



# ASPEN RIDGE



## Aspen Ridge Phase 1 Lot Draw

134 lots in the City's newest neighbourhood in the popular University Heights Sector, including walk-out lots, which back onto the Northeast Swale, which is one of the largest pieces of unbroken prairie in the Saskatoon region.



*City of*  
**Saskatoon**  
Saskatoon Land

## Table of Contents

<b>Terms of Sale .....</b>	<b>1</b>
Attached Garage Placement .....	3
Corner Garage Placement .....	3
Architectural Controls .....	4
Zoning .....	4
<b>Aspen Ridge General Information .....</b>	<b>4</b>
Northeast Swale.....	4
Greenway .....	5
Multi-Family Sites .....	5
Residential Care Homes – Type II, Pre-Schools & Discretionary Child Care Centres .....	6
<b>Lot Grading .....</b>	<b>6</b>
Lot Grade Details .....	7
Grading Between Lots .....	8
Lot Grading Do's & Don'ts .....	8
Lot Grading – Walkout Basements .....	9
<b>Foundation Drainage.....</b>	<b>10</b>
<b>Fencing .....</b>	<b>13</b>
<b>Construction Notes .....</b>	<b>14</b>
Starting Construction.....	14
Landscaping of City Boulevards .....	14
Boulevard Tree Planting .....	15
Disclosure of Adjacent Property Owners .....	15
Construction Waste .....	15
Temporary Water Circulation Boxes.....	16
Shallow Utility Servicing Information for New Residences .....	16
<b>Other Information .....</b>	<b>16</b>





## List of Figures

Figure 1 – Corner Lot Permitted Garage Placement ..... 3

Figure 2 – The Greenway – Conceptual Layout ..... 5

Figure 3 – Sump Design ..... 12

Figure 4 – Aspen Ridge Decorative Fence Details ..... 14

## List of Attachments

Attachment 1 – Aspen Ridge Architectural Review Form ..... 17

Attachment 2 – Architectural Controls ..... 19

Attachment 3 - Lot Grading Types Drawings ..... 34

Attachment 4 – Lot Grade Maps ..... 35

Attachment 5 – Design Contour Map ..... 43

Attachment 6 – Cut and Fill Contour Map ..... 44

Attachment 7 – Registered Survey Plan ..... 45

Attachment 8 – Registered Feature Utility Plan ..... 46

Attachment 9 – Lot Information Map ..... 47

Attachment 10 – Aspen Ridge Zoning and Address Map ..... 48

Attachment 11 – Aspen Ridge Neighbourhood Concept Plan ..... 50

Attachment 12 – Typical Servicing From Lane ..... 51

Attachment 13 – Joint Servicing Initiative ..... 52

Attachment 14 – Meeswasin Northeast Swale ..... 55

Information included in this Lot Information Package has been compiled from several sources. For clarification on matter regarding utility connections, please contact the appropriate utility agency.

---

## Terms of Sale

---

### The City of Saskatoon Sells Residential Lots to:

- Individuals who have not purchased a lot from the City of Saskatoon within the last three years and who are purchasing a lot for the construction of their own personal residence; and
- Home builders who are currently on the Eligible Contractor list.

### Down Payment

At the time of lot selection, an Agreement for Sale will be entered into with a minimum down payment required of 13 percent of the total price of the lot plus GST on the price of the lot (less the \$3,000 deposit during lot draw process).

### Interest

The interest rate will be set as the prime rate of interest on the date of the Agreement of Sale. Interest will be charged on the unpaid balance starting on the later of possession date, or completion of shallow buried utility servicing. If an extension to the eight month term is required and granted, the interest rate would be five percent above the rate established in the Agreement for Sale.

### Possession of Land

All 134 lots will be sold with immediate possession.

### Paying the Balance

The full balance (principal plus interest) is due within eight months' time from the latter of the Agreement for Sale date or the possession date. The balance may be paid early with interest charged to and including the payout date.

### Building Time Requirement

All lots purchased have a three-year time requirement to complete construction. Construction may begin once possession of the lot is granted, utility servicing is complete and the roadways are at gravel base. The build requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within the three-year time frame; if it is not met, no



forgiveness of the mortgage will be granted. Contractors not meeting this requirement may be removed from the Eligible Contractors list.

### **Residency Requirements for Individuals Who Purchase a Lot**

Lots purchased have a four-year residency requirement. The four-year period begins the same day Title is transferred into the purchaser(s) name. The original purchaser(s) name must remain on Title to maintain the four-year requirement.

### **Forgivable Mortgage**

A Forgivable Mortgage for \$50,000, related to the build time and residency requirements held by the City of Saskatoon, will be registered against each lot sold to an Individual. Should the dwelling be completed within the required three years for the date of possession, the mortgage will be forgiven on a monthly basis over the final three years of the four-year residency period starting from the day Title is transferred into the individual purchaser(s) name.

### **Eligible Contractors**

Lots are not to be resold. Builders are purchasing City lots to construct homes for potential homebuyers. If a lot is no longer required, please review the Cancellation Policy.

### **Taxes**

Property taxes become the responsibility of the purchaser(s) effective the first of the month following the latter of the date of the Agreement for Sale or possession date on lots waiting for service completion. For an estimate of the taxes on the land only, please call the Assessment Division at 306-975-3227.

### **Transfer of Title**

The Transfer of Title will be issued in one of the following ways:

- under the appropriate trust conditions, the Transfer will be forwarded to the purchaser's solicitor; or
- upon receipt of payment in full, the Transfer will be forwarded to the purchaser's solicitor.

### Default or Voluntary Cancellation

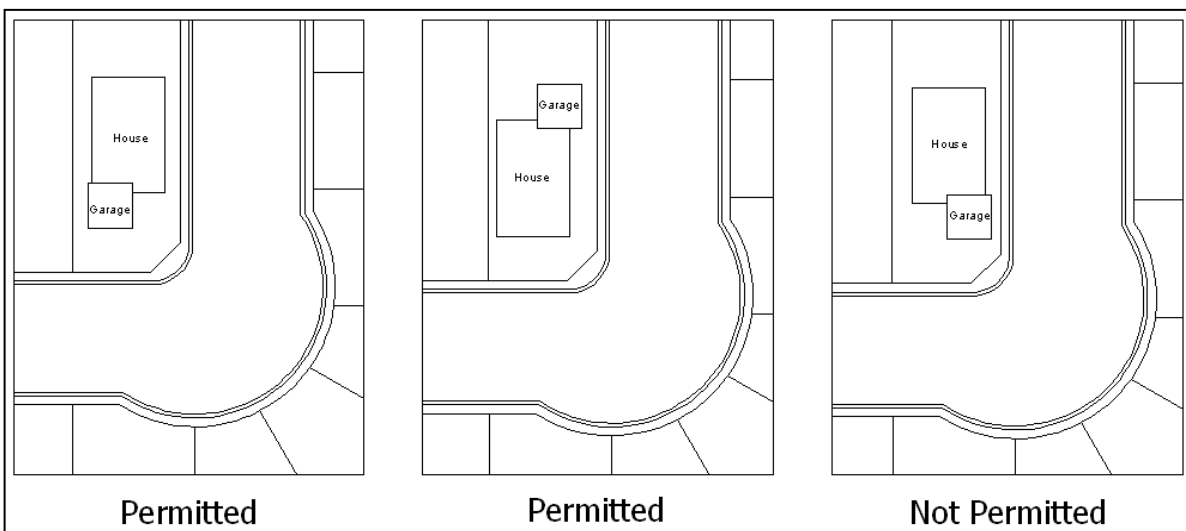
An Agreement for Sale is defaulted when any of the terms are not met within the time of the agreement. In the event of cancellation or default, a \$500 processing fee is charged plus a restocking fee for the time the purchaser has held the lot. The restocking fee is one percent of the purchase price of the lot plus GST, multiplied by the number of months (no charge for first 30 days) which have elapsed between the date of the Agreement of Sale and the date of the Quit Claim. The restocking fee is deducted from monies paid (i.e. down payment) and any remaining portion is refunded. Voluntary cancellation cannot occur once construction has begun or Title has been transferred into the purchaser(s) name.

### Attached Garage Placement

For lots that require the construction of an attached garage, a garage side is assigned. The garage must be constructed against the required side of the lot as assigned. The intent of this control is to pair garages together against a common property line in order to provide a better streetscape appearance. The garage side placements are shown in the attached Lot Information Map and will be included in the Agreement for Sale.

### Corner Garage Placement

All corner lots that require an attached garage have the following in the Sales Agreement: *The garage must be located on the side of the property that is furthest from the intersection.*



**FIGURE 1: CORNER LOT PERMITTED GARAGE PLACEMENT**

---

### **Architectural Controls**

Please note the attachments titled, *Aspen Ridge Phase 1 Architectural Controls* and the *Building Permit Plan Approval Form*. House designs must be approved prior to release of the Building Permit. When Building Plans and the Approval Form are delivered to the Building Standards Division, Saskatoon Land will evaluate architecture to ensure it conforms to the *Aspen Ridge Phase 1 Architectural Controls*. Complete information will ensure no delays in the Building Permit Process.

Please be advised that if the dwelling is constructed in violation of the Architectural Controls as approved and initialed in the Sales Agreement, the City may take legal action to require compliance. Issuance of a Building Permit will not absolve the Purchaser from meeting this requirement. Such action could result in the demolition or partial demolition of the building at the expense of the Purchaser.

### **Zoning**

A zoning map for Aspen Ridge has been included in this Lot Information Package. If you require more information on zoning, please visit ([www.saskatoon.ca](http://www.saskatoon.ca)) and search zoning bylaw, or contact the Planning and Development Division at 306-975-2645.

The lots within the Aspen Ridge are zoned R1A and R1B Districts. Please consult the City's Zoning Bylaw for the development standards of these two districts.

---

## **Aspen Ridge General Information**

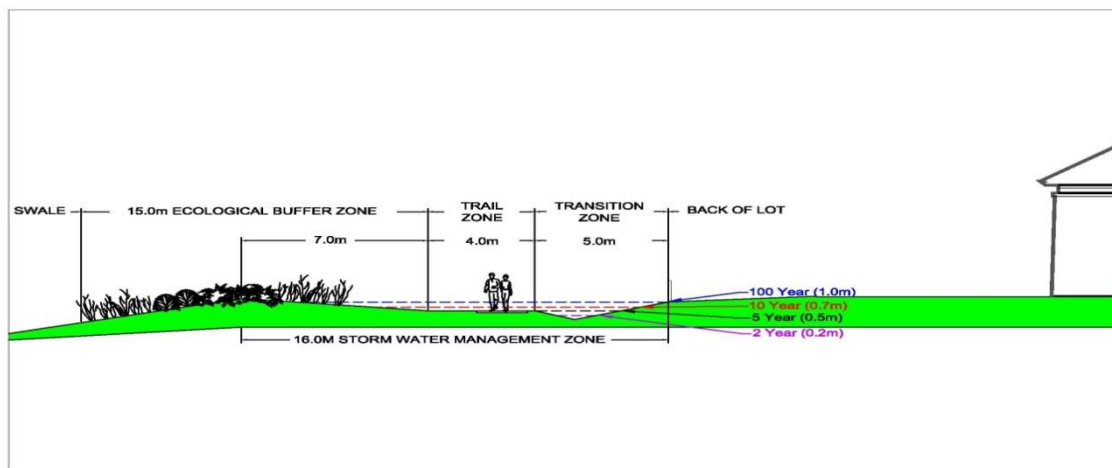
### **Northeast Swale**

The Northeast Swale is an ancient river channel formed by glacial activity that took place thousands of years ago. The Swale provides the rare opportunity of building a neighbourhood that borders on a natural, greenspace that will be preserved for generations to come. This allows you to plan the construction of your new home around some of the best views in the City. In order to ensure this amenity is preserved for you and your neighbours, it is important to be mindful of the swale through the construction and occupancy of your new home. To help with this, the Meewasin Valley Authority has provided a primer on the Swale. See Attachment 14 for a background on the Swale and some things to consider when constructing your home.



### The Greenway

The Greenway is a transitional zone between the development bordering the Northeast Swale and the Swale, meant to help ensure neighbouring development is compatible with the desire to preserve the Swale. It provides a buffer between the neighbourhood and the Swale, while also providing space to accommodate drainage, and room for a trail linking future neighbourhoods and providing access the Meewasin Valley Authority's planned trails and interpretive areas within the Swale.



**FIGURE 2: THE GREEWAY – CONCEPTUAL LAYOUT**

### Nearby Multi-Family Sites

Dwelling Group Townhousing Sites:

- Low Density: Parcel A, on Feheregyhazi Boulevard
- Low/Medium Density: Parcel C, on Feheregyhazi Boulevard or Fast Crescent

Street Townhousing Sites:

- Low/Medium Density: Parcel B, on Feheregyhazi Boulevard

These sites will be subject to the Architectural Guidelines contained in the *Architectural Controls for Multiple-Unit Dwelling Districts* document which may be viewed on our website ([www.saskatoon.ca](http://www.saskatoon.ca)), search “Architectural Controls for Multi-Unit Dwelling Districts 2013”.

---

### **Residential Care Homes – Type II, Pre-Schools & Discretionary Child Care Centres**

Sites within the Aspen Ridge neighbourhood have been pre-designated for development as Residential Care Homes – Type II, Pre-Schools, and Child Care Centres. A Residential Care Home – Type II is a care home in which the number of residents under care is more than five, and no more than fifteen. A Discretionary Child Care Centre is a child care facility having more than eight resident and non-resident children. The locations of sites for these uses have been spread throughout the neighbourhood and among various phases of development. In general, these locations are adjacent to collector streets on corner lots in order to provide access to transit service, and to mitigate any potential parking conflicts. Pre-designated lots will be offered for sale separately by tender as potential Residential Care Homes – Type II, Pre-Schools, and Child Care Centres. If not purchased for these uses, the subject lots will be returned to inventory and sold as typical single-unit lots. **Residential Care Home lots in Phase 1 are located at 303 and 307 Fast Court.**

---

## **Lot Grading**

Lot grading is the slope of the lot in order to provide good drainage away from the buildings in such a way that surface runoff from rainstorms or snowmelt is directed toward the storm sewer. Runoff is controlled through the use of side and back of lot swales to eliminate or minimize the impact on adjacent properties and to ensure proper overland drainage.

Complete development of all lots in an area may occur over a number of years and, unfortunately, some homeowners landscape their lot without proper consideration for the predesignated overland drainage pattern of the area. Early development does not preclude a homeowner's responsibility to maintain this drainage pattern. If a homeowner obstructs drainage in any way, thereby creating a flooding problem for neighbours upstream, that homeowner must correct the situation at their own expense. Similarly, a lot should not be landscaped below design grades otherwise flooding may occur.

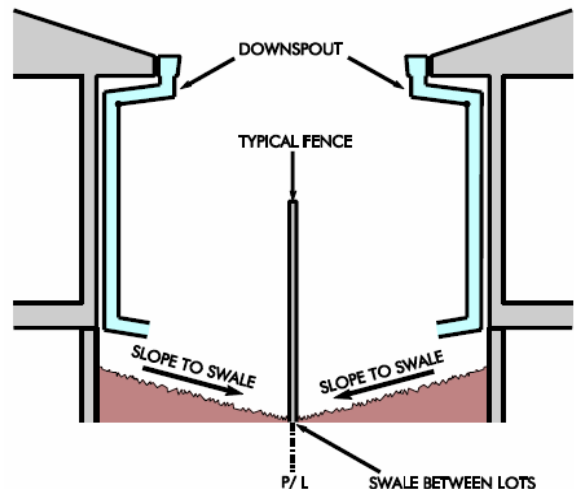
### Lot Grade Details

The following information has been prepared to assist the homeowner, builder and contractor in setting the house elevations and final lot grades. Lot grade details are shown on the following sets of drawings in this package:

- a) Lot grade drawings – show the final design elevations at property corners and at other points that are deemed critical elevation points. It is important that builders and homeowners match these grades with final landscaping elevations. These elevations are required as a minimum for building plan approval;
- b) Lot grading types A, A-D, D-A, C, C-D and D-C, including a three-dimensional view and side view of the grading type; and
- c) A drawing showing a cross section of a typical side yard fence and side yard grading that will not impede side yard drainage.

During the initial stages of subdivision development, all streets, easements, lanes, and walkways are pre-graded to design elevations set to accommodate drainage throughout the area. In the case of the utility easements, the grade is constructed approximately 100mm (4") below the final design grade, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

Once house construction is complete lot grading is a two-step procedure. The first step is the rough grade stage, which includes backfilling the foundation walls and shaping the lot to conform to the pre-grade drainage plan. When rough grading is complete the lot should be within 7 to 20cm below the final design grade to allow for the addition of topsoil. Once the lot is at the final design grade, sod, decorative rock, wood chips, or other





surface treatments can be installed. **It is strongly recommended that lot owners consult a legal surveyor or other qualified professional to get the final grade elevations before landscaping is started.**

### **Grading Between Lots**

A sloped surface is required to effectively drain water away from the foundation walls, including under steps and decks in order to reduce the risk of water entering the basement during rainfalls or snowmelt. Drainage swales are shallow sloped channels intended to move surface runoff away from lots toward the storm sewers. Drainage swales are located on common property lines and graded in accordance with the drainage plan for the affected lots as shown on the lot type drawings included in this package.

If decorative rock or wood chips are to be used in the swale the grade below this treatment must be at the final grade elevation to facilitate proper runoff to the storm sewer.

### **Lot Grading Do's & Don'ts**

#### **Do's:**

1. Do require construction plans to include finished grade elevations around the house foundation and along property lines. **Do not leave your house and site grading to chance.** Building Standards requires the submission of the lot corner elevations on the site plan submitted for building permit approval. It is strongly recommended that the plans also include finished elevations along the foundation and garage grade beam, garage slab, foundation windows, side property lines, edge of driveways and sidewalks (particularly along the side of the house), and the top and bottom of any retaining feature.
2. Do use a level to set the finished grades along the property line, particularly before installing sidewalks and fencing.
3. Do discuss with adjacent property owners' final drainage grades along the property line. Proper lot drainage requires cooperation of adjacent homeowners.

4. Do undertake a final site inspection of easements, side yard and sidewalks with each sub-trade prior to releasing final payment.
5. **Please disregard any grade information displayed on electrical pedestals and transformer boxes.**

**Don'ts:**

1. Don't excavate into the easement or berm. These contain critical utilities vital to the neighbourhood.
2. Don't fill the rear easement, as this will block the intended drainage.
3. Don't build raised flowerbeds against the fence/property lines without making provisions for drainage (see attached plans).
4. Don't try to build HIGHER than both adjacent neighbours. This leads to expensive provisions for retaining walls, and frequent flooding of neighbouring properties.

For more information, please contact Gerald Prefontaine, Drainage Inspector, Transportation and Utilities at 306-975-2320.

**Lot Grading – Walkout Basement Lots (Fast Court and Fast Crescent)**

Some of the lots in this development area have been graded to accommodate the inclusion of a walkout basement into the design of your home. Walkout basement lots are noted with a "W" on the Phase 1 Lot Information Map. The grading of these lots is designed for walkout basement home. While the "W" lots will accommodate walkout basements, other lots will not. Between walkout basement lots and non-walkout basement lots there are transitional lot areas where the back lot grades slope increases successively on each lot until walkout basements can be accommodated. The grading design for this area is shown on the Final Design Contour plans attached to this package of information. It is very important to review these plans to determine how your lot has been designed to slope. If there are any questions about this information, they should be directed to Saskatoon Land at 306-975-3278. The Lot Grade Sheets also provide important information indicating the specific elevations that must be maintained along the front and rear property lines.

Lots identified on the map as Walkout Basement Lots (“W”) must be constructed on these lots. Lots not identified with the “W” may or may not support walkout basements. The decision to build a walkout on these lots is up to the purchaser.

It is strongly recommended that all purchasers discuss their plans to develop their homes with their neighbours to ensure that the grades between the houses will meet both of the neighbours needs. Retaining walls or other means may be necessary if one neighbour intends to build a walkout lot in an area where the grades transition from walkout to conventional. Saskatoon Land will not be responsible for the cost of retaining walls or other associated work to accommodate grade variance along property boundaries from their current design shown on the Final Design Contour Plan. The intent is that all areas have been graded approximately 100mm (4 inches) below final grade and that no additional grading would be required along the side and rear property lines.

## Foundation Drainage

### 1. Foundation Drainage (Weeping Tile) Requirements

- a. The bottom of every exterior foundation wall shall be drained as per the National Building Code.
- b. Connection of foundation drains of all buildings to the sanitary sewer collection system will not be permitted.

### 2. Discharge of Foundation Drainage Water

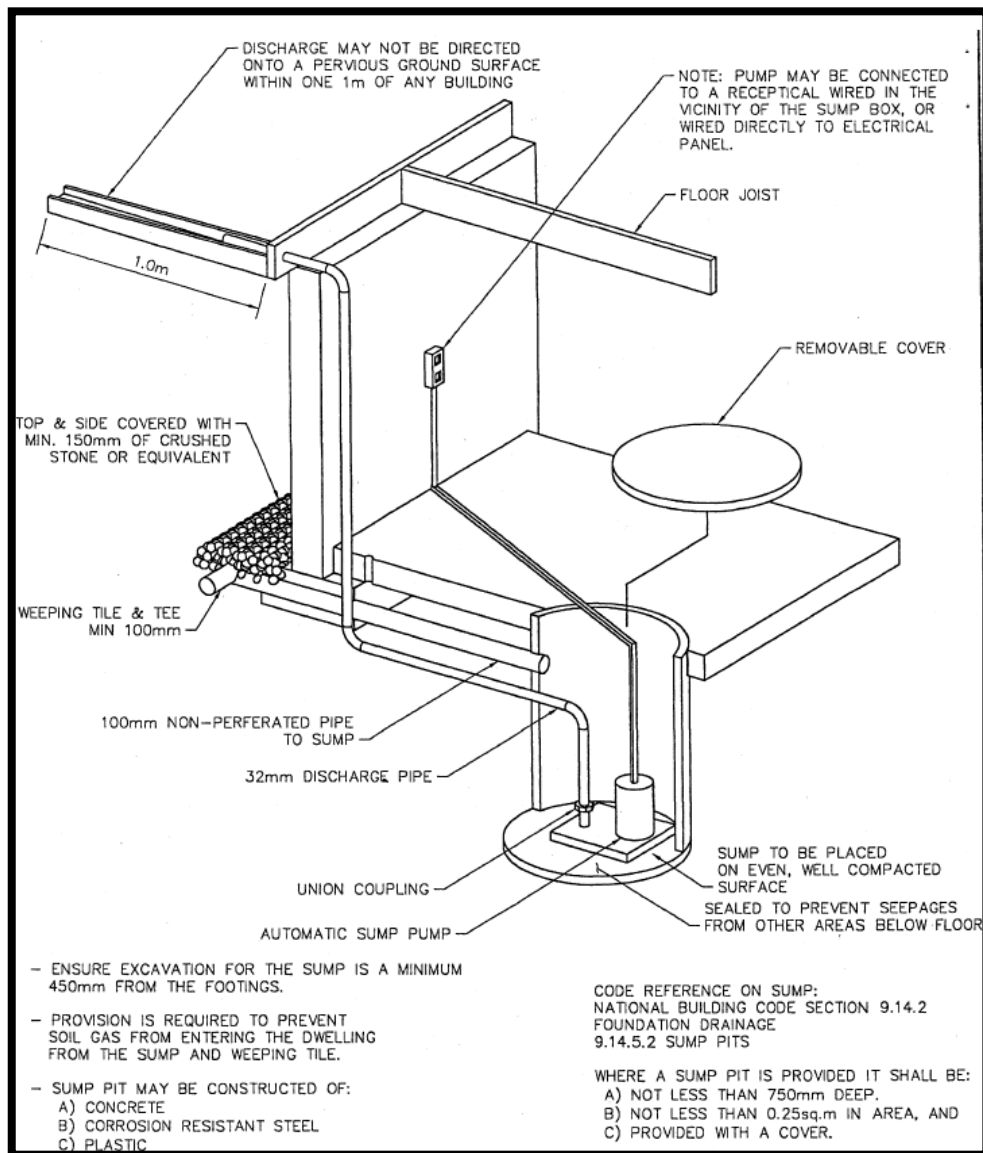
- a. All buildings are required to drain foundation water into a sump, which in turn discharges the water to the surface or to a storm sewer.

### 3. Surface Discharge

- a. Sump pumps discharging to surface may not discharge directly onto a pervious ground surface within one metre of any building that has a basement or a level below the finished ground surface.
- b. The location of the point of discharge shall be directed away from adjacent properties.

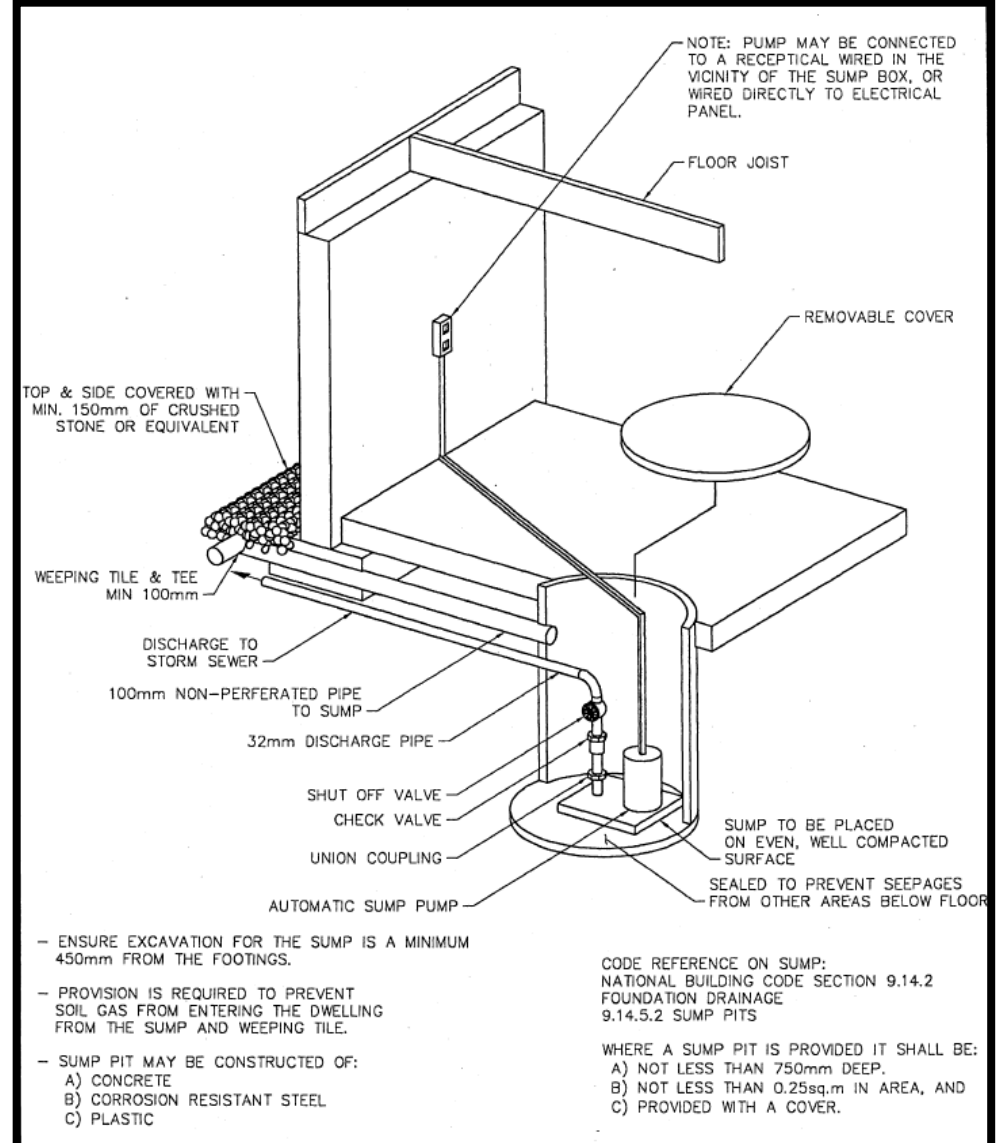


- 
- c. If the lot drains from the front and to the back (Type D), surface discharge may be either the front or back yard. If the lot drains from the back to the front (Type A), surface discharge must be to front yard.
  - d. The discharge may not be into the area of the required side yard setback unless the side yard is adjacent to a street, park or buffer strip.
4. **Discharge to Storm Sewer**
- a. Sumps discharging to storm sewers shall be pumped to the main by a pressure service connection as per detailed drawings Sump with Pumped Discharge to Storm Sewer, Detailed Drawing 102-0025-r004.
5. **Sump Design Criteria – Sump Pit Details**
- a. As per National Building Code 9.14.5.2, sump pits are to be a minimum of 750mm deep and 0.25 square metres in area.
  - b. Sump pits is to be fitted with a tight fitting removable cover.
  - c. Sump pit will be constructed of concrete, plastic, or non-corrosive metal.
  - d. Sump pit is to be fitted with an opening to accept a 100mm drain with the invert of the pipe located above centre of the sump pit height.
  - e. Sump pit is to be placed on an even, well compacted surface.
6. **Foundation Drainage (Weeping Tile) to Sump Pit**
- a. A weeping tile collection system shall be provided around the building perimeter and tied to a sump pit using a positively graded, non-perforated, 100mm pipe which discharges into the side of the pit.
  - b. Provision shall be made to ensure soil gas is prevented from entering the dwelling unit through the weeping tile and through the sump pit.
7. **Sump Pump**
- a. Provide a sump pump (column of submersible type) capable of pumping 50 L/m at three metres of head.
  - b. The pump shall be fitted with an automatic on/off level control.
  - c. The pump discharge must have a minimum pipe diameter of 32mm. The pipe must be adequately secured.
  - d. Sump pumps connected directly to a storm sewer must be equipped with a spring check valve and shut-off valve located downstream of the check valve, so that the connection to the main can be isolated from maintenance.



SUMP WITH PUMPED DISCHARGE TO SURFACE

FIGURE 3: SUMP DESIGN



SUMP WITH PUMPED DISCHARGE TO STORM SEWER

---

## Fencing

---

### Decorative Aluminum Fence:

A decorative aluminum fence will be placed in the rear yard of:

- Lots 16 to 38, Block 701, Plan No. 102201769
- Lots 1 to 14, Block 706, Plan No. 102201769

Please be advised that the decorative aluminum fencing backing Lots 16-38, Block 701 will not have gates installed with access to the greenway.

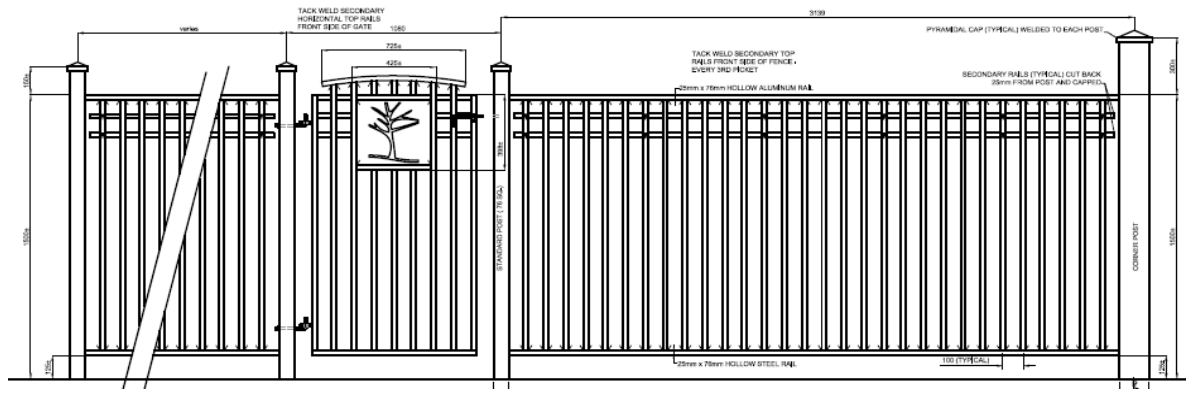
A decorative aluminum fence will be placed on the rear yard and side yard of:

- Lots 23, 24 and 38, Block 701, Plan No. 102201769
- Lots 1 & 14, Block 706, Plan No. 102201769

These lots are adjacent to a park or greenway. **The centre line of this fence is located approximately 250mm (10") inside the purchaser's property line.** The inside edge of the structural pilings for this fence is located approximately 400mm (16") inside the purchasers property line. The purchaser will be responsible for all future maintenance of the fence. The location of the fence should be taken into consideration when siting your house on the lot and, specifically with a side yard fence, while planning your basement excavation. Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings or other components of the fence. The drawing titled, "Decorative Fence Details" illustrates the fence details and style.



Figure 4: Aspen Ridge Decorative Fence Details

**Example of Decorative Aluminum Fence**

Note: Final design specifications have not been finalized. The above figure is shown for example purposes only and is subject to change.

**Chain Link Fencing**

A black chain link fence (6 feet high) will be constructed adjacent to Municipal Buffer along Fedoruk Drive directly behind the following lots:

Lots 8-15, Block 701, Plan No. 102201769

Homeowners will be allowed to connect their side yard fences to the chain link fence. Pedestrians and vehicle access to the buffer from lots is not permitted. This fence will be located within the purchasers' property line.

**Construction Notes****Starting Construction**

Possession of the site is granted for construction purposes when the down payment has been received, the Agreement for Sale is finalized. In order to assist the utility companies, please post your civic address at the front of the property when construction begins.

**Landscaping of City Boulevards**

It is the homeowner's responsibility to landscape and maintain the boulevard along

both the front of their property and along the side of corner lots. Boulevards are defined as the landscaping space between the edge of the roadway and the property lines. Where the sidewalk is attached to the curb, the boulevard is the space between the edge of the sidewalk and the property line. Where the sidewalk is not attached to the curb, the boulevard includes the space between the curb and the sidewalk. These areas need to be landscaped and maintained by the homeowner at their expense.

### **Boulevard Tree Planting**

The Community Tree Planting Program was established in 1991 via pre-paid levies from the original sale of lots. Through this program, the City of Saskatoon, Urban Forestry Section hand plants 30mm (1.2") caliper trees on boulevards in recently developed neighbourhoods. Streets are selected for this Program based on a review of newly developed areas. The City considers the number of lots that are fully developed and landscaped. This review is completed the season prior to planting. The *Plant by Request Program* is also available to residents to request to have a tree planted in an available planting site on the boulevard. This program plants 30mm (1.2") caliper trees. For Plant by Request Program, please contact Urban Forestry, Community Services at 306-975-2890.

### **Disclosure of Adjacent Property Owners**

Please note in order to facilitate discussions between property owners respecting lot grading, fencing issues and property maintenance issues, Saskatoon Land will, upon request, disclose the names of purchasers to adjacent property owners.

### **Construction Waste**

As per City of Saskatoon Bylaw No. 8310, The Waste Bylaw, 2004 any owner or contractor carrying out the construction of a building on any property shall place all waste into a waste container or enclosure. The owner or contractor shall dispose of all waste resulting from the construction in a timely manner so as to ensure there is no unreasonable accumulation of waste on the property during the construction.

It is required that a waste disposal bin remains on each building site for the duration of construction in order to ensure that the waste is not dispersed on or around the

property or surrounding properties. Upon completion of construction, it is the owner or the contractor's responsibility to clear their site of all waste. If the waste is not removed, the City may remove the waste and all associated costs will be charged to the property owner or the contractor.

### **Temporary Water Circulation Boxes**

To ensure water quality is maintained throughout the initial stages of development in this phase; temporary water circulation boxes are installed. The locations of these temporary water circulation boxes are identified on the attached map. These temporary water circulation boxes are removed during the installation of the water and sewer connection to the house. For more information, please contact the Construction and Design Division at 306-975-2454.

### **Shallow Utility Servicing Information for New Residences**

Crown Utility Corporations recently introduced a new joint servicing initiative that includes the installation of gas, electric and communications in a common trench from the main line to the dwelling. This approach achieves efficiencies for the installation of the service lines and addresses the challenges associated with space constraints.

Please see Attachment 12, which includes information on shallow utility servicing and a site check readiness sheet, which lists the items required prior to the installation of services to your home. For further information on your shallow utilities services, please contact the appropriate utility agency.

## **Other Information**

Lots are sold "**As Is**". These terms are contained in the Agreement of Sale. The terms may change without notice. Any questions should be asked to ensure you understand the terms of your purchase.





## Aspen Ridge Architectural Review Form

### Aspen Ridge - Phase 1 Lot Draw

#### 1. Location

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan # \_\_\_\_\_

Civic Address \_\_\_\_\_

#### 2. Applicant

Builder \_\_\_\_\_ Contact Person \_\_\_\_\_

Telephone # \_\_\_\_\_ Email \_\_\_\_\_ Draftsperson \_\_\_\_\_  
 Email  
 (if applicable)

#### 3. House Size & Form

House Type (i.e. two-storey, bungalow, etc.) \_\_\_\_\_ Sq. Ft. (above grade) excluding garage area \_\_\_\_\_

Attached Garage Interior Dimensions \_\_\_\_\_ Detached Garage Pad Dimensions \_\_\_\_\_ Attached Garage Side (viewed facing the home from the front street) \_\_\_\_\_

\* Primary Roof Slope \_\_\_\_\_

\* No roof slope is required on lots 1 - 14, Block 706 and Lots 16 - 28, Block 705.



#### 4. Front Facade Exterior Materials and Products

	Material Type	Manufacturer	Application Surface Area	Colour
Exterior Material 1	_____	_____	_____	_____
Exterior Material 2	_____	_____	_____	_____
Exterior Material 3	_____	_____	_____	_____

\* For Attached Garage Lots

Garage Door Manufacturer	_____	Garage Door Product Name	_____
--------------------------	-------	-----------------------------	-------

#### 5. Highly Visible Lots\*

\*This section applies to:

- Corner lots and the side building elevations which face the street; and
- Park backing or flanking lots and the side or rear building elevations which face park space.

Please enter information for the applicable fields.

Side Elevation Surface Area	_____	Rear Elevation Surface Area	_____
Side Elevation Accent Material Area	_____	Side Elevation Window/Door Area	_____
Rear Elevation Accent Material Area	_____	Rear Elevation Window/Door Area	_____

**The Aspen Ridge Architectural Review Form must be submitted in conjunction with your application for a Building Permit to the Building Standards Division. Failure to submit the form or submission of an incomplete form may delay the issuance of your Building Permit.**

**Interpretation and application of the Aspen Ridge Architectural Controls are at the sole discretion of Saskatoon Land. Failure to comply with these controls may result in removal from Saskatoon Land's Eligible Contractor List.**

Saskatoon Land to complete this area	
Approved by	_____
Date	_____



Aspen Ridge

Phase 1 Architectural Controls



## ARCHITECTURAL CONTROLS

*To enhance the street appeal of Aspen Ridge, Saskatoon Land has selected a variety of architectural controls aimed at creating an aesthetically pleasing streetscape and encouraging a variety of different exterior building materials.*

*The architectural controls selected by Saskatoon Land are an integral component in strengthening neighbourhood streetscapes and fostering diversity amongst housing choices, creating a warm and inviting environment.*

## INDEX

3	<b>Architectural Controls by Lot Type</b>
3	<b>Standard Lot - Attached Garage</b>
4	<b>Executive Walk-Out Basement Lot - Attached Garage</b>
5	<b>Laned Lot - Detached Garage</b>
6	<b>Highly Visible Lots</b>
7	<b>Exterior Building Material Requirements</b>
8	<b>Exterior Building Material Requirements - Highly Visible Lots</b>
9	<b>Garage Placement</b>
10	<b>Architecturally Significant Garage Doors</b>
11	<b>Attached Garage Integration</b>
12	<b>Columns and Entry Features</b>
13	<b>Roof Pitch</b>
14	<b>General Design Considerations - All Lot Types</b>
15	<b>Building Permit Application - Plan Submittal Requirements</b>



## ARCHITECTURAL CONTROLS BY LOT TYPE

Phase 1 of Aspen Ridge features three lot types, Standard Lot Attached Garage, Executive Walk-Out Basement Lot Attached Garage and Laned Lot Detached Garage. The architectural controls for each type are noted below:

### *Standard Lot - Attached Garage*

a) No dwelling shall be constructed on any of the lots which has an above grade floor area (excluding attached decks, patios and garages) less than:

- i. 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling.
- ii. 1,200 square feet in the case of a two-storey dwelling.

#### Standard Lot Attached Garage

- Lots 1 to 15, Block 701;
- Lots 1 to 13, Block 702;
- Lots 1 to 10, Block 703;
- Lots 16 to 28, Block 705;
- Lots 1 to 14, Block 706.

b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long.

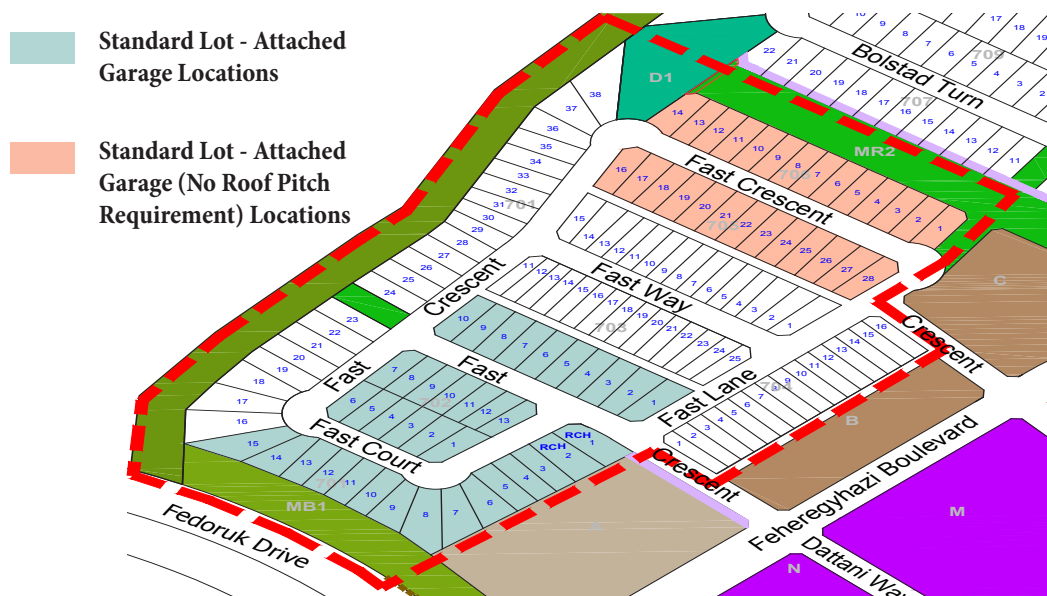
c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.

*No roof pitch requirement exists for Lots 16 to 28, Block 705 and Lots 1 to 14, Block 706.*

d) Attached garages shall not protrude more than 2.4 metres (8 ft) from the facade of any habitable floor area of the dwelling.

e) All attached garages require architecturally significant garage doors consistent with the architectural style of the dwelling.

f) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.





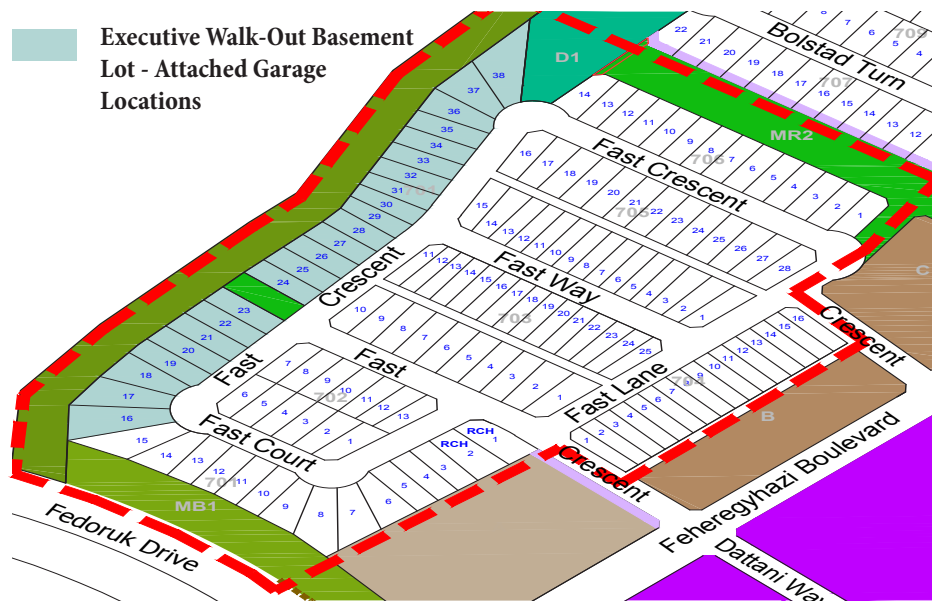


### *Executive Walk-Out Basement Lot - Attached Garage*

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
- 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling.
  - 1,500 square feet in the case of a two-storey dwelling.
- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long.
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.
- d) Attached garages shall not protrude more than 2.4 metres (8 ft) from the facade of any habitable floor area of the dwelling.
- e) All attached garages require architecturally significant garage doors consistent with the architectural style of the dwelling.
- f) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 75 square feet in area or a minimum of three exterior building materials with each material being no less than 40 square feet in area. **No vinyl siding shall be permitted on any building elevation.**
- g) All dwellings shall be constructed with direct access from the basement level to the backyard (walk-out units).

### Executive Walk-Out Basement Lot - Attached Garage

- Lots 16 to 38, Block 701





### Laned Lot - Detached Garage

a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:

- i. 1,000 square feet in the case of a bungalow or bi-level.
- ii. 1,200 square feet in the case of a two-storey dwelling.

b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted.

c) All dwellings shall be constructed with an architecturally significant entry feature which may include a covered veranda, a covered entry feature or a modern contemporary interpretation of a pergola. In the event that columns are used, column styles should be consistent with the overall architectural style of the dwelling.

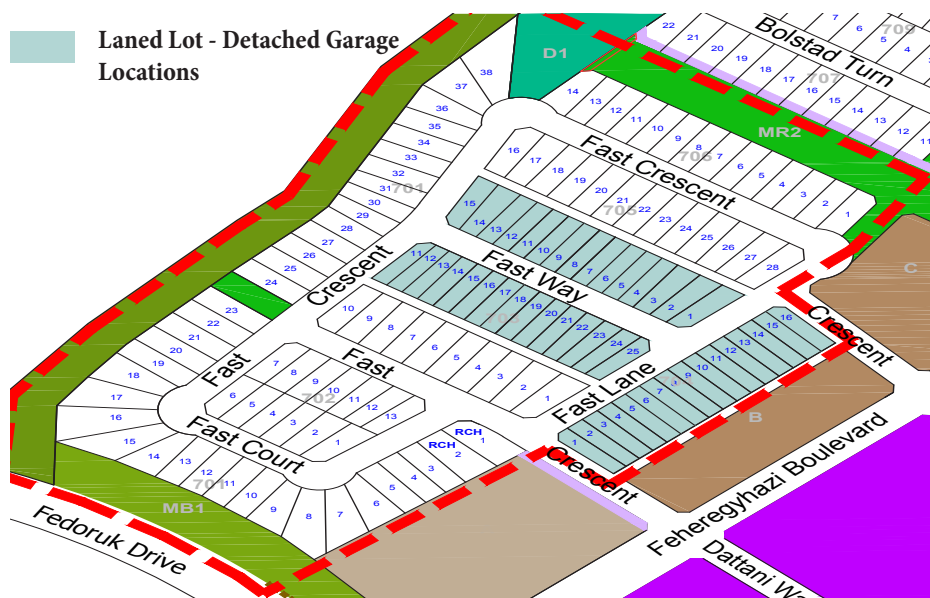
d) The roof of the principal dwelling shall have a minimum 6-in-12 pitch except when it can be demonstrated that a lesser sloped roof pitch is integral to any architectural style and consistent with the intent of strengthening the streetscape and harmonizing the interface between housing forms.

e) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the rear property line.

f) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

### Narrow Lots - Detached Garage

- Lots 11 to 25, Block 703;
- Lots 1 to 16, Block 704; and
- Lots 1 to 15, Block 705







### Highly Visible Lots

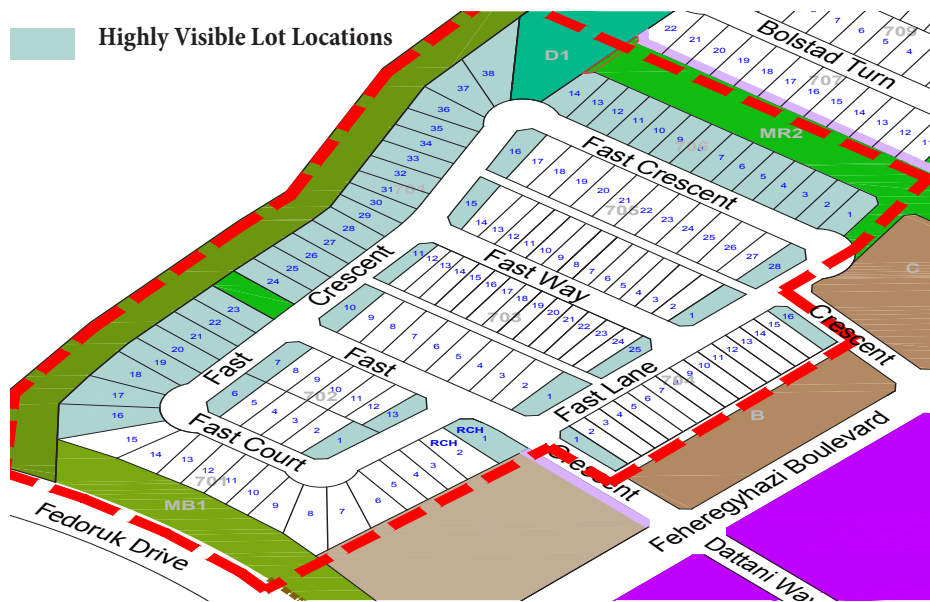
In addition to the controls noted in the preceding sections, any dwelling elevation facing a street or park also requires the following:

a) Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires a secondary exterior building material no less than 40 square feet in area.

b) Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires the placement of windows and/or a door that occupy no less than five percent of the area of the subject building elevation.

#### Highly Visible Lots

- Lots 1, 16 to 38, Block 701;
- Lots 1, 6, 7, and 13, Block 702;
- Lots 1, 10, 11, and 25, Block 703;
- Lots 1 and 16, Block 704;
- Lots 1, 15, 16 and 28, Block 705;
- Lots 1 to 14, Block 706





## EXTERIOR BUILDING MATERIAL REQUIREMENTS

### Standard Attached Garage Lots and Laned Detached Garage Lots

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

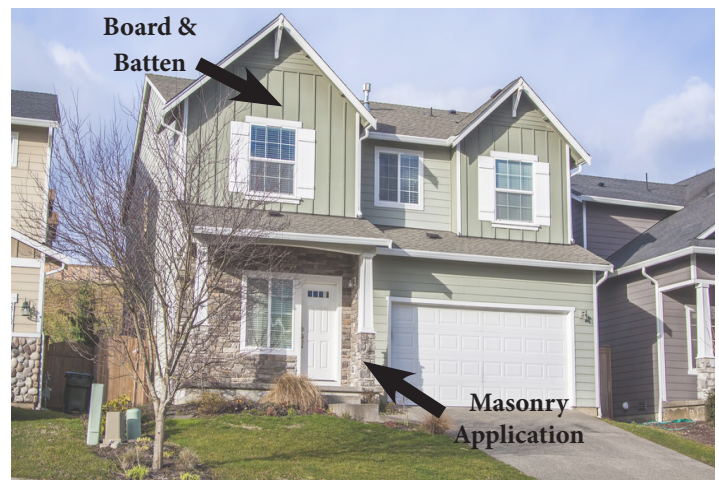
### Executive Walk-out Basement Lots

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 75 square feet in area or a minimum of three exterior building materials with each material being no less than 40 square feet in area. No vinyl siding is permitted on any building elevation.

**Note: Material types and areas must be clearly identified on the drawings submitted in support of your Building Permit Application. Failure to do so may result in delays to the approval of your Building Permit Application.**



This home utilizes cedar shakes along the roof line and stone accent features near the garage edges, with the balance of the facade consisting of cement fiber siding.



This home features board and batten siding along the dormers, stone accents along the veranda columns, with the balance of the front facade consisting of cement fiber siding.

- Trim features will not be counted as a material. In order to be included towards the required material amount, the material must be visible from the front street. Material wrapped around a column or architectural feature, facing a side or rear yard will not count towards the required material total.
- The materials being used need to be distinctly different and discernible from each other. Contrast with the trim materials and exterior building materials being used is also encouraged.



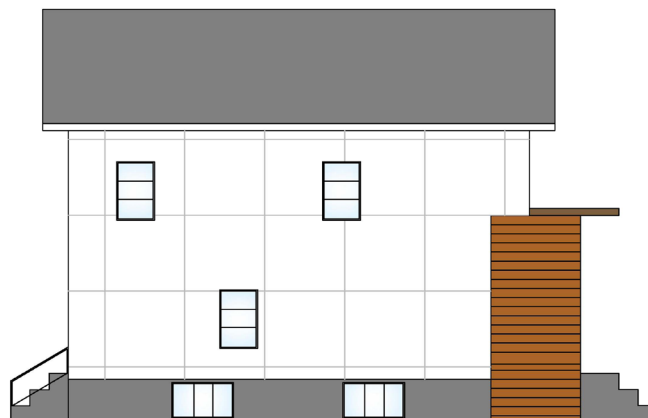
## EXTERIOR BUILDING MATERIAL REQUIREMENTS HIGHLY VISIBLE LOTS - PARK & STREET FLANKING ELEVATIONS

Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires a secondary exterior building material no less than 40 square feet in area.

Other than a front facade which has other requirements as noted in this document, any building elevation which flanks a street or faces a park requires the placement of windows and/or a door that occupy no less than five percent of the area of the subject building elevation. Illustrations of building facade requirements are shown below.



50 square feet of a cedar accent material is provided along the rear elevation of the dwelling which faces a linear park. The rear elevation has an area of 1,100 square feet, requiring the placement of a minimum of 55 square feet of window and/or door area. In this example, 124 square feet of window and door area has been provided.



80 square feet of cedar plank is provided along the side building elevation which faces the flanking street. The side elevation facing the flanking street has an area of 840 square feet, requiring the placement of a minimum of 42 square feet of window and/or door area. Five windows are provided resulting in a total window area of 75 square feet.



## GARAGE PLACEMENT

For lots requiring an attached garage, one further requirement will also apply to all of the lots that indicates which side of the lot the garage must be placed.

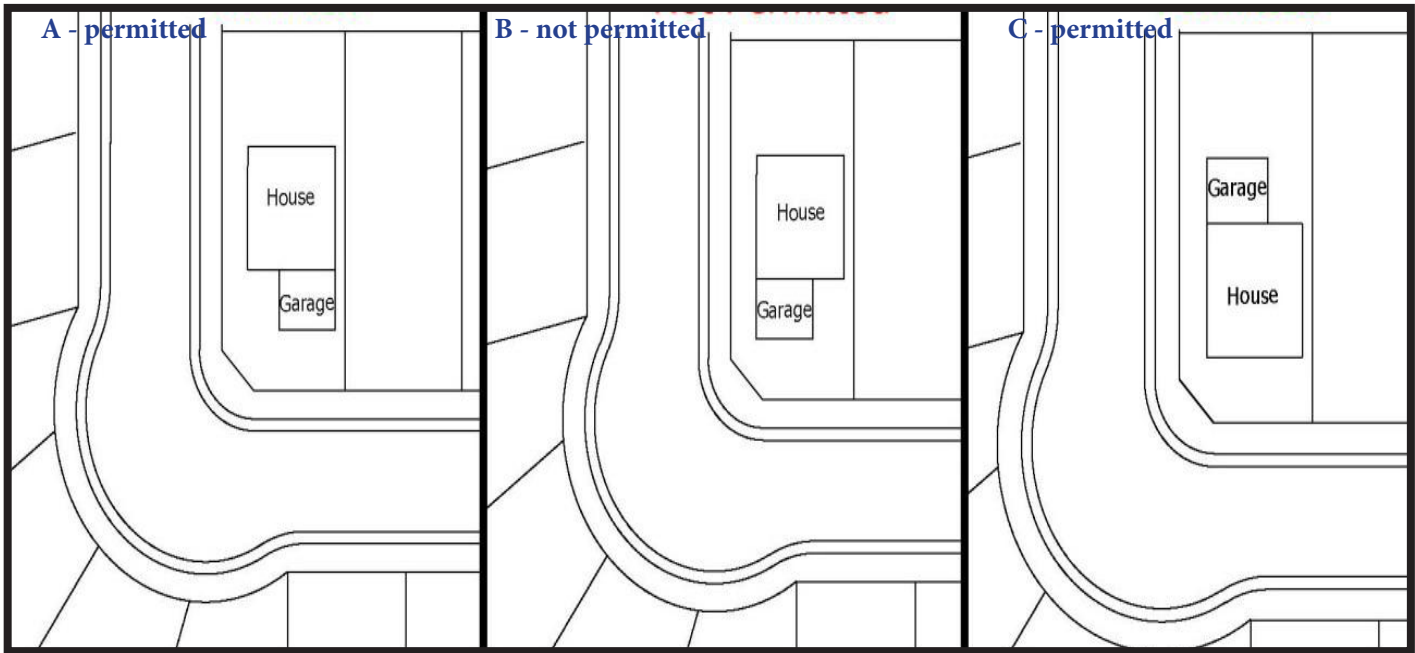
Garage sides on a given block are paired together against a common property line in order to provide a better streetscape appearance.

### Corner Lots

For corner attached garage lots, the garage must be located on the side of the property that is furthest from the intersection.

Figure 1 demonstrates the permitted options (A & C) for the placement of an attached garage on a corner lot, attached to the front of the house furthest from the street corner or at attached to the rear of the house.

Figure 1 - Corner Lot Garage Placement





## ARCHITECTURALLY SIGNIFICANT GARAGE DOORS

The street appeal of a home contributes to the general appeal of any residential area. Garage doors make up a significant portion of the facade of any attached garage home. Any home with a front or rear attached garage requires garage door styles that complement the home's exterior. The garage door must include some architectural features. Examples of garage door types, design elements and corresponding architectural styles are outlined below:

- Coped edges;
- Decorative glass;
- Designed inserts;
- Wide trim pieces;
- Natural woods; and
- Aluminum and Glass.

*Garage door supplier and model information must be submitted along with your building permit application. Garage doors will be reviewed and approved*



Aluminum composite garage door, suitable for modern contemporary architectural style.



Aluminum composite garage door with left side window placements suitable for modern contemporary architectural style.



Craftsman style garage door featuring wide trim pieces and decorative glass windows.



Garage door with dark finish and coped edges, suitable for traditional architectural style.





## ATTACHED GARAGE INTEGRATION

For lots which require an attached garage, the attached garage shall not protrude more than 2.4 metres (8 ft) from the facade of any habitable floor area of the dwelling.

Examples showing acceptable garage projections are illustrated below.



The attached garage projects 2.0 metres from the second storey of the dwelling.



The attached garage projects 2.4 metres from the second storey of the dwelling.



The attached garage projects 2.4 metres from the second storey bonus room.





## COLUMNS & ENTRY FEATURES

For lots which require an architecturally significant entry feature, features should be consistent with the overall architectural style of the dwelling.

This may include the use of covered verandas, modern contemporary interpretations of pergolas or covered entry features.

In the event that columns are used, column styles should be consistent with the overall architectural style of the dwelling. This might include the use of wide-based, tapered columns with stone detailing at the column base for craftsman style homes, cedar clad columns for modern contemporary style homes, or columns with masonry cladding along the full length of the column for traditional style homes.



Modern interpretation of a pergola entry.



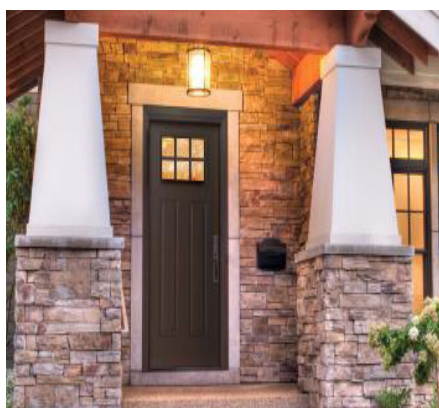
Covered entry feature, with supporting column.



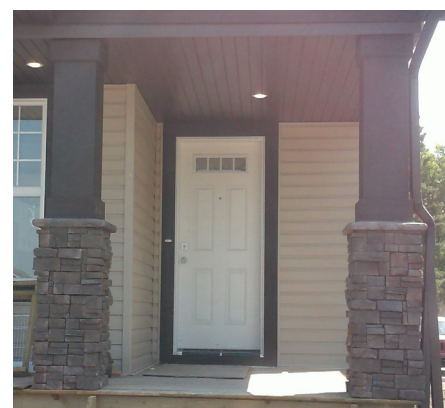
Covered entry feature, with supporting column.



Covered veranda with substantial columns.



Wide-based, tapered columns, with stone detailing.



Wide-based columns, with stone detailing.



## ROOF PITCH

The roof of the principal dwelling shall have a minimum 6-in-12 pitch except in instances where it can be demonstrated that a lesser sloped pitch contributes towards a consistent architectural style or enhanced level of street appeal.

Approval of roof pitches less than 6-in-12 will be at the discretion of Saskatoon Land. Some examples that outline the acceptable use of roof pitches less than 6-in-12 are identified below.



The use of a low-pitched gabled roof for a craftsman style home.



The use of a flat roof or low-sloped roof in a modern contemporary style home.



The use of a low-pitched hip roof, with wide overhanging eaves in a prairie style home.



## GENERAL DESIGN CONSIDERATIONS - ALL LOT TYPES

### Massing and Relief

---

All building volumes must incorporate intermittent variations in plan and elevation to encourage shadow lines on facades and visible elevations which will enhance the streetscape by introducing interesting architecture. This includes all building elevations that are adjacent to or visible from public streets, public parks, and adjacent developments.



### Repetition

---

The same elevations should not be repeated on adjacent properties or directly across the street. For adjacent properties a change in architectural detailing is required.

Examples of acceptable changes are, but not limited to, the following: roof and dormer orientation and slope, front attached garage roof style or orientation, the size and location of windows and doors, colours and finish materials.



### Front Door Placement

---

It is strongly encouraged that the front door of a dwelling be highly visible on the front facade by directly facing the fronting street.

If the door does not face the street, architectural elements such as foyer windows, additional accent materials or other architectural elements must be added to enhance the house entrance.







## BUILDING PERMIT APPLICATION - PLAN SUBMITTAL REQUIREMENTS

As a summary to the requirements outlined in this document, please ensure the following information is included in your Building Permit Application:

### Standard Lot Attached Garage & Executive Walk-Out Basement Lot Attached Garage Types

- Exterior building material types and areas along the front facade of the dwelling;
- For highly visible lots, exterior building material areas, and window and door areas for building elevations that flank a street or face a park; and
- Garage door supplier and model information.

### Laned Lot Detached Garage

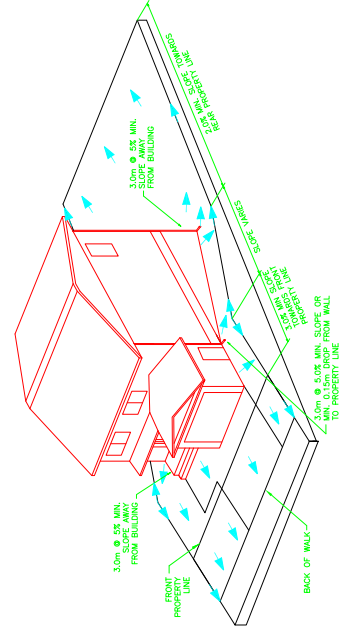
- Exterior building material types and areas along the front facade of the dwelling; and
- For highly visible lots, exterior building material areas, and window and door areas for building elevations that flank a street or face a park.

*Failure to include this information may result in delays in the processing of your building permit application. Building permit applications must be submitted to the Building Standards Division.*

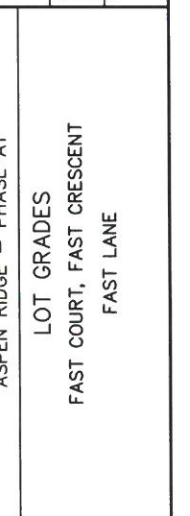
*Interpretation and application of the Aspen Ridge Architectural Controls are at the sole discretion of Saskatoon Land. Saskatoon Land's decision is final. Failure to comply with these controls may result in removal from Saskatoon Land's eligible contractor list.*

*For any questions on the requirements and guidelines included in this document, please contact Saskatoon Land at (306) - 975 - 3278 or by email at [land@saskatoon.ca](mailto:land@saskatoon.ca)*









**City of  
Saskatoon**  
Transportation & Utilities Department

DATE 3/10/14  
Bk Sc

CHECKED BY: Wade  
05.14.2011  
DATE

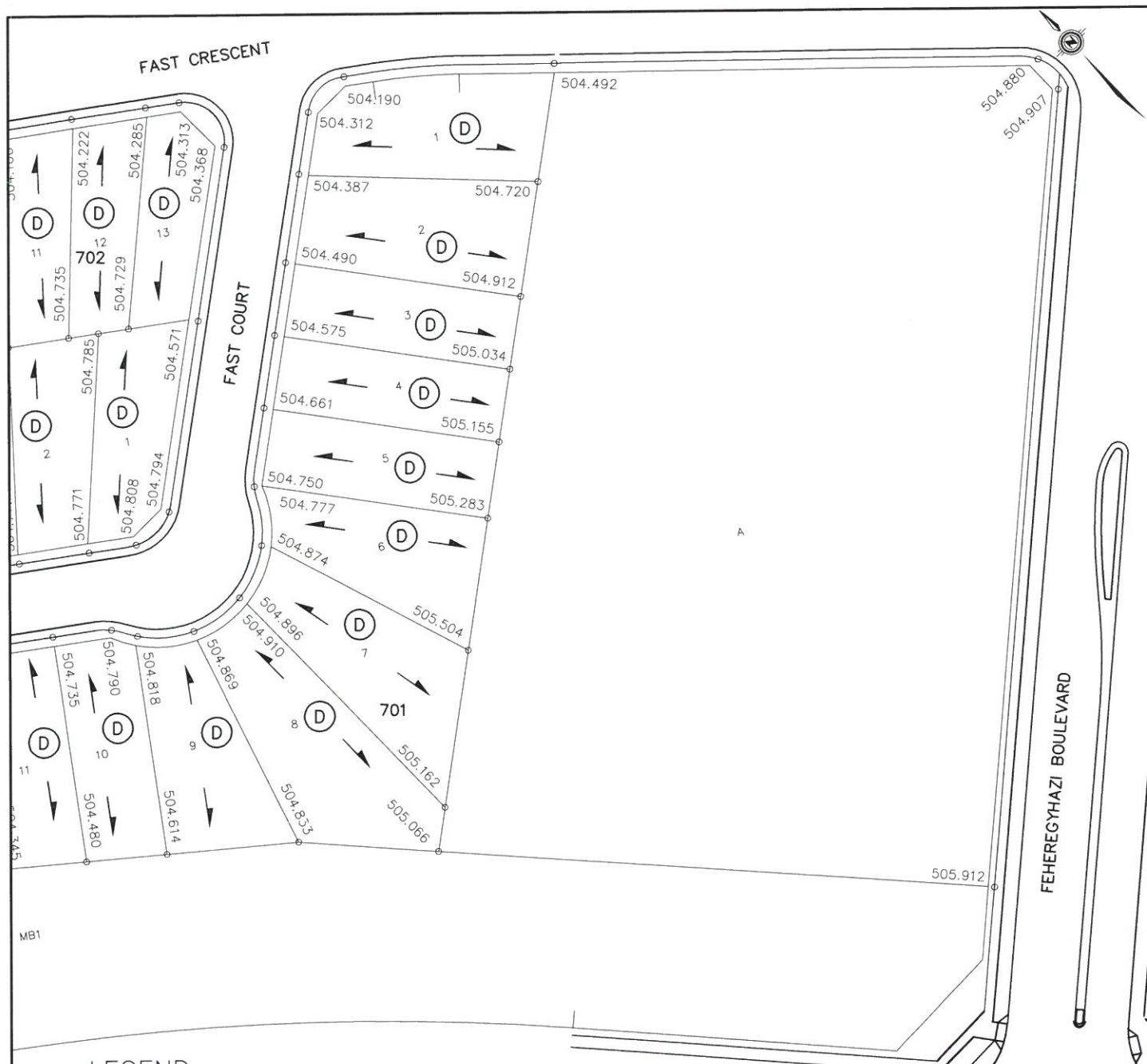
PROFESSIONAL ENGINEER  
STATE OF KANSAS  
NO. 25071  
15/10/14  
TR. MN. DAY

[illegible]

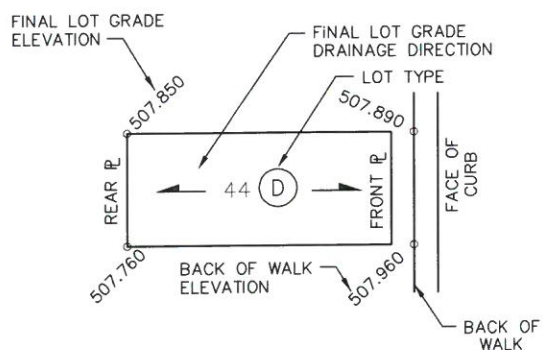








### LEGEND



### NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

## FAST CRESCENT, FAST COURT

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 1 OF 6



**City of  
Saskatoon**

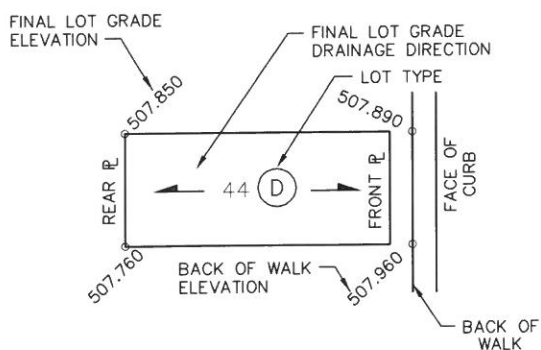
Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0087-001

APPROVAL DATE:

REVISION DATE:



**NOTE:**

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

## FAST CRESCENT, FAST COURT

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 2 OF 6



**City of  
Saskatoon**

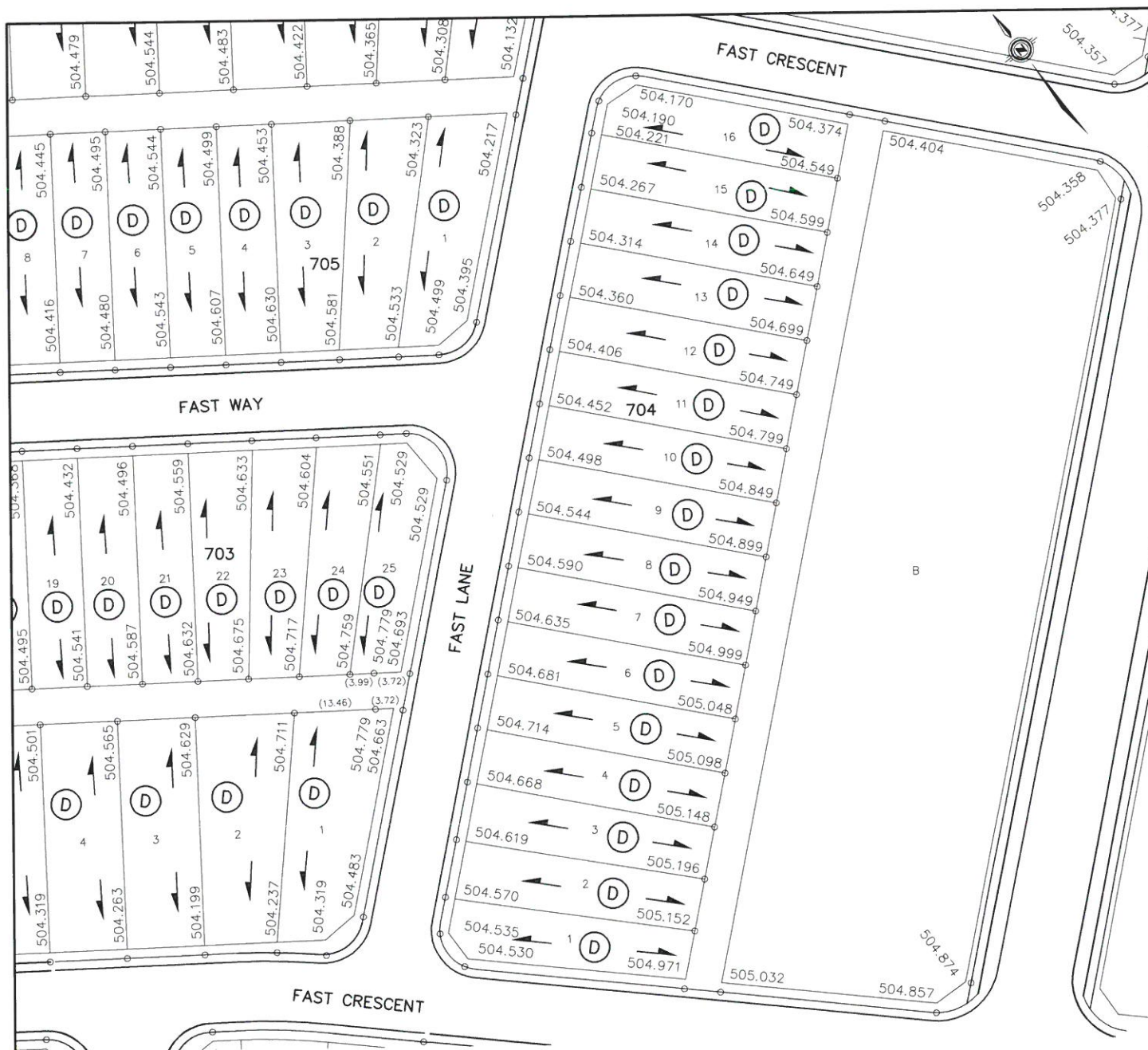
Transportation & Utilities Department

SOURCE DOCUMENT

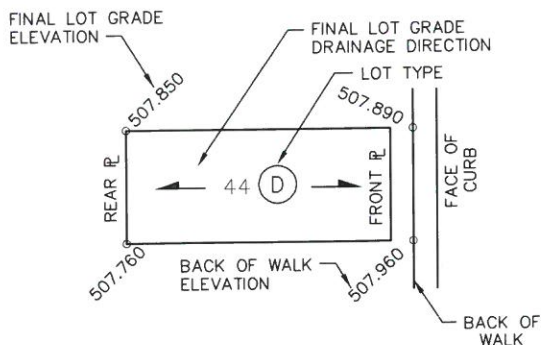
PLAN No.: 112-0087-001

APPROVAL DATE:

REVISION DATE:



## LEGEND



## NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

## FAST CRESCENT, FAST WAY, FAST LANE

DRAWN BY JVS DATE 2015-MAY-26  
 SCALE: 1:1000  
 PLAN No.:  
 PAGE: 3 OF 6



**City of  
Saskatoon**

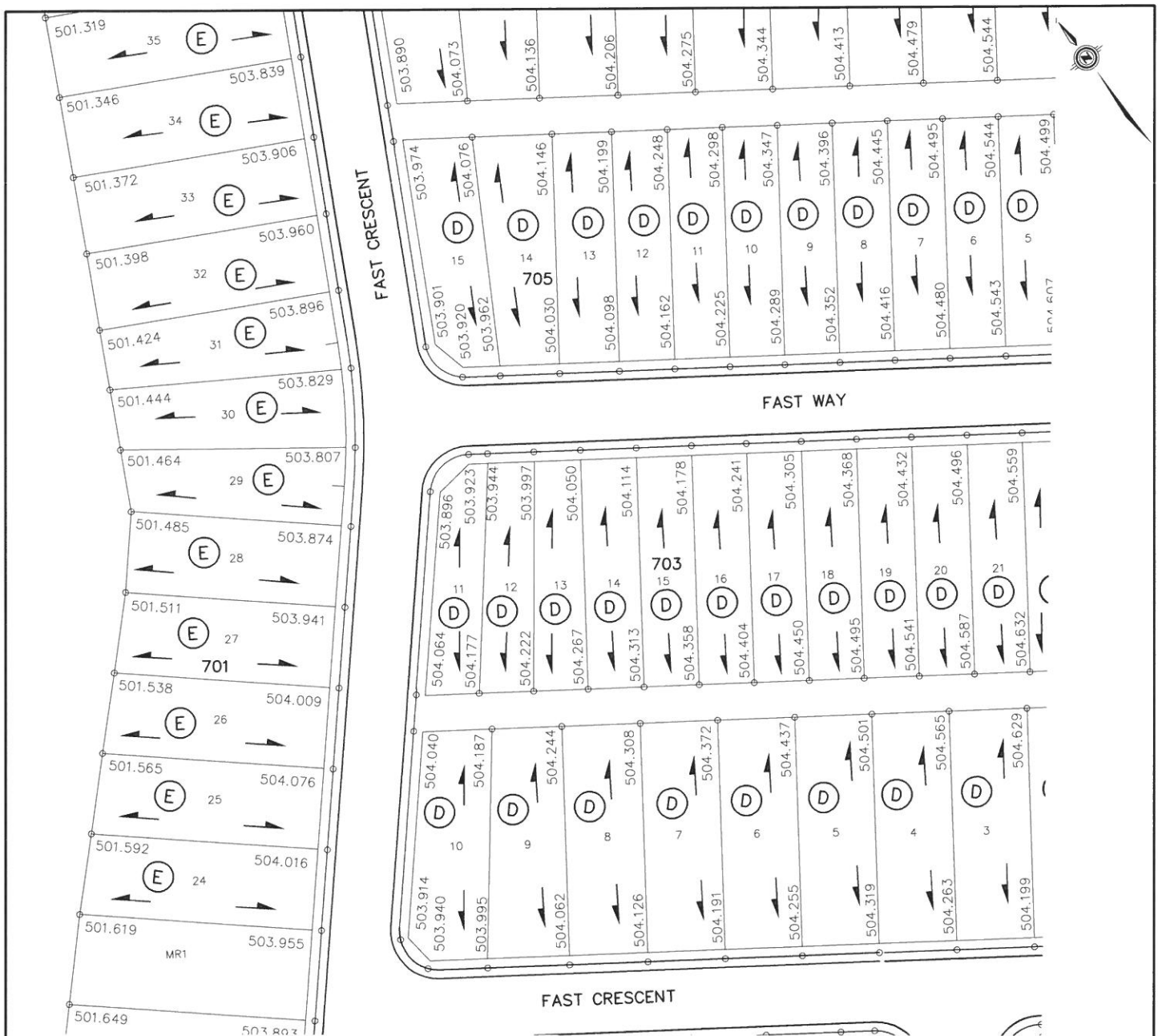
Transportation & Utilities Department

## SOURCE DOCUMENT

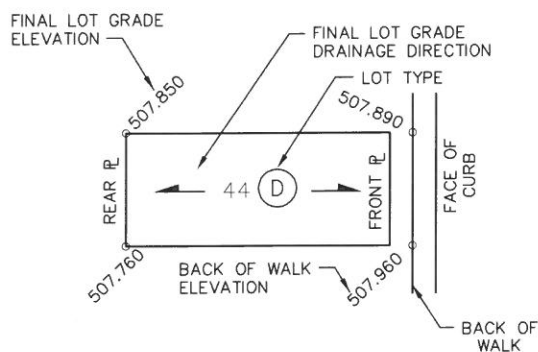
PLAN No.: 112-0087-002

APPROVAL DATE:

REVISION DATE:



## LEGEND



## NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

## FAST CRESCENT, FAST WAY, FAST LANE

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 4 OF 6



**City of  
Saskatoon**

Transportation & Utilities Department

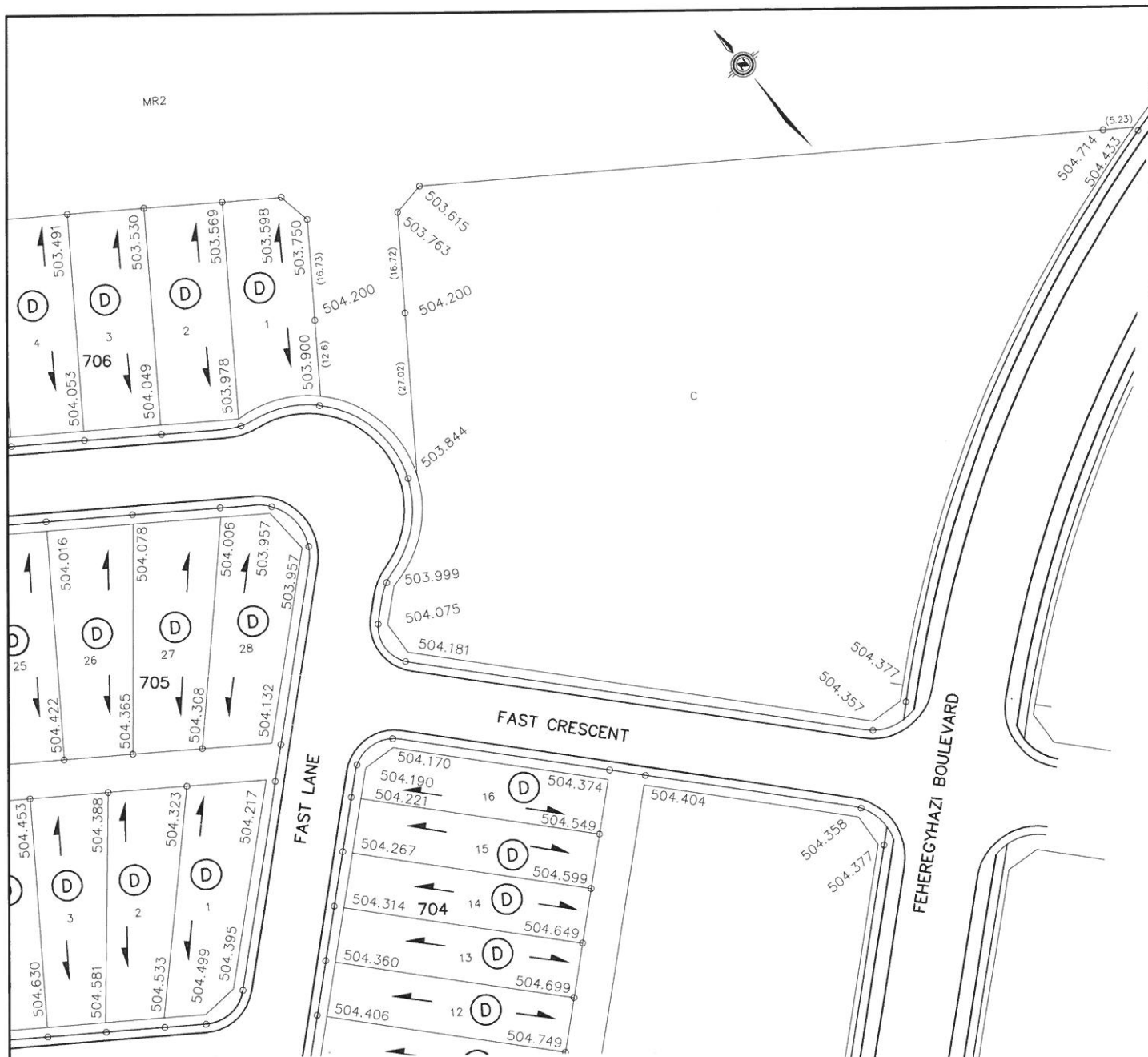
SOURCE DOCUMENT

PLAN No.: 112-0087-002

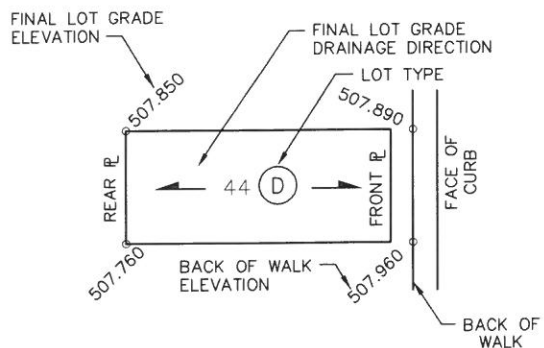
APPROVAL DATE:

REVISION DATE:





### LEGEND



### NOTE:

1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

## FAST LANE, FAST CRESCENT

DRAWN BY JVS DATE 2015-MAY-26

SCALE: 1:1000

PLAN No.:

PAGE: 5 OF 6



**City of  
Saskatoon**

Transportation & Utilities Department

SOURCE DOCUMENT

PLAN No.: 112-0087-002

APPROVAL DATE:

REVISION DATE:














PLAN DESCRIPTION/REVISION		DATE	BY	SEAL
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
CHECKED BY:		CHECKED BY:		DATE
DATE		DATE		
DRAWN BY: RWD		DATE: 2015-SEP-29		
				
Transportation & Utilities Department				
AREA GRADING				
CUT & FILL CONTOURS				
POST TOPSOIL VS FINAL GROUND				
ASPEN RIDGE LAND DEVELOPMENT PHASE A-1				
SHEET NO.		PLAN NO.		DATE
HORIZ. SCALE: 1:2000		VERT. SCALE: 1:2000		CHIEF ENGINEER



**LEGEND:**  
Standard Road Allowances on this plan are 20.117 metres in width.  
Measurements are in metres and decimals thereof.  
The Unique Identifier of S064 has been stamped on all established standard iron posts.  
Area to be approved is outlined by a heavy dashed line.  
All lot corners not marked by a standard post are marked by 0.013 x 0.450 small iron posts.  
All parcels within the line of approval have an extension D unless otherwise shown.  
Monuments found are shown thus:   
Standard iron posts planted are shown thus:   
Reference points are shown thus:   
The Datum Used: NAD83 (CSRS)  
The Projection Used: UTM Zone 13N Extended  
Geo-referenced points derived from GPS observations  
RP Coordinates were derived on June 22, 2015

**TITLE TO DEDICATED LANDS TO BE ISSUED TO:**  
City of Saskatoon  
222 3rd Avenue North  
Saskatoon, Saskatchewan  
S7K 0J5

## CITY OF SASKATOON ASPEN RIDGE PHASE 1

Plan of Survey  
Showing  
**SURFACE SUBDIVISION**  
Of Part Of  
**L.S.3 and S.E. 1/4 Section 18**  
**Twp. 37 - Rge. 4 - W.3Mer.**  
**City of Saskatoon**  
Saskatchewan  
By: Calvin W.A. Bourassa, S.L.S.  
Date: December 2013 - September, 2015

Scale - 1 : 1,000  
  
Altus Geomatics  
Limited Partnership  
Invent: CBU/CJAMP-CB  
Client File:  
Job No.: 170217  
Drawing No.: 170217S-Rev1

Standard Road Allowances on this plan are 20.117 metres in width.

Measurements are in metres and decimal thereof.

Area to be approved is outlined by a heavy dashed line.

The extensions of all parcels affected by this feature are 0 unless otherwise shown.

Monuments found are shown thus: — — — — —

Reference points are shown thus: — — — — —

The Datum Used: NAD83 (CSRS)

The Projection Used: UTM Zone 13N Extended

Geo-referenced points derived from GPS observations

RPI Coordinates were derived on June 19, 2015



**CITY OF SASKATOON  
ASPEN RIDGE PHASE 1**

Descriptive Plan - Type 2

Showing	Within
<b>FEATURE UTILITY RIGHT-OF-WAY</b>	

**Lots 1-38, Block 701**  
**Lots 1-13, Block 702**  
**Lots 11-24, Block 703**  
**Lots 1-16, Block 704**  
**Lots 2-14, Block 705**  
**Lots 1-14, Block 706**  
**Parcels A, C, D1 and**  
**Municipal Reserves MR1 & MR2**

**Plan 102201769**  
**In S.E. 1/4 Section 18**  
**Twp. 37 - Rge. 4 - W.3Mer.**

**City of Saskatoon**  
Saskatchewan

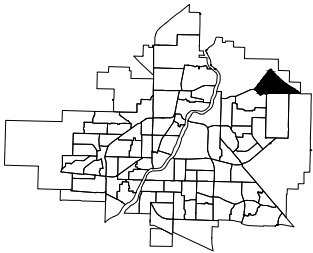
By: Calvin W.A. Bourassa, S.L.S.  
Date: September 22nd, 2015





# Phase I Lot Information Map

134 Lots - Fast Crescent, Lane, Court & Way



Legend:

- Single Family
- Single Family No Roof Slope Requirement
- Multi-Family Parcels Low/Medium Density - RMTN1
- Multi-Family Parcels Low Density - RMTN
- Mixed Use Commercial
- Corner Garage Location
- Proposed Bus Stop
- Mail Boxes

- Easement 2m
- Easement 3m
- Easement 5m
- Lot Number
- Civic Address
- Light Standard
- Transformer
- Service Pedestal

- Concrete Pad
- Residential Care Home
- Park
- Fire Hydrant
- Walkout Basement
- Decorative Fence
- Wildlife Fence
- Utility Corridor

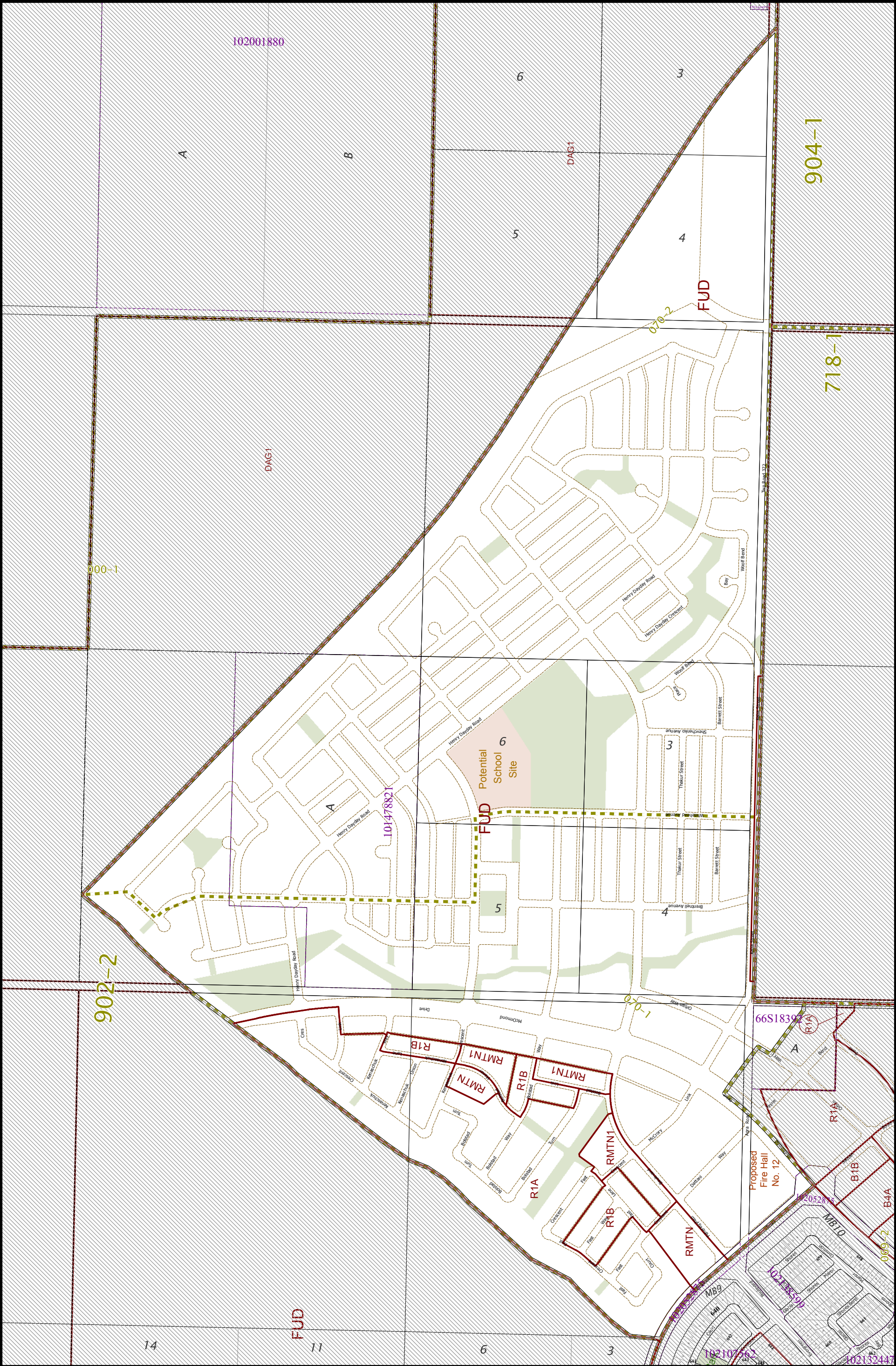
- Temporary Water Circulator
- Group Townhousing RMTN1
- Street Townhousing RMTN1
- Group Townhousing RMTN

- North Arrow
- City of Saskatoon
- AF - Saskatoon Land - December 2015

Note: This map is conceptual and may change.

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.





# Zoning Map of Aspen Ridge



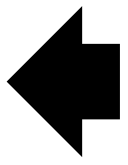
Note: The information contained on this map is for reference only and is not to be used for legal purposes

Bylaw 8770

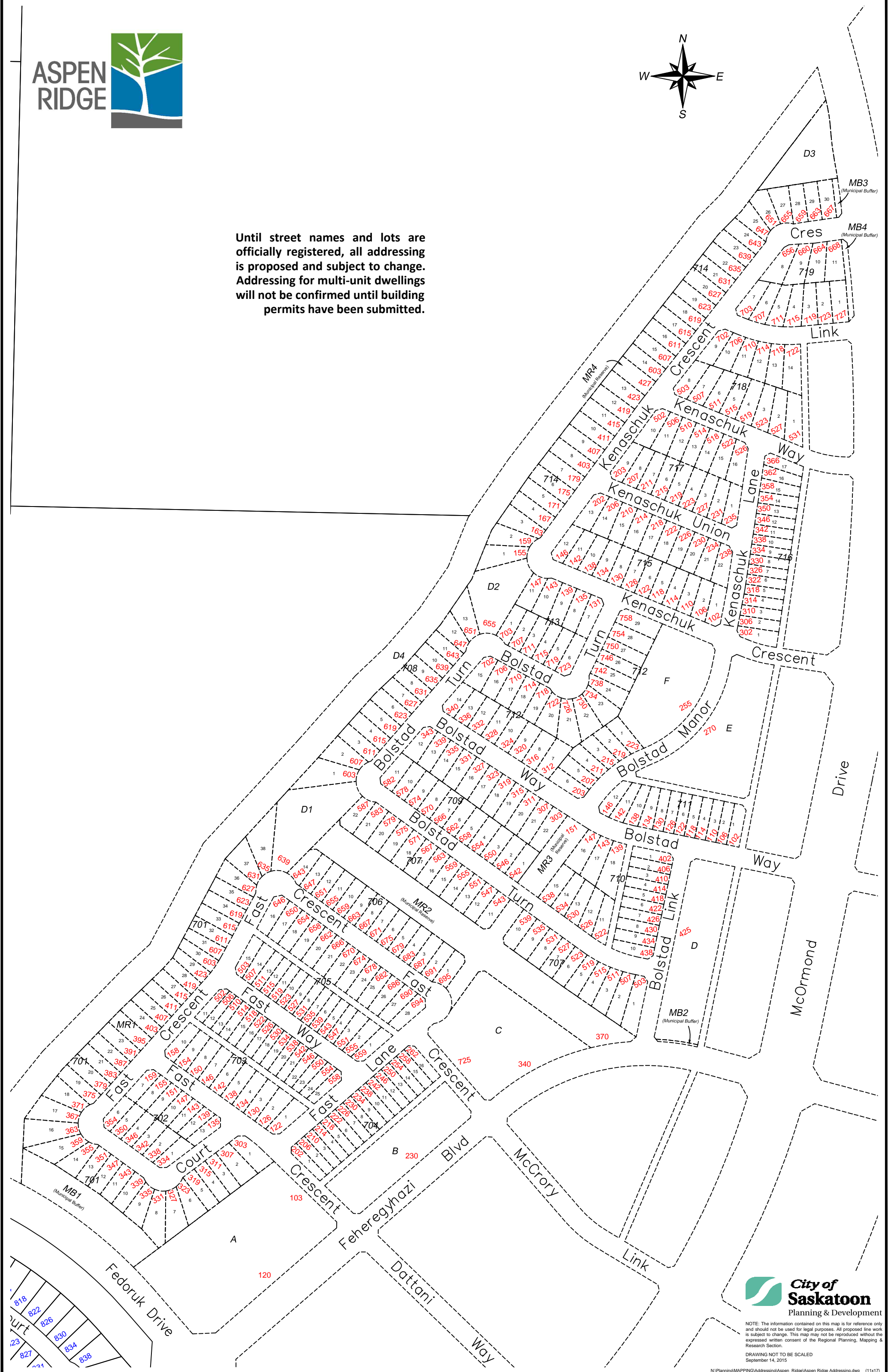
Scale 1:8,500

070-0

Sep 09, 2015



Until street names and lots are officially registered, all addressing is proposed and subject to change. Addressing for multi-unit dwellings will not be confirmed until building permits have been submitted.

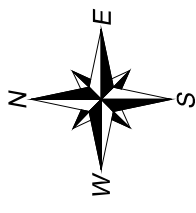
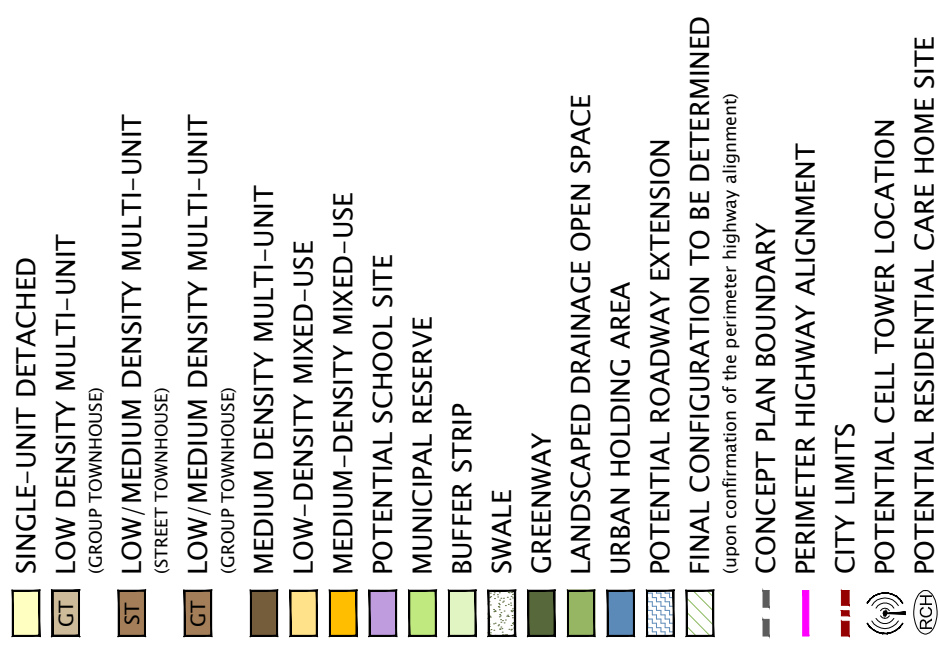


NOTE: The information contained on this map is for reference only and should not be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of the Regional Planning, Mapping & Research Section.

DRAWING NOT TO BE SCALED  
September 14, 2015



# ASPEN RIDGE CONCEPT PLAN



Attachment 11

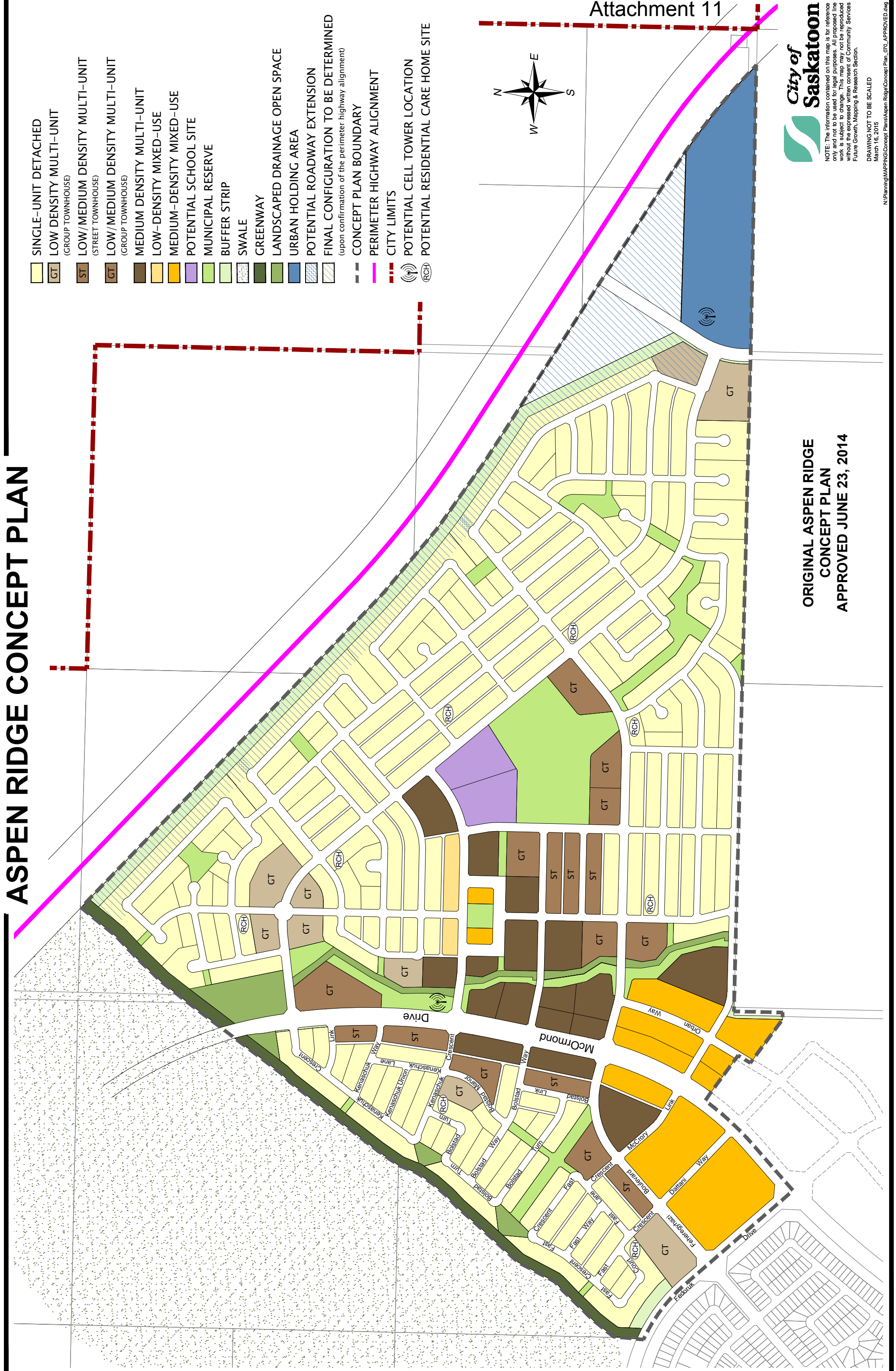


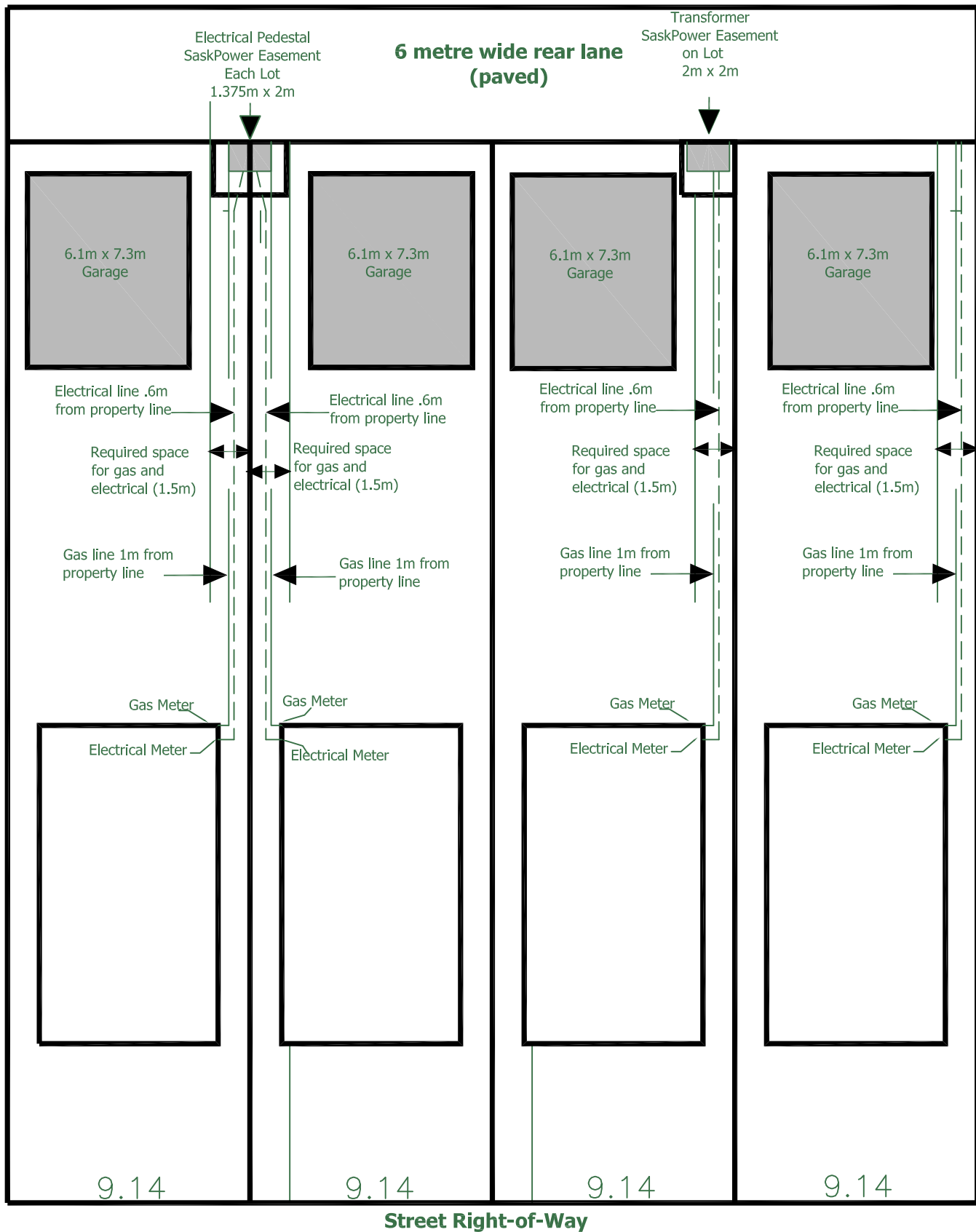
**City of  
Saskatoon**

NOTE: The information contained on this map is for reference only and not to be used for legal purposes. All proposed line work is subject to change. This map may not be reproduced without the expressed written consent of Community Services Future Growth, Mapping & Research Section.

**DRAWING NOT TO BE SCALED**  
March 16, 2015

**ORIGINAL ASPEN RIDGE  
CONCEPT PLAN  
APPROVED JUNE 23, 2014**





## Servicing From Lane SaskPower and SaskEnergy Underground Lines

### Notes:

- This drawing is intended as a guide only. For more accurate information please contact the respective utilities and the City of Saskatoon Building Standards Branch.
- For the purpose of this illustration, each lot is shown as 9.14m wide and 40m deep.
- A garage, or other accessory building may not be built over the gas line or electrical service.
- The Land Branch takes no responsibility regarding the legality of the building layout on your lot.



# Joint Servicing Initiative

January 2015



## ■ Background of the Joint Servicing Initiative

To support the thriving economy currently being experienced in Saskatchewan; SaskEnergy, SaskPower and SaskTel are working on refining and broadening the process of a “joint service installation” approach for urban residential home builders.

This process will provide a timely, cost-effective and coordinated service to home builders that includes the installation of gas, electric and communications in a common trench from the main line to the dwelling. This collaborative approach will achieve efficiencies for the installation of the urban service lines and address challenges associated with space constraints for new lots.



## ■ What You Need to Know About Joint Trench Lots

Joint Trench Lots are for shallow utility services in urban residential areas (single family homes) where the electric, gas, and communication lines are all installed in a common trench. Currently joint trench installation is only being done in Regina, Saskatoon, Warman, Martensville and Dalmeny.

If you have purchased a lot in any of these locations, a contract crew will be installing all shallow utilities in one trench from the main line at the back of the lot to the dwelling.

To prepare for the installation of your shallow utilities please refer to the Site Check Readiness list on the following page.



### *Index:*

- Background
- Joint trench lots
- Site Check Readiness
- Procedures for applying for services

## Site Check Readiness

To ensure installation of your service is completed when scheduled, your site must be ready for the crew on the date you indicate on the application (site ready date). Along with your application, please submit a plot plan for the address or addresses you are applying for.

Site readiness includes the following:

1. Provide a plot plan that indicates the location of the residence within the property.
2. House number must be visible from the street.
3. In order to secure the natural gas bracket, a 24" x 10" pressure treated board must be in place that does not contravene any natural gas codes.
4. You must maintain a .9 metre (3 ft) clearance around the natural gas service regulator with any exhaust vents, opening windows or doors. Please refer to your mechanical contractor for appropriate codes of other intake clearances.
5. The area around the house is backfilled and the lot is to within 150 mm (6") of finished grade. To ensure proper installation routing, customers are asked to ensure that property pins are in place and marked for easy locating by our field staff.
6. Utility access within the site must meet the following requirements:
  - i) Access is required for equipment to get into the yard(s) where the work needs to occur (trencher, mini hoe, etc.), clear of buildings, fences, decks, etc.
  - ii) A clear path is maintained for the trench route from the metering points to the takeoff points. The width needs to be enough to operate small trenchers and mini hoes at a minimum in ideal soil conditions, and larger equipment when frozen or rocky conditions exist. The trench is to be at least 0.6 metres (2 ft) off of the parallel property line (for fencing) and at least 0.6 metres (2 ft) wide to ensure separation of facilities in the trench. Further width is often required at surface to slope trench during installation for safe trenching rules. This will require approximately 2 metres (6.5 ft) clear access along the property line to the meter (electric and gas) boards to allow for construction of the facilities.
  - iii) Be aware that any pads or foundations near this route may slump with settling of the trench.
7. The trench is from the pedestal or pole to the meter location(s) (typically the closest corner from the pedestal or pole to the house). This service route must be clear of debris or obstructions, such as dirt piles and lumber.
  - i) SaskEnergy and SaskPower reserve the right to determine the meter location due to physical impediments that may restrict access for personnel and equipment. Alternate meter locations must be pre-approved prior to construction.
8. If separate trenches are utilized, the natural gas trench (SaskEnergy) must be at least 1 metre (3 ft) in distance from the SaskPower trench.
9. In instances where both gas, electric and communication cables are installed in the same trench (currently only in Regina, Saskatoon, Warman, Martensville and Dalmeny), you must leave a 1.2 metre (4 ft) corridor adjacent to the property line for utilities. If the minimum of 1.2 metres is not maintained, an encroachment over the gas service may occur and you will be responsible for reparation and subsequent cost.
10. Your electrician has attached an energization sticker on the meter socket indicating the service is ready for connection. The sticker ensures:
  - i) An electrical permit has been obtained
  - ii) The main panel is connected and in the open (off) position
  - iii) The service is grounded and ready to be connected to SaskPower's electrical system
11. To facilitate your service connection, please notify SaskPower once your electrician has affixed the energization sticker.





## Urban Applications for Services

SaskEnergy and SaskPower have been working on a process to streamline our customers application experience. Beginning February 17, 2015, you will be able to make application for gas and electric urban services by utilizing either one of the Crowns' websites. The information will be shared between the two Crowns using a secure file transfer protocol.

We encourage you to make application via SaskPower's website rather than SaskEnergy's. This will enable the Crowns to eliminate some manual processes that would otherwise occur when applying via SaskEnergy's website.

When you know the date that your property will be ready for servicing, you can make application to either SaskEnergy or SaskPower by the following methods:

- If you use SaskEnergy's application, please apply online at [saskenergy.com](http://saskenergy.com)
- If you use SaskPowers application, please apply online to [saskpower.com](http://saskpower.com) or call 1-888-SKPOWER (1-888-757-6937) and select Option 4.
- For your telephone and cable providers (SaskTel, Shaw or Access) the conduit will be installed in the joint trench along with SaskPower and SaskEnergy. It is the responsibility of the homeowner to apply for telephone and cable service to one of these providers.

Even though Joint Installation is only being offered in Saskatoon, Regina, Warman, Martensville, and Dalmeny all urban applications for service will be shared between the crowns.



## Meewasin Northeast Swale

The Meewasin Northeast Swale is an ancient river channel formed by glacial activity that took place thousands of years ago. This remarkable feature runs adjacent to the South Saskatchewan River and is approximately 2800 hectares in size. The Swale is a grassland ecosystem of rare native prairie and wetland areas. It is an important wildlife corridor, with over 200 plant species and 180 bird species.

The Swale acts as a natural filter for both air and water and mitigates flooding in adjacent neighbourhoods. It promotes physical health and well-being, encourages community engagement and stewardship, and contributes to the vitality and productivity of the community.

The development of The Swale is a once-in-a-lifetime opportunity to enhance the legacy of our region by integrating this important natural system into the fabric of our city.

To help protect the Meewasin Northeast Swale (Swale), here are some important things to remember:

- **The Swale is a nocturnal preserve** - Light from adjacent neighbourhoods affects wildlife and plants in the Swale by altering their daily cycle of light and dark. Aspen Ridge neighbours can help keep the night sky dark by using Dark Sky Compliant lighting; such as downward facing outdoor lighting with cutoffs, no brighter than necessary, on a motion sensor, and turned off when not in use. Visit [www.darksky.org](http://www.darksky.org) for more information about Light Pollution and the Dark Skies Movement.
- **The Swale is home to abundant wildlife** - Many grassland birds, birds of prey (e.g. owls and hawks), waterfowl, deer, coyotes, frogs, snakes, badgers, ground squirrels, and a variety of other fascinating creatures live in the Swale. Please respect the wildlife and allow them a safe distance. Feeding wildlife can lead to dependence on handouts and nuisance animals. Keep garbage and compost in animal proof containers to discourage wildlife and neighbourhood pets.
- **The Swale is native prairie with many rare and unique plants** - Native prairie is highly susceptible to invasion from exotic plants that will outcompete for space and resources. Please consider planting native and non-invasive plants in your yard. Planting seed and fruit bearing shrubs can help to provide food and shelter for birds in your yard. See the Native Plant Society's document "Native Plant Material and Services Supplier List" for recommendations of sources for native plant please visit: [http://www.npss.sk.ca/docs/2\\_pdf/Native\\_Plant\\_Source\\_List\\_2013\\_-\\_revised.pdf](http://www.npss.sk.ca/docs/2_pdf/Native_Plant_Source_List_2013_-_revised.pdf).
- **Chemicals have an impact on Swale flora and fauna** - Please consider the use of fertilizer, herbicides or pesticides cautiously and use environmentally friendly alternatives, when possible, to reduce impacts on the native vegetation, wildlife, and wetlands.
- **For Swale management, call Meewasin** - The native vegetation may look wild and unkempt at times, but even dead trees provide food and shelter for wildlife so please resist conducting any maintenance activities of your own in the Swale or Greenway. Contact Meewasin with any safety concerns regarding vegetation as they regularly conduct resource management activities on site to help keep the Swale healthy and rich with biodiversity.
- **Trails are designed to protect sensitive areas** - Please use only marked trails. These trails have been carefully planned to respect wildlife and sensitive areas. Avoid damaging vegetation and please do not pick wildflowers. Dogs must be on leash in the Recreation Zone and picked up after. There are no dogs allowed in the Ecological Core. Please help protect the rare and endangered species in the Swale.



**Figure A-4. Conceptual Design**

Meewasin Northeast Swale Master Plan

July 28, 2015

Contour Interval: 0.5 m

Scale: 1:7500

© 50 100 200 300m  
2013 Aerial Imagery Courtesy of City of Saskatoon

