

COMPREHENSIVE DEVELOPMENT REVIEW

BIRCHWOOD HEIGHTS RE-SUBDIVISION

Submitted to:

THE RM OF CORMAN PARK No. 344

Prepared by:

CROSBY HANNA & ASSOCIATES

JUNE 2024

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EXECUTIVE SUMMARY

Gary and Linda Budd are applying to subdivide three existing lots, resulting in a total of six lots, at the existing Birchwood Heights subdivision. The proposed subdivided lots are located on 3505, 3605, and 3655 Saskatchewan Crescent (lots 1, 14, and 15) in the SW and NW ¼ Section 7, Township 36, Range 5, W3M.

The existing subdivision 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 subdivision is located on the east bank of the South Saskatchewan River within the Saskatoon North Partnership for Growth (P4G) District Planning area.

Potable water is currently provided by the Dundurn Rural Water Utility (DRWU). It was confirmed that the proposed three lots will receive additional connections by the DRWU. The existing wastewater treatment systems consist of Type II Mounds. The Saskatchewan Health Authority reviewed the proposed subdivision application and indicated to Community Planning that they have no objection to the addition of three mounds being installed at the newly created lots as a means of wastewater treatment.

The existing Birchwood Heights subdivision encompasses an area of approximately 25.503 hectares. Due to the large area of each parcel, and relatively small area of hard surfacing on each parcel, a minute amount of runoff is generated. The addition of the three additional lots will not affect drainage of the subdivision.

In consultation with the RM of Corman Park, it was determined that a desktop geotechnical analysis as prepared by a Professional Engineer would suffice for this application. A general assessment of geotechnical conditions was undertaken, as was a review of existing surficial stratified deposits and conditions. The report concludes that given the existing RM requirement that new development occur outside of 50 m of the riverbank crest, the lots are deemed suitable for future residential development. Furthermore, the landslide retrogression scenario outlined in the letter may affect back yards, but significant impacts to houses built 50 m or more away from the crest is not anticipated. Lastly, the letter concludes that if unfavourable erosion or stability conditions were realized at any time, it would be possible to implement remedial construction to limit the impact to the properties.

Power and natural gas distribution already exists in the subdivision, and servicing by the utilities to the additional lots would be undertaken at the time of development.

A letter was distributed to all neighbours of the Birchwood Heights Subdivision in October of 2023. Two responses were received and these residents indicated that they had no objection to the proposed re-subdivision of three lots (attached as Appendix H). Additionally, the Budd family owns a total of five (5) lots at the development and are also supportive of the application. None of the landowners at the Birchwood Heights subdivision have provided any specific objections to the subdivision of three lots that can be addressed by the Developer.

1 INTRODUCTION

1.1 PURPOSE

This document shall serve as the Comprehensive Development Review (CDR) document required for the re-subdivision application of three lots in the existing Birchwood Heights development.

This review provides the framework required for the re-subdivision of the proposed parcels of land. The lots are located at 3505, 3605, and 3655 Saskatchewan Crescent (lots 1, 14, and 15) in the SW and NW ¼ Section 7, Township 36, Range 5, W3M in the RM of Corman Park, within the of the P4G Planning District.

The Developer of the project are Gary and Linda Budd. The Plan of Proposed Subdivision is attached as Appendix “A” to this document.

Questions on the proposal or the material contained within this document should be directed to Maggie Schwab, RPP, MCIP, Planner at Crosby Hanna & Associates (306-227-6617).

1.2 OVERVIEW

It is the intent of the Developer to subdivide three existing lots, resulting in a total of six lots, at the existing Birchwood Heights subdivision (lots 1, 14, and 15) in the SW and NW ¼ Section 7, Township 36, Range 5, W3M. The existing subdivision is located approximately 1.0 km to the south of the City of Saskatoon, west of Highway 219 and immediately south of Cartwright Street. The subdivision is located on the east bank of the South Saskatchewan River within the Saskatoon North Partnership for Growth (P4G) District Planning area.

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 existing lots at the Birchwood Heights subdivision are zoned DCR1 – Low Density Country Residential. The three existing lots feature a mixture of pasture, 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 lot |
| - City of Saskatoon | Approx. 1.0 km northeast of north boundary |

South

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

West

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

East

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



Location of proposed lots for re-subdivision at Birchwood Heights

2.2 PROPOSED LAND USE

The proposed land use is residential. It is the intent of the developer to subdivide three existing parcels into a total of six parcels at Birchwood Heights. All resulting parcels meet the site size requirements of the DCR-1 zoning district.

3 TRANSPORTATION AND MUNICIPAL SERVICES

3.1 COMMUNITY ACCESS

The existing Birchwood Heights subdivision is located west of Saskatchewan Crescent. No additional traffic is anticipated to result from the proposed subdivision. A review of spacing between approaches was undertaken, and it was determined that the newly created parcels meet the minimum space requirements (30 m), as provided by Bylaw 25/23 – Road Approach Bylaw (see Appendix B).

3.2 INTERNAL ROADS

No new internal roads are required to be developed resulting from the proposed re-subdivision of three lots.

3.3 SERVICING

Three additional potable water connections have been confirmed by the Dundurn Rural Water Utility (DRWU) at a rate of 1.5 igpm flow allocation, through SaskWater. See Appendix C for confirmation letter.

The Saskatchewan Health Authority has reviewed the proposed subdivision through the referral process undertaken by Community Planning. SHA indicated they have no concerns with the applicants utilizing Type II mounds to treat wastewater on each of the subject lots.

3.4 DRAINAGE AND STORMWATER MANAGEMENT

The existing Birchwood Heights subdivision has an area of approximately 25.503 hectares, and due to the large area of each parcel, and relatively small area of hard surfacing on each parcel, only a small amount of runoff is anticipated.

3.5 SHALLOW UTILITIES

SaskPower and SaskEnergy provide services to the existing lots at the Birchwood Heights subdivision. An application for service will be undertaken by the future residents on each of the newly created parcels at the time of development.

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 re-subdivision of land is exempt from heritage screening, as single residences are being proposed on previously disturbed land.

4.2 ENVIRONMENTAL CONSIDERATIONS

The existing lots are located on the upper west bank of the South Saskatchewan River. Given the extent of disturbance at the existing subdivision development, it is not anticipated that the three additional lots would impact any rare or endangered species (see Appendix D for environmental query). Furthermore, the RM of Corman Park requires that development be located at a minimum of 50 m setback from the riverbank crest, limiting development on any undisturbed land.

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 as the proposal is limited to existing lots at the Birchwood Heights subdivision.

4.3 GEOTECHNICAL ANALYSIS

In consultation with the RM of Corman Park, it was determined that a desktop geotechnical analysis as prepared by a Professional Engineer would suffice for this application. See Appendix F for letter signed and stamped by Mr. Jon Osback, P.Eng.

A general assessment of geotechnical conditions was undertaken, as was a review of existing surficial stratified deposits and conditions, as well as riverbank geometry at all three lots. It was concluded that should landslide failures occur; the existing location of the riverbank crest may shift inland by up to 43 metres. However, it was also stated that this estimation includes no intervention or remediation activities.

The report concludes that given the existing RM requirement that new development occur outside of 50 m of the riverbank crest, the lots are deemed suitable for future residential development. Furthermore, the landslide retrogression scenario outlined in the letter may affect back yards, but significant impacts to houses built 50 m or more away from the crest is not anticipated. Lastly, the letter concludes that if unfavourable erosion or stability conditions were realized at any time, it would be possible to implement remedial construction to limit the impact to the properties.

Clifton also recommends that the following be implemented for all permanent structures on subject lots at the Birchwood Heights development:

- Removal of vegetation should be avoided;
- Irrigation of lawns or other decorative vegetation should be avoided;
- Earth re-grading (cut and fill for landscaping) greater than 1.0 m should be avoided; and,

- site specific plan for slope flattening or remedial works may be provided in which case the 1.0 m limit may be adjusted.

The study indicates that the subject lots are deemed suitable for residential development outside of the 50 m setback distance required by the RM of Corman Park. It is further noted that specific recommendations regarding foundation and design would be provided at the time of development, based on a site-specific geotechnical investigation.

With respect to slope stability, the report indicates that no immediate action is expected to be necessary. It does, however, recommend that a historical slope at 3605 Saskatchewan Crescent should be monitored, and if conditions are observed to change, some earthworks construction may be required and site-specific recommendations could be undertaken based on site conditions and future development at that time.

5 POLICY CONTEXT

The proposed land is located within the P4G Planning District area. The subdivision application meets 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 subdivision.

4.2 **Disruption of Agriculture Minimized**

- 11.3.5: As this proposed subdivision is within the existing Birchwood Heights development, 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 subdivision 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 and vertebrate animals (see query attached as Appendix D). However, given that this subdivision is previously developed, and the RM’s standard of not allowing development within 50 m of the crest of the riverbank, it reduces the risk to any existing endangered species. 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 as the proposal is limited to existing lots at the Birchwood Heights subdivision.
- 12.3.2(c): A very small portion of proposed lot 21 (previously undeveloped road allowance) is located within the Flood Plain Overlay District, as identified within the P4G zoning bylaw. This zoning district is intended to regulate development in areas susceptible to flooding. Should a future applicant wish to undertake construction works on this portion of land, it would be regulated through the development and building permit process, as provided in the FPO- Flood Plain Overlay District.
- 12.3.3(a): The subdivision 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 the existing lots, and DRWU has confirmed an

additional three potable water connections were available through SaskWater. The Saskatchewan Health Authority reviewed the application and determined that Type II mounds were an appropriate means of wastewater treatment at this site. SaskEnergy and SaskPower operate existing lines to the Birchwood Heights subdivision and new connections would be secured at the time of future development.

- 12.3.3(b): The proposed subdivision will not require the construction of new municipal roads. Additionally, there is enough spacing between existing approaches at the Birchwood Heights subdivision and new proposed approaches (see Appendix B which illustrates the minimum 30 m separation).
- 12.3.3(d): The proposed re-subdivision of the existing developed lots will not disturb the terrain and existing drainage patterns.
- 12.3.3(e): Meewasin Valley Authority indicated that they have no comments or concerns regarding the proposed re-subdivision of land. The MVA was consulted as the Birchwood Heights subdivision is located within MVA's jurisdictional map.
- 12.3.3(g): Correspondence with the school division was undertaken and it was determined that the Prairie Spirit School Division has capacity for students resulting from this re-subdivision of land (see letter attached as Appendix G).
- 12.3.4(a): The P4G District Official Community Plan identifies this land on the Land Use Map as "Country Residential".
- 12.3.4(b): The re-subdivision of three lots at Birchwood Heights will have a minimal impact on drainage at the development, as much of the area has been previously disturbed and the additional hard surfacing resulting from house construction A detailed geotechnical study will be required on each of the newly proposed residential sites at the time of development.
- 12.3.4 (c): The proposed subdivision will not require the RM to expand or upgrade services and infrastructure. No new municipal roads will be required to access the proposed lots. Dundurn Rural Water Utility has confirmed the approval of three additional connections at Birchwood Heights. The Saskatchewan Health Authority reviewed the subdivision and confirmed that Type II mound systems were acceptable forms of wastewater treatment.
- 12.3.4(d): The existing subdivision Birchwood Heights currently includes 12 lots ranging in size from 4.5 acres to 6.03 acres. the proposed lots are sized as follows: Proposed Lot 16: 1.23 ha (3.03 ac), Proposed Lot 17: 1.07 ha (2.65 ac), Proposed Lot 18: 1.30 ha (3.22 ac), Proposed Lot 19: 1.27 ha (3.14 ac), Proposed Lot 20: 1.12 ha (2.76 ac), and Proposed Lot 21: 1.03 ha (2.53 ac).
- 12.3.4(d): The proposed subdivision will not exceed the density provisions in the DCR-1 Zoning District which states that the minimum site size in the DCR-1 District is 0.40 ha (1.0 acre) and the residential lot density shall not exceed one residential lot per 0.40 ha (1

acre). The subdivision measures 25.503 ha (63.01 acres), and a total of 15 lots will result from this re-subdivision, ensuring that the land does not exceed one lot per 0.40 ha (1.0 acre). The overall average minimum lot size of 1.0 ha (2.47 acres) must also be maintained. Following subdivision, the average lot size will be 1.702 ha (4.2 acres), which exceeds the prescribed minimum.

- 12.3.8(d): The existing Birchwood Heights development is located on Cartwright Street. Access to existing and proposed lots will remain the same. Existing and proposed access spacing will meet Corman Park's Road Approach Bylaw which requires a minimum of 30 m between approaches.
- 12.3.9 (a): This CDR addresses the capacity of municipal and provincial infrastructure to support the overall proposed density increase. DRWU has confirmed an additional three connections are available to service the proposed lots. Wastewater treatment in the form of Type II mounds will continue to be utilized at the existing sites and newly proposed sites. No additional impact on the existing road network system is anticipated, with three additional lots. However, a figure has been produced to illustrate that the minimum 30 m spacing requirements between lots can still be achieved (See Appendix B).
- 12.3.9(b): Should other lot owners within the existing Birchwood Heights Subdivision wish to apply for re-subdivision, the same process must be followed as the process that is being undertaken in the development of this CDR. Dundurn Rural Water Utility reviews all applications for additional water connections on a case-by-case basis with SaskWater and the City of Saskatoon. The Saskatchewan Health Authority indicated that Type II mounds are an appropriate means of wastewater treatment at the new proposed lots. The only lots that would not meet the minimum lot size requirements for re-subdivision are Lots 4 and 11, due to their current site size.
- 12.3.9(c): The resulting parcels from the re-subdivision application will be connected to the centralized potable water line, as provided by DRWU (see confirmation letter in Appendix C). The proposed subdivision will not exceed the density provisions in the DCR-1 Zoning District which states that the minimum site size in the DCR-1 District is 0.40 ha (1.0 acre) and the residential lot density shall not exceed one residential lot per 0.40 ha (1 acre). The subdivision measures 25.503 ha (63.01 acres), and a total of 15 lots will result from this re-subdivision, ensuring that the land does not exceed one lot per 0.40 ha (1.0 acre). The overall average minimum lot size of 1.0 ha (2.47 acres) must also be maintained. Following subdivision, the average lot size will be 1.702 ha (4.2 acres), which exceeds the prescribed minimum.

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 subdivision application.

- 23.3.3: DRWU has confirmed their ability to provide an additional three potable water connections through SaskWater. The Saskatchewan Health Authority reviewed the application and determined that Type II mounds were an appropriate means of wastewater treatment at this site. SaskEnergy and SaskPower operate existing lines to the Birchwood

Heights subdivision and new connections would be secured at the time of future development.

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 Birchwood Heights through the DRWU. They have confirmed three additional potable water connections are available (see Appendix C).

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 all lots subject to the re-subdivision application. The Saskatchewan Health Authority provided Community Planning with comments and indicated they have no concerns with the re-subdivision of lots and the use of Type II mounds at all resulting lots.

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 25.503 hectares, and due to the large area of each parcel, and relatively small area of hard surfacing on each parcel, only a small amount of runoff is generated. Additionally, the RM's standard of not allowing development within 50 m of the crest of the riverbank, reduces the risk to existing drainage patterns in allowing the re-subdivision and subsequent development (see Geotechnical Investigation attached as Appendix F).

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

- 27.3.4: No new municipal roads are required to provide access to the new lots at the Birchwood Heights subdivision. The existing road (Cartwright Street) is a municipally maintained roadway. New approaches will be constructed at the proposed lots, in accordance with the RM of Corman Park's Road Approach Bylaw No. 25/23, which states that a minimum separation distance of 30 m be applied between approaches (see Appendix B).
- 27.3.5: All-weather legal and physical access to the Birchwood Heights Subdivision is provided via Saskatchewan Crescent. The access point is located along Cartwright Street. Both roads are municipally maintained roadways.

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 subdivision.

- 31.3.6: A very small portion of proposed lot 21 (previously undeveloped road allowance) is located within the Flood Plain Overlay District, as identified within the P4G zoning bylaw. This zoning district is intended to regulate development in areas susceptible to flooding. Should a future applicant wish to undertake construction works on this portion of land, it would be regulated through the development and building permit process, as provided in the FPO- Flood Plain Overlay District.
- 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/or 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 all parcels in the Birchwood Heights Subdivision. New connections will be undertaken by purchasers of the newly subdivided lots. Three additional curb stops have been approved by the DRWU (see Appendix C). The Saskatchewan Health Authority has indicated to Community Planning that they have no concerns with the installation of Type II mounds at each of the new subdivided lots.
- 31.3.20: A letter was distributed to all neighbours of the Birchwood Heights Subdivision in October of 2023. Two responses were received and these residents indicated that they had no objection to the proposed re-subdivision of three lots (attached as Appendix H). Additionally, the Budd family owns a total of five (5) lots at the development and are also supportive of the application. None of the landowners at the development have come forward with specific concerns that can be addressed by the Budd Family.

5.2 P4G DISTRICT ZONING BYLAW

The proposed subdivision will not exceed the density provisions in the DCR-1 Zoning District which states that the minimum site size in the DCR-1 District is 0.40 ha (1.0 acre) and the residential lot density shall not exceed one residential lot per 0.40 ha (1 acre). The subdivision measures 25.503 ha (63.01 acres), and a total of 15 lots will result from this re-subdivision, ensuring that the land does not exceed one lot per 0.40 ha (1.0 acre). The overall average minimum lot size of 1.0 ha (2.47 acres) must also be maintained. Following subdivision, the overall average lot size will be 1.702 ha (4.2 acres), which exceeds the prescribed minimum.

A portion of proposed Lot 21 is located within the Flood Plain Overlay District. However, it is noted that there is no imminent development proposed for this portion of the lot, as it is within 50 m of the bank of the river valley. 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 Subdivision has been attached as Appendix A. This subdivision will need to be approved by the Community Planning Branch at the Ministry of Government Relations. The proposed plan is being reviewed under file no. 002603-2024.

7 PUBLIC CONSULTATION

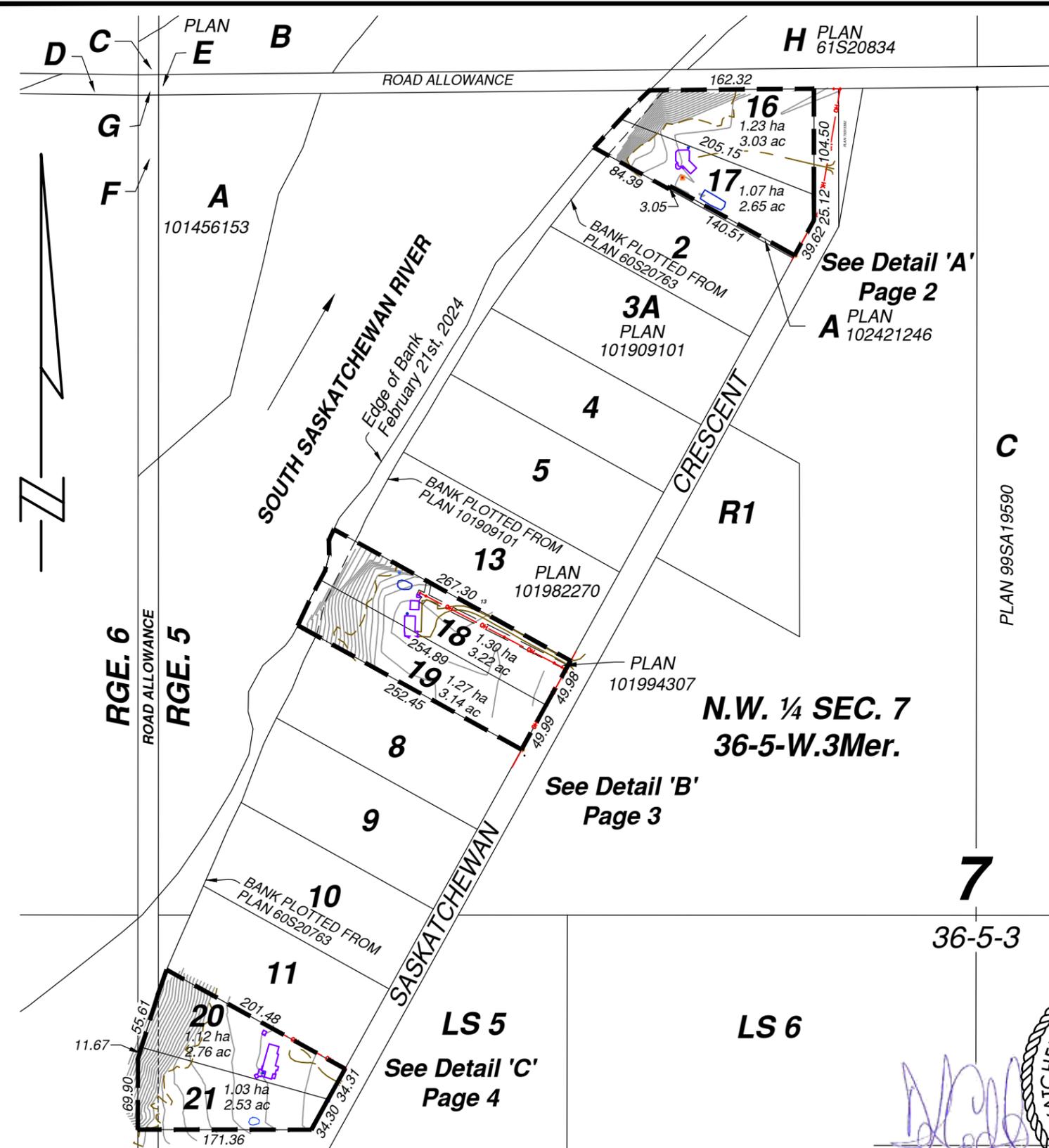
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None of the landowners at the Birchwood Heights subdivision have provided any specific objections to the subdivision of three lots that can be addressed by the Developer at this time.

APPENDICES

APPENDIX A

PLAN OF PROPOSED SUBDIVISION



PLAN OF PROPOSED SUBDIVISION

OF ALL OF
PARCELS 1 & 12 - PLAN 60S20763
PARCEL 14 - PLAN 101982270
N.W. ¼ SEC.7-TWP.36-RGE.05-W.3Mer.
PARCEL 15 - PLAN 102421897
S.W. ¼ SEC.7-TWP.36-RGE.05-W.3Mer.
R.M. of CORMAN PARK No. 344, SK

SCALE 1:5000

NOTES
 PRELIMINARY SURVEY DONE ON NOVEMBER 7, 2023.
 PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS
7.02 ha. (17.33 acres).
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 5 METRES.
 STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.
 SOURCE PARCEL NUMBER ARE 164410073, 119981245 & 204068369.
 SOURCE PARCEL DIMENSIONS AND AREAS ARE DERIVED FROM ISC PARCEL MAPPING.
 ORTHOMETRIC ELEVATIONS SHOWN ARE DERIVED FROM PRECISE POINT POSITIONING (PPP).
 VERTICAL DATUM USED: CGVD28 (HT 2.0)

Planning Authority Approval

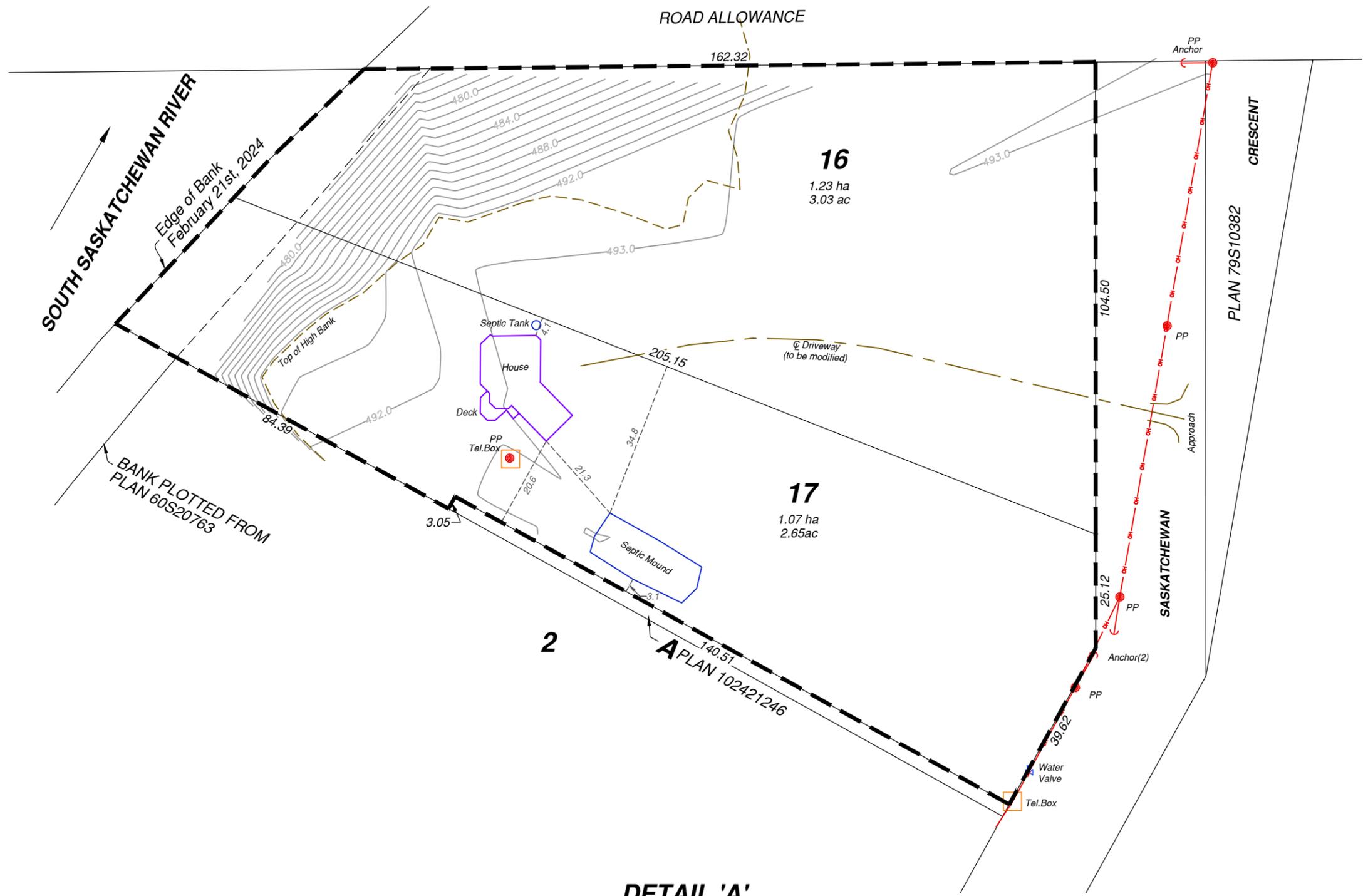
Revision to previously submitted plan.
 Planning File SUBD-002603-2024.

Daniel L. Codling
 Saskatchewan Land Surveyor



No.	REVISIONS	DATE	DR.	CH.
2	Update bank boundary	March 8, 2024	kmh	dlc
3	Update parcels 20 & 21 boundaries	March 28, 2024	kmh	dlc
FILE: SA233720		DWG.: SA233720DEV-R3		





DETAIL 'A'
SCALE 1:1000

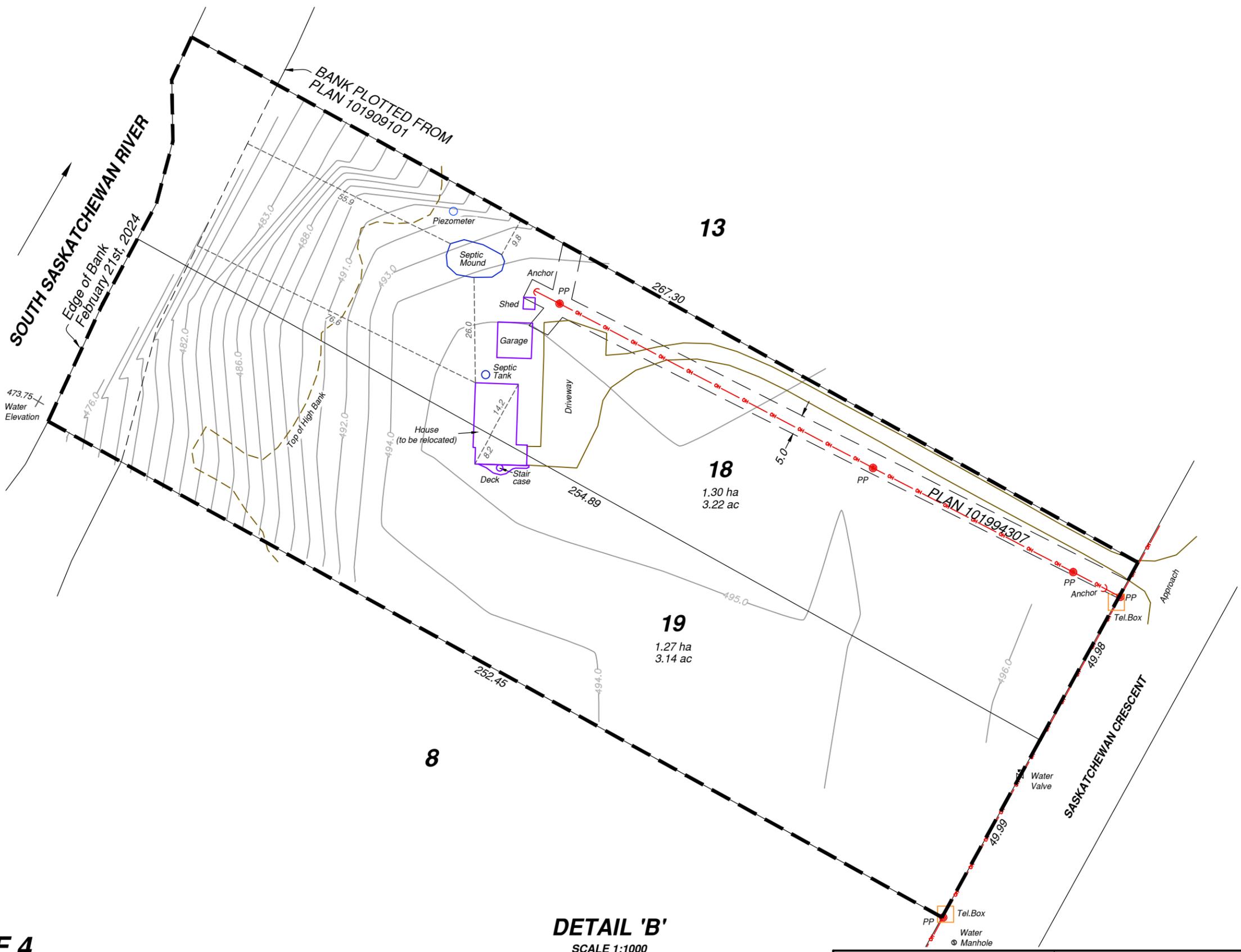




SOUTH SASKATCHEWAN RIVER
Edge of Bank
February 21st, 2024

BANK PLOTTED FROM
PLAN 101909101

473.75
Water
Elevation



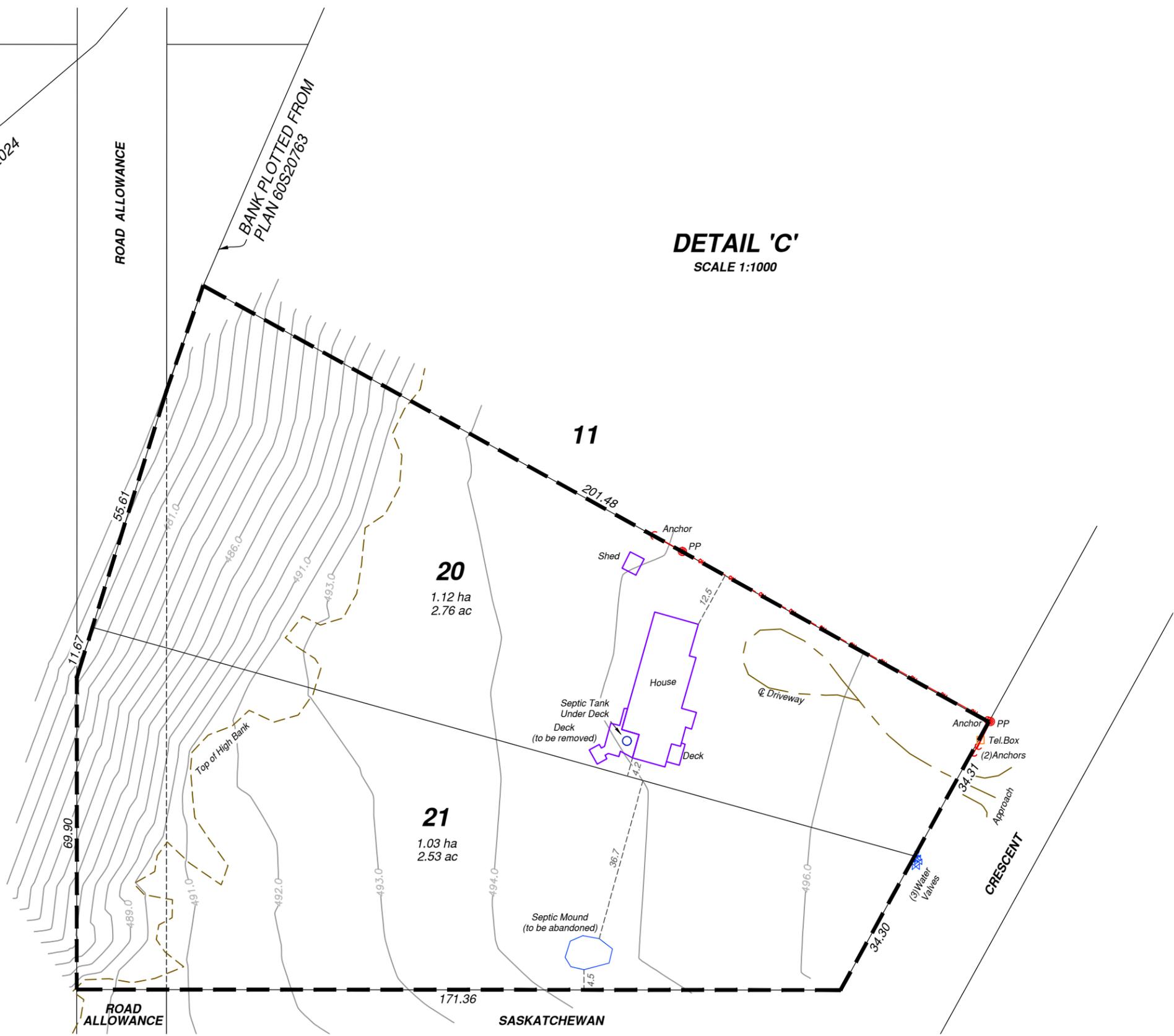


SOUTH SASKATCHEWAN RIVER
Edge of Bank February 21st, 2024

ROAD ALLOWANCE

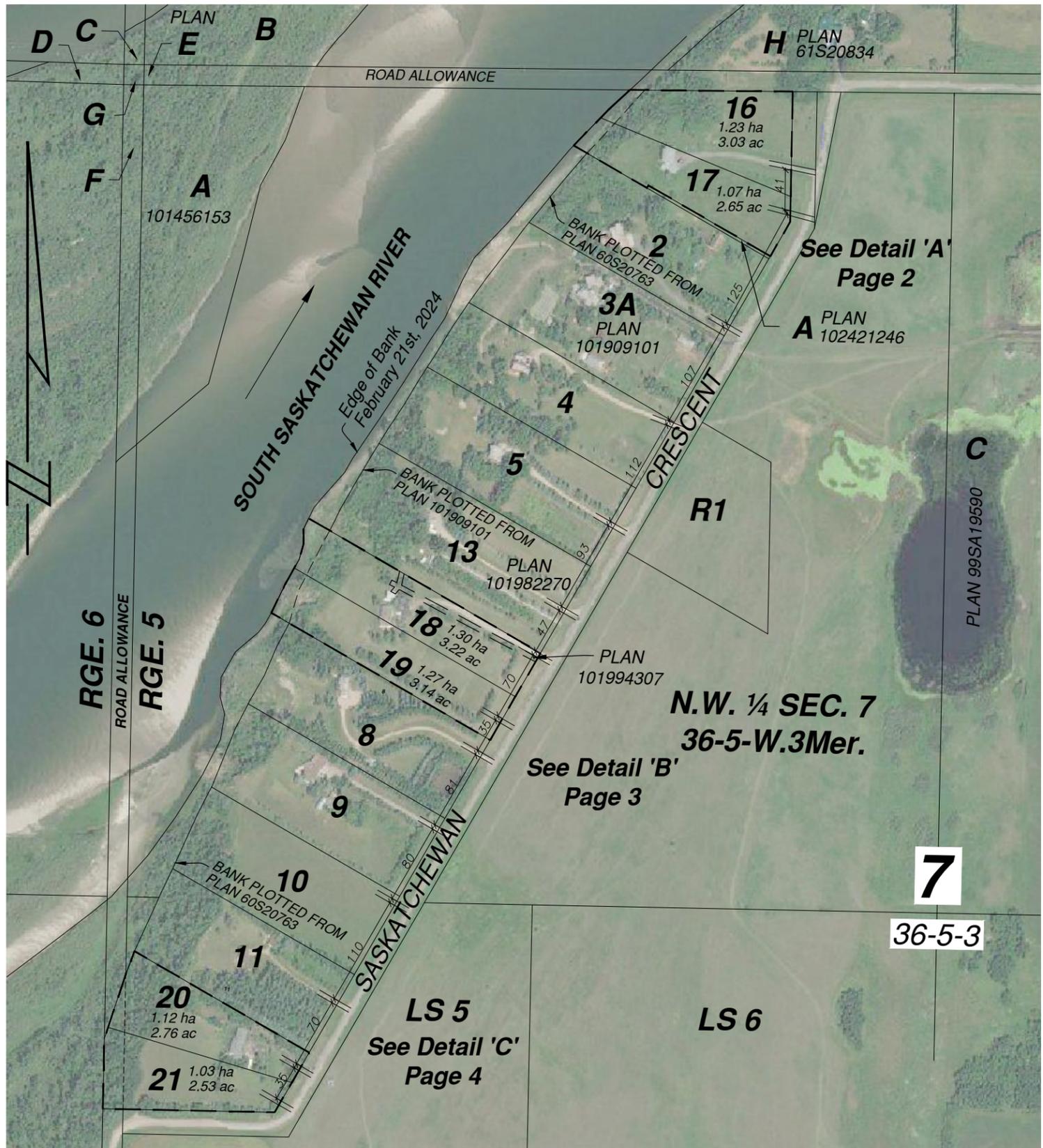
BANK PLOTTED FROM PLAN 60S20763

DETAIL 'C'
SCALE 1:1000



APPENDIX B

PROPOSED ROAD APPROACH SPACING



PLAN OF PROPOSED SUBDIVISION

OF ALL OF
PARCELS 1 & 12 - PLAN 60S20763
PARCEL 14 - PLAN 101982270
N.W.¼ SEC.7-TWP.36-RGE.05-W.3Mer.
PARCEL 15 - PLAN 102421897
S.W.¼ SEC.7-TWP.36-RGE.05-W.3Mer.
R.M. of CORMAN PARK No. 344, SK

SCALE 1:5000

NOTES

PRELIMINARY SURVEY DONE ON NOVEMBER 7, 2023.
 PORTION TO BE SURVEYED IS OUTLINED IN A HEAVY DASHED LINE, AND CONTAINS
7.02 ha. (17.33 acres).
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 DISTANCES ARE APPROXIMATE AND MAY VARY BY ± 5 METRES.
 STANDARD ROAD ALLOWANCE SHOWN ARE 20.117m IN WIDTH.
 SOURCE PARCEL NUMBER ARE 164410073, 119981245 & 204068369.
 SOURCE PARCEL DIMENSIONS AND AREAS ARE DERIVED FROM ISC PARCEL MAPPING.
 ORTHOMETRIC ELEVATIONS SHOWN ARE DERIVED FROM PRECISE POINT POSITIONING (PPP).
 VERTICAL DATUM USED: CGVD28 (HT 2.0)

7
 36-5-3

No.	REVISIONS	DATE	DR.	CH.
2	Update bank boundary	March 8, 2024	kmh	dlc
3	Update parcels 20 & 21 boundaries	March 28, 2024	kmh	dlc

FILE: SA233720 DWG.: SA233720DEV-R3-PHOTO-UTM CHA EDIT



APPENDIX C

POTABLE WATER CONFIRMATION



SaskWater

May 9, 2024

(306) 694-7746

Mr. Jason Bellina, Administrator
Dundurn Rural Water Utility
401 2nd ST
BOX 442
DUNDURN SK S0K 1K0

File: DUNDRWU

Dear Mr. Bellina:

Re: SaskWater Confidential – Approved Request for Service-Birchwood Heights

Thank you for your request for potable water for a total peak flow of 1.5 imperial gallons per minute (igpm) for the following lots at Birchwood Heights, RM of Corman Park.

- Lot 1 (3505 SK Crescent)
- Lot 12 (3655 SK Crescent)
- Lot 14 (3605 SK Crescent)

SaskWater has completed its review of your Request for Service, and we are able to confirm the 1.5 igpm flow allocation will be held for the Dundurn Rural Water Utility (DRWU) until the end of 2024. Please provide SaskWater, no later than December 31, 2024, notifications from the RM of Corman Park and the Community Planning Branch of Municipal Affairs with confirmation approving the subdividing of the three lots. Once the confirmation is received, SaskWater will amend the water supply agreement to reflect an additional flow of 1.5 igpm to DRWU.

If you require any additional information regarding the above, please contact me at the above number or call 1-888-230-1111, press 2 for Customer Services.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Nish Prasad', written over a horizontal line.

Nish Prasad
Manager, Customer Service

NP/sm

cc: Bob Lys, Manager, Customer Service
Greg Pohler, Account Manager

APPENDIX D

HERITAGE AND ENVIRONMENTAL QUERIES

Exempt Activities Checklist for Private Landowners

The majority of activities undertaken by landowners that are small scale and constitute improvements to, or maintenance of, their private property have little or no impact on archaeological heritage resources. The checklist below has been created for the use of private landowners to identify activities that are exempt from heritage screening using the Developers' Online Screening Tool.

Print and complete the checklist and identification information below. Check all of the boxes below that relate to your proposed activity and follow instructions at the end of the checklist:

Name of Person Completing Checklist: _____

Date Checklist Completed: _____

- Continuing agricultural use of land;
- Construction, alteration, addition, extension, removal or demolition of a single residence;
- Construction, installation, alteration, addition, extension, removal or demolition of an accessory or ancillary building, structure or use, including:
 - garages, carports, workshops, sheds, barns, and other animal shelters
 - fences, freestanding walls, and retaining walls
 - approach, driveway or pathway
 - dugouts, wells, water tanks or cisterns
 - solar panels, wind turbines or wind mills
 - gardens, trees, windbreaks, and related watering systems
 - barbeques or fire-pits

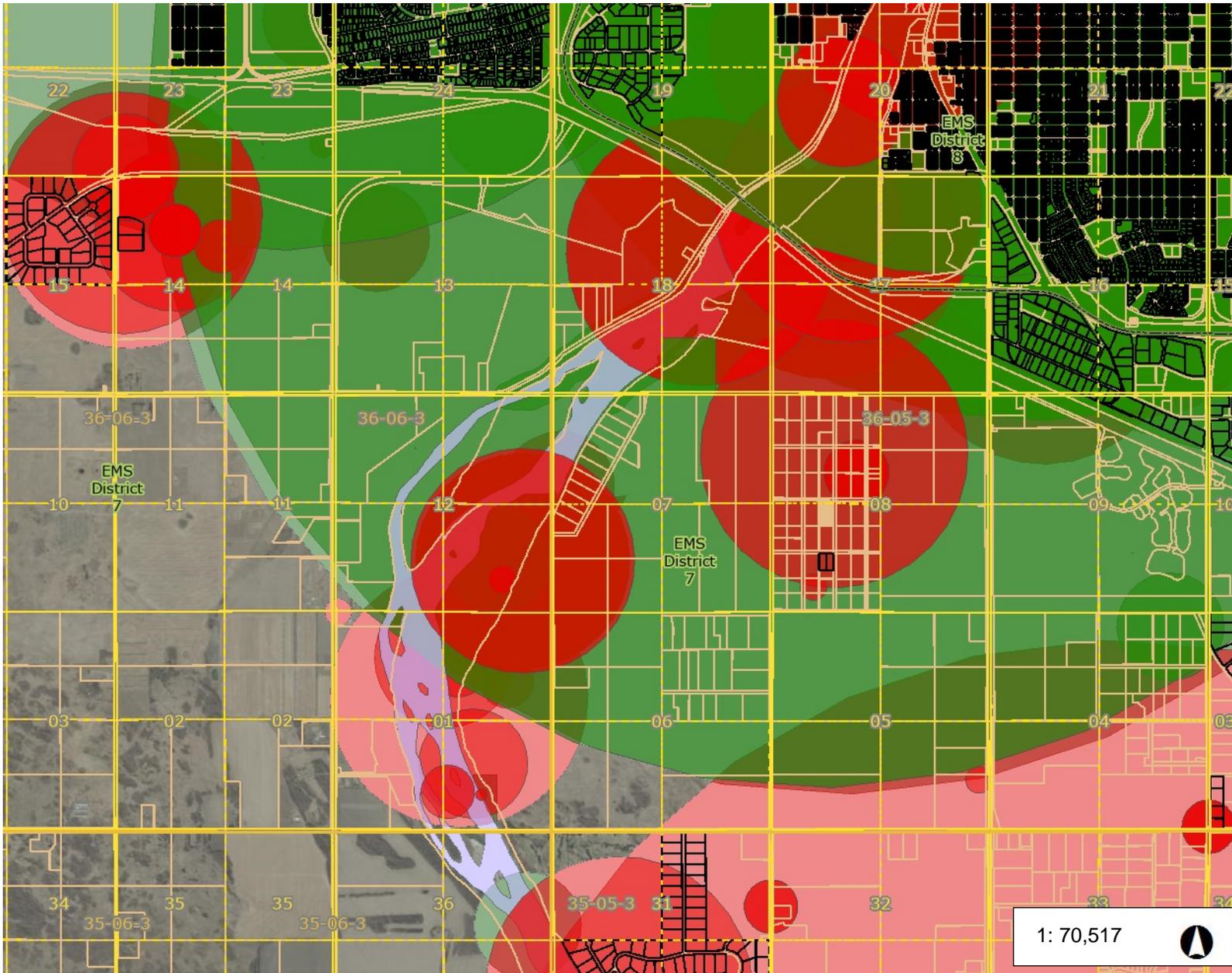
- swimming pools, hot-tubs, fish ponds, fountains or other water features
- boat dock, launch or house.

If the proposed activity or all proposed activities are exempt (are checked off on this checklist), then the Developers' Online Screening Tool does not need to be used and the proposed activity need not be submitted to the Heritage Conservation Branch for further heritage review.*

Please retain a copy (paper or electronic) of the completed checklist as a record for reference or inclusion with any applications for regulatory approvals or permits that may be required for the proposed activity.

*Unless the activities involve Provincial designated properties, in which case further information can be found [here](#), or are known to be in conflict with an archaeological site, in which case the proposed work should be submitted for heritage review [here](#).

Birchwood Environmental Query



Legend

- Provincial Boundary
- Ecological Management Spec
- Township
- Section
- Quarter Section
- Lot
- Surface
- Rare and Endangered Species**
 - Animal Assemblage
 - Fungus
 - Invertebrate Animal
 - Nonvascular Plant
 - Other (Botanical)
 - Vascular Plant
 - Vertebrate Animal

1: 70,517



Notes

APPENDIX E

CORRESPONDENCE WITH MVA

From: [Mike Velonas](#)
To: [Maggie Schwab](#)
Subject: RE: re-subdivision at Birchwood Heights
Date: Monday, June 17, 2024 8:32:29 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Perfect, thanks. No concerns/comments here.

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: Maggie Schwab <mschwab@crosbyhanna.ca>
Sent: Monday, June 17, 2024 8:31 AM
To: Mike Velonas <mvelonas@meewasin.com>
Subject: RE: re-subdivision at Birchwood Heights

Hi Mike,

That is correct. They are applying to re-subdivide three existing lots.

Maggie Schwab RPP MCIP

CROSBY HANNA & ASSOCIATES

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

t : 306.665.3441

c: 306.227.6617

e : mschwab@crosbyhanna.ca

www.crosbyhanna.ca



From: Mike Velonas <mvelonas@meewasin.com>
Sent: Sunday, June 16, 2024 8:52 PM
To: Maggie Schwab <mschwab@crosbyhanna.ca>
Subject: RE: re-subdivision at Birchwood Heights

Hi Maggie, sorry for the delay in getting back to you! Last week was a bit hairy.

I don't see any concerns here, but just to confirm, the road/river boundaries are not changing, just the lines between parcels?

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: Maggie Schwab <mschwab@crosbyhanna.ca>

Sent: Monday, June 10, 2024 12:58 PM

To: Mike Velonas <mvelonas@meewasin.com>

Subject: re-subdivision at Birchwood Heights

Afternoon Mike,

Gary and Linda Budd are applying to re-subdivide three lots at Birchwood Heights. We are helping them with the subdivision application at Community Planning and Corman Park.

I'm wondering if you would be able to review a proposed re-subdivision of lots at Birchwood Heights and let me know if Meewasin has any comments? I see the existing subdivision is within MVA's jurisdiction map.

Thanks,
Maggie

Maggie Schwab RPP MCIP

CROSBY HANNA & ASSOCIATES

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

t : 306.665.3441

c: 306.227.6617

e : mschwab@crosbyhanna.ca

www.crosbyhanna.ca



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APPENDIX F

DESKTOP GEOTECHNICAL ANALYSIS

06 June 2024

Attention: Mr. Gary Budd

Address:

[REDACTED]

[REDACTED]

Commentary on Geotechnical Conditions
Application for Subdivision: 3505, 3605, 3655 Saskatchewan Crescent
Corman Park, SK

File S2628.1

Introduction

This letter is provided in response to a request from the Rural Municipality (RM) of Corman Park to Mr. Gary Budd to obtain geotechnical commentary regarding his application to subdivide three properties along Saskatchewan Crescent near Saskatoon, SK. The addresses of the properties in question are 3505, 3605, and 3655 Saskatchewan Crescent.

Background

Clifton Engineering Group Inc. (Clifton) has been retained by Mr. Budd for approximately 15 years, working collaboratively with local architects, contractors and regulators, to provide inspections, investigations, designs and construction support as required for the stabilization and preservation of the riverbank at numerous properties along Saskatchewan Crescent. While natural instability along the South Saskatchewan River in the Saskatoon area is well understood and well documented, the site investigations conducted at Mr. Budd's properties have provided a particularly thorough understanding of the soil and groundwater conditions, as well as the behaviour of the unstable sections of the riverbank at these properties. The information provided in this letter is based on our previous work along this section of the riverbank which includes a variety of intrusive and non-intrusive site inspections, laboratory testing, collection and analysis of aerial imagery and survey data, restorative and remedial design, and construction supervision and subsequent monitoring.

Requirements of Subdivision

The RM of Corman Park has requested the following, which will be addressed in order in subsequent sections. Our assessment and recommendations consider the existing RM requirement that new development is to occur beyond a 50 m setback from the riverbank crest.

- Show suitability of the lots for development from a geotechnical standpoint.
- Establish the general geotechnical criteria/requirements for development on the lots.
- Provide recommendations on the foundation design and any ground or slope stability work that would be required.
- Specify the area within the proposed lots where development should take place and outline the associated risk.

- Outline the limitations of the study and where a more intensive site-specific geotechnical study is required to support the proposed development.

General Assessment of Geotechnical Conditions

Landslide failures are common along the South Saskatchewan riverbanks. A brief summary of the background of slope failures in the Saskatoon region is relevant to the discussion of conditions at the properties in question.

The general stratigraphy along the east bank of the river along Saskatchewan Crescent consists of surficial stratified deposits (SSD) of sand, silt and clay, overlying glacial till of the Saskatoon Group. The gradation of the SSD tends to become finer with depth, resulting in a characteristic layer of low-strength, highly plastic clay above the till surface. In contrast, the underlying till possesses relatively high strength. During wetter years or periods of extended precipitation or runoff, water will infiltrate through the upper, sandier layers of the SSD, raising the water table, which further reduces the strength of the clay. These conditions have resulted in landslide failures at various locations along the riverbank, where the slope movement is seated in the highly plastic clay at the clay/till interface. River erosion along the toe of the riverbank slope can also contribute to slope movement.

The riverbank geometry at all three lots was assessed. If periods of higher-than-average precipitation were to prevail, and/or if excessive erosion were to occur at the toe of the riverbank slopes, slope movement may occur at various locations within these lots. To estimate the impact to the properties, it may be assumed that such landslide failures would come to rest at a slope angle consistent with the residual angle of repose of the aforementioned highly plastic clay, which has been estimated to be about 11° based on a number of local site investigations and slope stability back analyses. In the case that slope failures occur at these properties resulting in a final slope angle of 11°, the estimated lateral impact (distance of landslide retrogression) was 11 m (3655), 43 m (3605) and 28 m (3505). In other words, if these landslide failures were to occur, the existing location of the riverbank crest may shift inland by up to 43 m. It should be noted that this estimation includes no intervention or remediation activities.

Lot Suitability

Given the existing RM requirement that new development occur outside of 50 m of the riverbank crest, the lots are deemed suitable for future residential development. The landslide retrogression scenario outlined above may affect backyards, but significant impact to houses built 50 m or more away from the crest is not expected. Further, if unfavourable erosion or stability conditions were realized, it would likely be possible to implement remedial construction to limit the impact to the properties.

Requirements of Development

Typical recommendations to minimize the risk of triggering slope instabilities follow. It is assumed that the RM – stated 50 m setback will be followed for all permanent structures.

- Removal of vegetation should be avoided, which can trigger slope instability.
- Irrigation of lawns or other decorative vegetation should be avoided, as adding water to the area could contribute to slope instability.
- Earth re-grading (cut and fill for landscaping) greater than 1.0 m should be avoided.

- Site specific plans for slope flattening or remedial works may be provided in which case the 1.0 m limit may be adjusted.
- Drainage from new houses or other buildings and surrounding area (patios, driveways) should be directed into the heavily vegetated portion of the lower slopes, as far down-slope as possible. Site grading to eliminate the ponding of water is recommended and essential to reduce the risk of groundwater level increases. Drainage outlets must be monitored. If erosion develops due to lot surface drainage, implementation of erosion protection would be required.
- The condition of the riverbank slope should be continually monitored for signs of erosion or slope movement. If erosion is observable, appropriate erosion mitigation measures should be implemented to minimize the risk of slope instability. If slope movement is observable, remedial measures may be required.

Foundations

As outlined above, 3505, 3605, and 3655 Saskatchewan Crescent are deemed suitable for residential development, outside of the 50 m setback distance dictated by the RM. Specific recommendations regarding foundation design and construction are typically sought out by those parties directly involved in the development as foundation geotechnical investigations are tailored to the specific location and structure.

No immediate action is expected to be necessary with regards to riverbank slope stability. There appears to be a historical landslide at the northwest corner of 3605, although significant progress has not been observed in recent years. This area should be closely monitored, and if conditions are observed to change, some earthworks construction may be required; specific recommendations could be provided at that time, based on site conditions and future development.

Areas of Development

The RM specified 50 m setback is considered reasonable; permanent structures constructed beyond this limit are not expected to be significantly affected by future potential slope instabilities. It may be acceptable to construct temporary structures such as walking paths or patios within the 50 m setback buffer, although such structures may require maintenance and adjustment over time as some subsidence of the ground surface may be realized if slope movements were to occur. No construction should occur within 15 m of the riverbank crest.

It may be possible to proactively increase the stability of the riverbank slopes by removing some material from the crest of the riverbank and flattening the area. Site-specific assessment and recommendations by a qualified geotechnical engineer would be necessary.

Limitations

This letter has been prepared based on a desktop review of existing information and experience from past observations and analysis of properties along Saskatchewan Crescent. Recent investigation of subsurface conditions at 3505, 3605 or 3655 Saskatchewan Crescent have not been conducted with drilling or excavation, nor has laboratory testing or analysis has been completed. Recommendations have been provided based on current Site and slope conditions. If Site or slope conditions change for any reason, this

office should be notified in order to re assess our recommendations. Increased river levels may cause increased erosion; however, no hydrological assessment has been conducted.

The recommendations in this letter are provided specifically for the properties described herein and should not be applied to any other locations. This letter has been provided for the use of Mr. Gary Budd and his agents, and the RM of Corman Park to support his application for subdivision. This letter was prepared in accordance with the standard care of local geotechnical practice at the time of preparation. Any use which a third party makes of this letter, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. Clifton accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this letter.

Our preliminary recommendations contained herein do not constitute a design, in whole or in part, of any elements of future development. Incorporation of any or all of our recommendations into the design of any such element does not constitute us as designers or co-designers of such elements, nor does it mean that the design is appropriate in geotechnical terms. The designers of such elements must consider the appropriateness of our recommendations in light of all design criteria known to them, many of which may not be known to us. Our mandate has been to provide general recommendations which we have completed by means of this letter. We have had no mandate to design, or review the design, of any elements of future development work and accept no responsibility for such design or design review.

Foundation related geotechnical recommendations have not been provided; as noted previously, this work is best executed once the design and location for new structures is known. Obtaining appropriate foundation and construction recommendations at that time is recommended.

Closure

We trust the information in this letter is sufficient for your current needs. Please contact Jon Osback with any questions or concerns.

Yours truly,

Clifton

Jon Osback MEng PEng
Senior Geotechnical Engineer

Reviewed by:
Wayne Clifton DSc MSc PEng
Senior Principal Engineer

APPENDIX G

**CORRESPONDENCE WITH PRAIRIE SPIRIT SCHOOL
DIVISION**

From: [Teresa Korol](#)
To: [Maggie Schwab](#)
Subject: RE: Re-subdivision of land - Birchwood Heights
Date: Monday, June 17, 2024 10:07:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good morning Maggie,

The proposed subdivision will not negatively impact the capacity at any Prairie Spirit School Division Schools. PSSD has contingency plans in place to manage growth and enrollment increases at all their school facilities.

Please contact me if you require further information.

Teresa Korol CPA,CMA

Superintendent of Business Services, [Prairie Spirit School Division](#)
Box 809 | 523 Langley Avenue, Warman, SK S0K 4S0
T 306.683.2917 | **Learners for life**

From: Maggie Schwab <mschwab@crosbyhanna.ca>
Sent: Wednesday, June 12, 2024 9:54 AM
To: Teresa Korol [REDACTED]
Subject: Re-subdivision of land - Birchwood Heights

CAUTION: This email originated from outside of Prairie Spirit. Exercise caution when viewing attachments, clicking links or responding to requests.

Good Morning Teresa,

We are working with a developer at the existing Birchwood Heights development in the NW and SW Quarter, Section 7, Township 36, Range 05, W3M (immediately west of Saskatchewan Crescent).

Could you please confirm that Prairie Spirit School Division has capacity for children that may result from the re-subdivision of 3 lots. I've attached the Plan of Proposed Subdivision for your convenience.

I suspect this will not cause an issue, as only three more lots are being proposed at this existing development.

Feel free to email or call me if you have any questions.

Maggie Schwab RPP MCIP

CROSBY HANNA & ASSOCIATES

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

t : 306.665.3441

c: 306.227.6617

e : mschwab@crosbyhanna.ca

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APPENDIX H

PUBLIC CONSULTATION

Dear neighbours,

Sept. /23

This is a letter to inform that we are requesting the Rural Municipality of Corman Park to divide 3 Birchwood Heights 5 acre lots in half.

They are as follows:

(Please include any additional comments ^{or reasons} on other side)

Approve

Object

3505 (# Lot 1) owned by Lori Budd

Approve

Object

3605 (Lot #7) owned by Linda Buda

Approve

Object

3655 (Lot #12) owned by Linda Buda

Your information

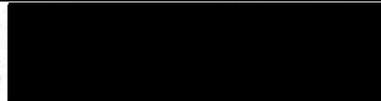
Name:



Address:



Signature



Your response will be confidential

Thank you!

Dear neighbours,

Sept. /23

This is a letter to inform that we are requesting the Rural Municipality of Coonan Park to divide 3 Birchwood Heights 5 acre lots in half.

They are as follows:

(Please include any additional comments on other side)

~~Approve~~

~~Object~~

3505 (# Lot 1) owned by Lori Budd

~~Approve~~

~~Object~~

3605 (Lot #7) owned by Linda Budd

~~Approve~~

~~Object~~

3655 (Lot #12) owned by Linda Budd

Your information

No objection

Name:

[Redacted Name]

Address:

[Redacted Address]

Signature

[Redacted Signature]

Your response will be confidential

Thank you!