

DRAFT COMPREHENSIVE DEVELOPMENT REVIEW

LOT 12 BIRCHWOOD HEIGHTS

Submitted to:

THE RM OF CORMAN PARK NO. 344

Prepared by:

MR. CHRIS MURPHY AND CROSBY HANNA & ASSOCIATES

JANUARY 2023

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EXECUTIVE SUMMARY

Chris Murphy (the Developer) is applying to rezone and consolidate a 0.205 ha (0.51 acre) parcel of road allowance with Lot 12 of the Birchwood Heights subdivision located between the SE ¼ Section 12-36-06-W3M and the SW ¼ Section 07-36-05-W3M. The subdivision currently includes 12 lots ranging in size from 4.5 acres to 6.03 acres. The development is located within the Saskatoon North Partnership for Growth (P4G) District Planning area. This parcel of road allowance will need rezoning from DAG1 to DCR1. A portion of the road allowance will also need to retain the Flood Plain Overlay (FPO) District.

The proposed development is situated on lands located within the RM of Corman Park No. 344, approximately 1.0 km south of the City of Saskatoon, west of Highway 219 and immediately south of Cartwright Street. The existing Birchwood Heights subdivision is located on the east bank of the South Saskatchewan River. The intent of the project is to consolidate a small portion of road allowance adjacent to lot 12 of the Birchwood Heights subdivision, as the road will not be developed in the future.

Existing potable water, through the Dundurn Rural Water Utility, services lot 12 of the Birchwood Heights property. Wastewater treatment consists of a mound system. The addition of the undeveloped road allowance will not affect the existing potable water or wastewater systems.

The existing Birchwood Heights subdivision has an area of approximately 26.3 hectares, and due to the large area of each parcel, and relatively small area of hard surfacing on each parcel, generates a small amount of runoff. The addition of the 0.205 ha of land to lot 12 will not affect drainage of the parcel.

Power and natural gas distribution already exists to lot 12, and servicing by the utilities to the additional land is not expected to be needed at this time.

1 INTRODUCTION

1.1 PURPOSE

This document shall serve as the Comprehensive Development Review (CDR) document required for the re-zoning and consolidation application from DAG1 District Agricultural 1 District with Food Plain Overlay (FPO) District to DCR1 – District Country Residential 1 District for a small portion of undeveloped road allowance. The Flood Plain Overlay District will be retained upon rezoning and consolidation.

This review provides the framework required for the rezoning and consolidation of the proposed parcel of land for the purpose of increasing the size of Lot 12 at the Birchwood Heights development. The road allowance is located between the SE ¼ Section 12-36-06-W3M and the SW ¼ Section 07-36-05-W3M within the RM of Corman Park, within the of the P4G Planning District Boundaries.

The Developer of the project is Chris Murphy. The sketch plan showing the proposed road closure 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, RPP, MCIP, Principal Planner at Crosby Hanna & Associates (306-665-3441).

1.2 OVERVIEW

It is the intent of the Developer to rezone and consolidate a portion of undeveloped road allowance adjacent to Lot 12 at the existing Birchwood Heights subdivision. The proposed development is located approximately 1.0 km to the south of the City of Saskatoon, on the east side of the South Saskatchewan River. The Birchwood Heights subdivision is located south and west of Cartwright Street.

The RM of Corman Park, City of Saskatoon, City of Warman, City of Martensville and Town of Osler recently adopted a new District Regional Plan entitled the Saskatoon North Partnership for Growth (P4G) Plan. The OCP and accompanying zoning bylaw provide for development of acreage lots between 0.40 ha (1 acre) and 4.05 ha (10 acres) in the DCR1 Zoning District.

Policy and zoning reviews as it relates to the P4G District Official Community Plan and Zoning Bylaw are provided in Sections 5.1 and 5.2 of this report.

2 INVENTORY AND ANALYSIS

2.1 EXISTING LAND USE

The proposed development site consists of approximately a 0.205 ha (0.51 acres) of land of undeveloped road allowance between the SE ¼ Section 12-36-06-W3M and the SW ¼ Section 07-36-05-W3M (see plan of road closure attached as Appendix A). The site is currently characterized by trees and scrub brush. The topography descends to the west, towards the South Saskatchewan River.

Other land uses in the area consist of a mixture of multiple parcel country residential development and agricultural land (both grain farming and pastureland). The closest highway to the proposed development is Provincial Highway #219, approximately 1.6 km to the east of the east boundary of the road allowance (see land use map on following page).

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

North

- | | |
|-----------------------------------|--|
| - South Saskatchewan River | Adjacent to northwest boundary |
| - Saskatoon Golf and Country Club | Approx. 1.0 km northeast of north boundary |
| - City of Saskatoon | Approx. 1.0 km northeast of north boundary |

South

- | | |
|------------------------------------|--|
| - Chief Whitecap Park | Adjacent to south boundary |
| - Farmland / Pastureland | Adjacent to south boundary |
| - Riversdale Golf and Country Club | Approx. 2.0 km south of south boundary |

West

- | | |
|----------------------------|--------------------------------------|
| - South Saskatchewan River | Adjacent to west boundary |
| - Farmland / Pastureland | Approx. 1.5 km west of west boundary |
| - Valley Road | Approx. 1.6 km west of west boundary |

East

- | | |
|---------------------|--------------------------------------|
| - Pastureland | Adjacent to east boundary |
| - Hamlet of Furdale | Approx. 800 m east of east boundary |
| - Highway 219 | Approx. 1.6 km east of east boundary |



Location of proposed Road Consolidation at Birchwood Heights

2.2 PROPOSED LAND USE

The proposed land use is residential. It is the intent of the developer to rezone the parcel of undeveloped road allowance and consolidate it with the existing adjacent lot (lot 12) at Birchwood Heights. The undeveloped road allowance is located within the P4G Planning District and requires a rezoning to DCR1 to match the zoning of the existing Birchwood Heights subdivision.

The road allowance also appears to be located within the Flood Plain Overlay District (FPO), according to the P4G Zoning Bylaw. The overlay district will continue to be applied to this portion of land.

3 TRANSPORTATION AND MUNICIPAL SERVICES

3.1 COMMUNITY ACCESS

The proposed development is located immediately south and west of Cartwright Street. No additional traffic is anticipated to result from this rezoning and land consolidation, as the consolidation does not increase the density of the existing Birchwood Heights subdivision.

3.2 INTERNAL ROADS

No internal roads are required to be developed resulting from the rezoning and land consolidation.

3.3 SERVICING

No additional potable water or wastewater connections will be required at this time, resulting from the rezoning and consolidation of the undeveloped road allowance.

3.4 DRAINAGE AND STORMWATER MANAGEMENT

The existing Birchwood Heights subdivision has an area of approximately 26.3 hectares, and due to the large area of each parcel, and relatively small area of hard surfacing on each parcel, generates a small amount of runoff. The addition of the 0.205 ha of land to lot 12 will not affect drainage of the parcel.

3.5 SHALLOW UTILITIES

Both SaskPower and SaskEnergy provide services to Lot 12 at the Birchwood Heights subdivision. No additional lines are required at this time.

3.6 FIRE AND PROTECTIVE SERVICES

Police services are currently provided by the Corman Park Police Services and the Saskatoon Detachment of the Royal Canadian Mounted Police.

Birchwood Heights is located within the Saskatoon Fire District Fire Protection Zone.

4 HERITAGE, ENVIRONMENT AND GEOTECHNICAL

4.1 HERITAGE CONSERVATION

According to the Heritage Conservation Branch at the Ministry of Parks Culture and Sport, the piece of existing road allowance is located in an area with potential heritage sensitivity. However, no development is proposed at this time and, until such time, it is not believed an HRIA is warranted (query attached as Appendix B).

4.2 ENVIRONMENTAL CONSIDERATIONS

The existing road allowance is located on the upper west bank of the South Saskatchewan River. A query of the HabiSask website indicates that the portion of road allowance is located in an area of potential vascular plant endangered species. However, no development is proposed at this time, and until such time, it is not believed any sort of environmental investigation is warranted (see query attached as Appendix C).

Correspondence with the Meewasin Valley Authority (MVA) is attached as Appendix E. Meewasin has indicated that there is no need for their review and approval at this time, as no specific development is proposed.

4.3 GEOTECHNICAL ANALYSIS

In consultation with the RM of Corman Park, it was determined that no geotechnical report is required at this time as no development is proposed on the undeveloped road allowance. The purchasers of the road allowance wish to increase the size of Lot 12 at Birchwood Heights (see email attached as Appendix D).

5 POLICY CONTEXT

The proposed land is located within the P4G Planning District area. The consolidation and rezoning application will meet the requirements of the P4G Official Community Plan and Zoning Bylaw, as described in Sections 5.1 to 5.2 below.

5.1 P4G DISTRICT OFFICIAL COMMUNITY PLAN

Agricultural Objectives and Policies (Section 11) - Section 11 of the P4G District Official Community Plan identifies the following Agricultural Policies that are pertinent to the proposed consolidation and rezoning application.

4.2 **Disruption of Agriculture Minimized**

- 11.3.5: As this proposed consolidation is within the existing Birchwood Heights subdivision, there are no concerns with significant land use conflicts in the vicinity of the proposed development.

Country Residential Policies (Section 12) – Section 12 of the P4G District Official Community Plan identifies the following Country Residential Policies that are pertinent to the proposed consolidation and rezoning application.

12.3 **Policies**

- 12.3.1: The proposed development is located on land designated as “Country Residential” as provided on Section B – District Land Use Map.
- 12.3.2: The proposed portion of road allowance is located on land with potential endangered vascular plants (see query attached as Appendix C). However, there is no development proposed for this portion of road allowance, and it meant only to increase the size of Lot 12. Furthermore, correspondence with the Meewasin Valley Authority (MVA) is attached as Appendix E. Meewasin has indicated that there is no need for their review and approval at this time, as no specific development is proposed.
- 12.3.2(c): The portion of existing undeveloped road allowance appears to be located within the Flood Plain Overlay District, as identified within the P4G zoning bylaw. This zoning district is intended to regulate development in areas of susceptible flooding. No buildings are proposed following the rezoning and consolidation of the road allowance with Lot 12 at this time.
- 12.3.3(a): The proposed consolidation and rezoning will minimize pressure to expand or upgrade services and infrastructure. No new municipal roads are required to access this consolidation. Potable water and wastewater services exist at Lot 12 and the additional land will not require further connections. Furthermore, SaskEnergy and SaskPower operate existing lines to the Birchwood Heights subdivision and no new connections are required.

- 12.3.3(b): The proposed consolidation will not require the construction of new municipal roads.
- 12.3.3(d): The consolidation of the existing undeveloped road allowance will not disturb the terrain and existing drainage patterns.
- 12.3.3(e): While the portion of undeveloped road allowance may be located in an area of potentially endangered vascular plants, no disturbance to the terrain is proposed (see HabiSask query attached as Appendix C). Furthermore, the subject land is located within the Flood Plain Overlay District, according to the P4G Zoning Bylaw. Stringent development standards are applied to all lands within this district.
- 12.3.3(g): Correspondence with the school division is not required, as density will not increase as a result of the proposed rezoning and consolidation.
- 12.3.4(a): The P4G District Official Community Plan identifies this land as future Country Residential Development.
- 12.3.4(b): No further development is proposed within the existing undeveloped road allowance at this time. As such, existing drainage patterns will not be affected.
- 12.3.4 (c): The proposed rezoning and consolidation will not require the RM to expand or upgrade services and infrastructure. No new municipal roads will be required to access existing Lot 12. Potable water and wastewater treatment exists on-site, as do the utilities.
- 12.3.4(d): The consolidation of the road allowance with Lot 12 of the existing Birchwood Heights subdivision will not have an impact on the existing subdivision. The subdivision currently includes 12 lots ranging in size from 4.5 acres to 6.03 acres. Lot 12 currently measures 1.937 ha (4.79 acres), therefore would measure 2.142 ha (5.29 acres) in size, following the consolidation.
- 12.3.8(d): The existing Birchwood Heights development is located on Cartwright Street. Access to Lot 12 will remain the same.

Regional Servicing Policies (Section 23) – Section 23 of the P4G District Official Community Plan identifies the following Regional Servicing Policies that are pertinent to the proposed that are pertinent to the proposed consolidation and rezoning application.

- 23.3.3: There is no additional infrastructure associated with this proposed rezoning and consolidation.

Potable Water Policies (Section 24) – Section 24 of the P4G District Official Community Plan identifies the following Potable Water Policies that are pertinent to the proposed consolidation and rezoning application.

- 24.3.3: Potable water is currently provided to Lot 12 through the Dundurn Rural Water Utility. There are no immediate plans to request additional connections at this time.

- 24.3.4: Should an additional connection be requested, application to the municipal potable water lines will be undertaken in accordance with applicable policies and bylaws, and as specified in the servicing agreement with the RM of Corman Park.

Wastewater Policies (Section 25)– Section 25 of the P4G District Official Community Plan identifies the following Wastewater Policies that are pertinent to the proposed consolidation and rezoning application.

- 25.3.4: A mound system provides existing wastewater collection/treatment at Lot 12. There is currently no need for additional means of wastewater treatment.

Stormwater and Drainage Policies (Section 26)– Section 26 of the P4G District Official Community Plan identifies the following Stormwater and Drainage Policies that are pertinent to the proposed consolidation and rezoning application.

- 26.3.2: The existing Birchwood Heights subdivision has an area of approximately 26.3 hectares, and due to the large area of each parcel, and relatively small area of hard surfacing on each parcel, generates a small amount of runoff. The addition of the 0.205 ha of land to lot 12 will not affect drainage of the parcel.

Transportation Policies (Section 27)– Section 27 of the P4G District Official Community Plan identifies the following Transportation Policies that are pertinent to the proposed consolidation and rezoning application.

- 27.3.4: No new municipal roads are required to provide access to lot 12 of the existing Birchwood Heights subdivision. The existing road (Cartwright Street) is a municipally maintained roadway.
- 27.3.5: All-weather legal and physical access to lot 12 currently exists. The access point is located along Cartwright Street, which is a municipally maintained roadway.

District Zoning Bylaw Policies (Section 31)– Section 31 of the P4G District Official Community Plan identifies the following District Zoning Bylaw Policies that are pertinent to the proposed consolidation and rezoning.

- 31.3.6: The proposed portion of road allowance will require a rezoning to DCR1 but will retain the Flood Plain Overlay (FPO) District. This document provides information concerning how the development is consistent with the policies and intent of the P4G District Official Community Plan.
- 31.3.16: This document shall serve as the Comprehensive Development Review (CDR) as required by the P4G Planning District Commission and the RM of Corman Park for rezoning and subdivision. This CDR addresses all matters of land use integration, environmental sustainability, as well as to identify the provision of services to the development.

- 31.3.19: Utilities exist at Lot 12 of the Birchwood Heights subdivision. There is no need to consult with the public utilities at this time. Additionally, water is currently provided through the Dundurn Rural Water Utility. Wastewater is handled through on-site treatment.
- 31.3.20: There was no need to consult with the public concerning the rezoning and consolidation, as the density, existing utilities, traffic, and other land use concerns at Birchwood Heights will not be affected.

5.2 P4G DISTRICT ZONING BYLAW

The proposed development within the P4G District requires rezoning from DAG1 with the Flood Plain Overlay District to DCR1, retaining the Flood Plain Overlay District.

It is noted that there is no imminent development proposed for this portion of undeveloped road allowance. Should a development permit ever be requested, there would be significant restrictions put into place in terms of the type of development that would be allowed on this portion of land, given the development standards provided in the FPO zoning district as provided below.

Applicable development standards within the FPO zoning district include but are not limited to:

- Within flood fringe, notable requirements include:
 - Two-stage development permit application required;
 - Building elevations required;
 - Strategy for flood proofing;
- Within flood way:
 - No new residential dwellings permitted

6 STAGING AND IMPLEMENTATION

A Plan of Proposed Road Closure has been attached as Appendix A, which details the extent of the proposed consolidation of existing undeveloped road allowance.

This rezoning and consolidation application will need to be approved by the Community Planning Branch at the Ministry of Government Relations.

APPENDICES

APPENDIX A

PLAN OF SURVEY

PLAN OF SURVEY

SHOWING

SURFACE SUBDIVISION

OF PART OF

ROAD ALLOWANCE

BETWEEN S.W.¼ SEC.7 & S.E.¼ SEC.12

AND

SURFACE CONSOLIDATION

OF PART OF

ROAD ALLOWANCE

BETWEEN S.W.¼ SEC.7 & S.E.¼ SEC.12

WITH ALL OF

PARCEL 12 - PLAN 60S20763

S.W.¼ SEC.7-TWP.36-RGE.5-W.3Mer.

R.M. OF CORMAN PARK No. 344

SASKATCHEWAN

BY: D.L. CODLING, S.L.S.

DATE: DECEMBER 2022

SCALE 1:5000

NOTES:

MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.

MONUMENTS FOUND ARE SHOWN THUS

STANDARD IRON POSTS PLANTED ARE SHOWN THUS

REFERENCE POINTS ARE SHOWN THUS

AREA TO BE APPROVED IS OUTLINED WITH A HEAVY DASHED LINE.

MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE IDENTIFIER OF S002.

ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0.

STANDARD ROAD ALLOWANCES SHOWN ARE 20.117 METRES IN WIDTH.

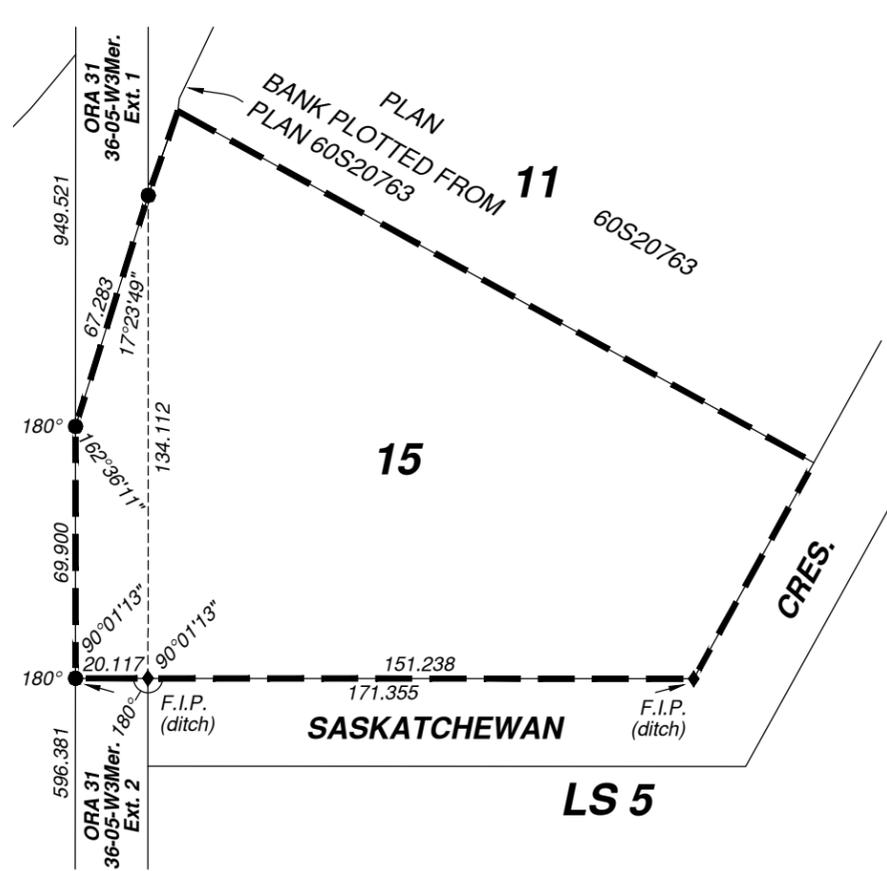
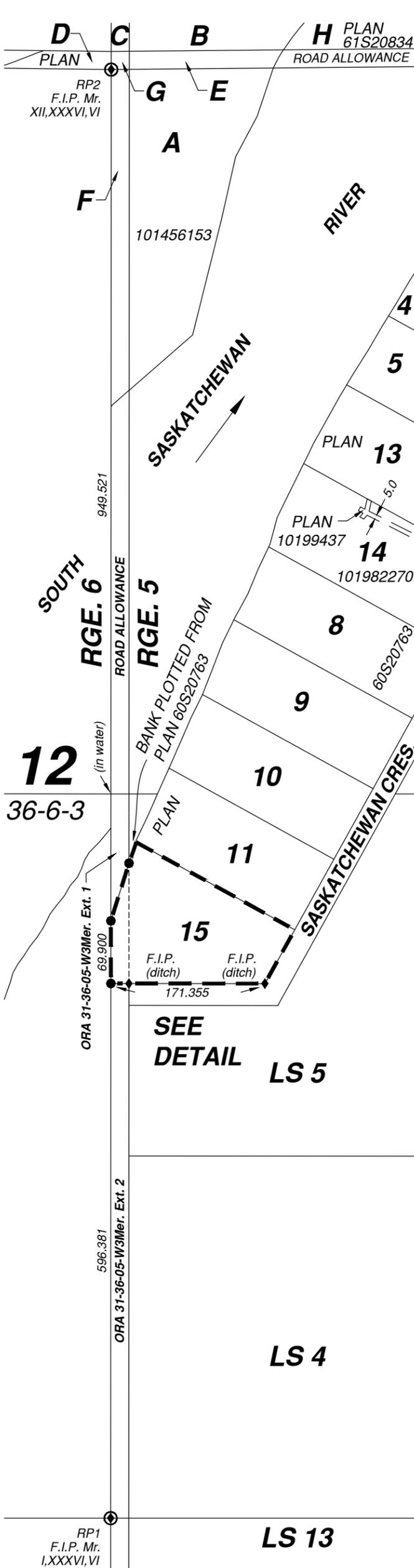
THE BANK IS TAKEN AS THE BOUNDARY, FOR DEFINITION OF BANK, SEE SECTION 32 OF THE LAND SURVEYS REGULATIONS, 2000.

DATUM USED: NAD83(CSRS)

PROJECTION USED: UTM ZONE 13N EXTENDED

GEOREFERENCED POINTS DERIVED FROM GNSS OBSERVATION.

RP COORDINATES WERE DERIVED ON DECEMBER 15, 2022.



DETAIL
SCALE 1:2000

Meridian
Surveys Ltd.
SA224140LEG.dwg

kmh/dlc

APPENDIX B

HERITAGE CONSERVATION BRANCH QUERY



Developers' Online Screening Tool

Inquiry was made on June 27, 2022 at 12:14 PM

You are inquiring about the heritage sensitivity of the following land location:

Quarter-section: SW

Section: 07

Township: 36

Range: 5

Meridian: 3

Development on this quarter-section will require further screening by the Heritage Conservation Branch.

This quarter-section is heritage-sensitive. Please complete the **appropriate referral form** and submit the project to the Heritage Conservation Branch for further screening. Project referrals must be accompanied by survey plans. Please email arms@gov.sk.ca for more information.

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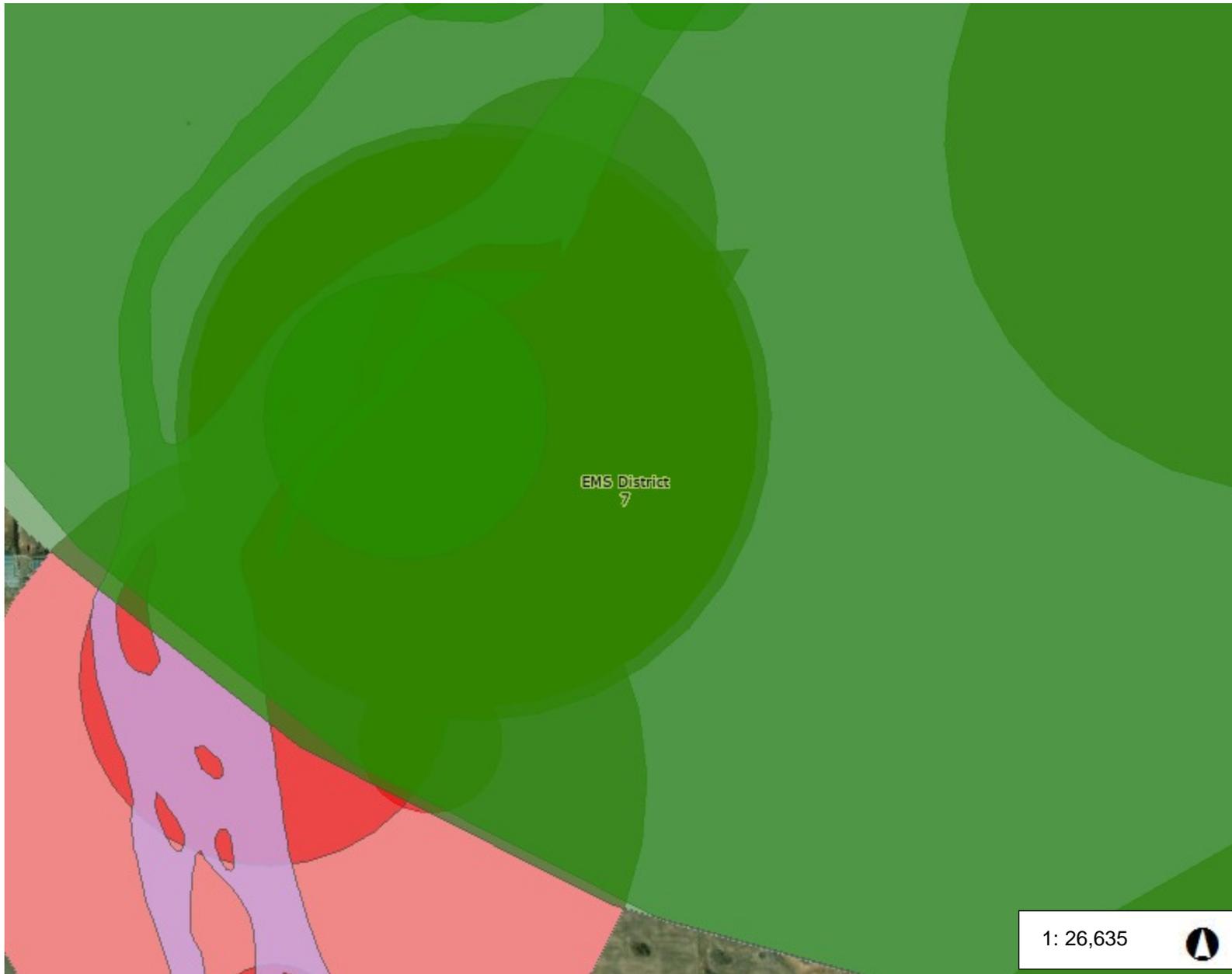
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APPENDIX C

ENVIRONMENTAL QUERY

Birchwood Heights Consolidation



Legend

- Provincial Boundary
- Ecological Management Special Area
- Rare and Endangered Species**
 - Vertebrate Animal
 - Invertebrate Animal
 - Animal Assemblage
 - Vascular Plant
 - Nonvascular Plant
 - Other (Botanical)
 - Fungus
- Water Security Agency
- Game Preserve
- National Wildlife Area
- Migratory Bird Sanctuary
- Conservation Easements
- Crown Land Subdivisions
- Ecological Reserves
- Fish and Wildlife Development**
 - Managing Jurisdiction**
 - Ducks Unlimited Canada
 - Ducks Unlimited Canada; Nature Canada
 - Government of Saskatchewan, Ministry of Environment
 - Nature Conservancy of Canada
 - Nature Conservancy of Canada; Saskatchewan Federation
 - Regina Fish & Game League

1: 26,635



Notes

APPENDIX D

CORMAN PARK CORRESPONDENCE

e : jwalters@crosbyhanna.ca

www.crosbyhanna.ca



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From: Adam Toth <atoth@rmcormanpark.ca>

Sent: Tuesday, October 5, 2021 12:14 PM

To: Jim Walters <jwalters@crosbyhanna.ca>; Chris Murphy <crmlegal@gmail.com>

Cc: Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>

Subject: RE: Road Allowance Purchase Request Birchwood Heights

Good afternoon Jim, Chris, Gary, and Nick,

After some further review, we determined that we will not need a geotechnical report supplied in the CDR with your road closure application unless you intend on building in that area in the near future. If it is to be kept in it's natural state for the foreseeable future, we could delay the need for Geotech report until such time that a new building/structure is proposed.

Thanks,

Adam Toth RPP, MCIP

Senior Planner

RM of Corman Park

111 Pinehouse Drive

Saskatoon, SK S7K 5W1

ph: (306) 975-0208

fx: (306) 242-6965

email: atoth@rmcormanpark.ca



From: Jim Walters <jwalters@crosbyhanna.ca>

Sent: September 15, 2021 10:21 AM

To: Adam Toth <atoth@rmcormanpark.ca>; Chris Murphy <crmlegal@gmail.com>

Cc: Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>

APPENDIX E

MVA CORRESPONDENCE

From: [Jim Walters](#)
To: [Maggie Schwab](#)
Subject: FW: Road Allowance Purchase Request Birchwood Heights
Date: Monday, June 27, 2022 1:53:21 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Jim Walters RPP MCIP

CROSBY HANNA & ASSOCIATES

407C 1st Ave N, Saskatoon, SK S7K 1X5

t : 306.665.3441

e : jwalters@crosbyhanna.ca

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From: Mike Velonas <mvelonas@meewasin.com>
Sent: Thursday, September 23, 2021 1:09 PM
To: Jim Walters <jwalters@crosbyhanna.ca>
Cc: Maggie Schwab <mschwab@crosbyhanna.ca>
Subject: RE: Road Allowance Purchase Request Birchwood Heights

Hi Jim and Maggie,

The purchase of land would not require Meewasin approval, though the development itself likely would. You can find our jurisdiction map here: <https://meewasin.com/map/>

Please feel free to get in touch at any time to discuss these proposals and our process. Thanks!

Mike Velonas | Manager of Planning and Conservation

Pronouns: he/him/his

Meewasin Valley Authority | t: 306-477-9126 | f: 306-665-6117

402 Third Avenue South Saskatoon, SK S7K3G5 | Treaty 6 Territory and Homeland of the Métis

Meewasin.com | [Facebook](#) | [@Meewasin](#)

From: Jim Walters <jwalters@crosbyhanna.ca>
Sent: September 23, 2021 10:46 AM
To: Mike Velonas <mvelonas@meewasin.com>
Cc: Maggie Schwab <mschwab@crosbyhanna.ca>
Subject: FW: Road Allowance Purchase Request Birchwood Heights

Hi Mike,

We are working for a developer just south of the City (Gary and Linda Budd) on a few projects. This is one of them (please see emails below). they are requesting to purchase two undeveloped road allowances. I would have another planner here take care of the consultation with Meewasin but I am just wondering what the process would be? For example, would you take this through the Development Review Committee?

This landowner is also the proponent of the Silver Sky Development which is very large in scale. They are very interested in talking to Meewasin about river access and land use. They are proposing to designate much more open space than the 10% MR requirement under the Act. Maggie Schwab would be the contact person for this and likely be the contact person for the above question. Silver Sky is currently being re-worked so we will reach out to Meewasin later on for this consultation.

Jim Walters RPP MCIP

CROSBY HANNA & ASSOCIATES

407C 1st Ave N, Saskatoon, SK S7K 1X5

t : 306.665.3441

e : jwalters@crosbyhanna.ca

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From: Adam Toth <atoth@rmcormanpark.ca>

Sent: Tuesday, September 7, 2021 10:21 AM

To: Chris Murphy <crmlegal@gmail.com>

Cc: Jim Walters <jwalters@crosbyhanna.ca>; Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>

Subject: RE: Road Allowance Purchase Request Birchwood Heights

Good morning all,

I received some preliminary comments from the City as follows:

- At this time we would suggest that the R.M. and/or proponent consider reaching out to the Meewasin Valley Authority, as this property is flanked by the Green Network Study area, and runs alongside the South Saskatchewan River. Meewasin will be able to provide you with where their jurisdiction begins and ends.
- As these consolidations may limit access to the river we would also recommend reaching out to the appropriate provincial agencies (e.g. MHI, MOE, WSA, etc.).
- Both road allowances appear that they may pose a geotechnical risk (potential for slope

instability and failures) given the river bank elevation change and vegetation. We would recommend a geotechnical review be completed.

Further to this, we would suggest that you could start on a Comprehensive Development Review (CDR) to support the rezoning and subdivision of the road closures. We would recommend that you follow compliance and apply under the new P4G bylaws since we are hopeful they will be in effect early in the new year.

Jim, if you have any further questions when developing the CDR, please don't hesitate to ask.

Regards,

Adam Toth RPP, MCIP

Senior Planner

RM of Corman Park

111 Pinehouse Drive

Saskatoon, SK S7K 5W1

ph: (306) 975-0208

fx: (306) 242-6965

email: atoth@rmcormanpark.ca



From: Adam Toth

Sent: September 1, 2021 8:34 AM

To: Chris Murphy <crmlegal@gmail.com>

Cc: Jim Walters <jwalters@crosbyhanna.ca>; Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>

Subject: RE: Road Allowance Purchase Request Birchwood Heights

Hi Chris,

Summer was good thanks, went fast though. I'll be meeting with the City today to remind them that their preliminary comments on this proposal are due. I'll let you know my findings.

Best,

Adam Toth RPP, MCIP

Senior Planner

RM of Corman Park

111 Pinehouse Drive

Saskatoon, SK S7K 5W1
ph: (306) 975-0208
fx: (306) 242-6965
email: atoth@rmcormanpark.ca



From: Chris Murphy <crmlegal@gmail.com>
Sent: August 31, 2021 2:58 PM
To: Adam Toth <atoth@rmcormanpark.ca>
Cc: Jim Walters <jwalters@crosbyhanna.ca>; Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>
Subject: Re: Road Allowance Purchase Request Birchwood Heights

Adam:

Hope your summer went (past tense) well! Wondering if you've heard anything back from the City regarding these road allowances?

Talk to you soon.
Chris

On Jul 28, 2021, at 9:57 AM, Adam Toth <atoth@rmcormanpark.ca> wrote:

Hi Jim,

I'm still awaiting initial comments from the City on your proposal. I'll follow up and let you know.

Thanks,

Adam Toth RPP, MCIP
Senior Planner
RM of Corman Park
111 Pinehouse Drive
Saskatoon, SK S7K 5W1
ph: (306) 975-0208
fx: (306) 242-6965

email: atoth@rmcormanpark.ca

<image004.png>

From: Jim Walters <jwalters@crosbyhanna.ca>

Sent: July 23, 2021 8:59 AM

To: Adam Toth <atoth@rmcormanpark.ca>

Cc: Chris Murphy <crmlegal@gmail.com>; Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>

Subject: RE: Road Allowance Purchase Request Birchwood Heights

Hi Adam, has there been any progress on our application dated June 15th?

Jim Walters RPP MCIP

CROSBY HANNA & ASSOCIATES

407C 1st Ave N, Saskatoon, SK S7K 1X5

t : 306.665.3441

e : jwalters@crosbyhanna.ca

www.crosbyhanna.ca

<image005.png>

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Please Note that Crosby Hanna & Associates summer hours are now in effect.

Our office will be closed Friday afternoons until September 03.

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From: Jim Walters

Sent: Tuesday, June 15, 2021 7:35 PM

To: Adam Toth <atoth@rmcormanpark.ca>

Cc: Chris Murphy <crmlegal@gmail.com>; Gary Budd <gary@starproduce.com>; Nick McKenzie <nmckenzie@crosbyhanna.ca>

Subject: Road Allowance Purchase Request Birchwood Heights

Hi Adam, I have attached a formal request from the Budd Family to purchase portions

of two undeveloped and unused road allowances adjacent to Parcels they already own. I have attached a letter of request and some maps that illustrate the proposal. It is understood that there would need to be a road closure bylaw. We would be happy assist with this (bylaw preparation) if it would help.

Please let me know if you have any questions.

Jim Walters RPP MCIP

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Due to COVID-19 Crosby Hanna & Associates is suspending in-person meetings and limiting access to both of our offices. We remain in operation, however, and request that you communicate with us via email or phone.

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