



Kensington

Modern living, traditional style



Phase I Lot Information Package

Lots 1 to 26, Block 100

Lots 1 to 29, Block 101

Lots 8 to 10, Block 102

Lots 1 to 29 and 71 to 76, Block 103

33rd Street West and Steeves Avenue



Phase 1 – Lot Information Package

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





***Phase 1 Lot Information Package
(33rd Street West and Steeves Avenue)***

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.

a) 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).

b) Interest

The interest rate will be set as the prime rate of interest on the date of the Agreement for Sale. Interest will be charged on the unpaid balance starting on the possession date, whether immediate or delayed. 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.

c) Possession of Land

Based on the information available at this time, the projected date for the completion of servicing and the subdivision titling process for the lots is July 31, 2013. Please be advised that the projected completion date noted above is weather dependent and subject to change. The Land Branch will provide lot purchasers three week's notice of servicing completion and subsequent possession. Building Permit plan review may take place before possession; however, no permits will be issued until possession is granted by the Land Branch. Interest charges, property taxes and the eight month period to pay off the lot will not begin until the possession date.

d) 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 up to and including the payout date.



e) 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. The three year build requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within this three year time frame; if not met, no forgiveness of the mortgage will be granted. Contractors not meeting this requirement may be removed from the Eligible Contractors list.

f) Residency Requirement for Individuals Who Purchase a Lot

Individuals who purchase a lot must reside on the premises for a period of four years. 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.

g) Forgivable Mortgage

A Forgivable Mortgage of \$50,000, will be held to enforce the build-time and residency requirements held by the City of Saskatoon and will be registered against each lot sold to an Individual. Should the dwelling be completed within the required three years from 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. No forgiveness will be granted if the dwelling is not completed within three years from the date of possession.

Creating a Vision through Architectural Guidelines (*Building Restriction Caveats*)

Kensington was designed to be a well connected, attractive, walkable neighbourhood surrounded by amenities that provide convenient access to schools, services, shopping and recreation. The architectural guidelines proposed by the Land Branch are intended to further enhance the overall vision for the Kensington Neighbourhood.



The architectural guidelines selected by the Land Branch are an integral component in creating a comprehensive neighbourhood vision that serves to strengthen neighbourhood streetscapes and foster diversity amongst housing choices while still creating a neighbourhood wide unifying theme. Features, such as full front porches, reduced setbacks, and exterior facade requirements, are required to enhance the streetscape, and to create a warm and friendly pedestrian environment.

Architectural Controls – by Lot Type

It is important to build homes that are appropriate for the size and grade of the lot. There are a variety of lot types in Kensington, which will need to be designed for accordingly. Each of the lot types has their own architectural and development controls which are registered on each individual land title. Within each category, there are also a number of subcategories with varied requirements depending upon different siting attributes. The lot type categories and subcategories are as follows:

1) Standard Lot – Attached Garage

These lots are generally less than 14 metres (46 ft) in width and require a smaller minimum house size and single-wide attached garage. The architectural controls for these lots are as follows:

- 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;
- b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time 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;
- d) On the front building facade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and,



*The “Standard Lot – Attached Garage” controls apply to the following lots:
Lots 8 to 10, Block 102, Plan No.102108451
Lots 71 to 76, Block 103, Plan No. 102108451
Please refer to Section 4 for additional requirements for corner lots and other highly visible lots.



- e) On the front building facade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.

2) Narrow Lot – Rear Lane Access

These lots have rear lane access and are generally less than 10.4 metres (34 ft) in width. They require a smaller minimum house size and the construction of full front porches and concrete garage pads. The architectural controls for these lots are as follows:



- 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 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 property line;
- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house facade. Two storey dwellings shall have front verandas across the entire width of the house facade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure;
- e) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and

*The “Narrow Lot-Rear Lane Access” Controls apply to the following lots:
Lots 1 to 26, Block 100, Plan No.102108451
Lots 1 to 29, Block 101, Plan No. 102108451
Lots 1 to 29, Block 103, Plan No, 102108451
Please refer to Section 4 for additional requirements for corner lots and other highly visible lots.



- f) On the front building facade, a minimum of two different exterior building materials are required, with each material being no less than 100 square feet in area.
- g) On the front building facade, all trim materials shall provide contrast to the colour of the two exterior building materials being used; and,
- h) The minimum front yard setback shall be 5 metres.

3) Exterior Material Requirements – Front Building Facade

In accordance with the material requirement clause noted above, a minimum of two different exterior building materials are required, with each material being no less than 100 square feet in area.

- Trim features may not be counted as a material.
- In order to be included towards the 100 square foot requirement, 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 100 square foot total.
- The two materials being used must be distinctly different and discernible from each other. For example, the use of wide board vinyl siding and narrow board vinyl siding would not be permitted. Illustrations of the material requirement are shown in Figure 1.

4) Highly Visible Lots – Side Building Facade

In order to improve the pedestrian streetscape and break up the monotony of a featureless side building wall, all corner lots and lots that are highly visible from a public area have the following building restriction caveats (BRCs) registered on title:

*In addition to the controls noted in Sections 1 & 2, the side building facade requirements also apply to the following lots:
Lot 26, Block 100, Plan No. 102108451
Lots 1 & 29, Block 101, Plan No. 102108451
Lot 10, Block 102, Plan No. 102108451
Lot 1, Block 103, Plan No. 102108451*

- On the side building wall, closest to the flanking street or park space, a secondary exterior building material is required, being no less than 40 square feet in area; and
- On the side building wall, closest to the flanking street or park space, window and/or door placement shall be provided at an area no less than five percent of the area of the side building wall.

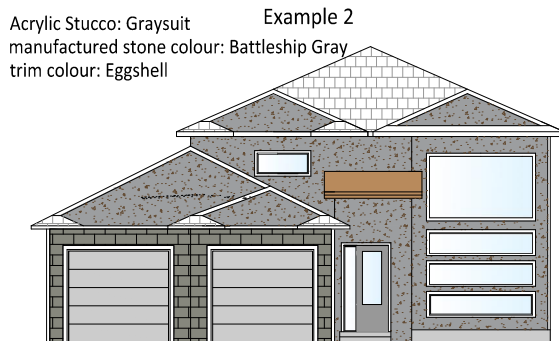
In order to verify compliance with the BRCs, the *House Plan Approval Form* (which has been included in this lot information package as Attachment 1) must be completed and submitted to the Building Standards Branch when applying for a Building Permit. Failure to submit a completed House Plan Approval Form may result in delays to the issuance of a Building Permit.

Illustrations of front and side building facade requirements are shown in Figure 1.

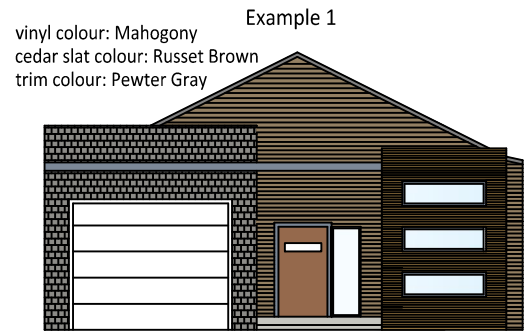
1. On the front building facade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area.
2. On the front building facade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.
 - Trim features may not be counted as a material.
 - The two materials being used must be distinctly different and discernible from each other.
 - In order to be included towards the 100 square foot requirement, 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 100 square foot total.

Illustrations 1,2 and 3 all satisfy the front facade exterior building material and trim requirements.

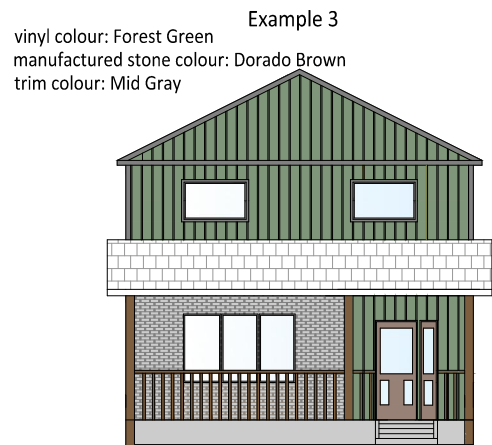
Please note that the plans submitted do not have to be in colour. Written text which clearly indicates the material usage and colour will suffice.



400 square feet of acrylic stucco is provided as the primary building material. 120 square feet of brick veneer is provided as the secondary building material.



340 square feet of vinyl siding and 140 square feet of cedar slats have been provided. A third material, 80 square feet of manufactured stone has also been provided.

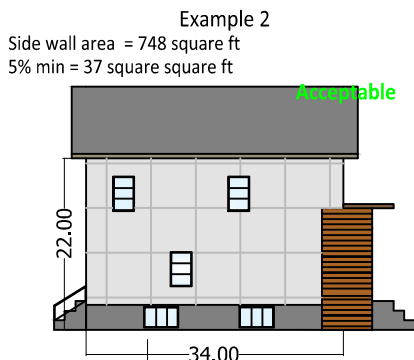


300 square feet of board and batten - vinyl siding is provided as the primary exterior building material. 100 square feet of manufactured stone is provided as the secondary building material.

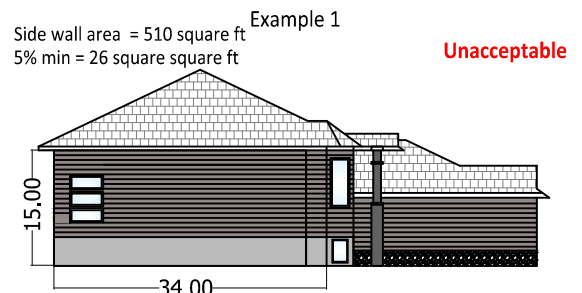
The following BRCS are for corner lots or lots that flank highly visible areas such as storm ponds and park space:

1. On the side building wall, closest to the flanking street or park space, a secondary exterior building material is required, being no less than 40 square feet in area.
2. On the side building wall, closest to the flanking street or park space, window and/or door placement shall be provided at an area no less than five percent of the area of the side building wall

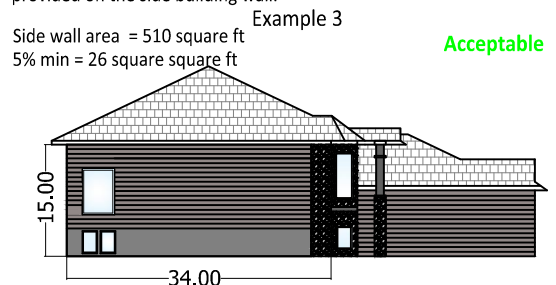
Illustrations 2 and 3 provide examples that meet the side building wall material and window placement requirements.



80 square feet of cedar plank is provided along the side building elevation, which faces the flanking street. Five windows are provided (each at 3'x 5') resulting in a total window placement area of 75 square ft.



50 square feet of manufactured stone is provided on the garage wall, which faces the flanking street, but is not the closest building wall to the flanking street and only 24 square feet of window area has been provided on the side building wall.



50 square feet of manufactured stone is provided along the side building elevation, which faces the flanking street. Three windows are provided along the side building wall having a total area of 32 square feet.



Kensington

CITY OF SASKATOON – LAND BRANCH: APPLICATION FOR HOUSE PLAN APPROVAL

CONTACT PERSON _____ PHONE _____

LOT _____ BLOCK _____ PLAN NUMBER _____

HOUSE INFORMATION

MAIN FLOOR AREA _____ FINISHED FLOOR AREA (above grade) _____

GARAGE WIDTH (inside) _____ PRIMARY ROOF PITCH _____

PROPOSED FRONT EXTERIOR FINISHES

EXTERIOR BUILDING MATERIAL 1:

TYPE: _____

MANUFACTURER: _____

COLOUR: _____

AREA (ft²): _____

EXTERIOR BUILDING MATERIAL 2:

TYPE: _____

MANUFACTURER: _____

COLOUR: _____

AREA (ft²): _____

**If more than two siding/cladding materials are being used, information is only required for the two materials being used to satisfy the front façade Building Restriction Caveat.*

PRIMARY TRIM COLOUR: _____

PROPOSED SIDE EXTERIOR FINISHES & FEATURES (if applicable)

SECONDARY BUILDING MATERIAL:

TYPE: _____

MANUFACTURER: _____

COLOUR: _____

AREA (ft²): _____

WINDOW/DOOR PLACEMENT DETAILS

AREA OF SIDE WALL(ft²): _____

SIDE WINDOW/DOOR AREA (ft²): _____

WINDOW/DOOR %
of SIDE WALL AREA _____

**This information is only required for corner lots and other highly visible lots, for the side building façade that flanks the side street, park space or other public area.*

COMPLETED BY LAND BRANCH OFFICE	
APPROVED BY:	
SIGNATURE:	

5) Attached Garage Placement

In addition to the architectural controls noted above, for lots that require the construction of an attached garage, a separate interest will be registered against the title of each single-family lot indicating which side of the lot the garage must be placed against. The intent of this control is to pair garages together along a common property line in order to provide a better streetscape appearance and improved sightlines. The garage side placements are shown in Figure 10 (Lot Information Map).

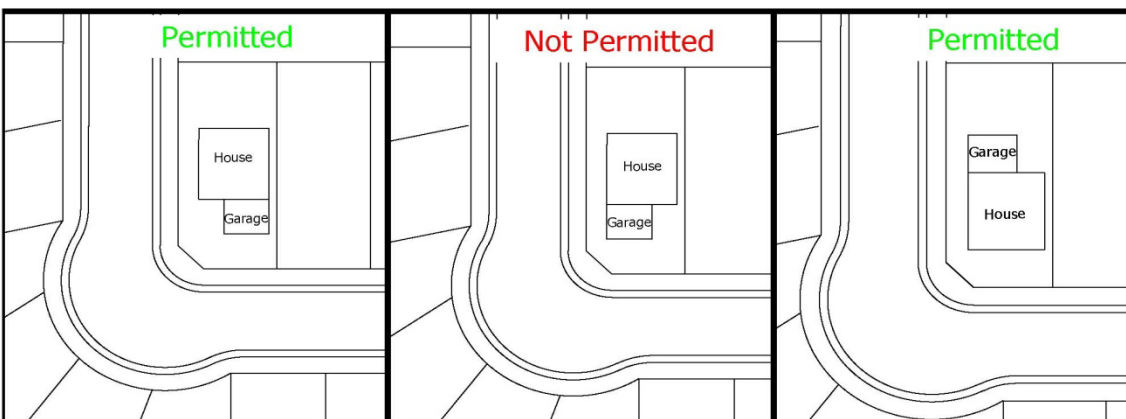
6) Corner Garage Placement Requirements

All corner lots that require an attached garage have the following caveat registered on title:

- The garage must be located on the side of the property that is furthest from the intersection.

Figure 2 demonstrates the permitted options (A & C) for the placement of an attached garage on a corner lot.

Figure 2 – Corner Lot Permitted Attached Garage Placements



7) Kensington General Information

33rd Street Extension

The realignment and construction of 33rd Street has been completed up to the 33rd Street/Kensington Road intersection. The completion of the 33rd Street extension, up to Dalmeny Road, is anticipated by 2014.

33rd Street Addressing

The existing lots along of the south block face of 33rd Street (east of Steeves Avenue) will retain their 33rd Street, street addressing and the new lots along the north block faces of the realigned portion of 33rd Street will also receive 33rd Street, street addresses.

Zoning

A zoning map for Kensington has been included. If you require more information on zoning, please visit (www.saskatoon.ca) and search under “Z” for zoning, or contact the Planning and Development Branch at 975-2645.

8) Lot Grading

Lot grading is the sloping of the lot in order to provide good drainage away from buildings in such a way that surface runoff from rainstorms or snowmelt is directed toward storm sewers. 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.

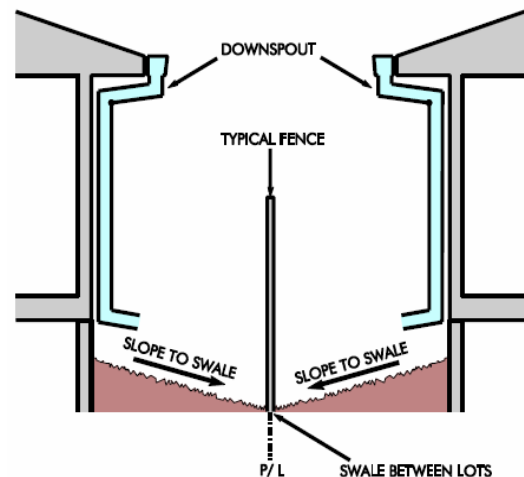
Complete development of all lots in an area may occur over a number of years and, unfortunately, some homeowners landscape their lot without proper consideration for the predesigned overland drainage pattern of the area. Early development does not preclude a homeowner’s responsibility to maintain this 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. Identification of these elevations is required for building plan approval.
- b) Lot grading types D, A and A-D, 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 set 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 and 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 Branch 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 owner's 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 easements, 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, Infrastructure Services at 975-2320.

9) Construction Notes

Starting Construction

Possession of the site is granted for construction purposes when the down payment has been received and 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.

Lift Station Decommissioning

There is an existing lift station located within the municipal buffer strip which flanks Block 102. It is anticipated that this lift station will be decommissioned and removed in late summer 2013.

33rd Street Roadway Cross Section

Design and construction of the 33rd Street roadway has been done to a new standard different from past collector and arterial roadways. The 33rd Street right-of-way which serves the lots within this lot draw includes separate walk and curb and bicycle lanes. Please refer to Figure 13, which shows a cross section of the 33rd Street right-of-way.

33rd Street Irrigation Sleeves

If you wish to extend your irrigation system into the space between the curb and the sidewalk along 33rd Street, a plastic sleeve (75 mm RPVC pipe) has been installed underground crossing the sidewalk for your use. You can install your irrigation system through this sleeve in order to access the boulevard on the other side of the sidewalk. A small "V" has been stamped into the edge of the sidewalk indicating the location of the sleeve. You will find the empty pipe approximately 340 mm beneath the sidewalk. A separate sidewalk irrigation sleeve diagram, which shows the location of the irrigation sleeve, has been attached (Figure 14).

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 also includes the space between the curb and the sidewalk. These areas are to be landscaped and maintained by the homeowner at their expense.

Boulevard Tree Planting

The Community Tree Planting Program was established in 1991 through the use of pre-paid levies from the sale of lots. This program 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. We consider the number of lots that are developed and are up to grade. 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 the Urban Forestry Branch at 975-2890.

Earth Disposal

Contractors and individuals will be responsible for disposing of their own excess earth material, with the City landfill being the recommended disposal site. If arrangements are made with another landowner to dispose of the material anywhere within city limits, they are to contact Central Dispatch at 975-2491 and they will maintain a log of locations. If disposing of material outside the city limits within the RM of Corman Park, the RM must be notified of those arrangements.

Please ensure basement excavations and all other construction waste materials are not deposited on adjacent properties or any other properties in this area without prior arrangements being made. **Regular inspections of the area will be done and any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable of fines up to \$25,000 as outlined in City of Saskatoon Waste Bylaw No. 8310 and the Anti- Dumping Bylaw No. 5713.**

Disclosure of Adjacent Property Owners

Please note in order to facilitate discussions between property owners respecting lot grading, fencing issues and property maintenance issues, the Land Branch 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.

A waste disposal bin must remain 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 during construction. Upon completion of the construction it is the owner or the contractor's responsibility to clear the site of all waste. If the waste is not removed the



City may remove the waste and the costs of doing so will be charged to the property owner or the contractor.

10) Other Information

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

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 Municipal Engineering Branch at 975-2454.

11) Kensington Environmental Incentives

The Land Branch is offering the following environmental incentives to home builders and individuals to promote environmentally sustainable building and household practices:

- To promote more energy efficient homes, a \$500 administrative cost rebate will be offered to home builders and individuals for homes that are certified through the ENERGY STAR® Qualified program, the Energuide for New Homes 80 (EGNH80) program or the LEED Canada for homes program.
- To promote reduced potable water use, one rainwater collection barrel will be offered per lot.
- To promote sustainable organic waste practices, one composter will be offered per lot.

At the time that the lot is paid in full and the Title is transferred, individuals may pick up the coupons allotted to their lot at the Land Branch office. Eligible Contractors who purchased lots will identify to the Land Branch the name of the new home owner who will then be authorized to pick up the coupons allotted to their specific lot.

12) Foundation Drainage

a) Foundation Drainage (Weeping Tile) Requirements

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



b) Discharge of Foundation Drainage Water

- i) 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.

c) Surface Discharge

- i) 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.
- ii) The location of the point of discharge shall be directed away from adjacent properties.
- iii) If the lot drains from the centre to the front and to the back (Type D), surface discharge may be to 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.
- iv) 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.

d) Discharge to Storm Sewer

- i) Sumps discharging to storm sewers shall be pumped to the main by a pressure service connection as per detailed drawing Sump with Pumped Discharge to Storm Sewer, Detail Drawing 102-0025-002-r004.

e) Sump Design Criteria – Sump Pit Details

- i) As per National Building Code 9.14.5.2, sump pits are to be a minimum of 750 mm deep and 0.25 square metres in area.
- ii) Sump pit is to be fitted with a tight fitting removable cover.
- iii) Sump pit will be constructed of concrete, plastic, or non-corrosive metal.
- iv) Sump pit is to be fitted with an opening to accept a 100 mm drain with the invert of the pipe located above centre of the sump pit height.
- v) Sump pit is to be placed on an even, well compacted surface.

f) Foundation Drainage (Weeping Tile) to Sump Pit

- i) A weeping tile collection system shall be provided around the building perimeter and tied to a sump pit using a positively graded, non-perforated, 100 mm pipe which discharges into the side of the pit.



- ii) Provision shall be made to ensure soil gas is prevented from entering the dwelling unit through the weeping tile and through the sump pit.

g) Sump Pump

- i) Provide a sump pump (column of submersible type) capable of pumping 50 L/m at three metres of head.
- ii) The pump shall be fitted with an automatic on/off level control.
- iii) The pump discharge must have a minimum pipe diameter of 32 mm. The pipe must be adequately secured.
- iv) Sump pumps connected directly to a storm sewer must be equipped with a spring check valve and a shut-off valve located downstream of the check valve, so that the connection to the main can be isolated for maintenance, etc.

13) Underground Electrical Service Requirements for New Residences

- a) The minimum size of meter socket shall be 455mm x 300mm x 125mm for all single phase residential services up to and including 200 amp. The meter socket shall have ½ inch stud type line side and neutral terminals arranged to permit straight in conductor connections and suitable for securing compression lugs rated for #6 to 4/0. A single meter socket with dual lugs on the load side will be allowed in certain circumstances. Total load on the socket must not exceed that allowed by the Canadian Electrical Code. The meter socket is to be mounted on an adequately secured fixed wood backing at least the same size as the socket. The use of a 400 amp self-contained meter socket is NOT allowed.
- b) The electrical meter stack shall be located on the house within one metre of the corner closest to the service pedestal.
- c) If the homeowner wants the electrical meter mounted on the side of the house, he/she must provide a minimum 2 metres between the house and the property line for construction access. If the electrical meter is mounted on the side of the house, the gas meter shall not be mounted on the same side of the house, and shall be at least 1.0 metre away from the electrical meter and service cable.
- d) If the homeowner wants the electrical meter and gas meter mounted on the same side of the house, he/she must provide a minimum 3 metres between the house and the property line for construction access. There shall be at least 1.0 metre separation between the gas meter and the electrical meter and lines.
- e) If there are any questions as to which distribution pedestal will service the lot, please contact SaskPower.



- f) If the homeowner wants the meter to be located in a position other than those outlined above, he/she must contact SaskPower for approval. Additional charges may apply for these special service applications.

14) SaskEnergy

a) Applying for Service

- i) Make the application for your natural gas service when:

- Property is backfilled; and
- Framing is started

You can make this application by calling SaskEnergy at 975-8505.

- ii) At this time, a staking appointment will be given to meet on site to determine the route of the gas service and to hang the bracket.
- iii) Construction of your gas service should take place within 2 to 3 weeks during summer construction (allow an extra week during winter construction period).
Note: When running a new service, take into consideration any future developments to avoid encroachments on the gas service and having to reroute the service. (E.g. Decks, garages, sheds, pools).
- iv) When your mechanical contractor has completed all the piping for your natural-gas appliances, he has to call SaskEnergy to have your natural gas meter installed. The number to call is 975-8500.

b) Building a Garage, Fence, or Deck

Call SaskEnergy at 975-8515 at least 2 working days prior to starting construction and we will send someone out to locate your natural gas service at no charge. *Remember – if you don't call and there is damage to the gas service, you will be charged the cost to repair it.*

c) Natural Gas for Your Home

Whether you're looking for an efficient way to heat your home, a better way to barbecue, or something to add fun and warmth to the great outdoors, natural gas is the choice for you. Your options are endless with SaskEnergy Network Financing. Look around your home and you'll see that there are plenty of reasons to consider the natural gas alternative. Natural gas is convenient, safe, efficient, reliable and a friendlier option for the environment. When you think about it.... the choice should come naturally. Consider these natural gas options ... home, garage and shop heating, water heater, fireplace, range, clothes dryer, barbecue, yard lights, campfire, pool and patio heaters.



Visit a SaskEnergy Network Member and ask to see their selection of natural gas appliances, heating systems and outdoor items. For a list of SaskEnergy Network Members throughout the province, visit www.saskenergy.com or call 1-800-567-8899.

d) **Convenient Payment Options**

SaskEnergy offers convenient bill payment options to make payments a breeze.

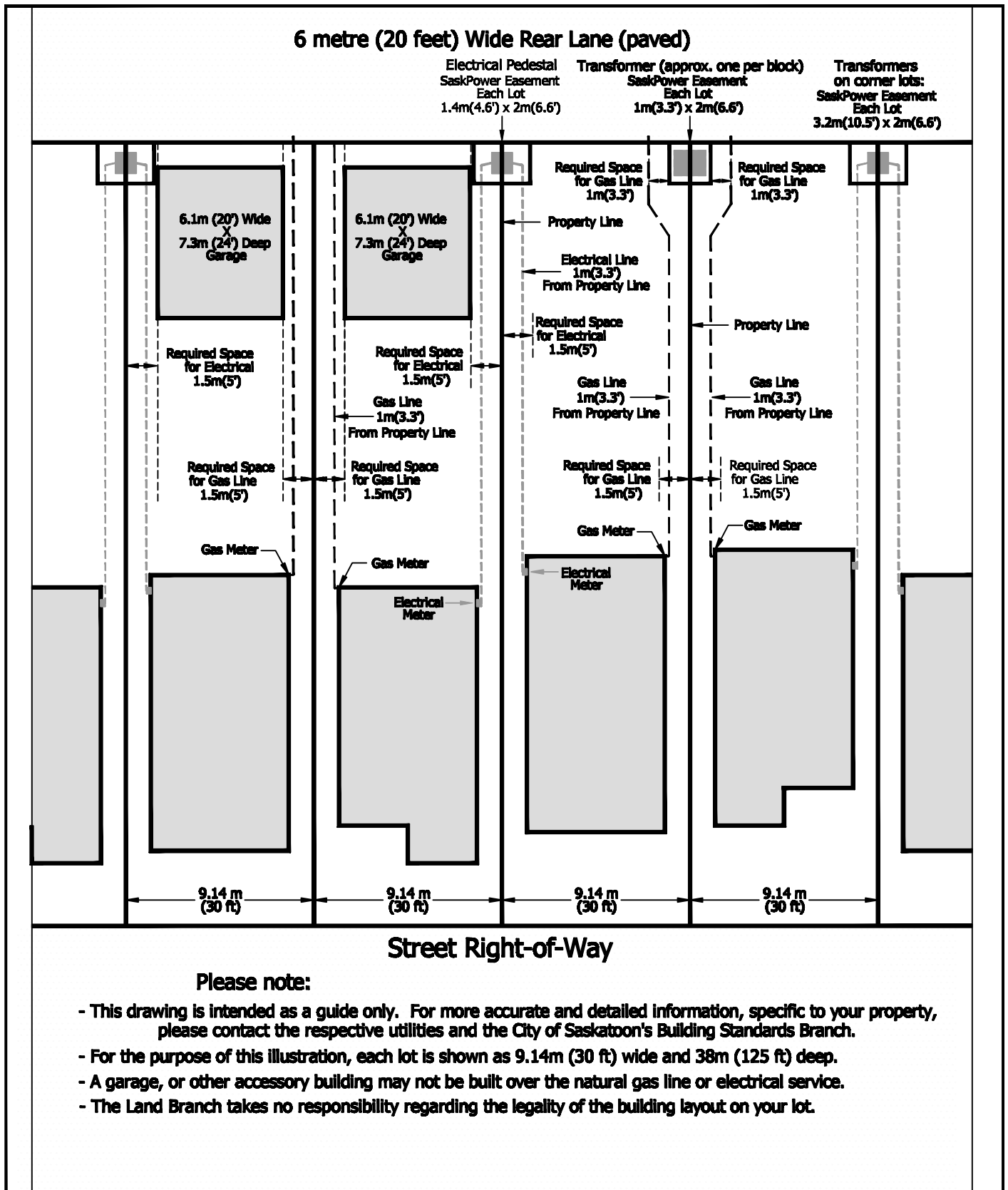
Equalized Payment Plan

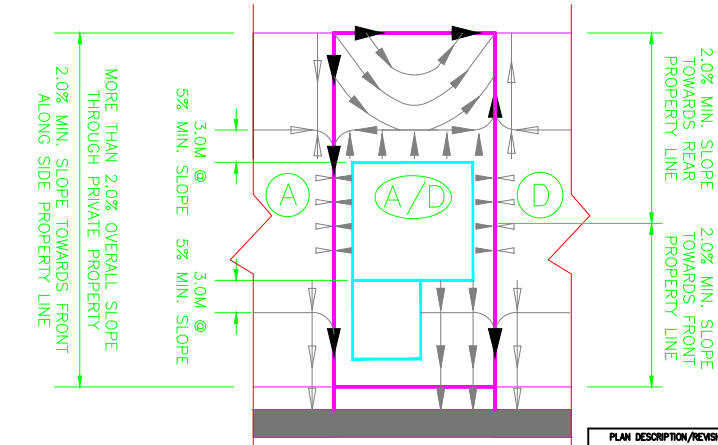
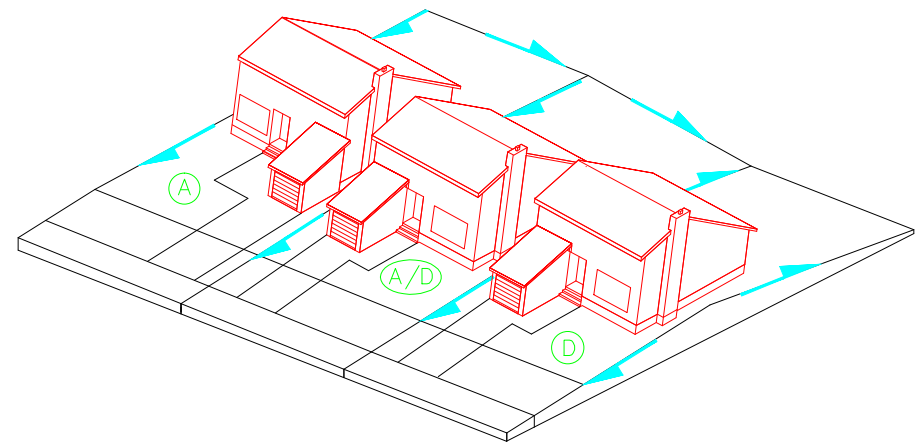
With SaskEnergy's Equalized Payment Plan you can average your bills over the year and avoid peak winter heating bills. You pay the same amount each month until your annual settle-up, when a new monthly payment is calculated for the next year. It's an easy way to budget and take the bite out of winter bills. Call us for full details.

Pre-authorized Payment Plan

No more monthly cheques to write, no line-ups no postage and the peace of mind knowing that your payment is on time, every time. The full amount of your monthly bill will be debited from your bank account each month automatically. SaskEnergy's Pre-authorized Payment Plan is available to all SaskEnergy customers and is accepted on any chequing account from recognized financial institutions in the province.

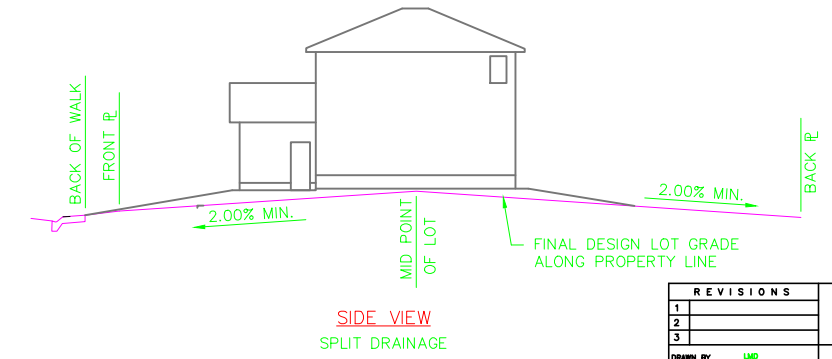
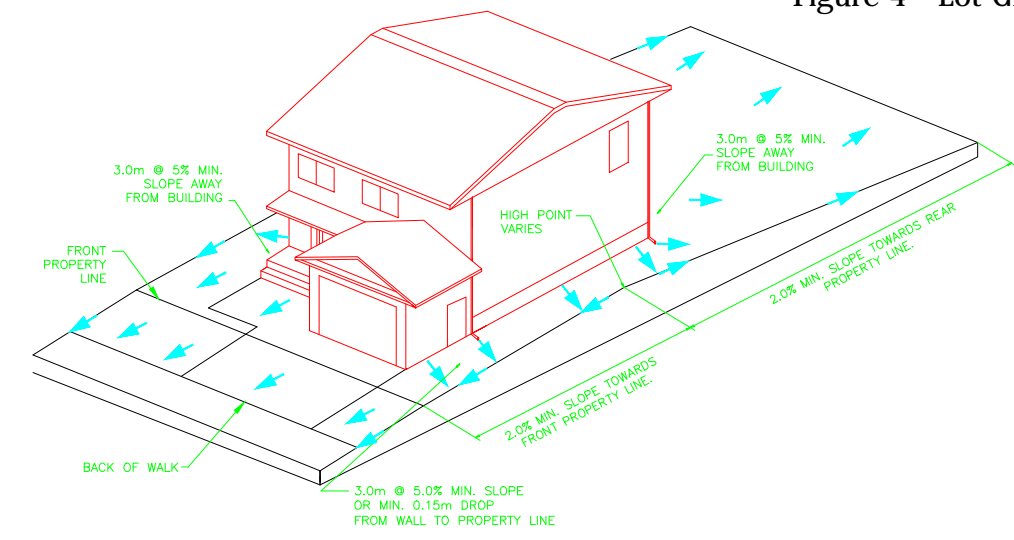
Typical Servicing From Lane SaskPower and SaskEnergy Underground Lines



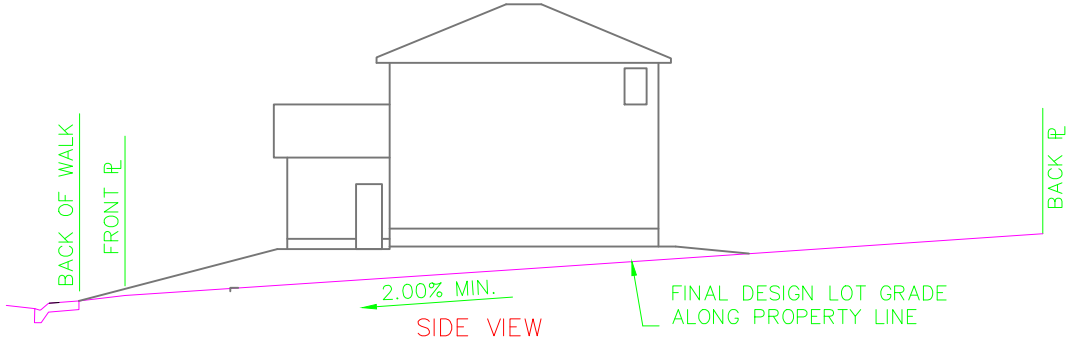
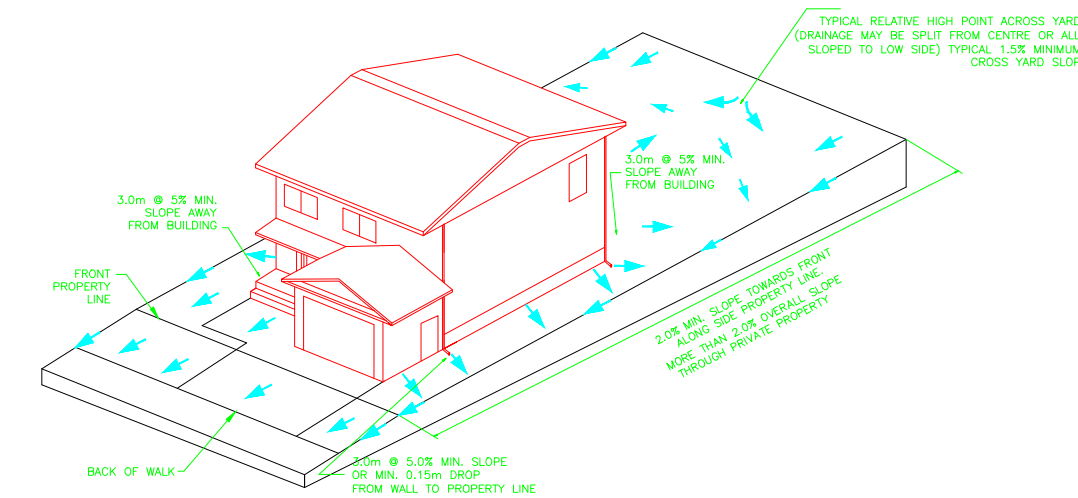


NOTE: 1) SIDE YARD 3.0m @ 5.0% MIN. SLOPE OR MIN. 0.15m DROP FROM WALL TO PROPERTY LINE
 2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D

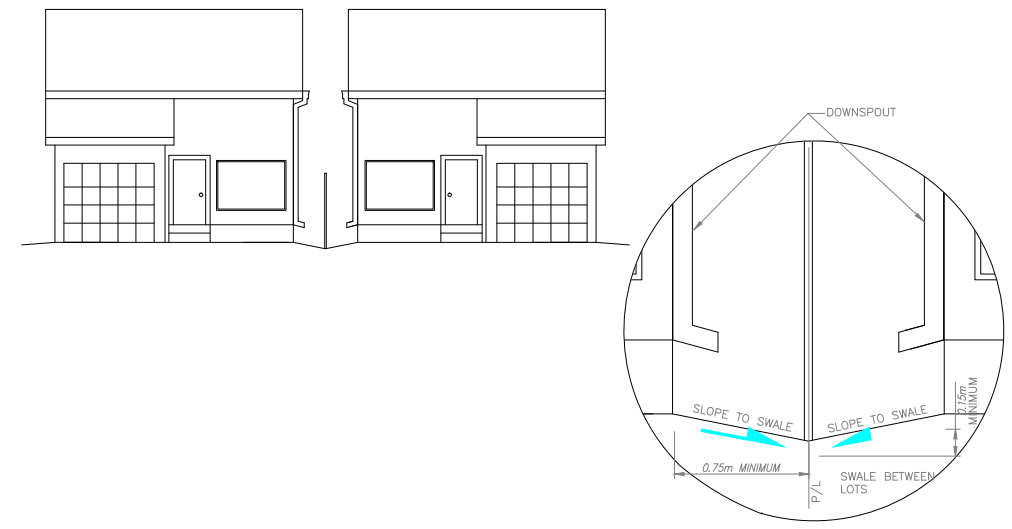
PLAN DESCRIPTION/REVISIONS	City of Saskatoon Infrastructure Services Department	APPROVED
1	LOT GRADING TRANSITION LOT TYPE A/D & D/A	CITY ENGINEER P. ENG.
2		ENGINEER
3		GENERAL MANAGER
DRAWN BY: LMD	ENGINEER	PLAN NO. 102-0022-013/001
DATE: 2012-09-14	SCALE: HOR. VERT.	



REVISIONS	CITY OF SASKATOON INFRASTRUCTURE SERVICES DEPARTMENT	APPROVED
1	LOT GRADING TYPE D	CITY ENGINEER P. ENG.
2		ENGINEER
3		GENERAL MANAGER
DRAWN BY: LMD	ENGINEER	PLAN NO. 102-0022-013/001
DATE: 04-OCT-2010	SCALE: HOR. VERT. 1:1.5	

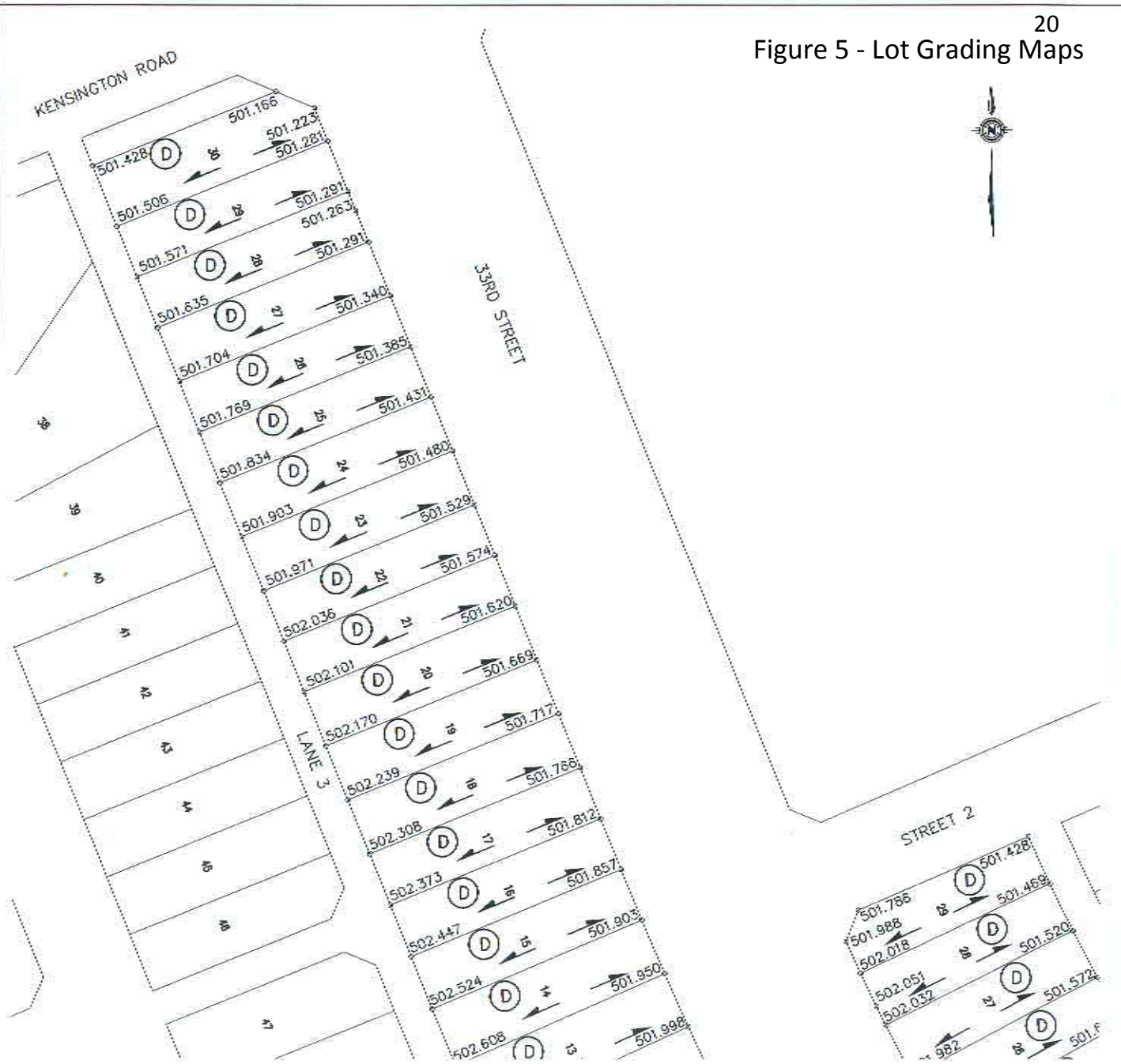


REVISIONS	CITY OF SASKATOON INFRASTRUCTURE SERVICES DEPARTMENT	APPROVED
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2		ENGINEER
3		GENERAL MANAGER
DRAWN BY: LMD	ENGINEER	PLAN NO. 102-0022-016/001
DATE: 04-OCT-2010	SCALE: HOR. VERT. 1:1.5	

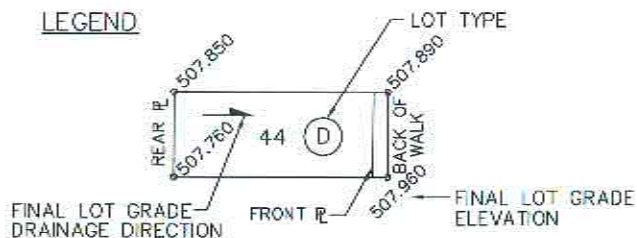


PLAN DESCRIPTION/REVISIONS	City of Saskatoon Infrastructure Services Department	APPROVED
1	SIDE YARD DRAINAGE SWALE	CITY ENGINEER P. ENG.
2		ENGINEER
3		GENERAL MANAGER
DRAWN BY: LMD	ENGINEER	PLAN NO. 102-0022-012/001
DATE: 2012-09-14	SCALE: HOR. VERT. 1:1.5	

Figure 5 - Lot Grading Maps



LEGEND



NOTE:

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

33RD STREET

DRAWN BY KAS DATE 2013-APR-29

SCALE: 1:1000

PLAN No.:

PAGE: 1 OF 5



City of Saskatoon

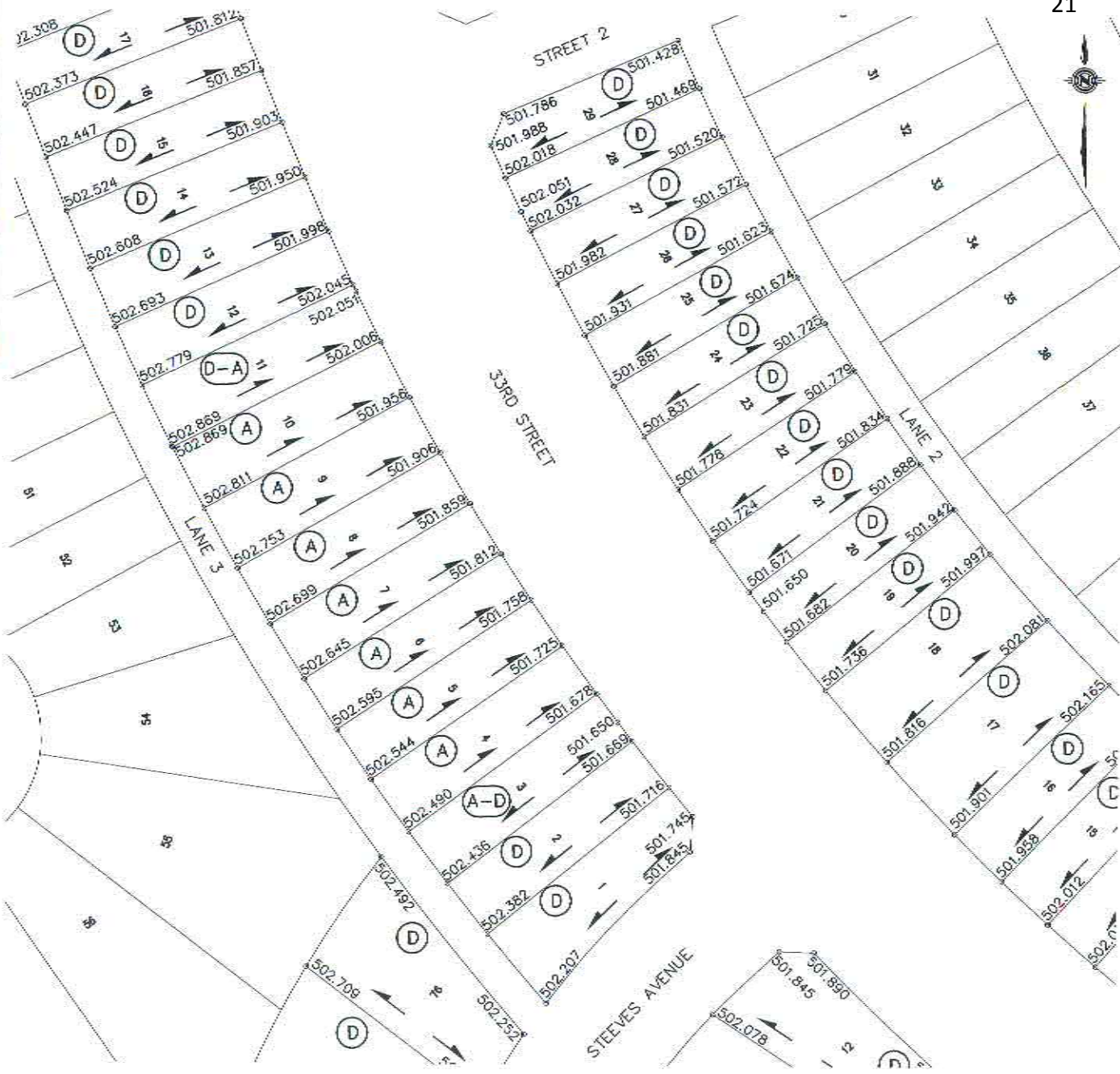
Infrastructure Services Department

SOURCE DOCUMENT

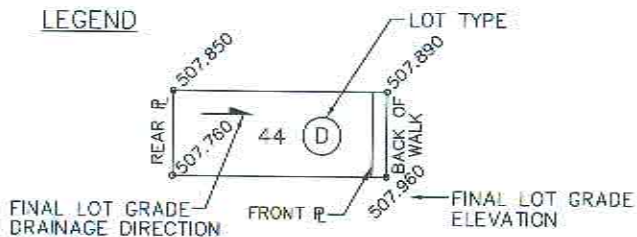
PLAN No.: 112-0086-003

APPROVAL DATE: 2013-APR-29

REVISION DATE:



LEGEND



NOTE:

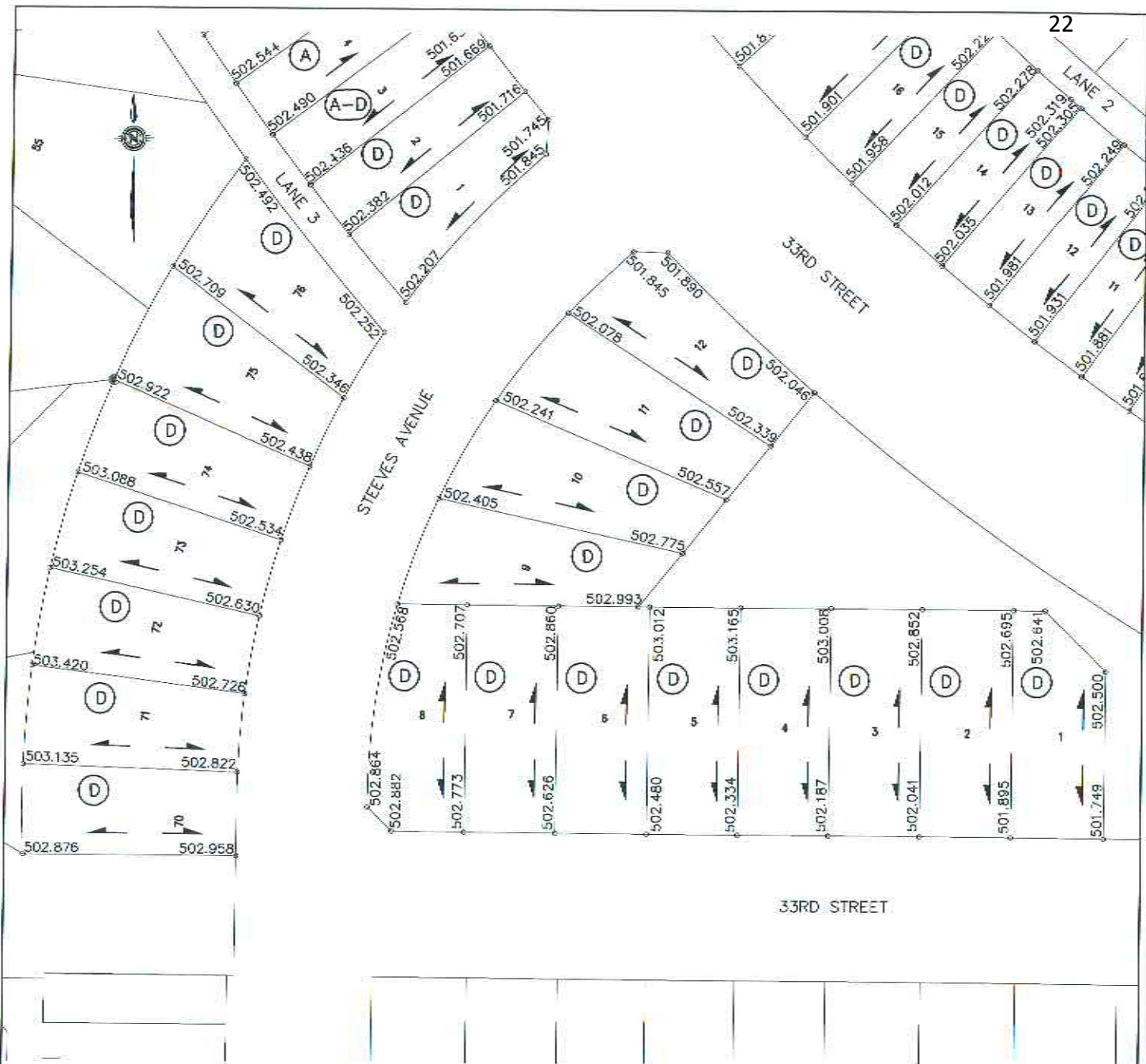
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

33RD STREET & STEEVES AVENUE

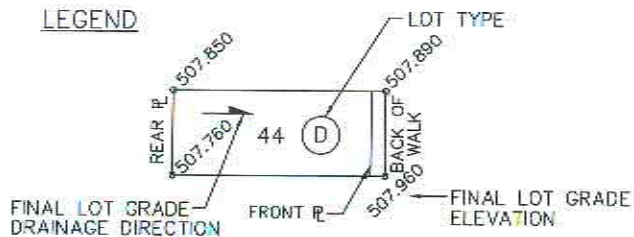
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PLAN No.:			
PAGE:	2 OF 5		



SOURCE DOCUMENT
PLAN No.: 112-0086-003 & 004
APPROVAL DATE: 2013-APR-29
REVISION DATE:



LEGEND



NOTE:

- 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

33RD STREET & STEEVES AVENUE

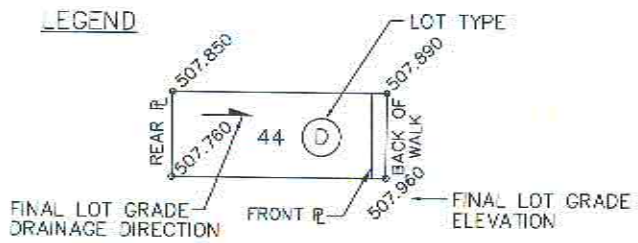
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PLAN No.:			
PAGE:	3 OF 5		



SOURCE DOCUMENT	
PLAN No.:	112-0086-004 & 005
APPROVAL DATE:	2013-APR-29
REVISION DATE:	



LEGEND



NOTE:

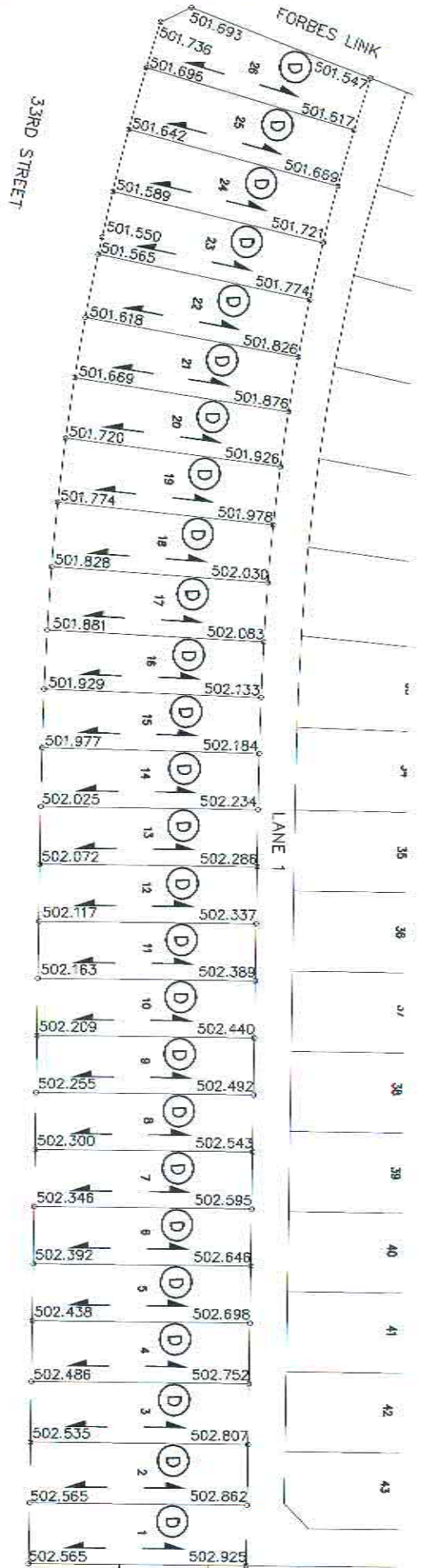
- 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

33RD STREET

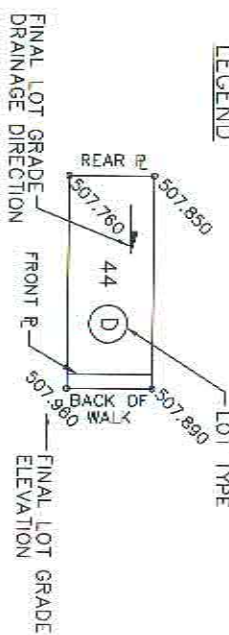
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PLAN No.:			
PAGE:	4 OF 5		



SOURCE DOCUMENT	
PLAN No.:	112-0086-004 & 005
APPROVAL DATE:	2013-APR-29
REVISION DATE:	



LEGEND



NOTE:
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

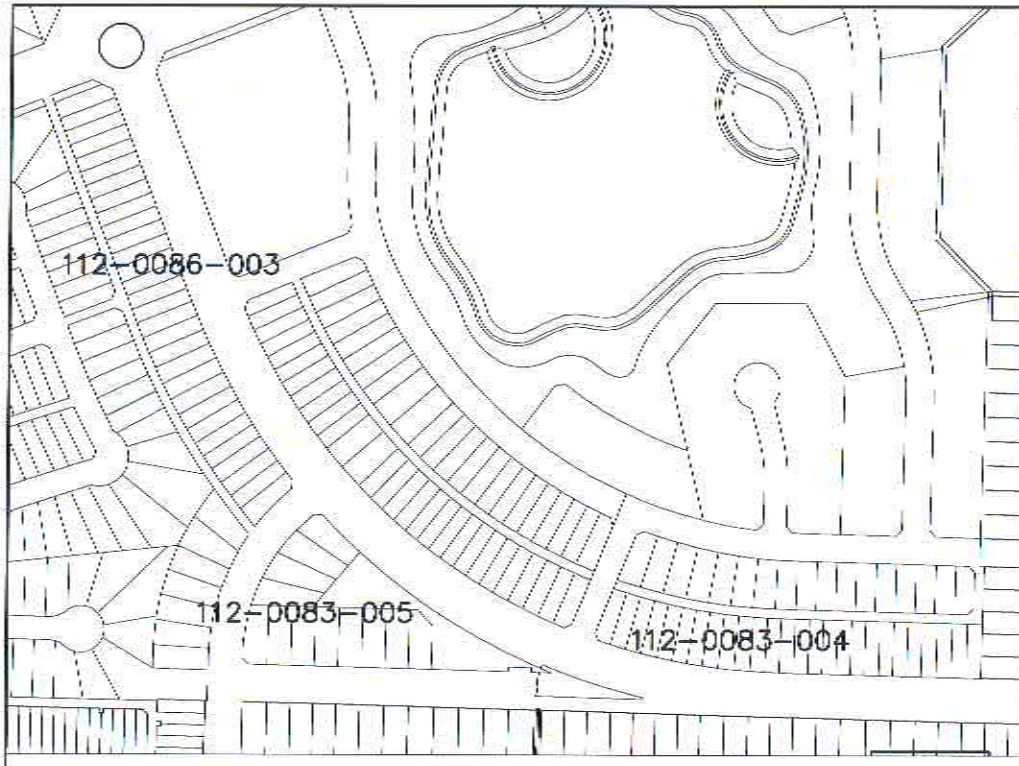
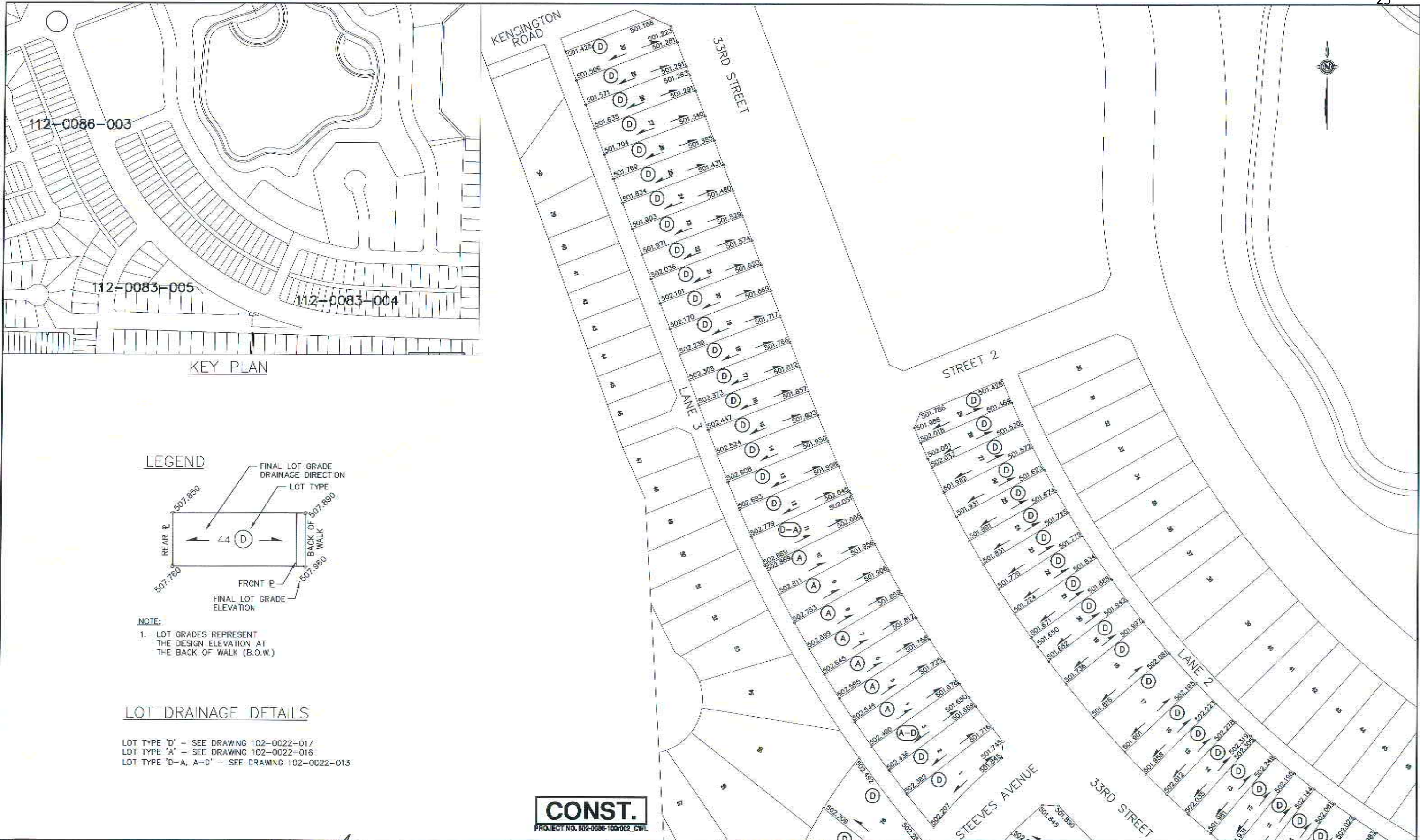


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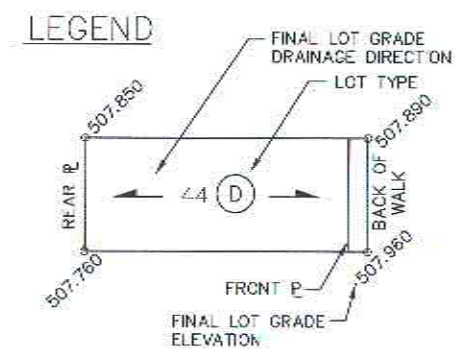
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 PLAN No.:
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SOURCE DOCUMENT
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 APPROVAL DATE: 2013-APR-29
 REVISION DATE:



KEY PLAN



NOTE:
 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'A' - SEE DRAWING 102-0022-016
 LOT TYPE 'D-A, A-D' - SEE DRAWING 102-0022-013

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 PROJECT NO. 502-0086-100/002_CWL

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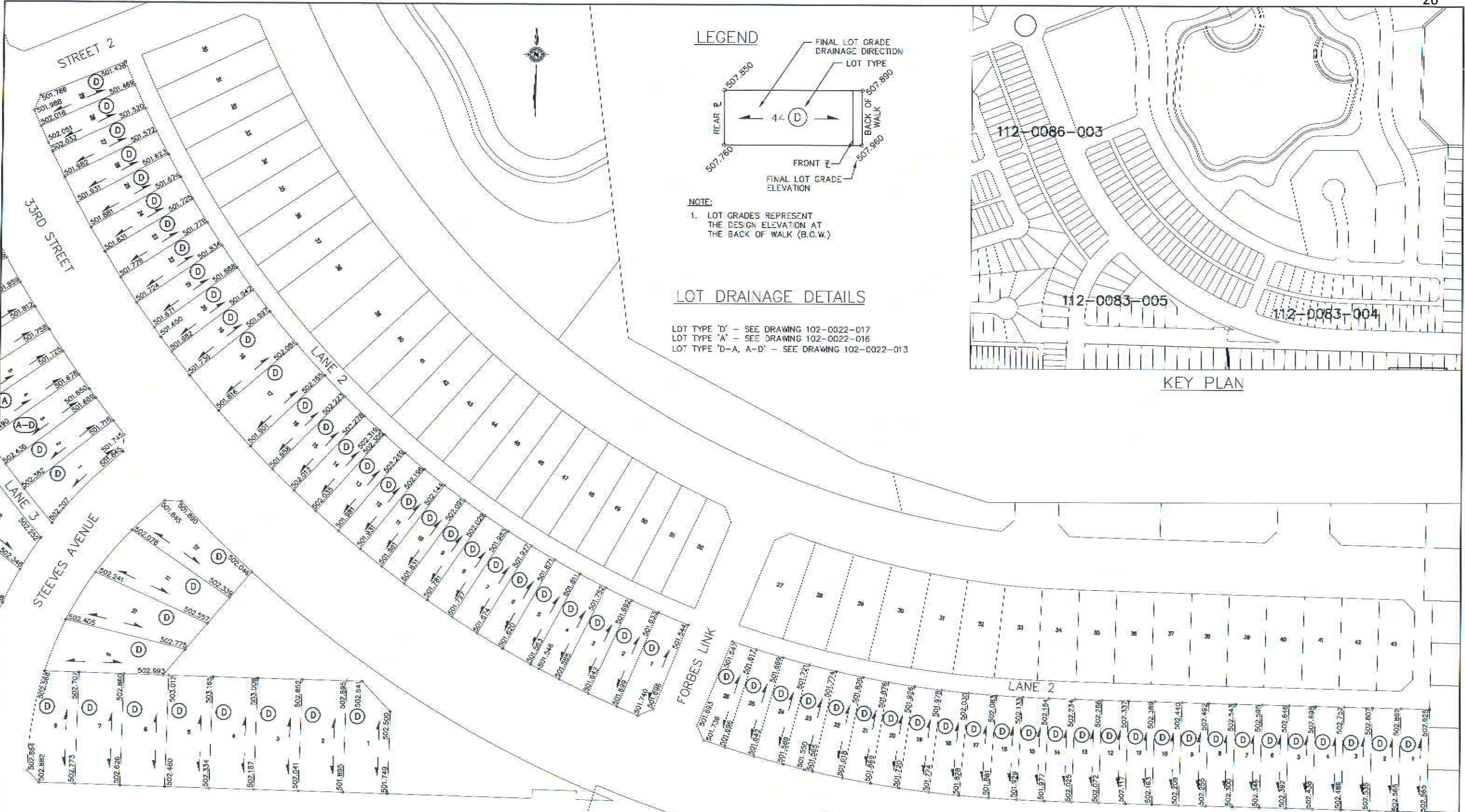


CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
DESIGNED BY: _____	DESIGNED BY: _____	DESIGNED BY: _____	DESIGNED BY: _____
CHECKED BY: _____	CHECKED BY: _____	CHECKED BY: _____	CHECKED BY: _____
DATE: _____	DATE: _____	DATE: _____	DATE: _____
DRAWN BY: KAS	DRAWN BY: _____	DRAWN BY: _____	DRAWN BY: _____
DATE: 2013-APR-10	DATE: _____	DATE: _____	DATE: _____

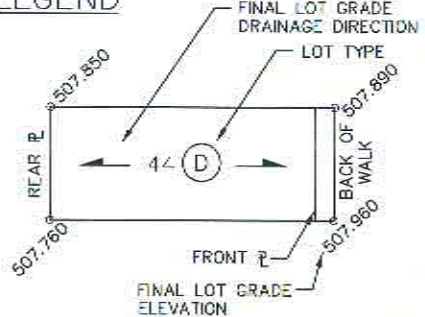


2012 KENSINGTON ROADWAYS - PHASE A1
 LOT GRADES
 33RD STREET

GENERAL MANAGER	DATE
SCALE: 1:1250	DATE
SHEET NO.	PLAN NO.
112-0086-003r001	



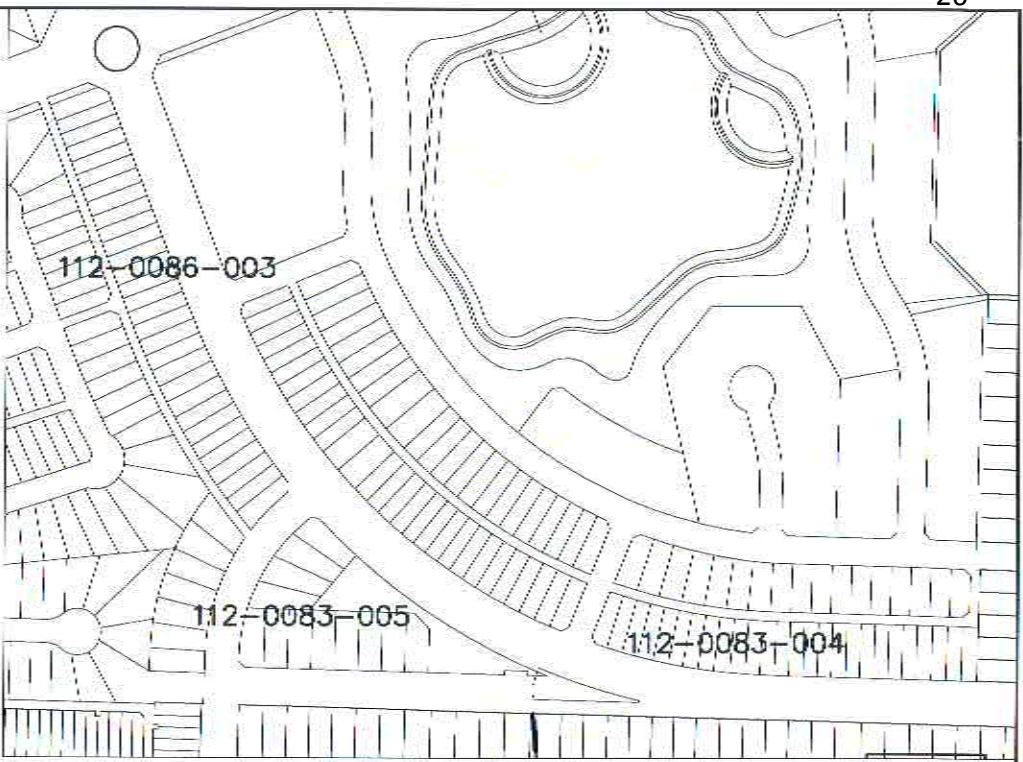
LEGEND



- NOTE:
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017
LOT TYPE 'A' - SEE DRAWING 102-0022-016
LOT TYPE 'D-A, A-D' - SEE DRAWING 102-C022-013



KEY PLAN

CONST.
PROJECT NO. 502-0086-100-002_CWL

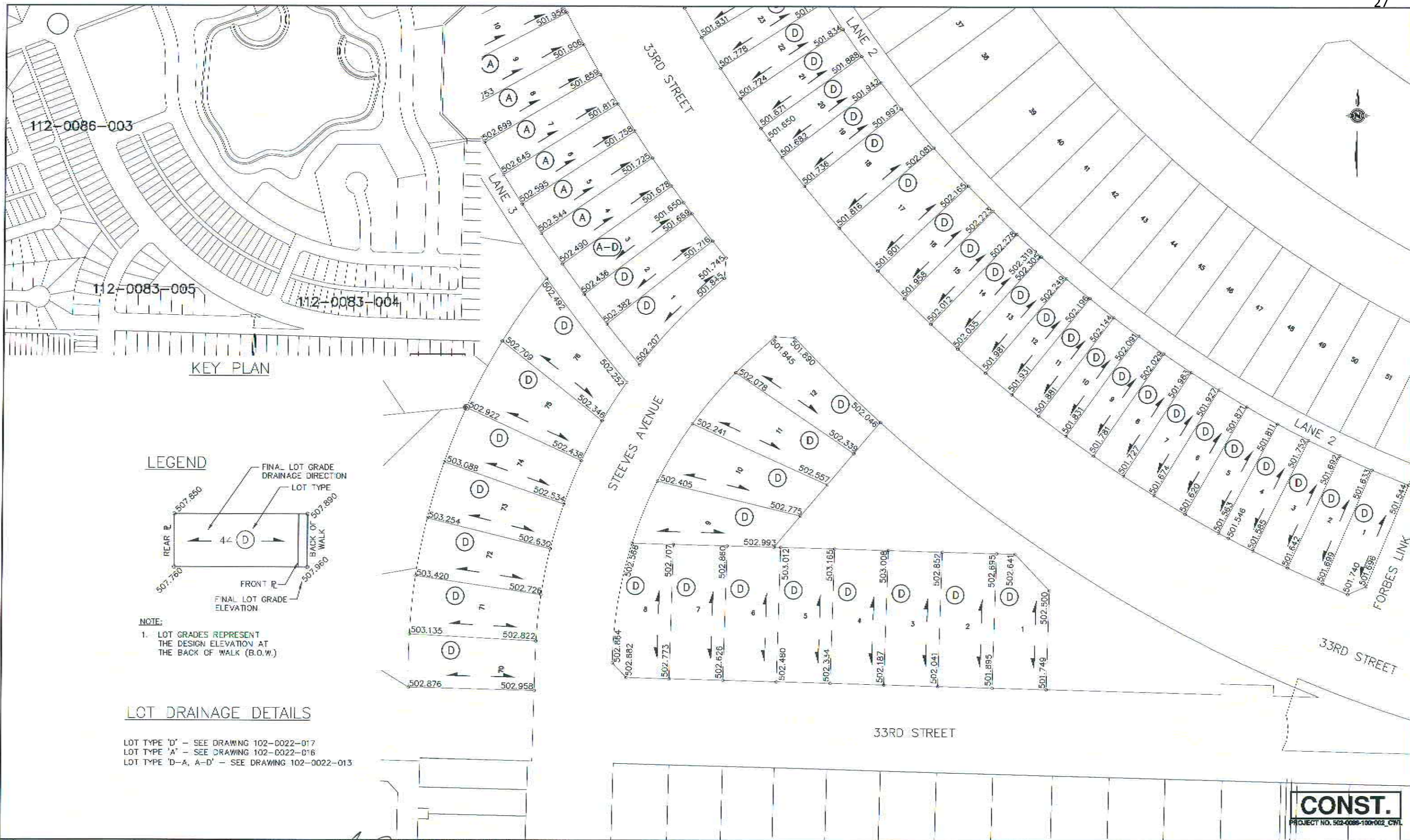
PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
ENGINEER: _____ DATE: _____	ENGINEER: _____ DATE: _____	ENGINEER: _____ DATE: _____	ENGINEER: _____ DATE: _____
DRAWN BY: KAS DATE: 2013-APR-10		CHECKED BY: _____ DATE: _____	



2012 KENSINGTON ROADWAYS - PHASE A1
LOT GRADES
33RD STREET & STEEVES AVENUE

SCALE: _____	DATE: _____
DRAWN: 1:1250	
SHEET NO. _____	PLANNING NO. _____
	112-0086-004r001



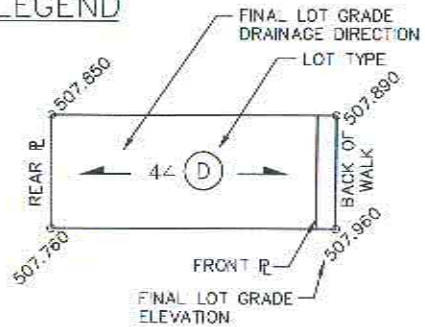
112-0086-003

112-0083-005

112-0083-004

KEY PLAN

LEGEND



NOTE:

- 1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

LOT DRAINAGE DETAILS

LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'A' - SEE DRAWING 102-0022-016
 LOT TYPE 'D-A, A-D' - SEE DRAWING 102-0022-013

CONST.
 PROJECT NO. 502-0086-100-002_CW1

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CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
DESIGNER	ENGINEER	CHECKER	ENGINEER
DATE	DATE	DATE	DATE
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2012 KENSINGTON ROADWAYS - PHASE A1
 LOT GRADES
 33RD STREET & STEEVES AVENUE

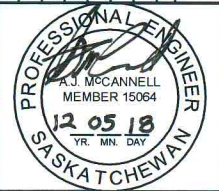
SCALE: 1:1000	DATE:
SHEET NO. 112-0086-005r001	PLAN NO.:

Figure 6 - Design Contours



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2	ISSUED FOR CONSTRUCTION	2012-FEB-10	RWD1
1	AREA GRADING FOR TENDER	2011-DEC-28	RWD1
	PLAN DESCRIPTION/REVISION	DATE	BY

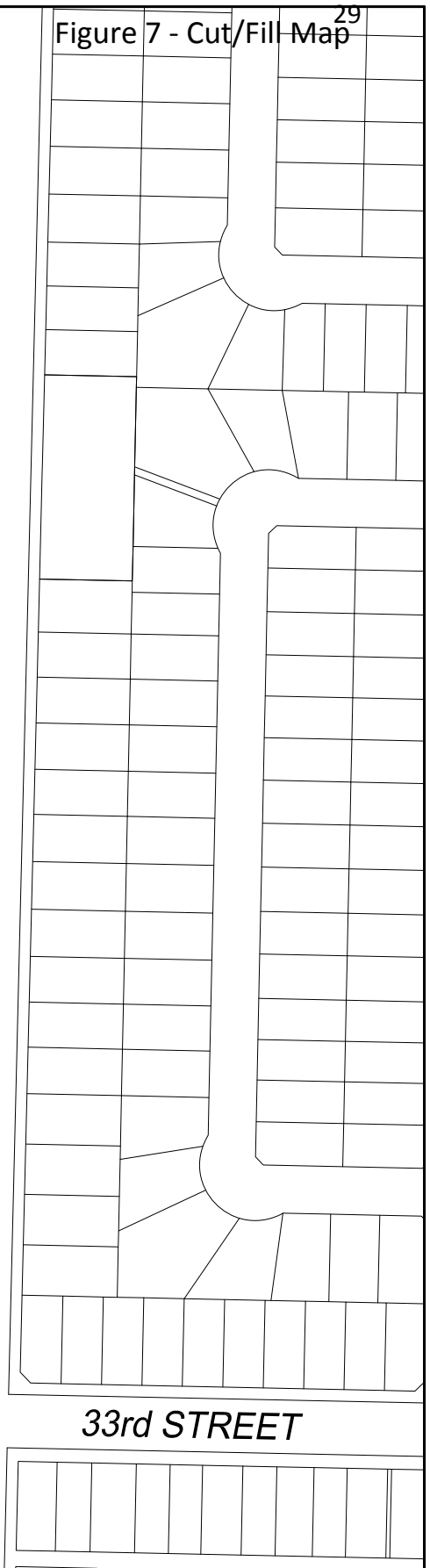
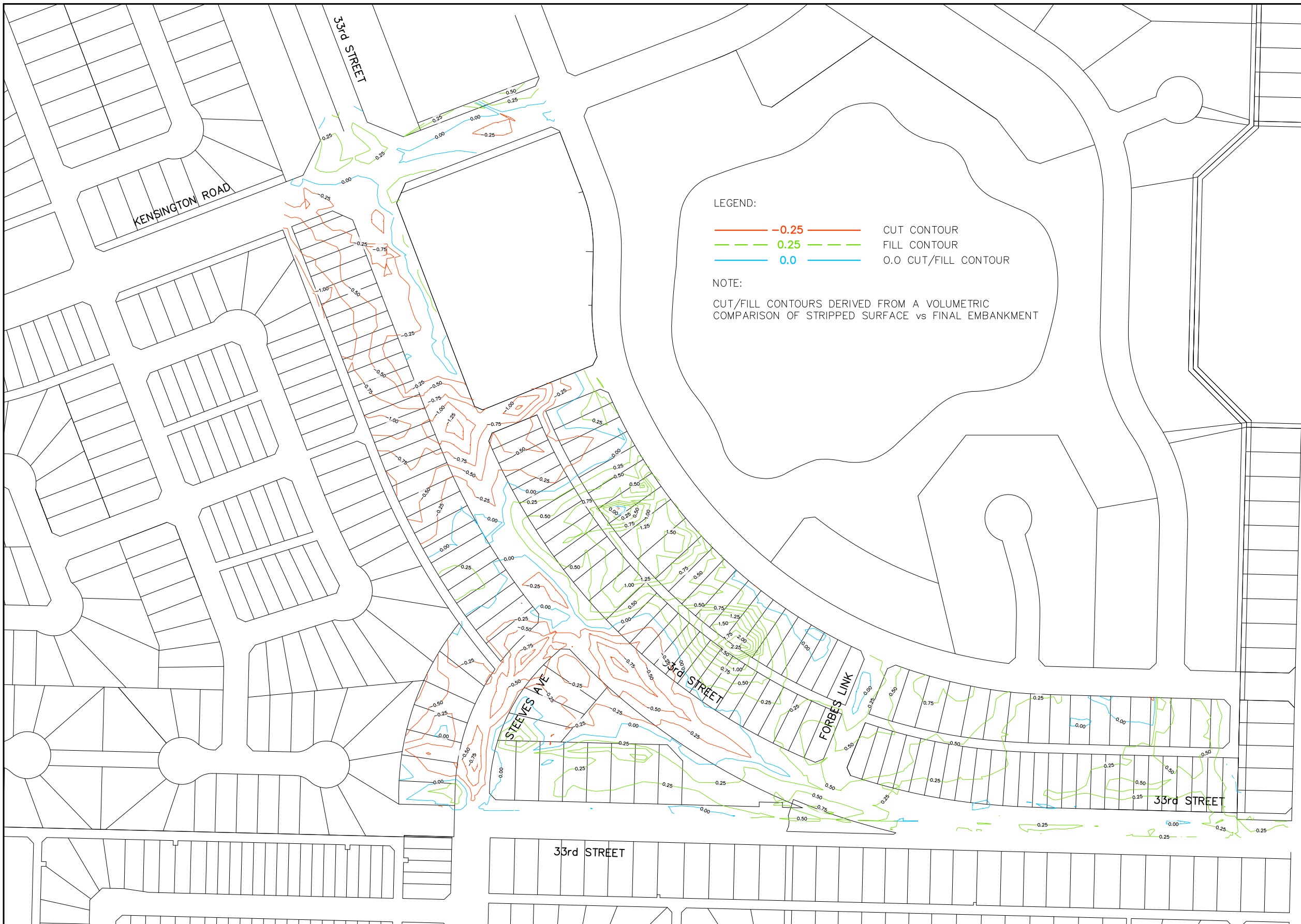


CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS
ENGINEER <i>May 25, 2012</i> <i>[Signature]</i>	ENGINEER <i>Chnglabardine</i> <i>May 29/12</i>	ENGINEER <i>[Signature]</i> <i>May 31, 2012</i>
DRAWN BY: RWD1	CHECKED BY:	DATE:



KENSINGTON DEVELOPMENT PHASE A-1
**AREA GRADING
 DESIGN CONTOURS**

GENERAL MANAGER
[Signature]
 SCALES:
 HOR. 1:2500
 VERT. 1:2500
 SHEET NO. 113-0080-300r002
 PLAN NO.
 DATE: *June 14, 12*



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1	CUT & FILL CONTOURS	2013-APR-09	RWDT
	PLAN DESCRIPTION/REVISION	DATE	BY

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
ENGINEER _____	ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____	DATE _____
DRAWN BY _____ RWDT	DATE _____ 2013-APR-09	CHECKED BY _____	DATE _____



KENSINGTON PHASE A-1
CUT & FILL

GENERAL MANAGER _____	
SCALES :	
HOR. 1:2500	DATE _____
VERT. 1:2500	
SHEET NO. _____	PLAN NO. _____

Figure 8 - Registered Feature Utility Plan

Descriptive Plan - Type II
 showing
 Feature Utility Right of Way
 within
 Lots 1 to 26 - Block 100,
 Lots 1 to 29 - Block 101,
 Lots 1 to 15 - Block 102,
 Lots 1 to 26, 28 to 30, & 71 to 76 - Block 103,
 Municipal Buffer Strip's MB1 & MB2
 Plan No. 102108451;
 S.E. 1/4 Sec. 2-Twp. 37-Rge. 6-W3rdMer.
 Plan No. 101836076;
 33rd Street - Reg'd Plan No. 74S10164,
 Municipal Buffer Strip MB1 - Reg'd Plan No. 89S54198
 N.E. 1/4 Sec. 35-Twp. 36-Rge. 6-W3rdMer.;
 and the Adjoining Road Allowance
Saskatoon, SASK.
 By: *R.J. Morrison, S.L.S.*
November 1, 2012
 Scale 1:1000

NOTES:
 STANDARD ROAD ALLOWANCES SHOWN ON THIS PLAN
 ARE 20.117m IN WIDTH.
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.
 AREA TO BE APPROVED IS OUTLINED IN A HEAVY DASHED LINE.
 ALL PARCELS AFFECTED BY THIS PLAN HAVE AN EXTENSION O,
 UNLESS OTHERWISE SHOWN.
 MONUMENTS FOUND ARE SHOWN THUS: ————+—————

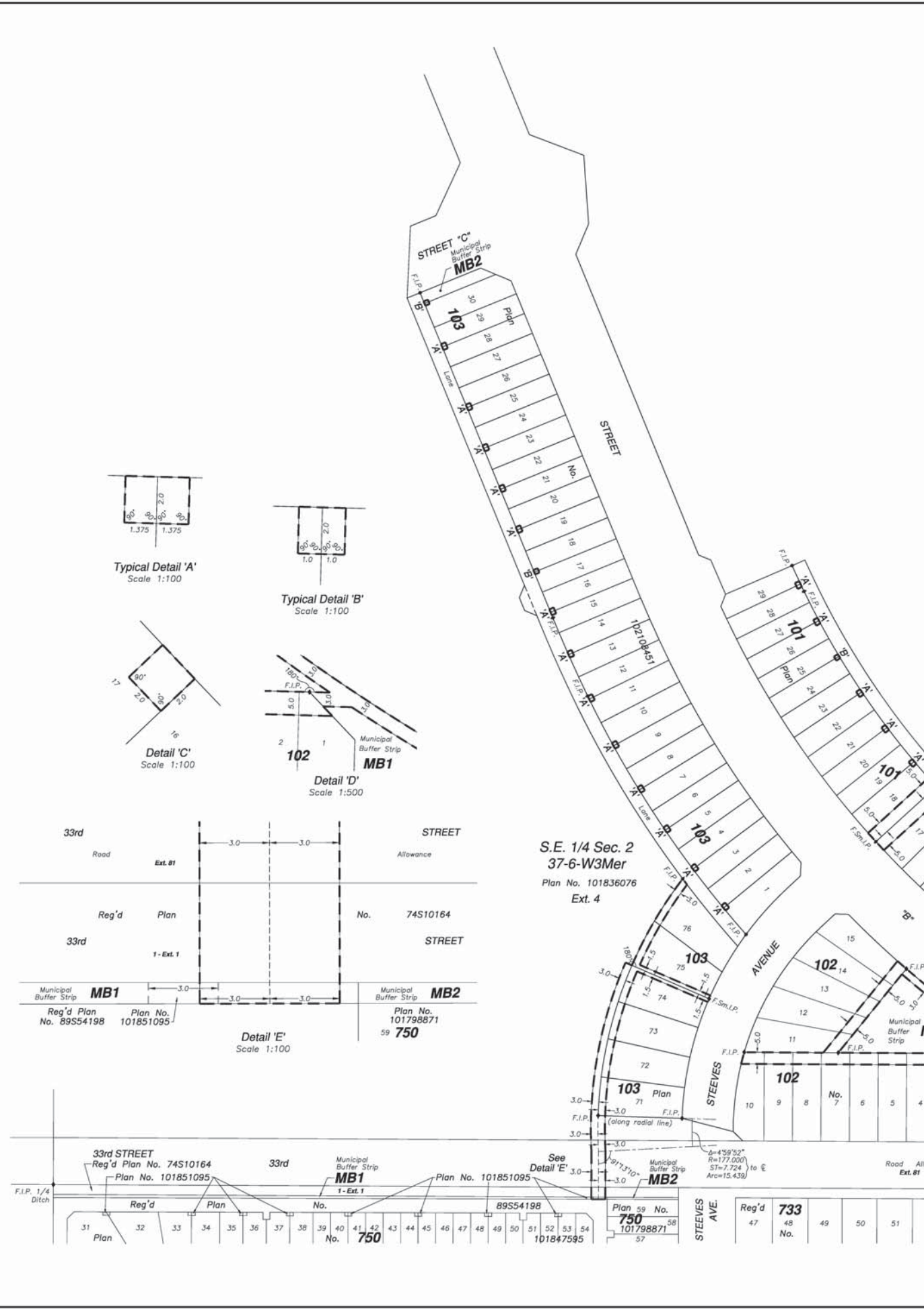
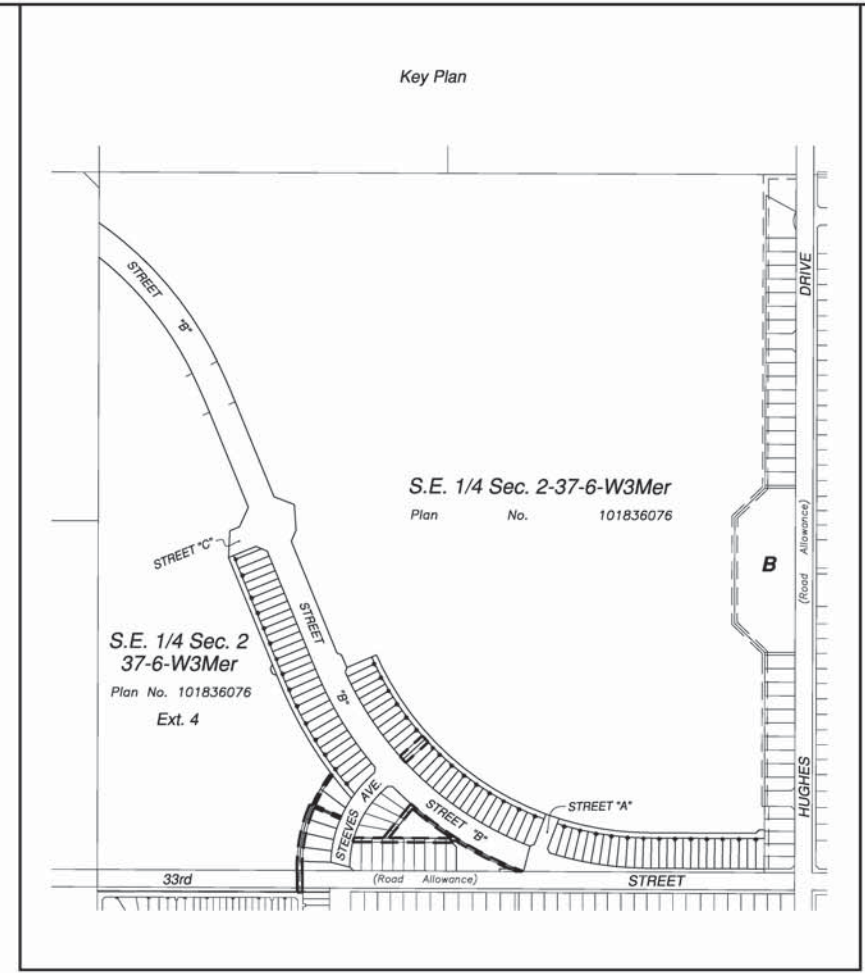
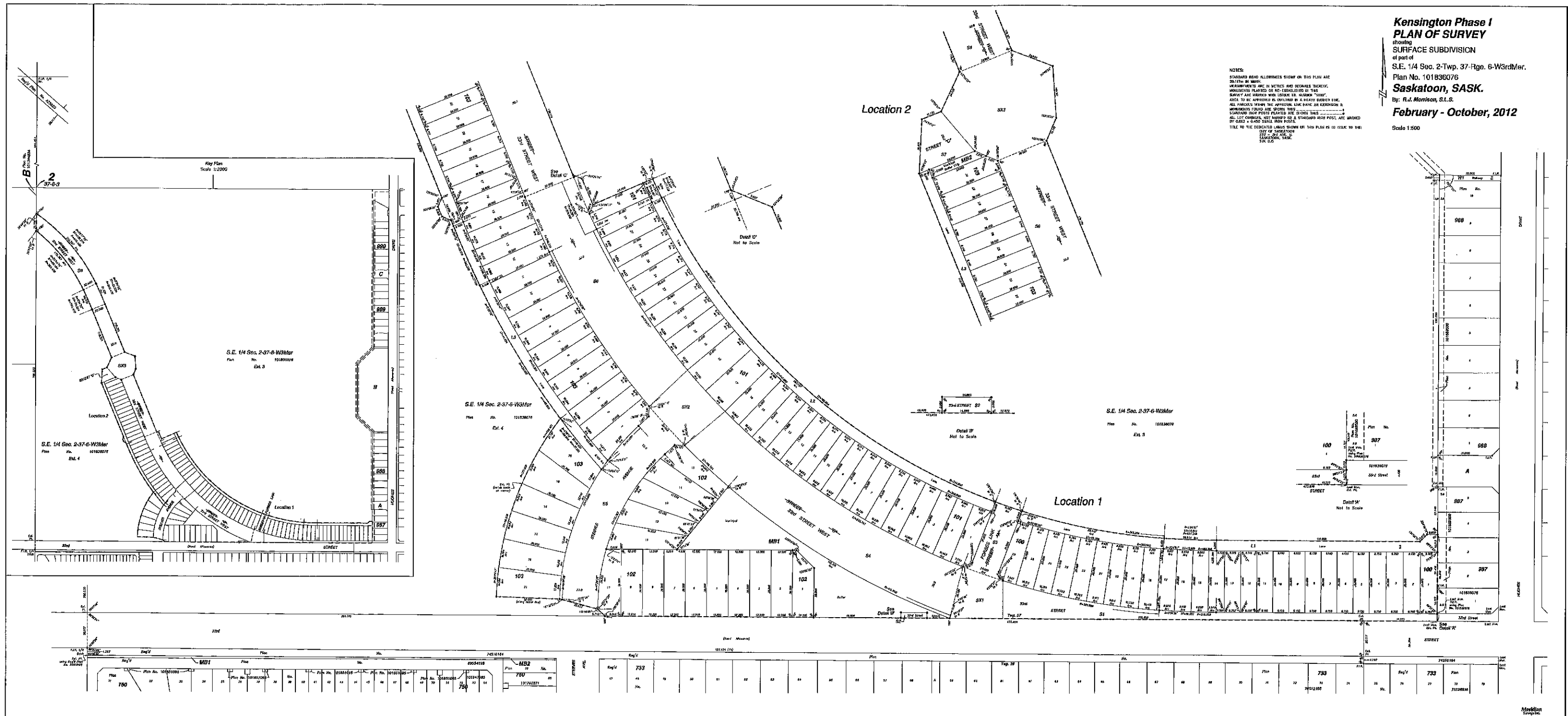


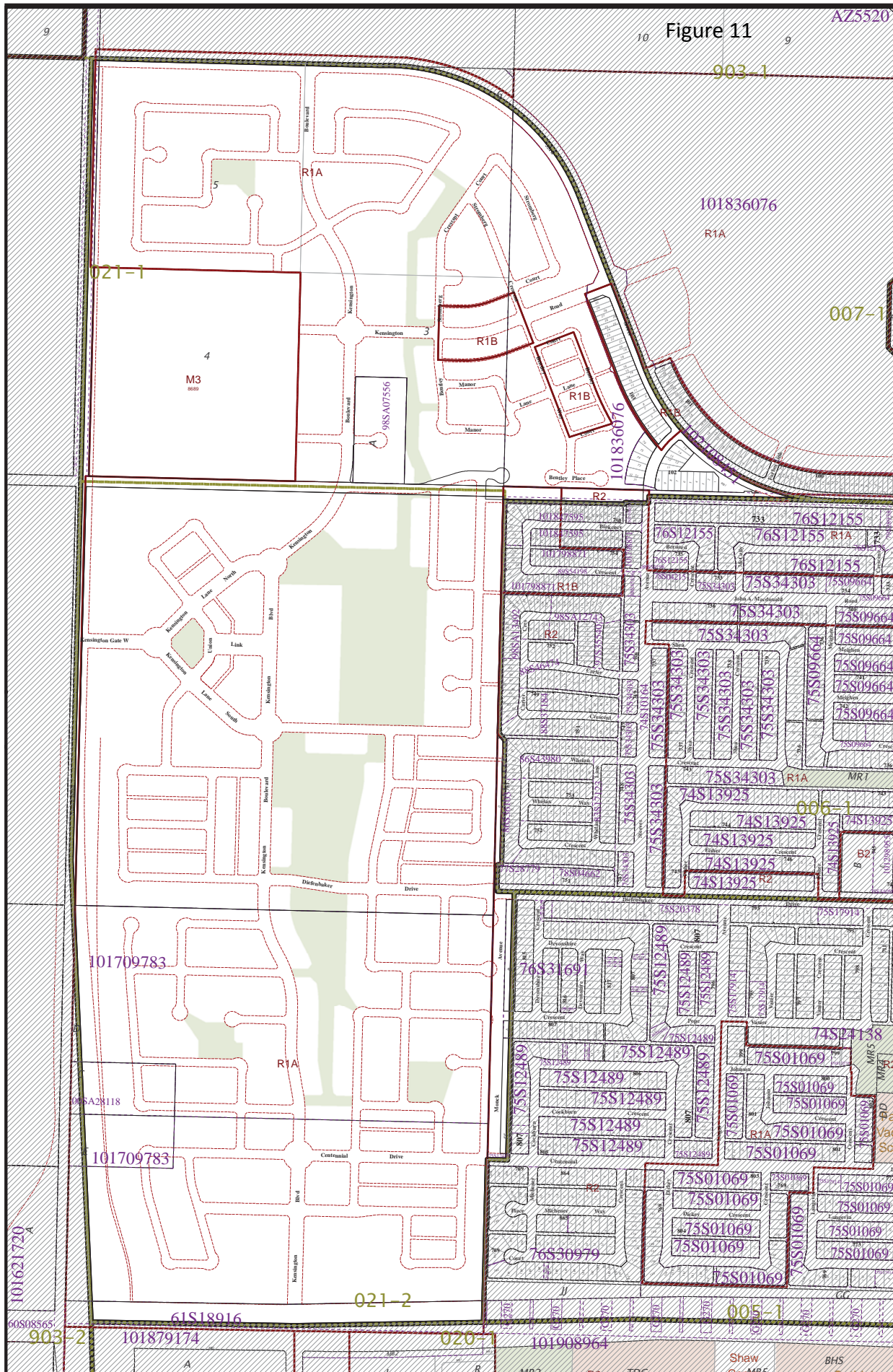
Figure 9 - Registered Survey Plan

Change Order No. 10020047
Revised on 25-Apr-2013
Amend street names

PPR #10210043
Approved: 05-Nov-2012



Medlan
Surveying
2012



Zoning map of Kensington

Scale 1:6,800

021-0



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

Bylaw 8770

Apr 22, 2013



Legend

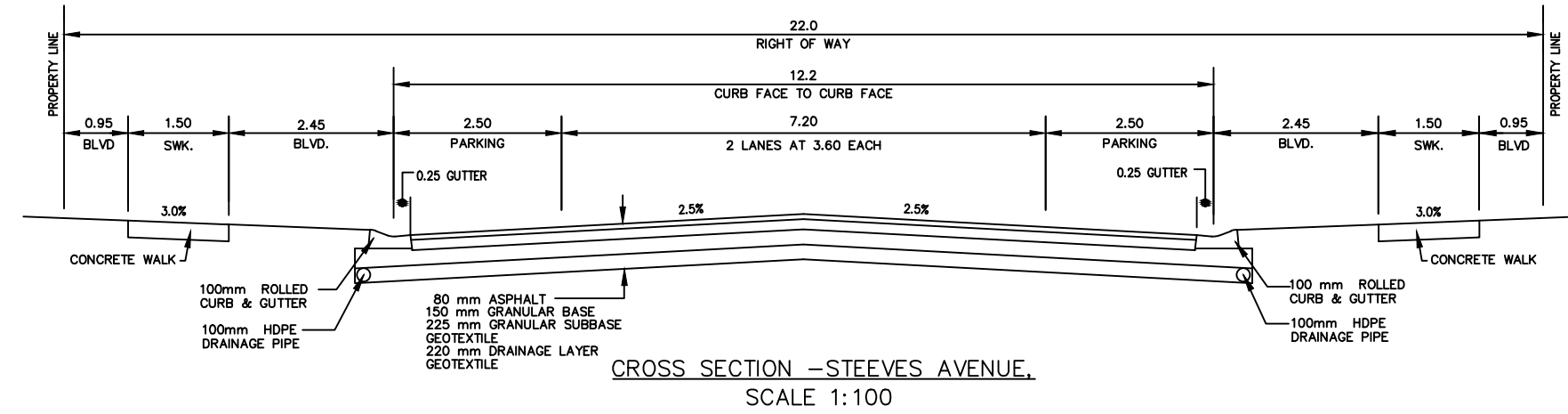
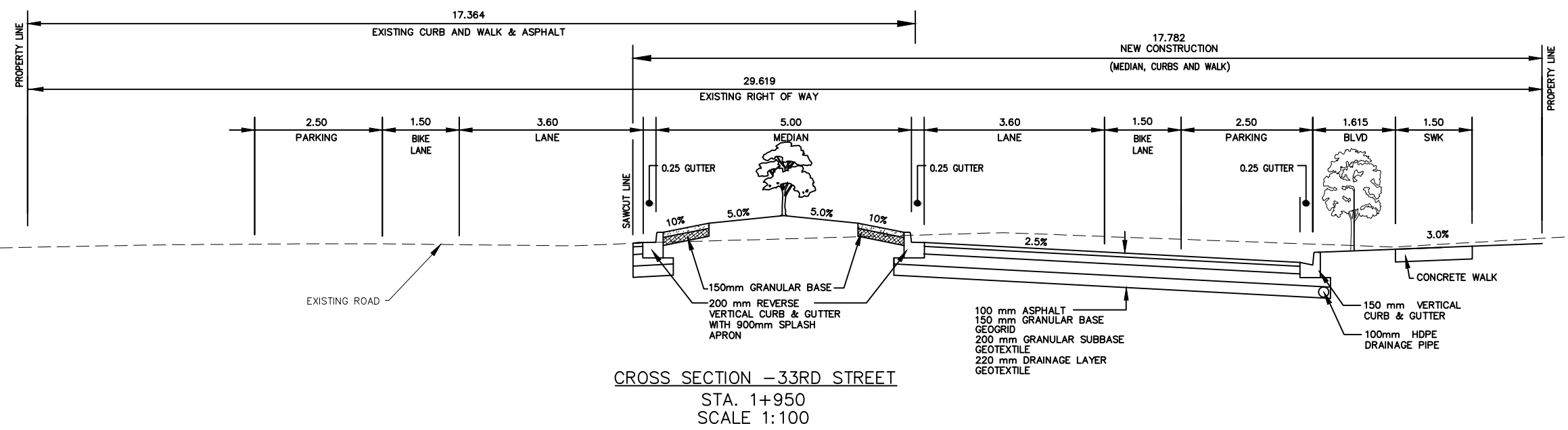
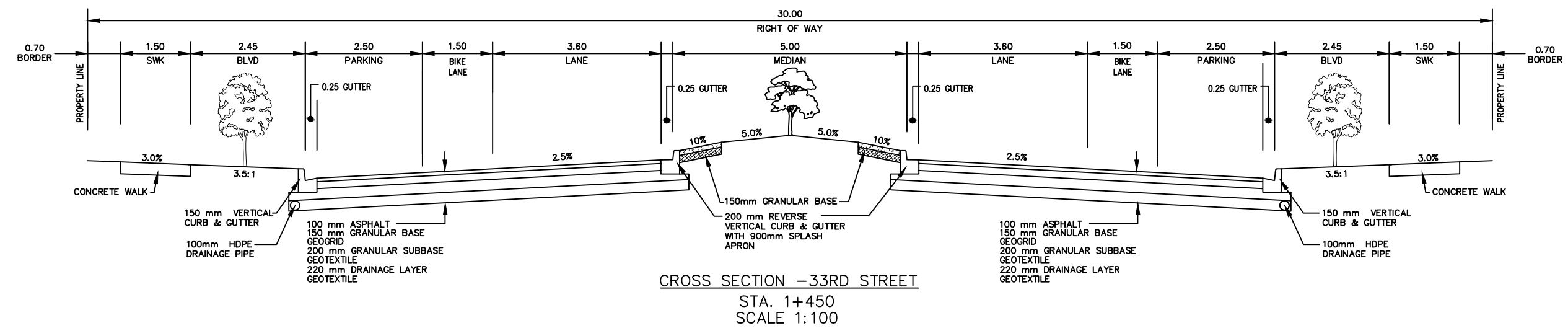
- Single Family Detached
- Multi Unit (Street Townhouse)
- Multi Unit - Grouped Townhouse
- Multi Unit Stacked Group Townhouse
- Multi Unit - Med Density Apt. Style
- Mixed Use (Comm/Res/Inst.)
- Schools
- Stormwater Parcel
- Municipal Reserve
- Residential Care Homes Type II, Day Cares & Pre-Schools
- Neighbourhood Boundary



Note: This map is conceptual and may change.



Figure 13

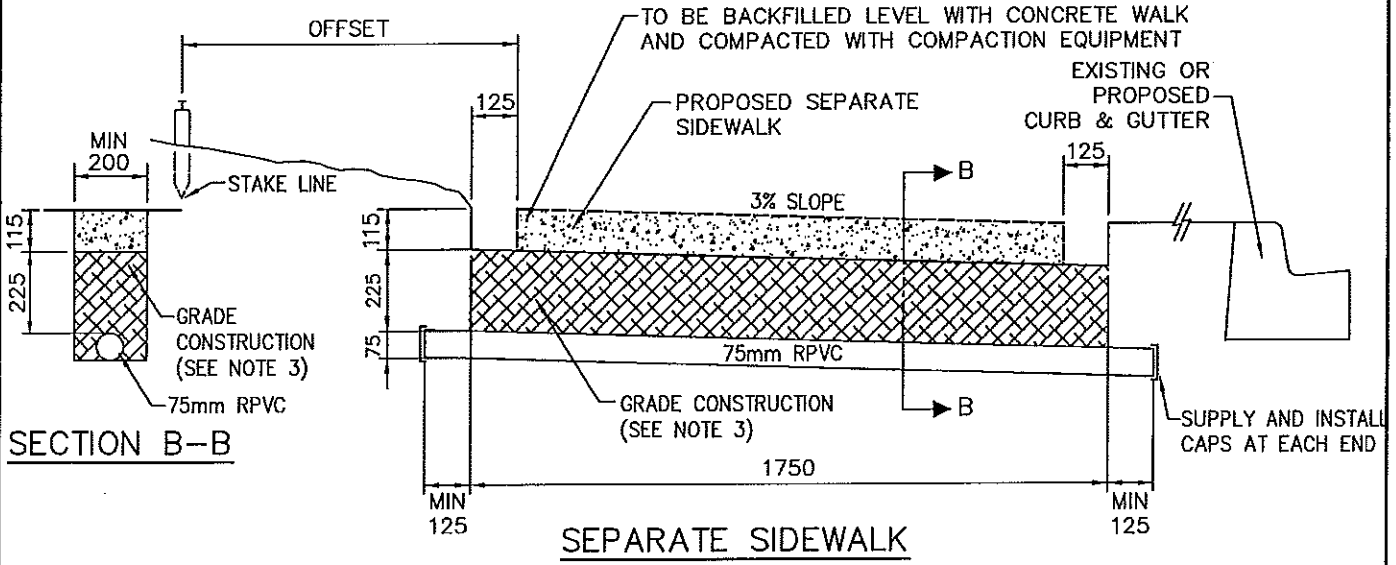
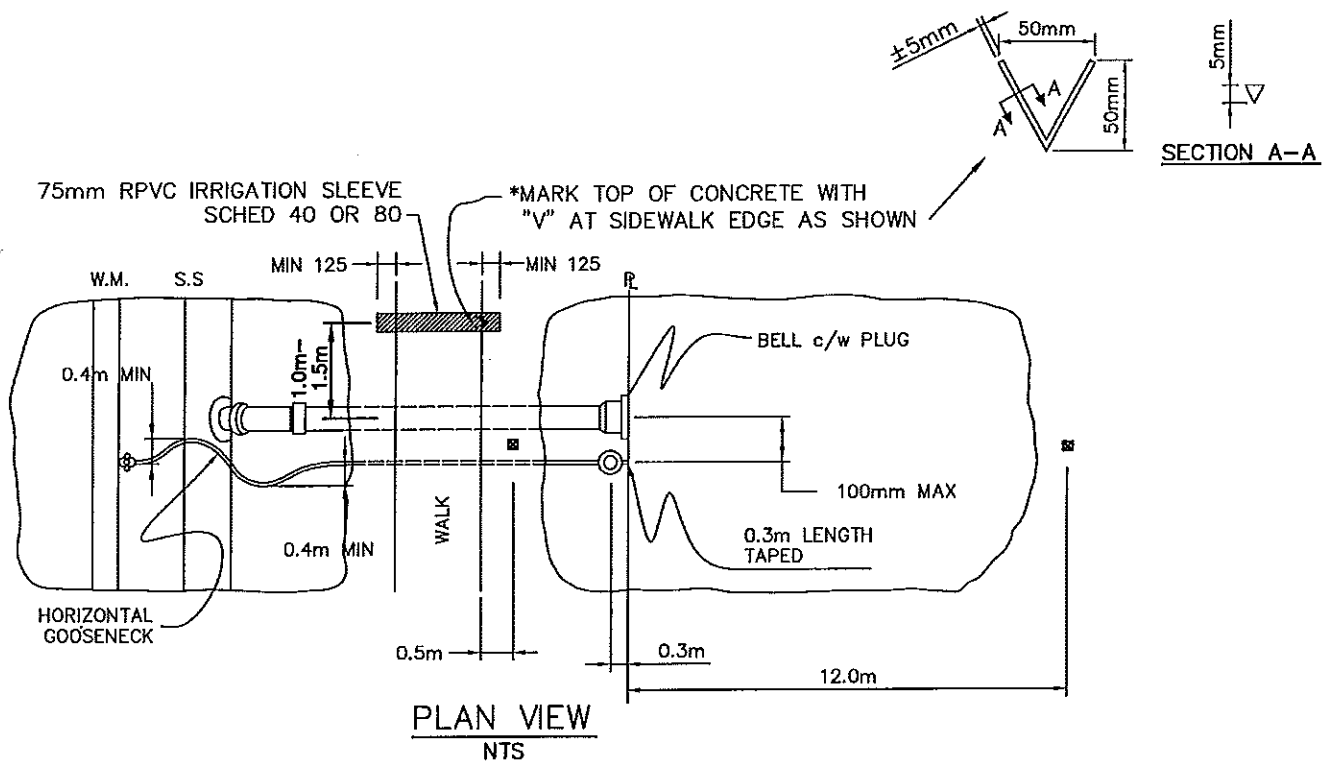


11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	DESCRIPTION/REVISION	DATE	BY
	PLAN DESCRIPTION/REVISION		



33RD STREET & STEEVES AVENUE - PHASE I
 33RD STREET W & STEEVES AVENUE
 CROSS SECTIONS

GENERAL MANAGER	
SCALES:	
HOR. AS SHOWN	DATE
VERT.	
SHEET NO. 1 OF 1	PLAN NO. FIGURE 13



- NOTES:
1. SLEEVE TO BE INSTALLED AHEAD OF SIDEWALK SUBGRADE PREPARATION
 2. IRRIGATION SLEEVE REQUIRED AT EACH SERVICE CONNECTION OF EACH LOT WHERE SEPARATE SIDEWALK IS SHOWN
 3. COMPACTION STANDARD:
98% STANDARD PROCTOR AS PER SPEC.

<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> </table>		1		2		3		 <p>City of Saskatoon Infrastructure Services Department</p>	<p>APPROVED</p> <p><i>[Signature]</i> GENERAL MANAGER P. ENG.</p> <p><i>[Signature]</i> ENGINEER</p>
1									
2									
3									
<p>DRAWN BY <u>A. YOUNG</u> DATE <u>2003-02-25</u></p> <p>CHECKED BY _____ DATE _____</p>		<p>SEPARATE SIDEWALK IRRIGATION SLEEVE</p> <p>ENGINEER _____ SCALES : HOR. 1:20 PLAN NO. 102-0002-039r001</p>							

Lot Draw Addendum 2 Kensington – Phase 1 Lot Draw

NEIGHBOURHOOD: Kensington

Addendum No.: 2
Page: 1 of 1
Date: August 22, 2013.

Kensington Lot Grade Map – Block 102

Kensington Phase 1 – Lot Information Package

1. **Kensington Lot Grade Map** – The Lot Grade Map originally in the Kensington Phase 1 Lot Information Package included incorrect lot grades for Lots 8 to 10, Block 102. Figure 1, as follows, includes the correct lot grades for Lots 8 to 10, Block 102.

Figure 1 – Block 102 Revised Lot Grades

