Kensington

Modern living, traditional style

Phase 4
Lot Information Package

Lots 1 to 15, Block 227

Lots 1 to 70, Block 228

Lots 1 to 29, Block 229

Diefenbaker Drive, McArthur Crescent, and McArthur Lane.

City of Saskatoon
Saskatoon Land

Kensington

Phase 4 – 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.

City of Saskatoon
Saskatoon Land

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 construction of their own personal residence; and
- home builders who are currently on the Eligible Contractor list and in good standing.

Multi-Lot Allocation

Prior to the lot draw, a multi-lot allocation for builders on Saskatoon Land's Eligible Contractor list will occur. Depending on builder participation, not all lots included for sale in the package may be available for the lot draw. Saskatoon Land will ensure that there are a sufficient number of lots held for the lot draw portion and that the scheduling for individuals adheres to Council Policy C09-006, Residential Lot Sales – General Policy, of 90% for Eligible Contractors and 10% for Individuals.

Eligible Contractors

Down payment

At the time of lot selection, an Agreement of 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. Eligible Contractors will be given 5 business days after lot selection to pay the deposit and have the Agreement for Sale signed if lot draw appointment is attended. However, if the lot draw appointment is attended, the deposit shall be paid and Agreement for Sale signed at that time. Failure to meet this requirement will result in a loss of the sale, the lot will be returned to Saskatoon Land's inventory and a $500 administration fee will be charged.

Resale of Lot

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.

Individuals

Down payment

At the time of lot selection, an Agreement of 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).

Residency Requirement

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 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.

General Terms of Sale

Interest

Saskatoon Land is offering competitive payment for this phase. Specific terms applicable to these lots include:

- 0% interest for the first 18 months of the lot being under an agreement for sale
- After 18 months, a payment of 5% of the purchase price required to extend an additional 4 months and interest will accrue at 5%
- full payment of the lot is due in 22 months

Possession of Land

All 114 lots will be sold with immediate possession.

Build Time Requirement

All lots purchased have a three-year requirement to complete construction. Construction may begin once possession of the lot is granted, utility servicing is complete and the roadways are completed to a gravel base. 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 will be suspended from the Eligible Contractors List.

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 the possession date on lots waiting for service completion. For an estimate of the taxes on the land only, please call Assessment Division at 306-975-3227.

Transfer of Title

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

- under 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 for 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.

Creating a Vision through Architectural Guidelines

Kensington was designed to be a well-connected, attractive, walkable neighbourhood surrounded by amenities that provide convenient access to schools, services, shopping and recreation. It's the little details such as full front porches, building materials, decorative street lighting and neighbourhood signage that create a warm and inviting environment.

The architectural guidelines selected by Saskatoon Land 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 façade requirements, are in place to enhance the streetscape, and to create a warm and friendly pedestrian environment.

Architectural Controls – by Lot Type

It is very 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) 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 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 rear property line;

Note: Any garage or garage pad greater than 55 square metres is required to have their foundation drawings signed and sealed by a licensed Saskatchewan design professional.

The "Narrow Lot – Rear Lane Access" controls apply to the following lots:

Lots 25 to 64, Block 228, Plan No. 102183601
Lots 7 to 29, Block 229, Plan No. 102183601

Please refer to Section 6 for additional requirements for corner lots and other highly visible lots.

d) Approval of roof pitches will be at the discretion of Saskatoon Land, with the intent of ensuring the roof pitch complements the architectural style of the dwelling and fits with adjacent housing forms;

e) All dwellings shall be constructed with front verandas. The minimum width of the front verandas for bungalows and bi-levels shall be half the width of the house façade. Two-storey dwellings shall have front verandas across the entire width of the house façade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure; and

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.

2) 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 or bi-level;
   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 as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long;

c) Approval of roof pitches will be at the discretion of Saskatoon Land, with the intent of ensuring the roof pitch complements the architectural style of the dwelling and fits with adjacent housing forms;

d) 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.

The "Standard Lot – Attached Garage" controls apply to the following lots:

Lots 1 to 18, Block 228, Plan No. 102183601
Please refer to Section 6 for additional requirements for corner lots and other highly visible lots.

3) Walk-out Basement Lots

These lots require a larger minimum house size and double-wide attached garage. These lots have also been graded to accommodate the design of a walk-out basement into the dwelling. 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. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
ii. 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) Approval of roof pitches will be at the discretion of Saskatoon Land, with the intent of ensuring the roof pitch complements the architectural style of the dwelling and fits with adjacent housing forms;

d) All dwellings require a minimum of two different exterior building materials on the front and rear 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; and

e) All dwellings shall be constructed with direct access from the basement level to the backyard ("walkout units");

The "Lots graded for Walk-out Basements" controls apply to the following lots:

Lots 4 to 15, Block 227, Plan No. 102183601

Please refer to Section 6 for additional requirements for corner lots and other highly visible lots.

4) Large Lot – Attached Garage

These lots require a larger minimum house size and double-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. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
ii. 1,500 square feet in the case of a two-storey dwelling;

The "Large Lot – Attached Garage" controls apply to the following lots:

Lots 1 to 3, Block 227, Plan No. 102183601
Lots 19 to 24, 65 to 70, Block 228, Plan No. 102183601
Lots 1 to 6, Block 229, Plan No. 102183601

Please refer to Section 6 for additional requirements for corner lots and other highly visible lots.

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) Approval of roof pitches will be at the discretion of Saskatoon Land, with the intent of ensuring the roof pitch complements the architectural style of the dwelling and fits with adjacent housing forms; and

d) All dwellings require a minimum of two exterior building materials on the front elevation, with each building 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.

5) Exterior Material Requirements – Front Building Façade

Standard 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.

Large 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.

This home utilizes cedar shakes along the roof line and stone accent feautres near the garage edges, with the balance of the facade consisting of Hardie Board siding.

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

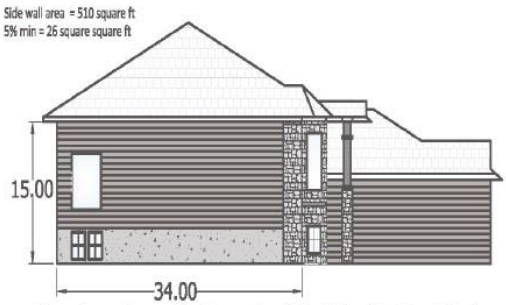
- *Trim features may not be counted as material. In order to be included towards the required material amount, the material must be visible from the front street. Material wrapped around a column or architectural feature, facing a side or rear yard will not count towards the required material total.*
- *The materials being used should be distinctly different and discernible from each other. Contrast with the trim materials and exterior building material being used is also encouraged.*
- *Where builders have purchased multiple adjacent lots, a minimum of two different house models with differing colour schemes and material types are encouraged. .*

6) Highly Visible Lots – Side Building Facade

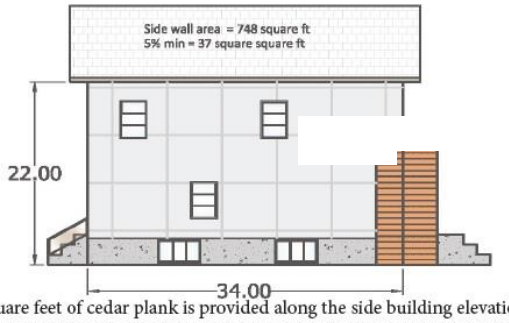
In order to improve the pedestrian streetscape and break up the monotony of a featureless side building wall, all corner lots and lots that are highly visible from a public area have the following requirement:

- On the side building wall, closest to the flanking street or park space, a secondary 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 no less than five percent of the area of the side building wall.



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



80 square feet of cedar plank is provided along the side building elevation which faces the flanking street. Five windows are provided resulting in a total window area of 75 square feet.

In addition to the controls noted in Sections 1 to 5, the side building facade requirements also apply to the following lots:

Lot 1 & 15, Block 227, Plan No. 102183601
Lot 19, 24, 65 & 70 Block 228, Plan No. 102183601
Lot 1, 6, 17, & 18, Block 229, Plan No. 102183601

7) Repetition

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

Examples of acceptable changes include, but are 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.

8) Attached Garage Placement

In addition to the architectural controls noted above, for lots that require 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 on the attached Phase 4 Lot Information Map and will be included in the Agreement for Sale.

9) Corner Garage Placement Requirements

All corner lots that require an attached garage have the following in the Agreement for Sale:
The garage must be located on the side of the property that is furthest from the intersection.
See Figure 1 below.

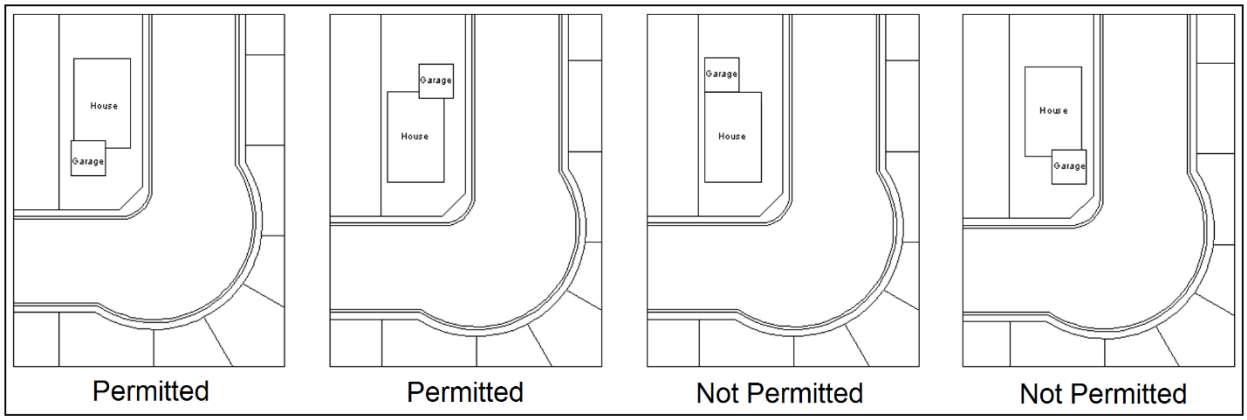


FIGURE 1: CORNER LOT PERMITTED GARAGE PLACEMENT

Although the development controls for each respective lot are listed in this Lot Information package, please review the development controls listed in your "Agreement for Sale" prior to initialling the section. This will help to ensure that your understanding of the development controls as listed in the Lot Information Package is in agreement with the development controls as listed in your "Agreement for Sale".

Please be advised that if the dwelling is constructed in violation of the Development Controls set out 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.

Kensington General Information

33rd Street Extension

The realignment and construction of 33rd Street has been completed up to Neault Road (Dalmeny Road).

Core Park

The Core Park is located within the centre of the neighbourhood and is designed to host everything from a quiet stroll to a lively soccer game. The core park is connected to the north and south of Kensington through a linear park system.

Possible School Sites

The future possible school sites are located just off the core park, at the intersection of Nightingale Road and Kensington Boulevard. The Ministry of Education and local school boards will decide whether schools are to be built and, if so, on the eventual configuration of the site.

Village Square

The Kensington Village Square is approximately one acre in size and is envisioned as attractive place for neighbourhood residents to gather for informal meetings, barbeques, community events and to go and relax in a local setting. Examples of recently completed squares include the Hampton Village and Willowgrove Village Squares. The Village Square is located within the centre of the neighbourhood, just west of Phase 4. The location of the Village Square is located on the Kensington Neighbourhood Concept Plan Figure.

Nearby Multi-Family Sites

Dwelling Group Townhouse Sites:

- Parcel AA on Diefenbaker Drive

Street Townhouse Sites:

- Parcel 226 on Nightingale Road
- 840 Kensington 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 the Saskatoon Land website (www.saskatoonland.ca), under the Multi-family tab.

Zoning

If you require more information on zoning, please visit (www.saskatoon.ca) and search zoning bylaw, or contact Planning and Development Division at 306-975-2645.

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

Residential Care Homes – Type II, Pre-Schools and Discretionary Child Care Centres

Sites within the Kensington 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.

A Pre-School is a facility which provides a part-time program for pre-school aged 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 and 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 any of these lots do not sell within one year from the date of the original tender, the lots will be removed from the pre-designated list and will be sold on a first-come, first-served basis for one of the permitted uses within the R1A zoning district.

Lot Grading

Lot grading is the sloping of the lot in order to provide good drainage away from building 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 the 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 the setting the house elevations and final lot grades. Lot grade details are shown on Attachment 2 and 3 in this package:

a) Lot grading types on Attachment 3 – show types E-D, D, and C-D, including a three-dimensional view and side view of the grading type;
b) Lot grade drawing on Attachment 4 - 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.

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 inches) below the finished grade, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

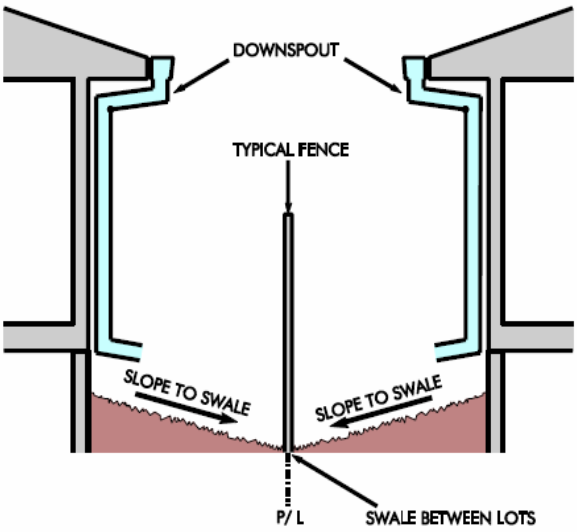
Once house construction is complete, lot grading is a two-step procedure. The first step is the rough grade stage, which includes backfilling the foundation walls and shaping the lot to conform to the pre-grade drainage plan. When rough grading is complete, the lot should be within 7 to

20cm (3 to 8 inches) below the final design grade to allow for the addition of topsoil (4 to 6 inches).

Once the lot is at the finished 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. On Attachment 3, drainage swales are located on common property lines and should be graded in accordance with the Lot Grade Drawings shown on Attachment 4.



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 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 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 Attachment 3).
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, Community Standards, Community Services Department at 306-975-2320.

Lot Grading – Walkout Basement Lots (McArthur Lane)

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 4 Lot Information Map (Attachment 13). 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 grade sloped successfully on each lot until walkout basements can be accommodated. The grading design for this area is shown on Attachment 4. 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 Drawings on Attachment 4 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 "**W**" may or may not support walkout basements.

It is strongly recommended that all purchasers discuss their plans to develop their homes with their neighbours, in these areas in particular, 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. The cost of the retaining walls or other associated work is the responsibility of the neighbour who changes grades from their current design shown on Attachment 7 – Design Contour Plan.

Saskatoon Land will accept no responsibility in this regard. 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 line.

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 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.

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 drawings Sump with Pumped Discharge to Storm Sewer.

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 750mm 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 100mm 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, 100mm 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 from maintenance.

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.

Landscaping of City Boulevards

Homeowner's are encouraged to landscape and maintain the boulevard along the front of their property and along the side of corner lots. Landscaped boulevards can create beautiful and diverse streetscapes, add character to neighbourhoods, and increase feelings of community pride and safety. Boulevards are defined as the landscaping space between the edge of the roadway and the property lines. Where the sidewalk is not attached to the curb, the boulevard is the space between the curb and the sidewalk and the sidewalk and the property line (see Figure 5A). Where the sidewalk is attached to the curb, the boulevard is the space between the sidewalk and the property line (see Figure 5B). These areas need to be landscaped with a number of materials (for example, sod, grass seed, decorative landscaping rock, paving stones, trees, and gardens). Please refrain from using materials that have height or mass and could restrict views or damage car doors when opening.

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 inches) 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. For the *Plant by Request Program*, please contact Urban Forestry, Community Services at 306-975-2890 or visit https://www.saskatoon.ca/services-residents/housing-property/yard-garden/trees/tree-request-new-neighborhoods.

The City of Saskatoon now allows for gardening on City boulevards. For more information please review the City of Saskatoon's Boulevard Gardening & Maintenance Guidelines and complete the Boulevard Garden Agreement.
https://www.saskatoon.ca/services-residents/housing-property/yard-garden/boulevards

Figure 5 A and B: Boulevard Types

Earth Disposal

Contractors and individuals will be responsible for disposing of their own excess earth material. The clean fill site located at the 33rd Street West/Kensington Boulevard intersection has been closed and will not be reopened. The City of Saskatoon Landfill will accept clean fill during normal hours of operation, 7:30 a.m. – 5:30 p.m. daily. If arrangements are made with another landowner to dispose of the material anywhere within the city limits, they are to contact Central Dispatch at 306-975-2491 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 to fines up to $25,000 as outlined in the City of Saskatoon Waste Bylaw No. 5713.**

Topsoil for Lot Landscaping

Topsoil may be available free of charge to homeowners to topsoil their properties. Please call Saskatoon Land at 306-975-3278 for up to date information on topsoil availability. Topsoil is not to be removed from other lots, boulevards, parks, or any other open spaces in the neighbourhood.

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 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. 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 contractor.

Temporary Water Circulation Boxes

To ensure water quality is maintained through the initial stages of development in this phase; temporary water circulation boxes are installed. 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.

Construction Access

Please respect the construction access points. **Diefenbaker Drive and Centennial Drive are NOT a permitted access point to this phase of Kensington**. Access to individual lots in this phase shall be off of Kensington Boulevard via 22nd Street West or Kensington Gate West via Neault Road.

Please note, for those lots adjacent to parks and/or buffer areas, a Bufferstrip/Park Access Approval Form must be completed and approved before access is allowed through any park or easement. This ensures all public property is maintained at a standard acceptable for the public to use and enjoy safely.

Repair and clean-up are the responsibility of the contractor or homeowner and are required to be completed according to the City of Saskatoon's landscape standards. Any repairs or clean-ups not satisfying these standards will be completed by the Parks Division and billed back to the property owner. If you wish to access a park or buffer, please contact the City of Saskatoon, Parks Division at 306-975-3300 to arrange for an inspection to be carried out, and, if access is deemed to be appropriate, the completion of a Bufferstrip/Park Access Approval Form.

Kensington Environmental Incentives

Saskatoon Land 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, once 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 Saskatoon Land office. Eligible Contractors who purchased lots will identify to Saskatoon Land the name of the new home owner who will then be authorized to pick up the coupons allotted to their specific lot.

Fencing

Decorative Aluminum Fence:

A decorative aluminum fence will be located in the side yard of:

Lot 1 and 15, Block 227, Plan No. 102183601

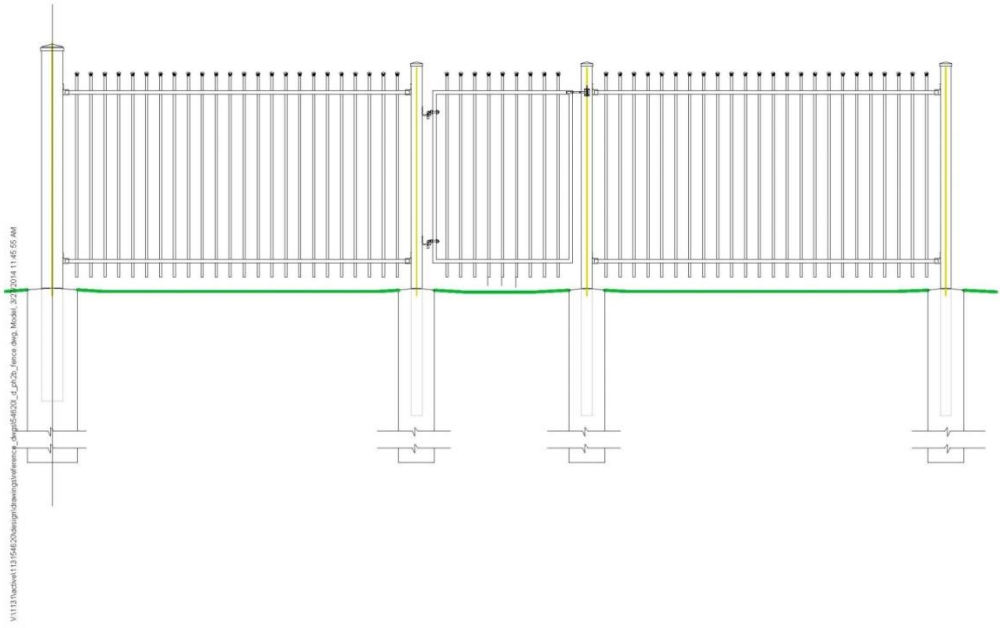
A decorative aluminum fence will be located in the rear yard of:

Lots 1 - 15, Block 227, Plan No. 102183601

Lots that have decorative aluminum fencing are adjacent to a park space. **The centre line of this fence is located approximately 250mm (10 inches) inside the purchaser's property line.** The inside edge of the structural pilings for this fence is located approximately 400mm (16 inches) 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, when planning your basement excavation. Special attention should be considered to not disturb the structural pilings or other components of the fence during construction.

Figure 4: Kensington 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.

Shallow Utility Servicing Information for New Residences

Crown Utility Corporations have introduced a Joint Servicing Initiative that includes the installation of gas, electric and communications in a common trench from the main line to the building. This approach achieves efficiencies for the installation of the service lines and addresses the challenges associated with space constraints.

Please see Attachment 10, which includes information on the Joint Servicing Initiative 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 (SaskPower, SaskEnergy, Sasktel or Shaw Cable).

In addition, for lots with lanes, please see Attachment 9. This illustration provides a guide to how SaskPower and SaskEnergy typically provide underground services to each lot.

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.

Kensington Phase 4 Cash Back Incentives

Saskatoon Land offers an Incentive Program to encourage Builders and lot purchases to improve the curb appeal of newly built homes in Kensington. The cash back and/or green incentives are part of Saskatoon Land's commitment to building environmentally sustainable neighbourhoods and encouraging environmentally friendly household practices.

Landscaping Rebate:

- A maximum rebate of $2,000 is available for builders or individual lot purchasers for the completion of front yard landscaping within one year of the building permit issuance date.
- A maximum rebate of $1,000 is available for builders or individual lot purchasers for the completion of front yard landscaping within two years of the building permit issuance date.

Front-Driveway Rebate:

- A maximum rebate of $6,000 is available for builder or individual lot purchasers for the completion of front driveway surfacing within one year of the building permit issuance date.
- A maximum rebate of $3,000 is available for builder or individual lot purchasers for the completion of front driveway surfacing within two years of the building permit issuance date.

*Visit www.saskatoonland.ca for full information and requirements on the Cash Back Incentives

ARCHITECTURAL REVIEW PROCESS

Saskatoon Land's approval of building plans is required prior to the submission of a Building Permit Application. Builders are encouraged to meet with Saskatoon Land during the design stage to avoid potential delays.

The following information must be submitted to Saskatoon Land prior to the submission of a Building Permit Application:

- Completed application form (Attachment 2);
- One hard or digital copy of the working drawings, including site plan, floor plan, and building elevations. All exterior building materials and square footage must be identified on the elevation plans.

To avoid delays, application forms and building plans should be submitted to Saskatoon Land well in advance of applying for a building permit. Incomplete submissions will be held or returned without review until the complete application is submitted. Plans will be reviewed for adherence to the architectural controls and Saskatoon Land may contact the application to discuss any required revisions. Plans which don't meet all the Architectural Controls will be reviewed by Saskatoon Land's Design Review Committee (DRC) to ensure that proposed plans meet the intent of these guidelines. The DRC's decision is final and any revisions will be required to be made before approval.

Upon approval of the drawing set, Saskatoon Land will issue an approval letter to the applicant. Following this, builders may apply for their respective building permit. At the building permit stage, Saskatoon Land will review the building permit drawings to ensure they are substantially consistent with the plans submitted during the review process.

Periodically, Saskatoon Land will inspect the project to ensure it is in substantial accordance with the approved plans. Builders/homeowners will be responsible for correcting any deficiencies to building elevations which deviate from the approved building permit plans.

ATTACHMENT 2

ARCHITECTURAL REVIEW FORM

saskatoon land

201 3rd Ave N, Saskatoon, SK S7K 2H7
Tel. 306 975 3278
land@saskatoon.ca
saskatoonland.com

CONTACT INFORMATION

APPLICABILITY

Approval of this form is required prior to Building Permit submission in Saskatoon Land's development areas in the following neighbourhoods:

ASPEN RIDGE
EVERGREEN
KENSINGTON
PARKRIDGE

BUILDER _____

CONTACT PERSON _____

TELEPHONE _____

EMAIL _____

DRAFTSPERSON EMAIL (IF APPLICABLE) _____

LOT DETAILS

LOT _____ BLOCK _____

PLAN NO. _____

CIVIC ADDRESS _____

HOUSE SIZE & FORM

SQ. FT. (ABOVE GRADE) _____
excluding garage area, attached decks, patios

HOUSE TYPE _____
(i.e.two-storey, bungalow, bi-level)

ATTACHED GARAGE _____
interior dimensions

DETACHED GARAGE _____
pad dimensions

PRIMARY ROOF SLOPE _____

GARAGE SIDE _____
viewed when facing the home from the street

FRONT ELEVATION EXTERIOR MATERIALS

	MATERIAL TYPE	MANUFACTURER	SURFACE AREA (SQ.FT)	COLOUR
EXTERIOR MATERIAL 1				
EXTERIOR MATERIAL 2				
EXTERIOR MATERIAL 3 (if applicable)				

Roof Shingles, door and window trim are not considered materials.

ARCHITECTURAL REVIEW FORM - PAGE 2

saskatoon land

HIGHLY VISIBLE LOTS

APPLICABILITY

This section applies to side elevations which face the street or public space and in the case of Aspen Ridge, rear elevations which face park space. Completion of this section is not required for Evergreen lots.

- SIDE ELEVATION SURFACE AREA (SQ.FT.) _____
- SIDE ELEVATION MATERIAL 1 _____ AREA (SQ.FT.) _____
- SIDE ELEVATION MATERIAL 2 _____ AREA (SQ.FT) _____
- SIDE ELEVATION WINDOW/DOOR AREA (SQ.FT.) _____
- *REAR ELEVATION MATERIAL 1 _____ AREA (SQ.FT) _____
- *REAR ELEVATION MATERIAL 2 _____ AREA (SQ.FT) _____

* Required only for Aspen Ridge park/swale backing lots.

GARAGE DOOR INFORMATION

APPLICABILITY

This section applies only to attached garage lots in Aspen Ridge and Kensington's Bentley Manor Crastman area.

- GARAGE DOOR PRODUCT NAME _____
- GARAGE DOOR MANUFACTURER _____

GARAGE DOOR COLOUR _____

REVIEW & APPROVAL

Saskatoon Land's approval of this form is required prior to the submission of any Building Permit Application. The approved Architecutral Review Form must be submitted in conjunction with your Building Permit Application to the Building Standards Division. Failure to submit the form or submission of an incomplete form may delay the issuance of your Building Permit.

City of Saskatoon
Saskatoon Land

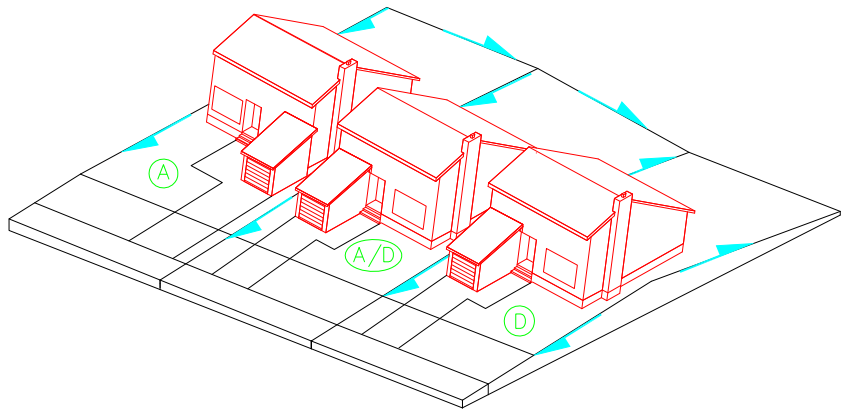
Saskatoon Land to complete this area:

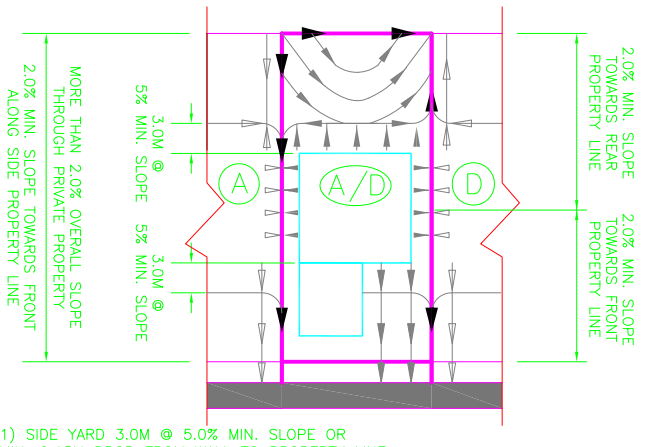
APPROVED BY _____

Date _____

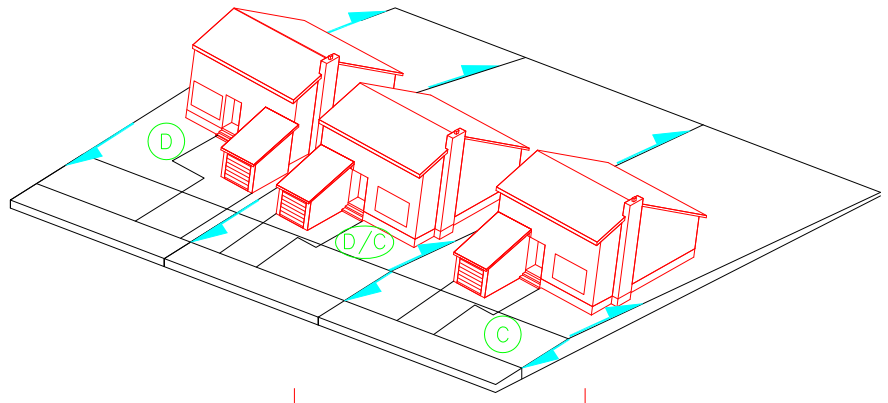
201 3rd Ave N, Saskatoon, SK S7K 2H7
Tel. 306 975 3278
land@saskatoon.ca
saskatoonland.com

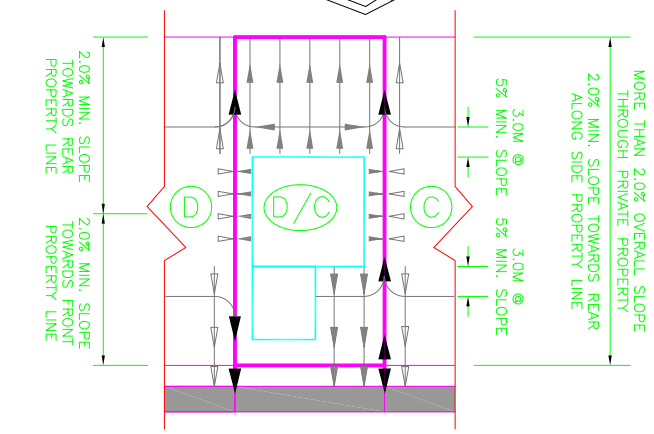
Lot Grading Types



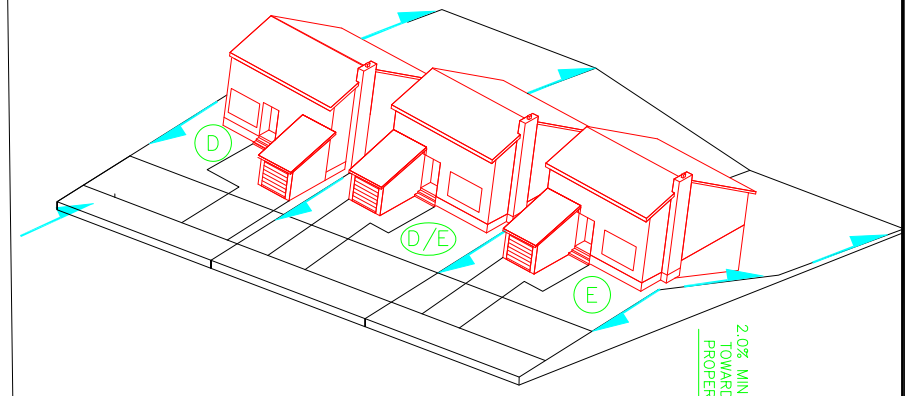


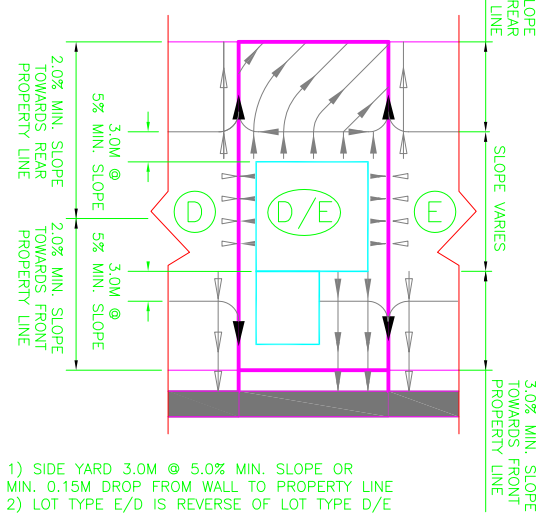
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D



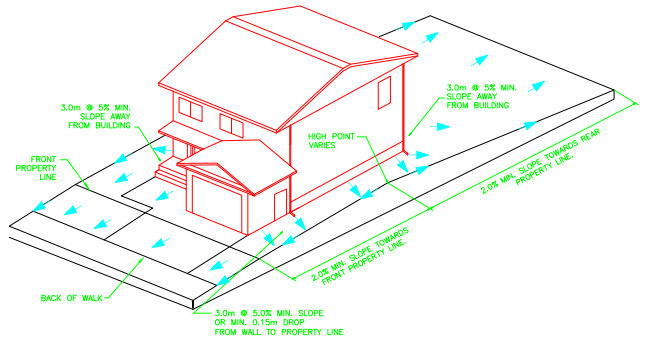


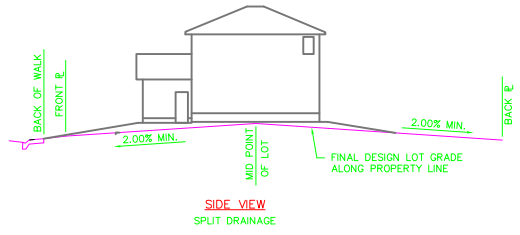
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C



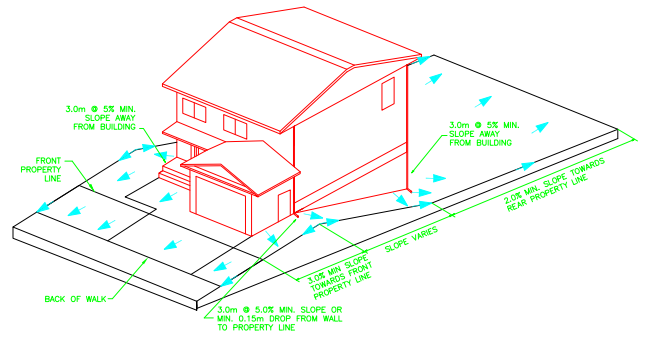


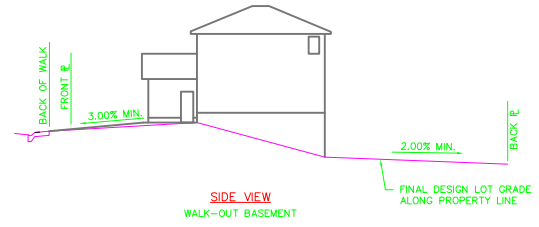
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR
MIN. 0.15M DROP FROM WALL TO PROPERTY LINE
2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E





SIDE VIEW
SPLIT DRAINAGE

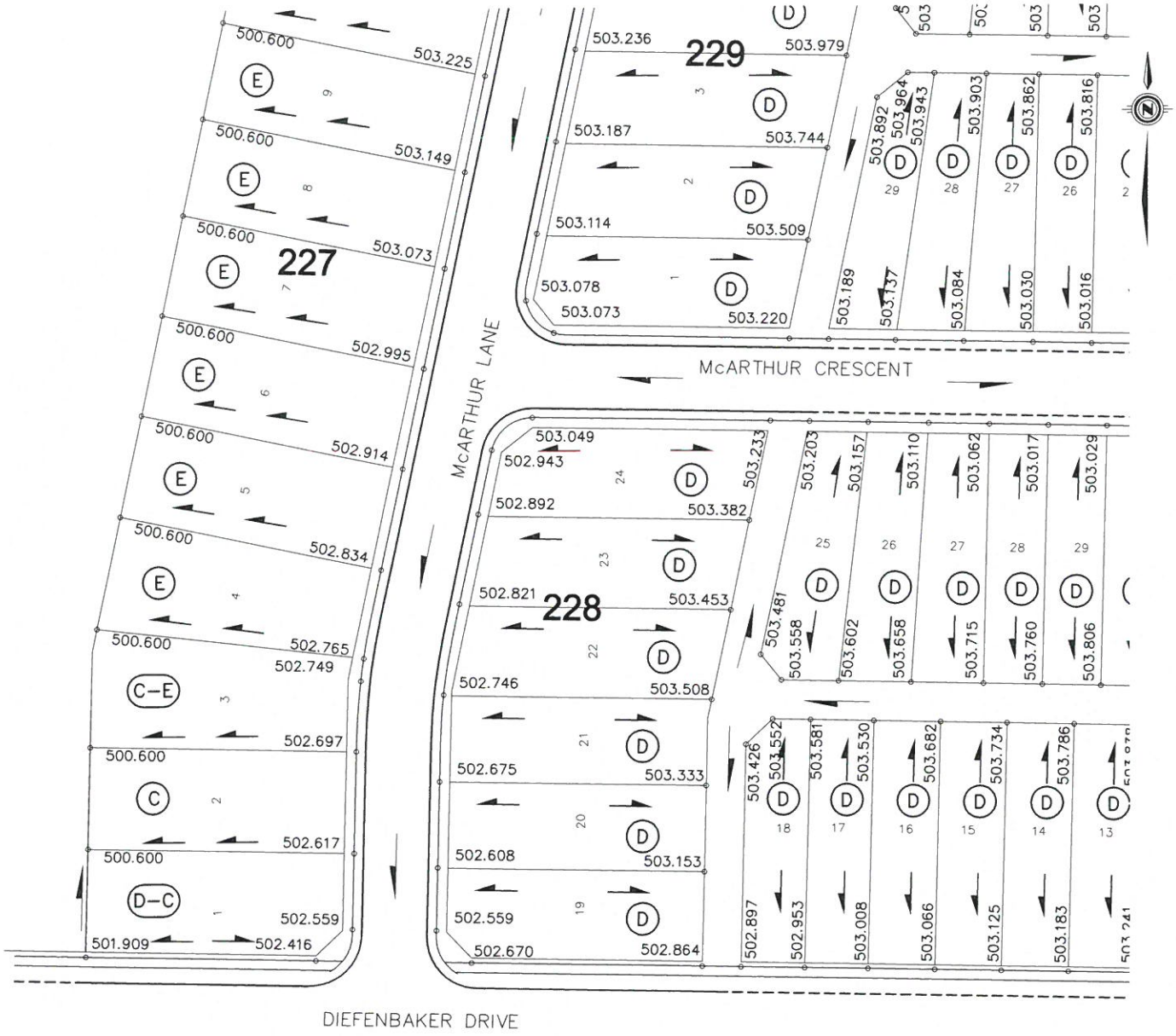




SIDE VIEW
WALK-OUT BASEMENT

City of Saskatoon
Infrastructure Services Department

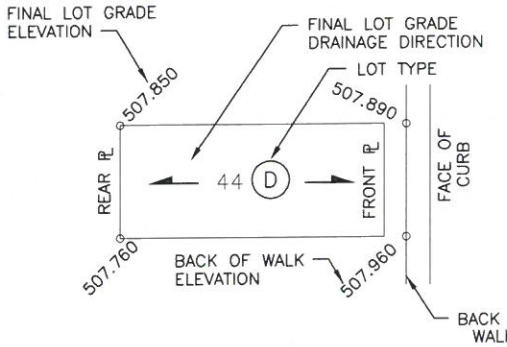
ATTACHMENT 3



LEGEND

NOTE:

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



McARTHUR LANE, McARTHUR CRES. & DIEFENBAKER DR.

DRAWN BY RV DATE 2015-OCT-06	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT
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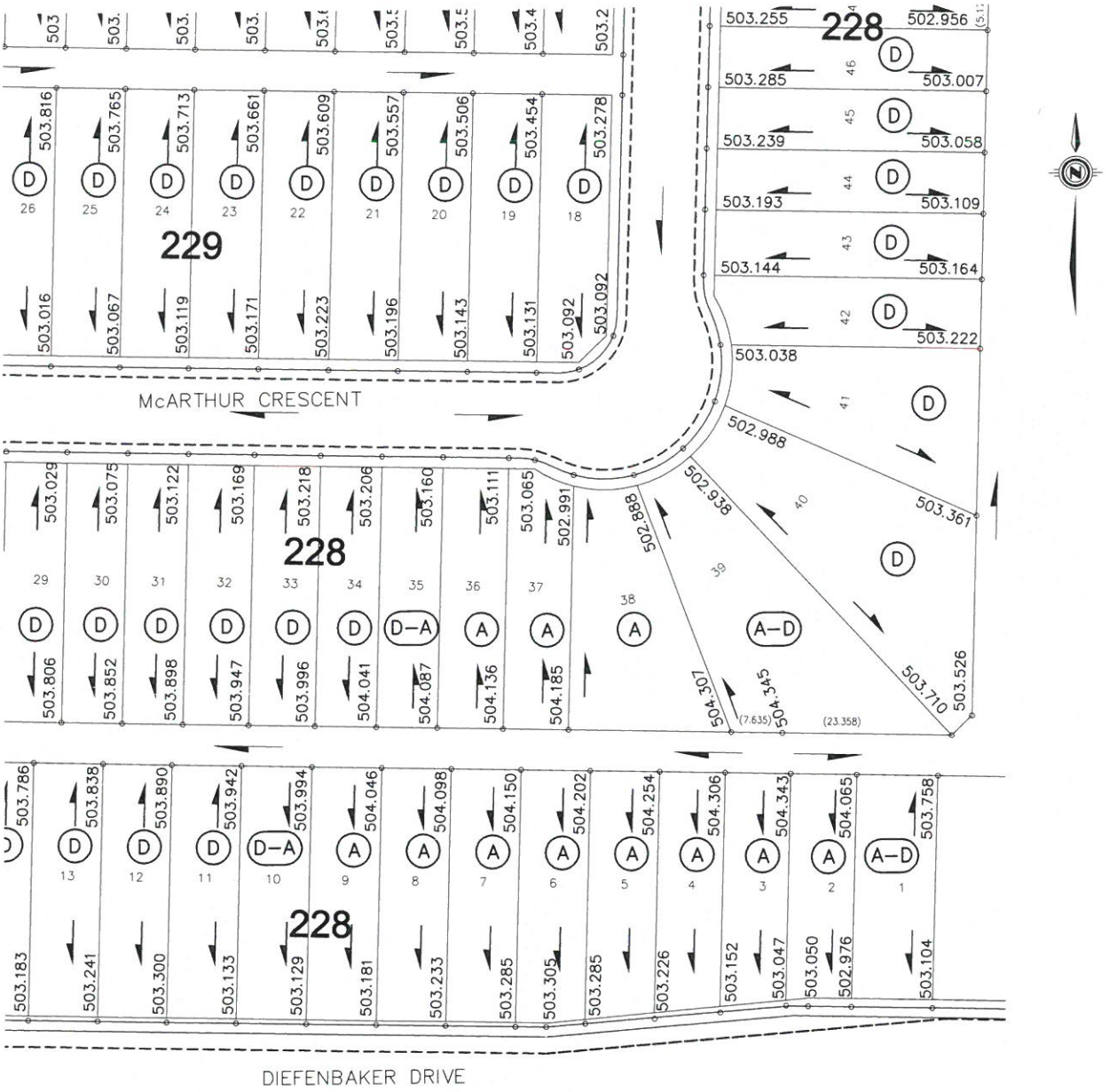
PLAN No.:		APPROVAL DATE:
PAGE: 1 OF 7		REVISION DATE:



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NOTE:

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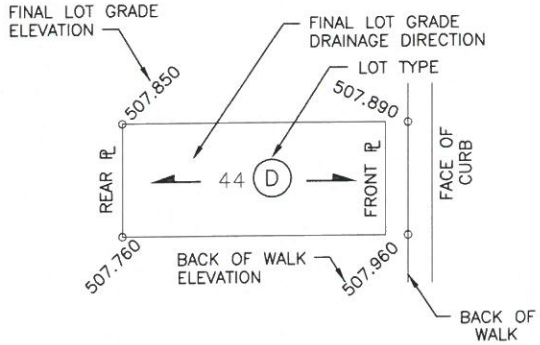

McARTHUR CRES. & DIEFENBAKER DR.

DRAWN BY RV DATE 2015-OCT-06	SOURCE DOCUMENT
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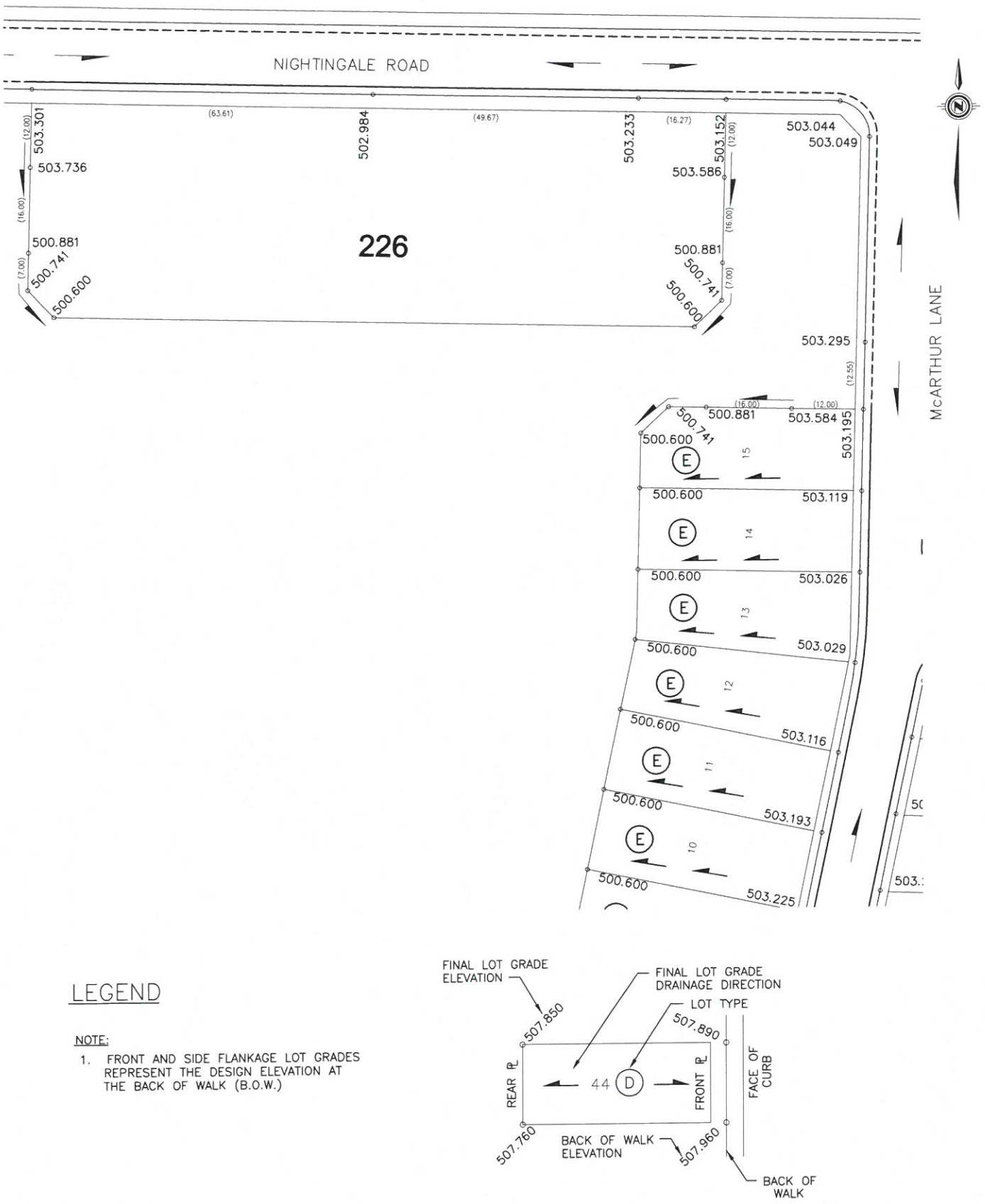
PLAN No.:	APPROVAL DATE:
PAGE: 2 OF 7	REVISION DATE:

City of Saskatoon
Transportation & Utilities Department



LEGEND

NOTE:

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

McARTHUR LANE & NIGHTINGALE ROAD

DRAWN BY RV DATE 2015-OCT-06	SOURCE DOCUMENT
SCALE: 1:1000	PLAN No.: 112-0086-019 & 020
PLAN No.:	APPROVAL DATE:
PAGE: 3 OF 7	REVISION DATE:

City of Saskatoon
Transportation & Utilities Department

LEGEND

NOTE:

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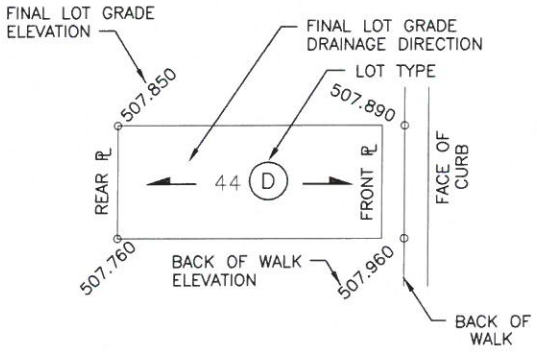

McARTHUR LANE, McARTHUR CRES. & NIGHTINGALE ROAD

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PLAN No.:	
PAGE: 4 OF 7	

City of Saskatoon
Transportation & Utilities Department

SOURCE DOCUMENT
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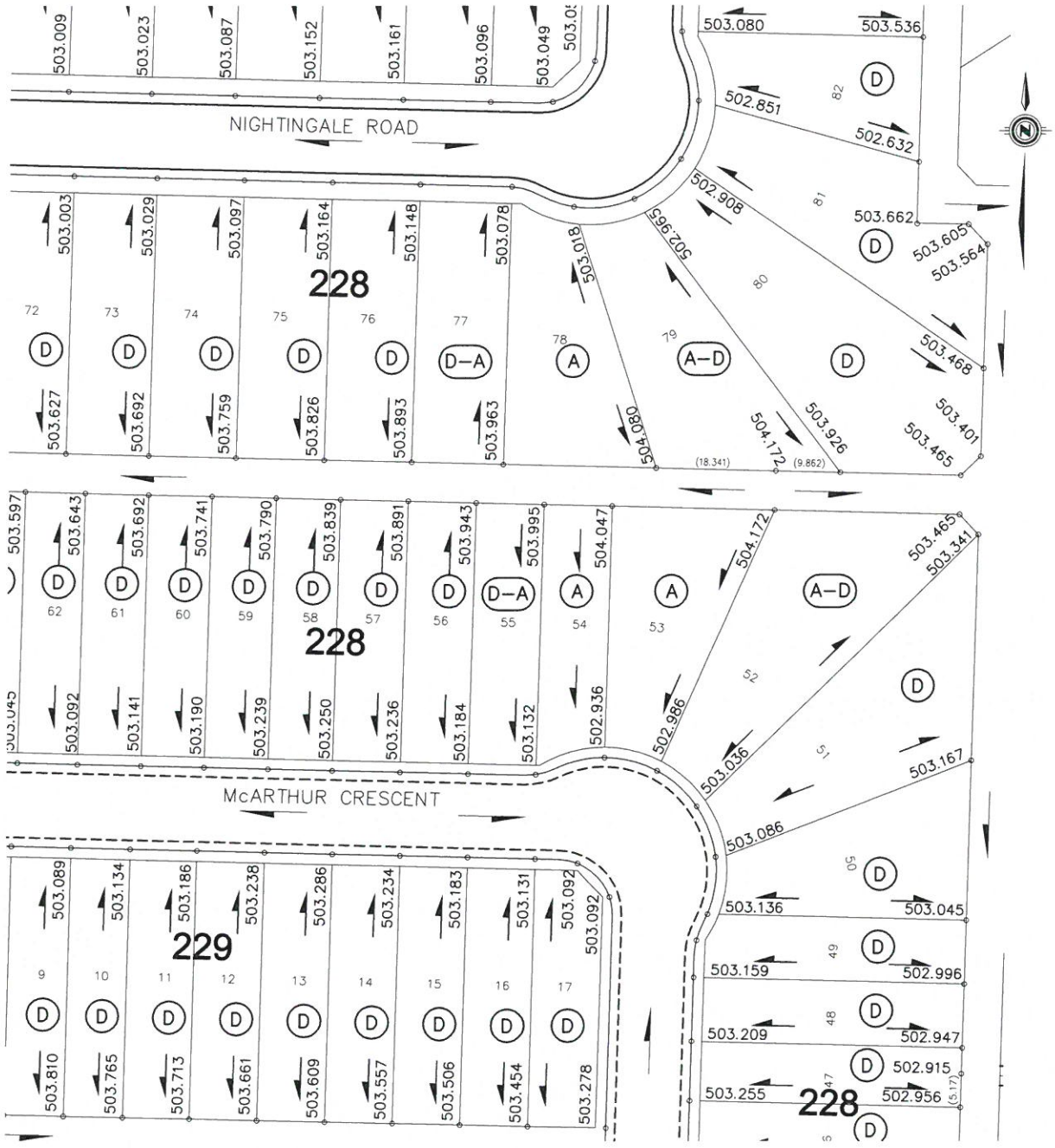
REVISION DATE:



LEGEND

NOTE:

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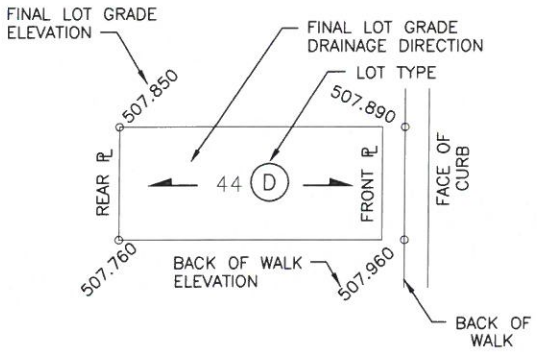


McARTHUR CRESCENT & NIGHTINGALE ROAD

DRAWN BY RV DATE 2015-OCT-06	City of Saskatoon Transportation & Utilities Department	SOURCE DOCUMENT
SCALE: 1:1000		PLAN No.: 112-0086-019 & 020
PLAN No.:		APPROVAL DATE:
PAGE: 5 OF 7		REVISION DATE:

PLAN OF SURVEY
SHOWING
SURFACE SUBDIVISION
OF PART OF
NW.1/4 SECTION 35
AND ALL OF
PARCEL D, PLAN 88S37184
WITHIN NE.1/4 SECTION 35
ALL IN TWP.36 - RGE.6 - W.3Mer.
SASKATOON, SASKATCHEWAN
BY: M.M. VANSTONE, S.L.S.
DATE: SEPTEMBER, 2014 - MARCH, 2015
SCALE: 1:1000

N

LEGEND

Measurements are in metres and decimals thereof.
The Unique Identifier of S030 has been stamped on all established standard iron posts.
Area to be approved is outlined by a heavy dashed line.
All parcels within the line of approval have an extension 0 unless otherwise shown.
Standard iron posts planted are shown thus ---------- ●
Monuments found are shown thus ---------- ♦
All lot corners not marked by a standard post are marked by 0.013 x 0.450 small iron posts.
The Datum used: NAD83 (CSRS)
The Projection used: UTM Zone13N extended
RP1: Northing: 5778480.518; Easting: 380008.974
RP2: Northing: 5777735.313; Easting: 379990.626
RP coordinates are derived from GNSS as of February 3, 2015 AD
Reference points are shown thus ---------- ○ RP1 , ○ RP2
Georeferenced points derived from GNSS observations and processed to the NRCAN PPP service.

DETAIL 'B'
NOT TO SCALE

DETAIL 'A'
NOT TO SCALE

DETAIL 'D'
NOT TO SCALE

DETAIL 'C'
NOT TO SCALE

DETAIL 'E'
NOT TO SCALE

DETAIL 'G'
NOT TO SCALE

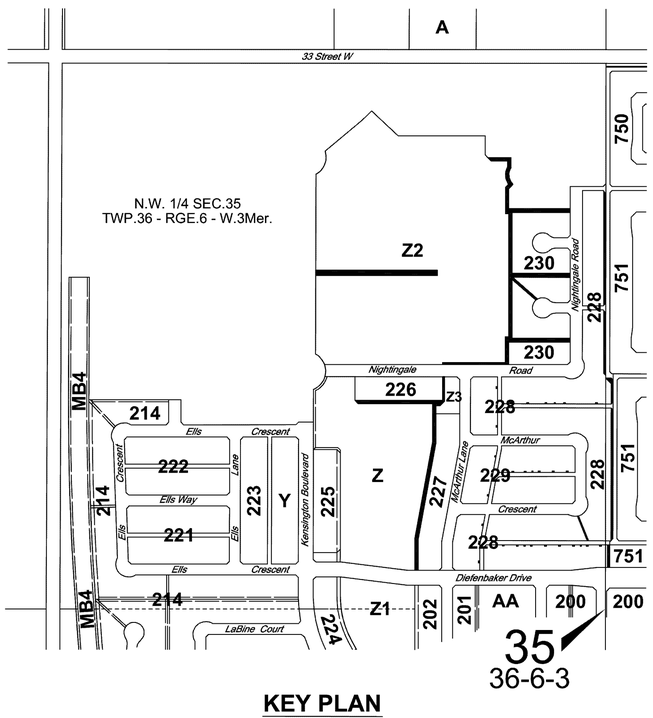
DETAIL 'F'
NOT TO SCALE

KEY PLAN

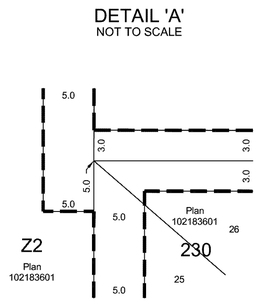
N.W. 1/4 SEC.35
TWP.36 - RGE.6 - W.3Mer.
EXT.3

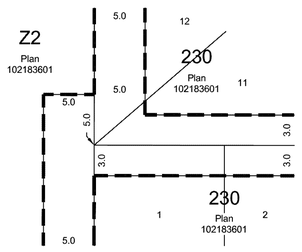
20/20 GEOMATICS
BW/SD - JW - MV Job No.: 10289

DESCRIPTIVE PLAN - TYPE II
SHOWING
FEATURE UTILITY RIGHT OF WAYS
IN
PARCEL Z2
PARCEL Z3
LOTS 1 - 9, BLOCK 226
LOTS 1 - 15, BLOCK 227
LOTS 1, 2, 4 - 6, 8, 10, 12 - 14, 16, 19, 21 - 23, 38, 40 - 52, 65, 67 - 69, 72, 74, 76 - 78, 79 - 101, BLOCK 228
LOTS 1, 3 - 5, 7, 8, 10 - 12, 14, 16, BLOCK 229
LOTS 1 - 29, BLOCK 230
PLAN NO. 102183601
ALL IN
NW.1/4 & NE.1/4 SECTION 35
TWP.36 - RGE.6 - W.3Mer.
SASKATOON, SASKATCHEWAN
BY: M.M. VANSTONE, S.L.S.
DATE: MARCH 5, 2015
SCALE: 1:1000



KEY PLAN





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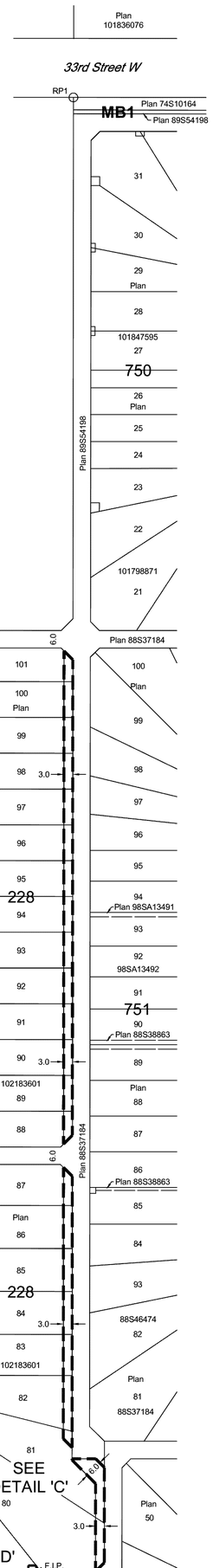

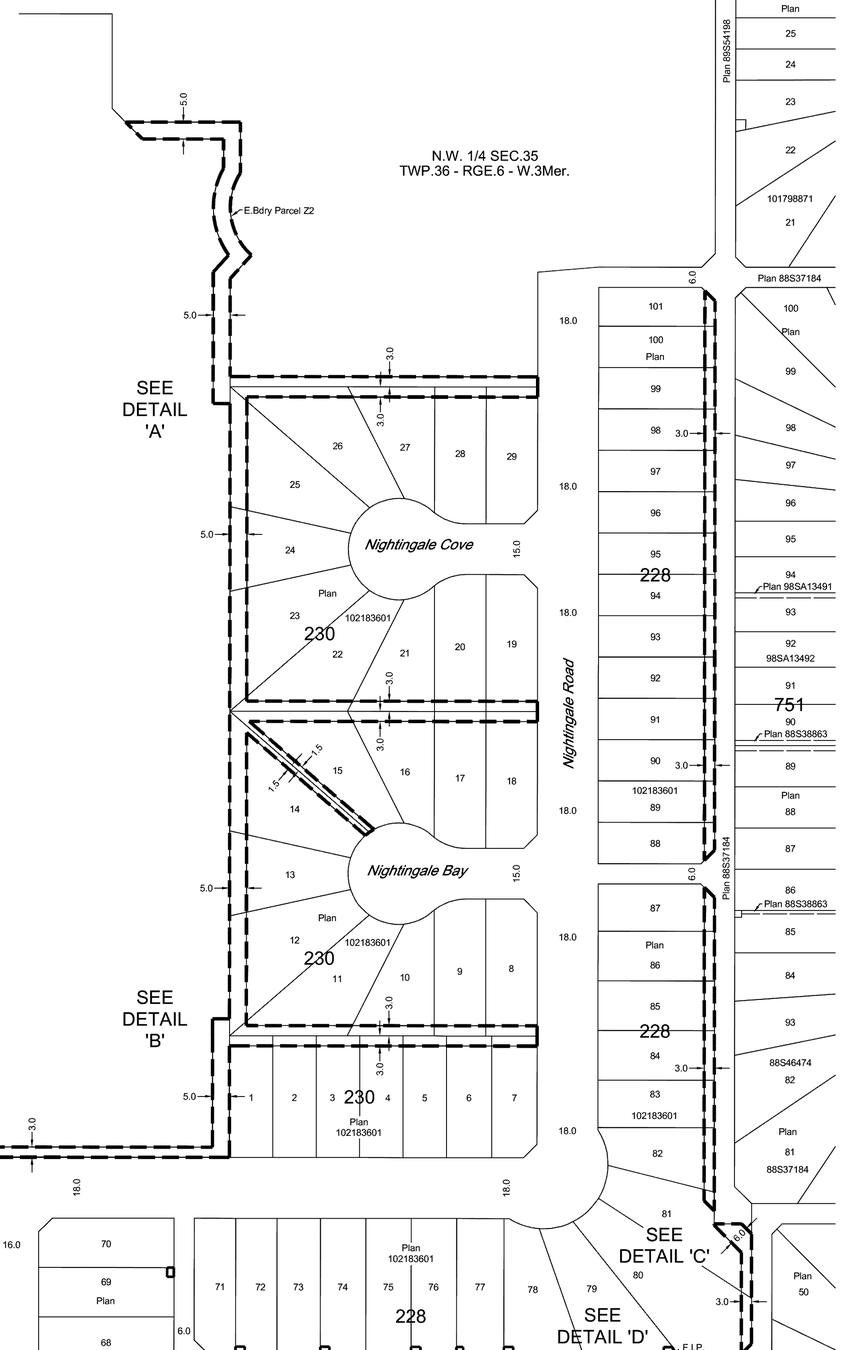

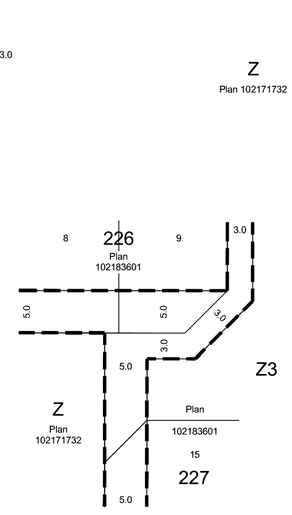

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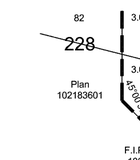
DETAIL 'I'
NOT TO SCALE



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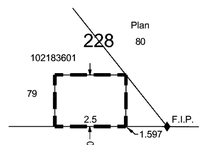

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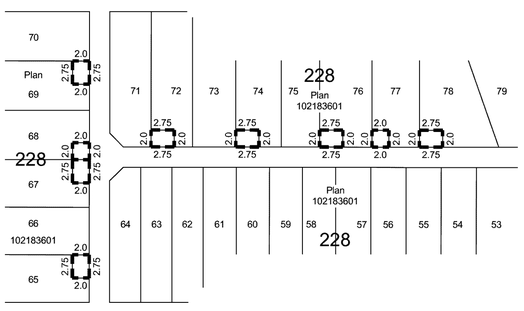

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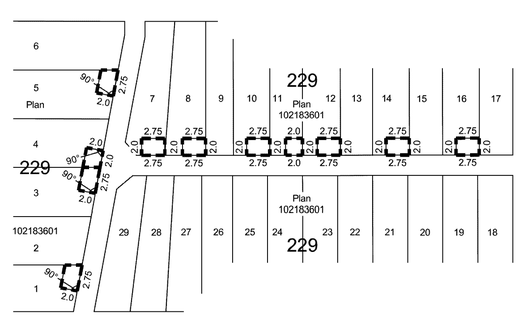

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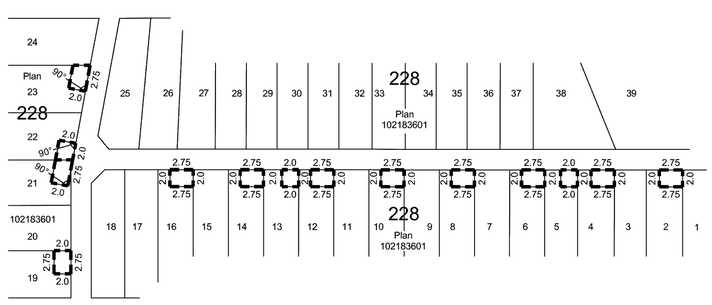
NOT TO SCALE



DETAIL 'H'
NOT TO SCALE

KENSINGTON BOULEVARD

DIEFENBAKER DRIVE

NIGHTINGALE ROAD

McARTHUR LANE

McARTHUR CRESCENT

KENSINGTON BOULEVARD

33RD STREET

NIGHTINGALE BEND

NIGHTINGALE BAY

NIGHTINGALE COVE

NIGHTINGALE ROAD

WHELAN CRESCENT

CARTER CRESCENT

BLAKENEY CRESCENT

CONST.

11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	ISSUED FOR CONSTRUCTION	2013-JUN-11	MJ
	PLAN DESCRIPTION/REVISION	DATE	BY

PROFESSIONAL ENGINEER
R. P. McCONNELL
MEMBER 15064
13 07 05
YR. MN. DAY
SASKATCHEWAN

CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
ENGINEER	ENGINEER	ENGINEER	ENGINEER
DATE July 15/13	DATE Aug 7/13	DATE 14 Aug 13	DATE Aug 20, 2013

DRAWN BY MJ DATE 2013-APR-02 CHECKED BY DATE

City of Saskatoon
Infrastructure Services Department

KENSINGTON LAND DEVELOPEMENT C2

KENSINGTON PHASE C2

DESIGN CONTOURS

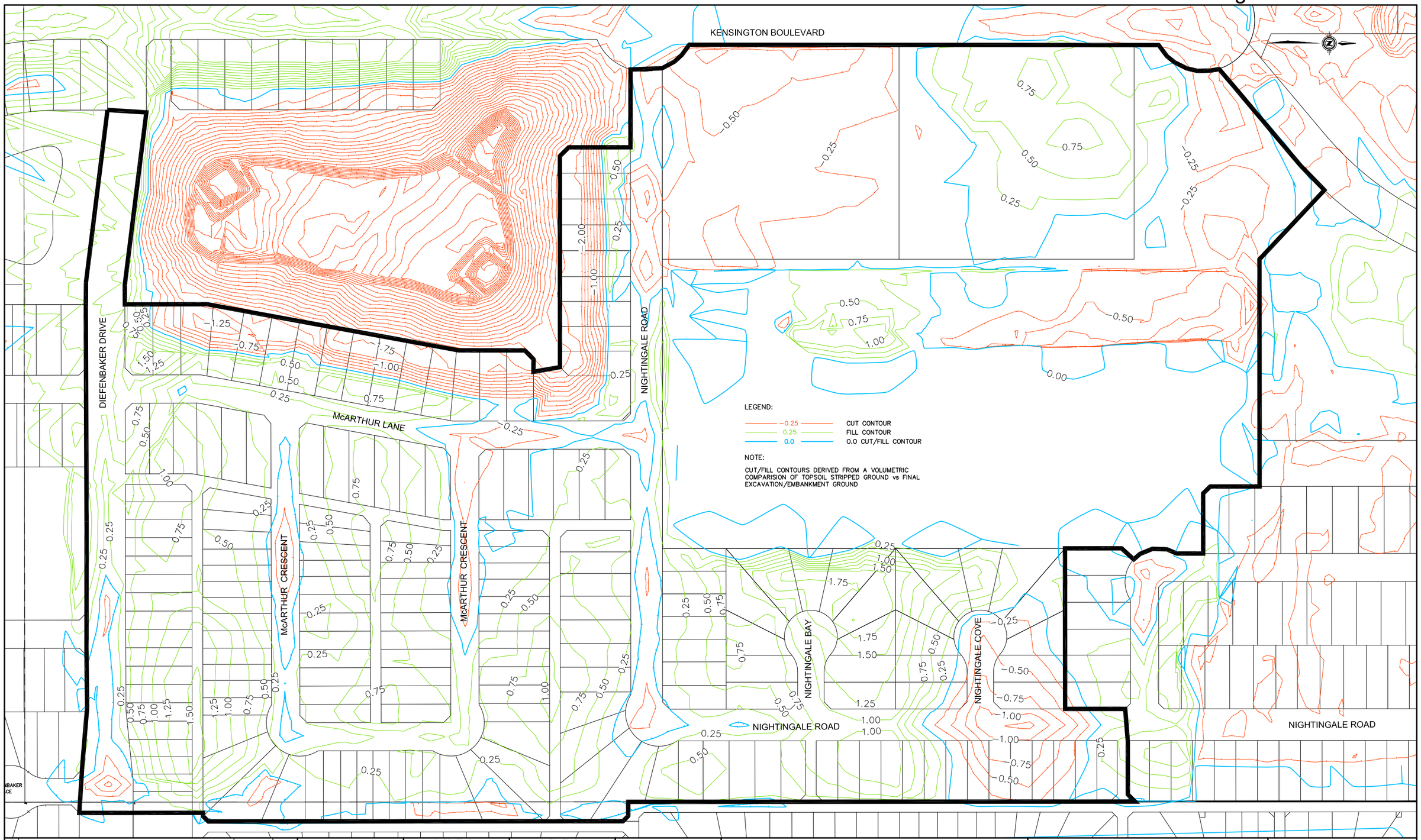
GENERAL MANAGER

Aug 22, 13
DATE

SCALES : HOR. 1: 2,500 VERT.

SHEET NO. PLAN NO. 113-0086-307r001

Figure 8 - Cut/Fill Map



11			
10			
9			
8			
7			
6			
5			
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3			
2			
1	ISSUED FOR LOT SALE	2016−JAN−31	RWDT
	PLAN DESCRIPTION/REVISION	DATE	BY

SEAL

CHECKED BY: _____ DATE

CHECKED BY: _____ DATE

DRAWN BY RWDT DATE 2017−Jan−31

City of Saskatoon
Transportation & Utilities Department

KENSINGTON LAND DEVELOPMENT

KENSINGTON PHASE C2

FINAL CUT / FILL CONTOURS

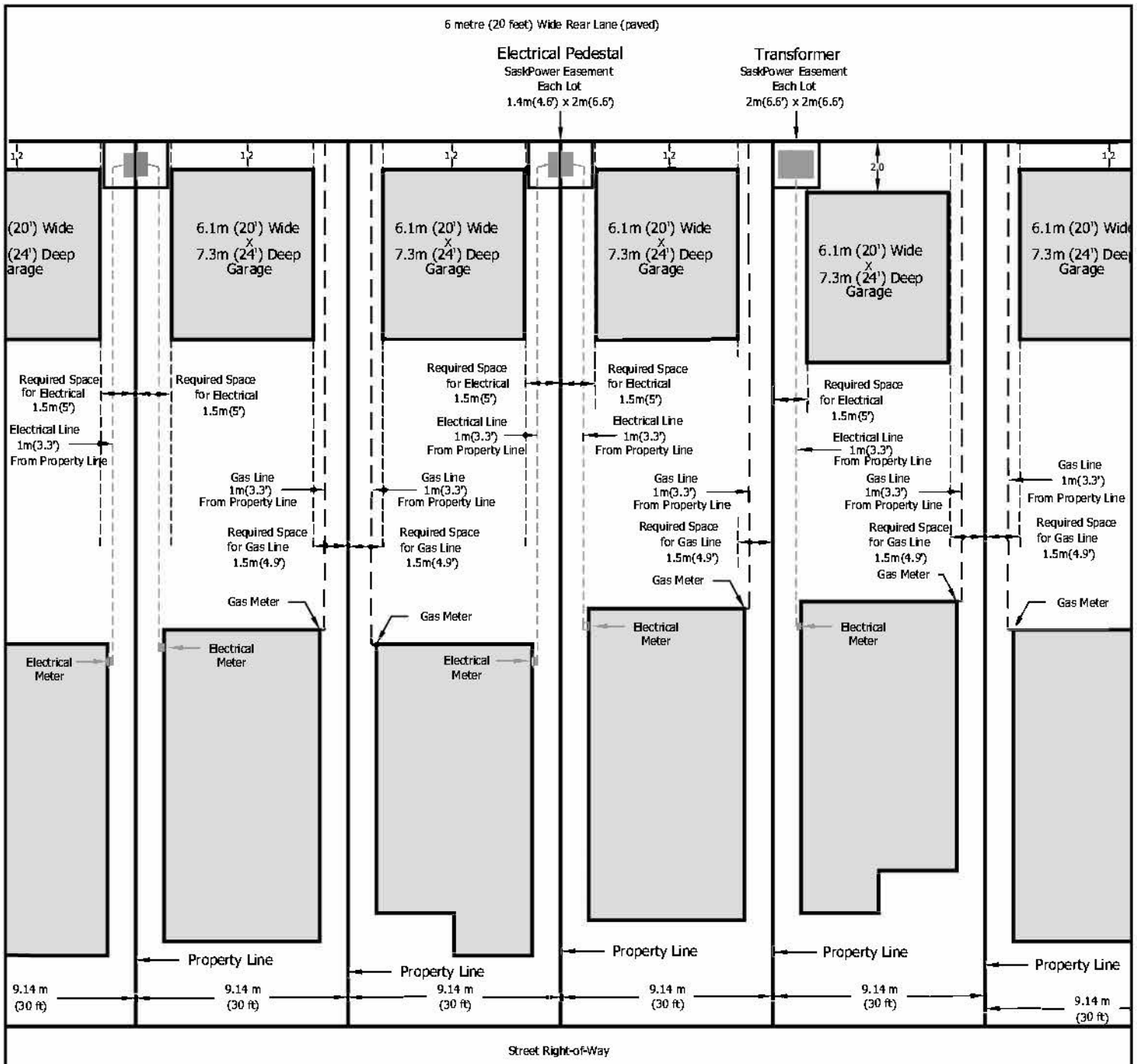
CHIEF ENGINEER _____ DATE

SCALES :
HOR. 1:1000
VERT. 1:1000

SHEET NO.

PLAN NO. 113−0086−304r001

Typical Servicing From Lane
SaskPower and SaskEnergy Underground Lines



Please note:

- This drawing is intended as a guide only. For more accurate and detailed information, specific to your property, please contact the respective utilities and the City of Saskatoon's Building Standards Division.
- For the purpose of this illustration, each lot is shown as 9.14m (30 ft) wide and 38m (125 ft) deep.
- A garage, or other accessory building may not be built over the natural gas line or electrical service.
- Saskatoon Land takes no responsibility regarding the legality of the building layout on your lot.

SaskPower SaskEnergy SaskTel

Joint Servicing Initiative

January 2015

Index:

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

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.

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 notifiy 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
- If you use SaskPowers application, please apply online to 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.

Zoning Map of Kensington

Zoning Area
ISC Blocks
ISC Lots
ISC Plan Boundary

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

Bylaw 8770

Scale 1:6,800

021-0

Mar 29, 2017

City of Saskatoon

Address Map of Kensington

City of Saskatoon

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

Zoning Designation
ISC Lots
ISC Blocks

Scale 1:4000

021-1

Mar 28, 2017

Address Map of Kensington

City of Saskatoon

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

Zoning Designation
ISC Lots
ISC Blocks

Scale 1:4000

021-2

Mar 28, 2017

Address Map of Kensington

City of Saskatoon

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

Zoning Designation
ISC Lots
ISC Blocks

Scale 1:4000

021-3

Mar 28, 2017

KENSINGTON CONCEPT PLAN

AMENDED FEBRUARY 29, 2016

ORIGINAL KE CONCEPT PLAN APPROVED APRIL 2012

N

W E

S

- SINGLE FAMILY DETACHED
- SINGLE FAMILY DETACHED (RESIDENTIAL CARE HOME)
- MULTI UNIT (STREET TOWNHOUSE) — ST
- MULTI UNIT (GROUP TOWNHOUSE)
- MULTI UNIT (STACKED GROUP TOWNHOUSE)
- MULTI UNIT MEDIUM DENSITY (APARTMENT STYLE)
- MIXED USE (COMM/RES/INST.)
- COMMERCIAL
- POTENTIAL SCHOOL SITE
- MUNICIPAL RESERVE
- STORM WATER PARCEL
- BUFFER STRIP
- STORM POND
- CONCEPT PLAN BOUNDARY
- CITY LIMITS

City of Saskatoon
Planning & Development

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
March 10, 2016

N:\Planning\MAPPING\Concept Plans\Kensington\concept_plan_021_APPROVED.dwg

HWY 14

22nd Street

Kensington

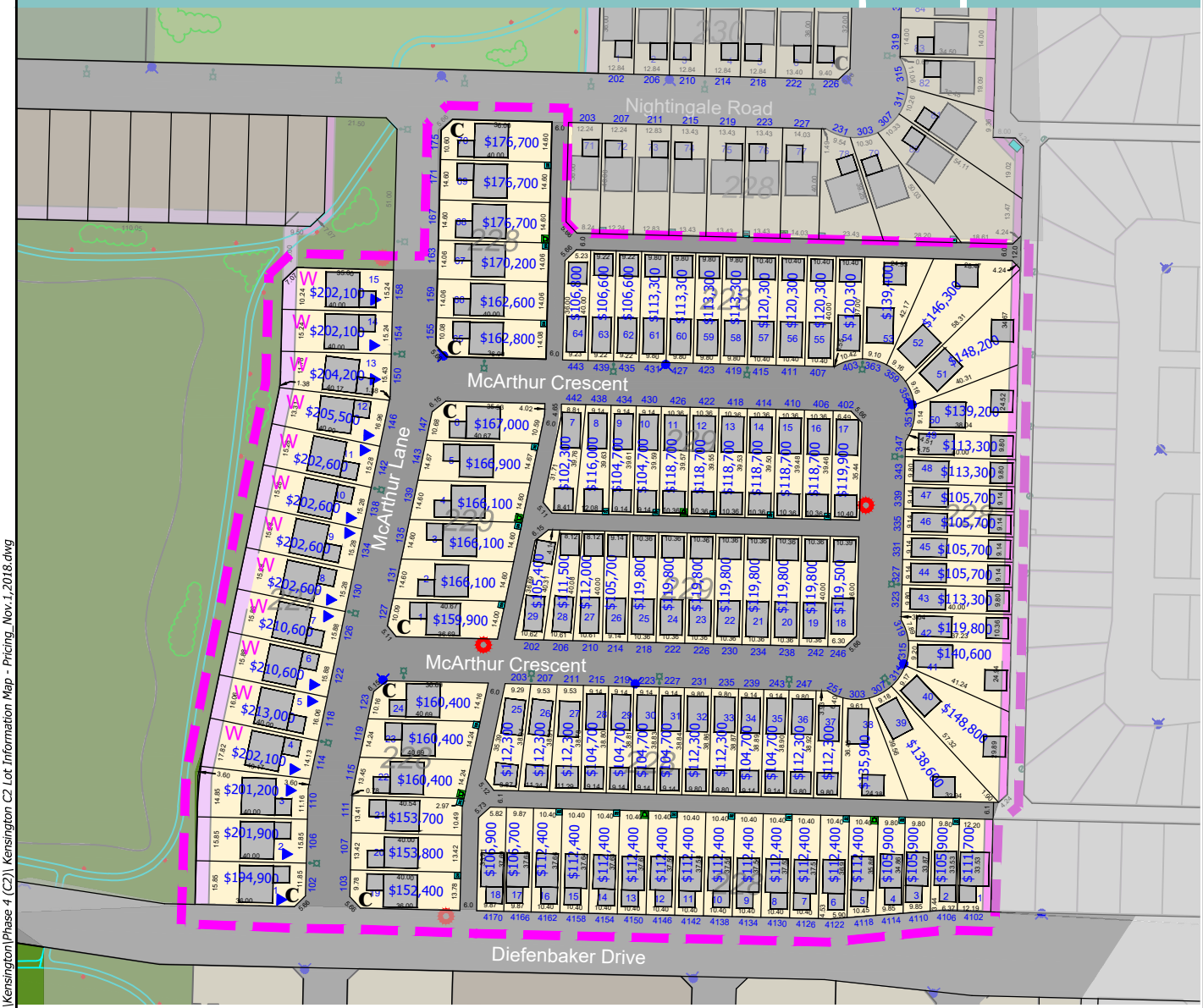
Lot Information Map - Phase 4

114 Lots: Diefenbaker Drive, McArthur Lane, McArthur Crescent

NORTH

City of Saskatoon
Saskatoon Land - October 2018

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.

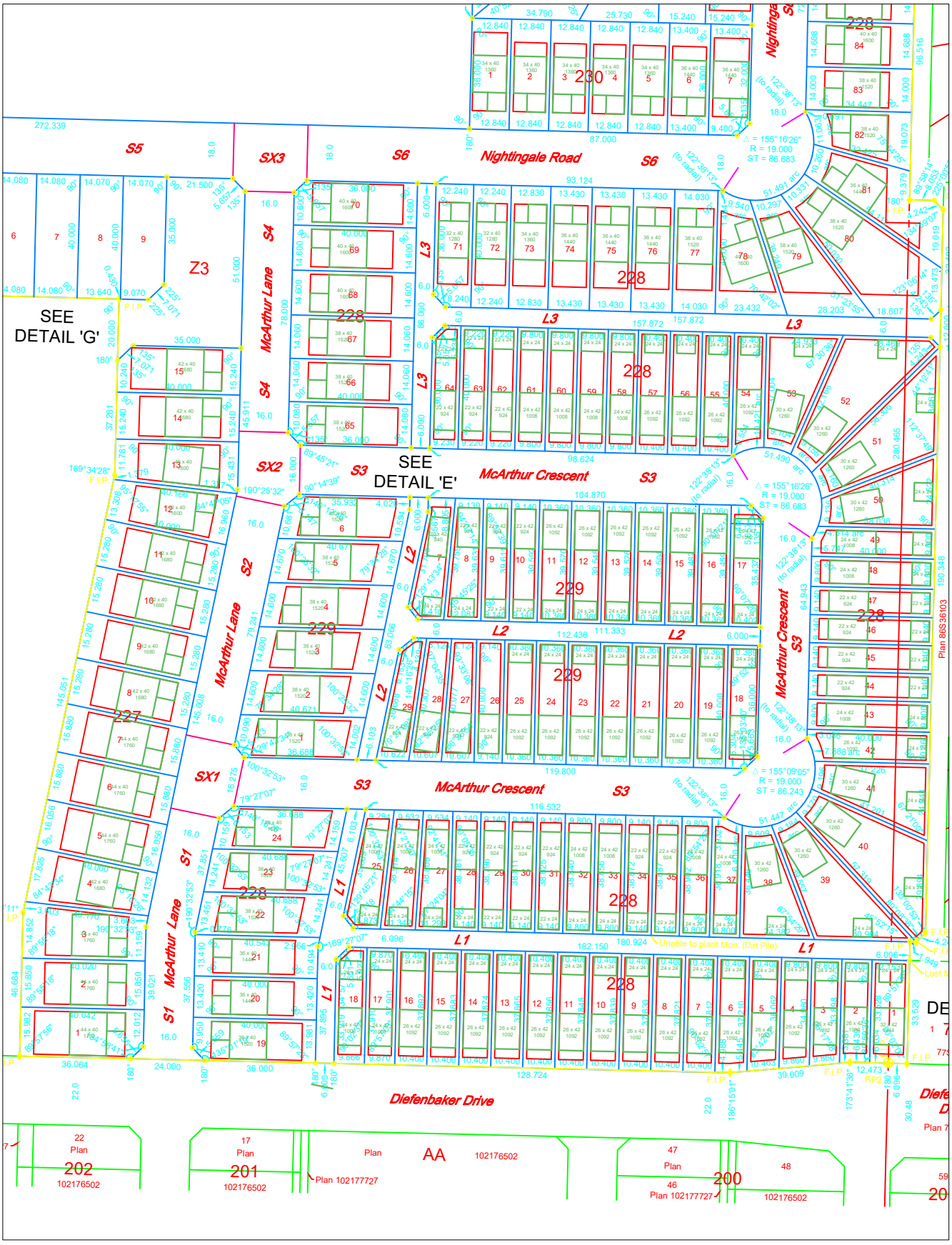


Legend

- Single-Family
- Park
- Landscaped Drainage Open Space
- School Site
- Easement 3m
- Easement 5m
- W — Walkout Basement
- Highly Visable Lot
- Transit Stop
- Fire Hydrant
- Transformer
- Service Pedestal
- Light Standard
- $194,900 — Lot Price

F:\Land\Land\Projects\Sales Room and Website\Kensington\Phase 4 (C2)\ Kensington C2 Lot Information Map - Pricing_Nov.1.2018.dwg

Kensington Phase 4 Footprints



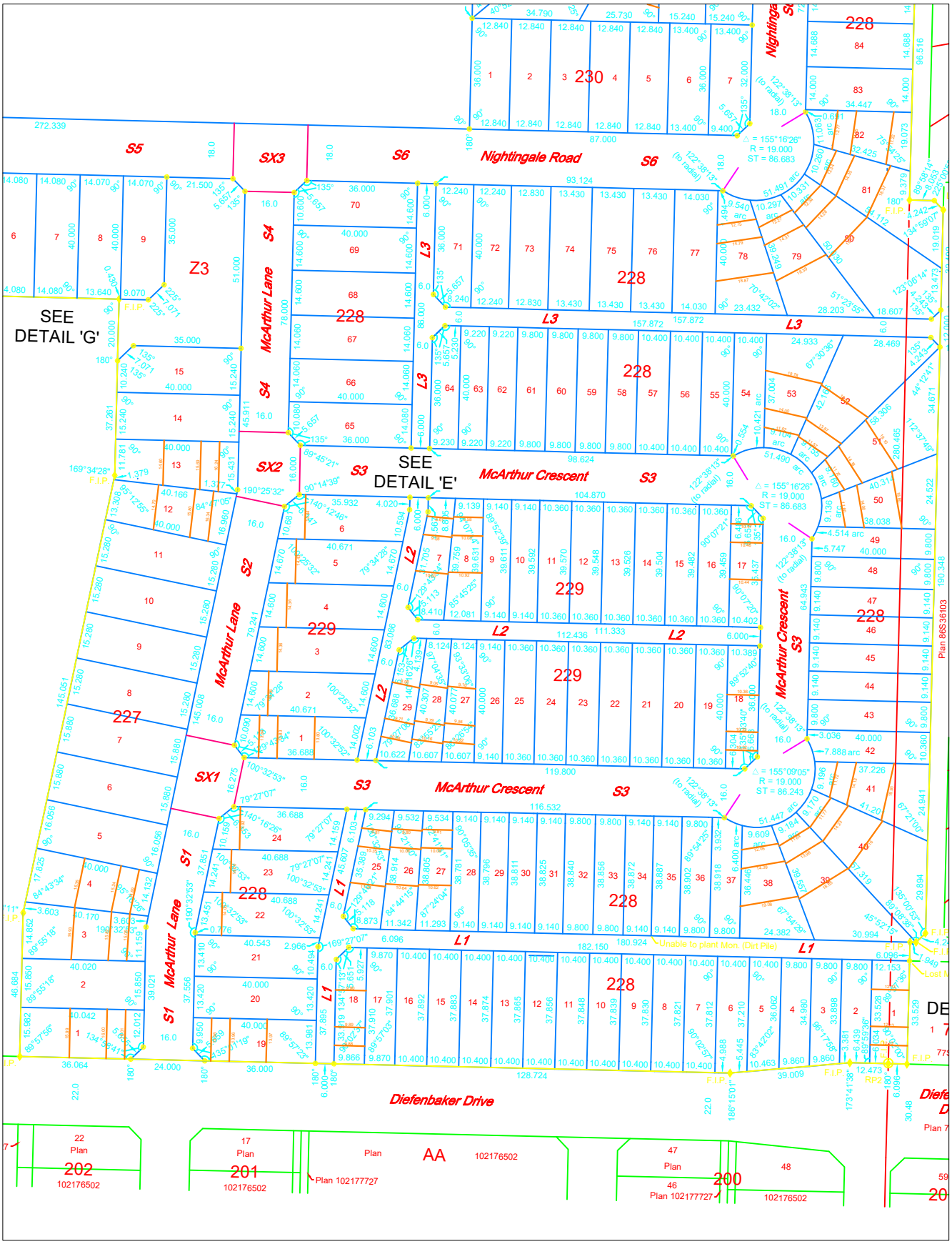
Zoning Footprint

Housing Footprint

City of Saskatoon
A & F - Saskatoon Land - October 2018

Note: Saskatoon Land does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.

Kensington Phase 4 Lot Setbacks



Setbacks (6m, 12m, 24m)

City of Saskatoon
A & F - Saskatoon Land - October 2018

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