas, and the Developer will make efforts to avoid these areas where feasible.

In terms of lighting, the Developer has indicated that lighting will be restricted to individual yard lights, ensuring that there will be no conflict with roadways or adjoining lots and to minimize any light pollution. One sign, requiring no maintenance, will be erected at the first access point south of Highway #5. This sign will serve to identify the country residential development.

4 TRANSPORTATION AND MUNICIPAL SERVICES

4.1 COMMUNITY ACCESS AND PROJECTED VEHICULAR TRAFFIC

There are two access roads into the community, both from Range Road 3040 (Settler's Ridge Road). Range Road 3040 in turn provides access to Highway #5 which becomes College Drive Saskatoon. Highway #5 is currently a single-lane highway.

A traffic study completed by the Ministry of Highways in July, 2010 resulted in the following findings and recommendations (see correspondence attached in Appendix E):

- An eastbound bypass lane is currently warranted without any additional traffic generated by the Saddle Ridge development. The Ministry of Highways will be responsible for this upgrade.
- A right turn lane is warranted prior to the construction of Phase II of the Saddle Ridge development. Depending on the timing of proposed Highways projects, it is possible that this cost may be shared by the Developer and the Saskatchewan Ministry of Highways and Transportation.
- The Ministry of Highways required a 20 metre dedication of land to be incorporated south of Highway #5 to accommodate the potential construction of the service road. This 20 metre dedication has been included in the proposed plan (see attached plan in Appendix A).

The Developer has agreed to seal coat Range Road 3040 to the most southerly access point for the subdivision. Following the subdivision approval, discussions with the R.M. of Corman Park and the R.M. of Blucher will determine appropriate cost-sharing between the two R.M.'s regarding road maintenance.

The Developer is interested in entering into some form of a "Latecomer Agreement" with both the R.M. of Corman Park and R.M. of Blucher to address improvements to Range Road 3040. The intent of this agreement would be to provide a mechanism by which the Developer could be partially reimbursed for the road improvement costs by future developers who may benefit from the improvements (e.g. new developments close to Saddle Ridge along Range Road 3040). A sample agreement is attached as Appendix "M".

4.2 INTERNAL ROADS

Proposed roadways within the development will be constructed to R.M. specifications with access to the subdivision occurring from the east boundary of the development at Range Road 3040 (Settler's Ridge Road). The proposed development also features two cul-de-sacs to service the four lots that do not have access to the main roads. These roads will also be constructed to R.M. standards.

4.3 PEDESTRIAN AND BICYCLE TRAFFIC

Pedestrian and bicycle traffic will have access to internal roads as well as the natural trails along the boundaries of the existing wetlands.

4.4 POTABLE WATER SUPPLY AND DISTRIBUTION

Potable water will be supplied by SaskWater. SaskWater has recently interconnected the Highway 41 supply line with the Highway 5 supply line. Correspondence from SaskWater to the Developer in August, 2011 indicated that SaskWater will be able to provide the subdivision with the total requested flow of 15 igpm once the development is approved (see Appendix G).

4.5 WASTEWATER TREATMENT

A geotechnical investigation completed by P. Machibroda Engineering Ltd. determined that the proposed development is located in an area considered to be highly sensitive. The report suggests that potential onsite wastewater disposal systems for high sensitivity areas include holding tanks, pressure chamber systems, Type II pressure mounds or package treatment plants with effluent disposal method. See Appendix H for the report prepared by P. Machibroda Engineering Ltd.

4.6 DRAINAGE AND STORMWATER MANAGEMENT

Catteral & Wright Consulting Engineers was contracted to conduct a drainage study for the Saddle Ridge subdivision development. The report indicates that the site is currently divided into three separate catchment areas. The largest catchment (#1) has several storage areas (sloughs) with an ultimate flood crest elevation of 567.00 before draining to the south east. Two other catchment areas (#2 and #3) are located at the northwest and southwest corners and are relatively small in size.

In terms of pre-development runoff conditions, it is indicated that the existing site topography is rolling hills with substantial areas of vegetation and localized sloughs. The 2-year and 10-year return periods for the pre-developed site were calculated by Catteral and Wright and are attached in the report as Appendix I. With respect to post-development runoff conditions, it is indicated that each catchment will have different proportions of developed surface area due to the amount of road and developed area (see Catteral & Wright report in Appendix I).

It is recommended in this report that no ponds be developed, as existing depression storage is sufficient to accommodate additional runoff rates and volumes. The report indicates that the current drainage system will accommodate 1:100 flood events. It is, however, recommended that the minimum finished ground elevation at all buildings in the subdivision be above the estimated peak water levels as indicated by the Saskatchewan Watershed Authority. The report concludes that the finished grade of all buildings in the subdivision should be no lower than a ground elevation of 567.00. Additional recommendations concerning culvert construction, roadway culvert location, drainage swales, design road cross sections, and proposed centre line grades are included in this report (See Appendix I).

The original drainage report completed in January, 2010 was submitted to the Saskatchewan Watershed Authority for review. A number of comments and corrections were suggested by the Watershed Authority and the appropriate revisions were made (See Appendix J regarding correspondence between the SWA and Catteral and Wright).

Also included in Appendix "I" is a Drawing entitled "Restricted Development, Vegetation & Potential Building Site Locations." This drawing essentially shows required drainage areas ("Restricted Development Area"), building sites that do not require fill ("Potential Building Sites") and existing vegetation areas for the entire subdivision ("Existing Tree Line"). If the R.M. wishes to register a drainage / conservation easement on the property, it should follow the Restricted Development Area shown on this drawing.

4.7 SHALLOW UTILITIES

Shallow utilities will be provided by SaskPower, SaskEnergy and SaskTel along with underground cable following construction of deep utilities. Shallow utilities will be located within the road right-of-way to provide service to the front of each lot. Letters confirming these arrangements are attached as Appendix K.

4.8 SOLID WASTE DISPOSAL

Residents will have a choice concerning solid waste. Owners may use either an independent company such as Loraas Disposal for the removal of their solid waste, or they will have the opportunity to use the R.M. landfill located at the South Corman Park landfill, should they choose to remove it on their own.

5 OTHER

5.1 GEOTECHNICAL

Two geotechnical reports prepared by P. Machibroda Engineering Ltd. are attached as Appendix H. The first report, dated November 23, 2009 outlines building restrictions and suitability of lands to accommodate the intended development. A second, follow-up report dated June 13, 2011 was sent to the Developer as a response to the issue of an increase in peak water levels. The original geotechnical investigation was completed in October and November of 2009. Since then, significant precipitation and above average snowfall were experienced during the 2010/2011 winter season. This above-average precipitation would be expected to raise the groundwater table.

It was concluded in the original 2009 report that the groundwater levels ranged from dry to a high of 568.5 metres and that recommendations concerning foundation design indicated that footings and floor slabs should perform satisfactorily. The report further notes that footings and floor slabs will be subject to differential movements associated with variations in the soil moisture profile and variable load/settlement characteristics of the soils. If some (30 mm) differential movements cannot be tolerated, it is recommended that residences should be entirely supported on a deep foundation system. The follow-up investigation in June, 2011 indicated that groundwater levels ranged from dry to 572.5 metres and ranged from 0.4 to 6 metres below ground surface, except for one hole at which a perched groundwater level existed at 500 mm above ground surface. The June, 2011 report indicates that the higher water levels should not affect the foundation design recommendations. However, some elevation adjustments are required to ensure that basement floors are constructed a minimum of 500 mm above the groundwater elevation. If fill is required to ensure that the floor slab is constructed at least 500 mm above the groundwater elevation, then care must be taken to ensure that the building footing is not founded on fill materials. As such, it may be necessary to install piles which extend below the placed fill and into the undisturbed soil. It is noted that for surface foundations, the fill material should be approved by the geotechnical consultant. Additionally, it is recommended that the consultant inspect the building site preparation.

Prior to building development, and as a condition of sale, the Developer will be requiring all lot owners to undertake a lot-specific geotechnical investigation (by a qualified professional geotechnical engineer) to determine soil conditions and whether basement development could occur on the site. A further condition of sale will be that a copy of each of these reports be provided to the R.M. with a development permit application.

5.2 FIRE AND PROTECTIVE SERVICES

The Developer contacted the Deputy Chief regarding the Fire Service Agreement held between the R.M. of Corman Park and Saskatoon Fire and Protective Services. The Deputy Chief indicated that Saskatoon Fire & Protective Services have no concerns regarding the development. Correspondence with Fire and Protective Services is attached as Appendix L.

5.3 POPULATION AND SCHOOLS

Based on the 2006 average household size for the R.M. of Corman Park (3.0), the total population of the community is projected to reach up to 96 people. Consultations with the Prairie School Division indicated that there is capacity within the school system for potential new students (i.e. Clavet School). Correspondence with the Prairie Spirit School Division is attached as Appendix F.

5.4 RECREATION

To maintain the natural state of the land as much as possible, the Developer has chosen to follow the recommendations made by Catteral & Wright to preserve the existing, permanent, natural body of water that exists on-side and dedicate it as environmental reserve. It is anticipated that this area will also function as a recreational location that is frequented by residents during all seasons. Opportunities will be made available for activities such as walking along the natural pathways, observing plants and wildlife that thrive in a wetland setting, as well as rafting, canoeing, or rowing on the water. Winter-time activities may include skating, cross-country skiing and snowshoeing. The Developer will pay cash-in-lieu of the municipal reserve.

5.5 ECOLOGICAL AND HERITAGE CONCERNS

As per the R.M. of Corman Park's Official Community Plan policies, queries were made to the appropriate environmental agency (Saskatchewan Conservation Data Centre, or CDC) and heritage agency (Heritage Conservation Branch, or HCB) regarding any ecological or heritage concerns that may need to be addressed prior to the onset of development. The results of these queries can be found in Appendix B: Terrestrial Assessment and Appendix C: Heritage Resource Impact Assessment.

In terms of the wildlife and vegetation habitat assessment, a Terrestrial Assessment was completed by Golder Associates in 2007. The assessment served to identify the current environmental character of the proposed subdivision area, with a primary emphasis on the existing plant communities. The report indicated that much of the property is dominated by Kentucky bluegrass, western snowberry and silverberry, as well as smooth brome and that native vegetation community is expected to continue to be modified from its current state onwards, primarily through the introduction of non-native plants. The report also identifies the existing wetland areas to be important habitat areas for bird species, waterfowl, and small mammals.

The report recommends that the Developer encourage lot purchasers to limit the amount of landscape modification within each respective parcel in an effort to conserve the current native plant communities and wetland areas. The Developer is encouraging lot purchasers to reduce the landscaping to each respective lot.

In terms of any heritage concerns in the NE-36-36-4 W3M, the development was submitted to the Heritage Conservation Branch (HCB) for review. It was determined that although there are no archaeological sites in direct conflict with the proposed development, the heritage potential of the area was still considered moderate to high. A Heritage Resource Impact Assessment (HRIA) was completed by Golder Associates in 2007 (see results in Appendix C). A visual inspection of the ground's surface followed by subsurface shovel probing was completed within the proposed development boundaries. No heritage resources were identified during the assessment and no heritage concerns were identified. The report was submitted to HCB for review and a letter was sent to the Developer by HCB indicating that there are no further concerns with the project proceeding as planned (see attached letter from HCB in Appendix C).

6 STAGING AND IMPLEMENTATION

This community, including a total of 33 residential lots (2 have existing dwellings), will be developed in two phases. Phase I will include the development of lots 1 through 10 in Block 1 and lots 1 through 8 in Block 2, dedication of Environmental Reserve ER1, as well as roads and culverts for the entire development. Phase II will consist of lots 11 through 21 in Block 1 and lots 9 through 12 in Block 2. The developer is requesting Council to rezone the entire development to CR4, and designate Phase II with a holding provision.

7 PUBLIC CONSULTATION

The Developer has consulted with the surrounding neighbours and public on three different occasions. In August, 2006 all neighbours surrounding the proposed development within a 1 mile radius were contacted by a hand-delivered informational letter that was previously reviewed and approved by the R.M. of Corman Park Planning Department. This letter provided the opportunity to respond to the Developer with any concerns with a stamped, pre-addressed return envelope. The major concerns that were raised as a result of this mail out are identified as follows:

- Traffic congestion on the Range Road and Highway #5.

The traffic concern has been addressed as the Department of Highways and Infrastructure has indicated that a right turn lane will be constructed to accommodate the existing traffic as well as any additional traffic to the area. Depending on the timing of Highways and Infrastructure projects, this may be cost shared with the Developer.

Additional concerns that were raised by nearby residents included the following. Note that the majority of these concerns came from one resident (see attached survey responses in Appendix D):

- Location and condition of mail boxes.
- Concern over the required 1 mile separation between developments.
- Concern regarding groundwater supplies to wells being polluted by the presence of close by septic systems.
- Concern regarding the number of households (noise).
- Concern over the development being home to possibly 32+ dogs and having to contend with dogs at large.
- Concern over fire vulnerability and fire-fighting arrangements.
- Concern over acreage owners using the back of their property adjacent to the fence line to store garbage.
- Concern over children from the proposed development using the neighbouring property and animal watering dug-out for play.
- Concern over the compromise of the neighbouring property, specifically in their capacity to engage in future development.

On July 25, 2007 a public meeting was held at Sunset Estates Hall. Invitations were sent two weeks in advance to the meeting to the 37 residents residing within 1 mile of the proposed development area. Mr. Bill Delaine from the R.M. of Corman Park Planning Department was in attendance with the Developer. A total of 17 individuals, including two local residents, attended the meeting and feed back was generally positive. No concerns or issues with the proposed development were expressed at the time of the public meeting.

In July, 2010, 105 mail outs were sent to the residents living within 1 mile of the proposed development. A total of eight responses were received including three responses from R.M. of Corman Park residents, two responses from Aberdeen residents, and three responses from R.M. of Blucher residents (see responses attached in Appendix D). Concerns that were raised by these neighbours included:

- Traffic congestion concerns, specifically related to school bus traffic and gravel truck traffic.
- Road surfacing (hard dust surface) for Range Road 3040.
- Road maintenance obligations for Range Road 3040.
- Current condition of Range Road 3040.

- Fire Protection.
- Wildlife concerns (suggesting fewer acreages).