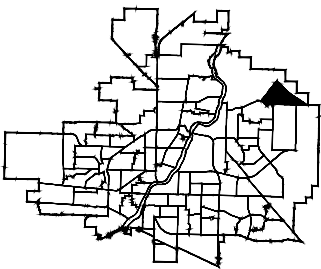




# Phase 3 - Lot Information Map

115 Lots - Kenaschuk Crescent, Link, Way,  
Union, & Lane

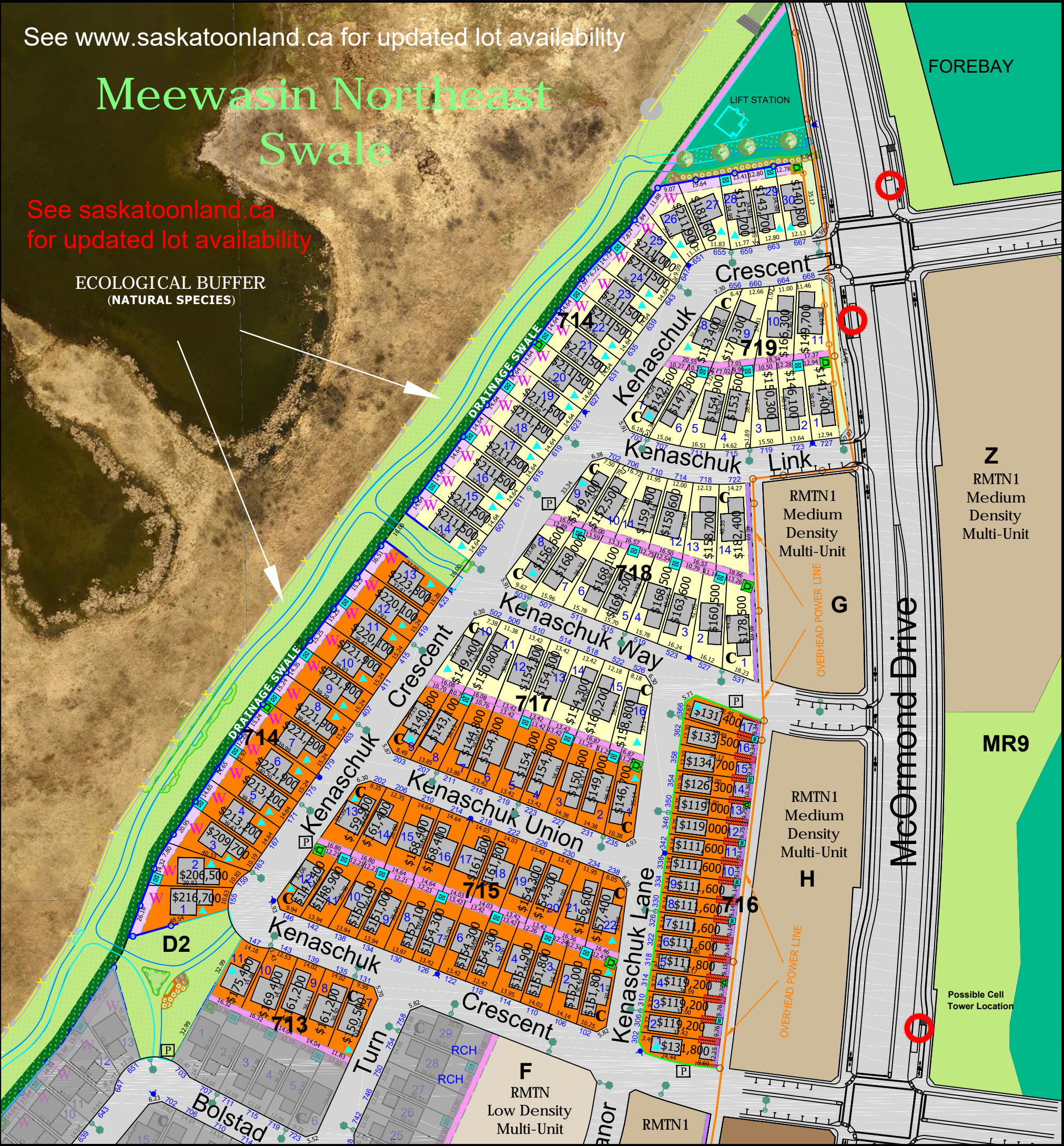


See [www.saskatoonland.ca](http://www.saskatoonland.ca) for updated lot availability

## Meewasin Northeast Swale

See [saskatoonland.ca](http://saskatoonland.ca) for updated lot availability

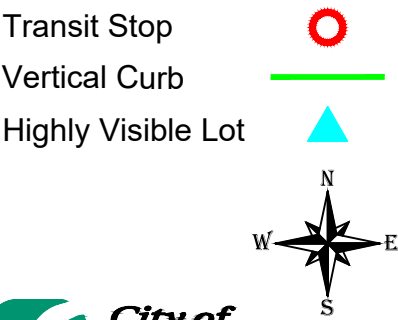
ECOLOGICAL BUFFER  
(NATURAL SPECIES)



Legend:

Single Family Roof Slope Requirement -		Easement 2m		Light Standard	
Single Family No Roof Slope Requirement -		Easement 3m		Corner Garage Location	C
Residential Care Home	RCH	Easement 5m		Mail Boxes	P
Multi-Unit Parcels Low Density -		Lot Number	12	Utility Corridor	
Multi-Unit Parcels Low/Medium Density -		Civic Address	123	Fire Hydrant	
Multi-Unit Parcels Medium Density Multi-Unit -		Transformer		Walkout Basement	W
Buffer		Service Pedestal		Decorative Fence	
Open Space		Concrete Pad		Masonry Fence	
Conceptual Design Subject to Change				Wildlife Fence	

Note: This map is conceptual and may change.







LEGEND

-  Conceptual House and Garage Footprint  
Note: Attached Garages shall not protrude more than 2.4m (8ft) from the facade of any habitable floor area of the dwelling.
-  Zoning Bylaw Building Area



Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice.



SCALE: NTS

DATE: NOVEMBER 1, 2017

DRAWN BY: TF

FILE NO:

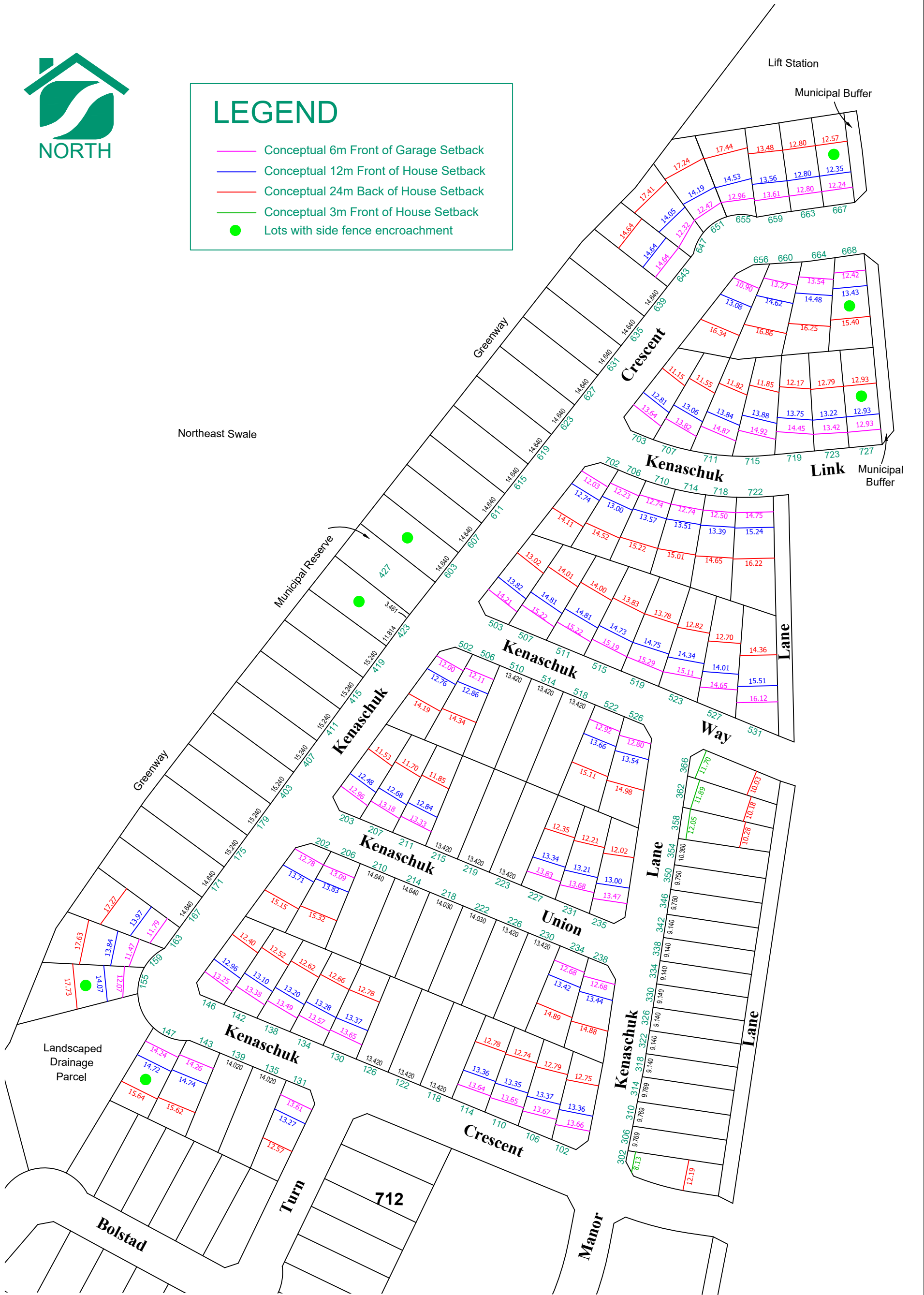
ASPEN RIDGE PHASE 3

HOUSING FOOTPRINTS AND  
ZONING BYLAW BUILDING AREA



LEGEND

- Conceptual 6m Front of Garage Setback
- Conceptual 12m Front of House Setback
- Conceptual 24m Back of House Setback
- Conceptual 3m Front of House Setback
- Lots with side fence encroachment



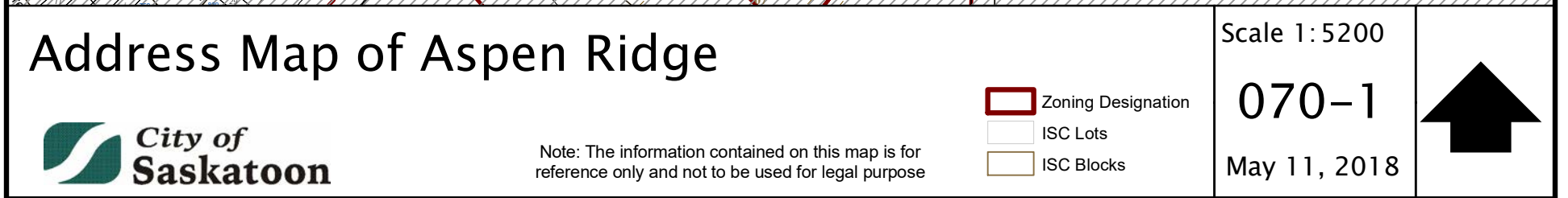
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice.



SCALE: NTS      DATE: NOVEMBER 1, 2017  
DRAWN BY: TF      FILE NO:

ASPEN RIDGE PHASE 3  
CONCEPTUAL HOUSE AND GARAGE SETBACKS





# Land Use Concept Plan

**Figure - 3**  
Aspen Ridge Neighbourhood Concept Plan

## Attachment 5

### Legend

- Low Density
- Low Density Multi Unit
- Low/Med Density Multi Unit
- Medium-Density Multi Unit
- Medium-Density Mixed-Use
- Low-Density Mixed-Use
- Park
- Landscaped Drainage Open Space
- Greenway
- Buffer
- Elementary Schools/Community Centre
- Urban Holding Area
- Northeast Swale
- Possible Roadway Extension
- Neighbourhood Boundary
- (RCH) Possible Residential Care Home Site
- Possible Cell Tower Location





## Meewasin Northeast Swale

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

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

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

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

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



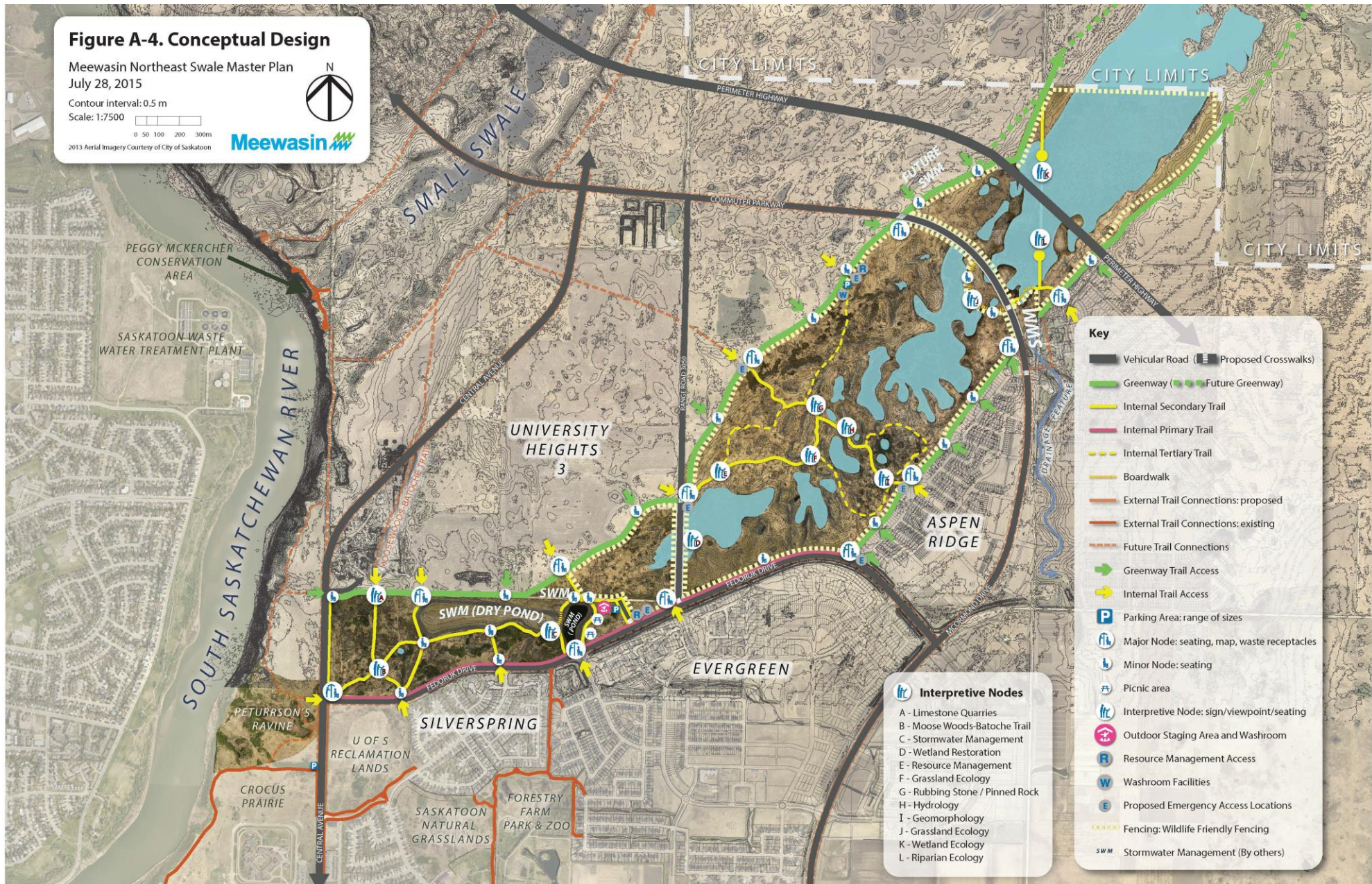
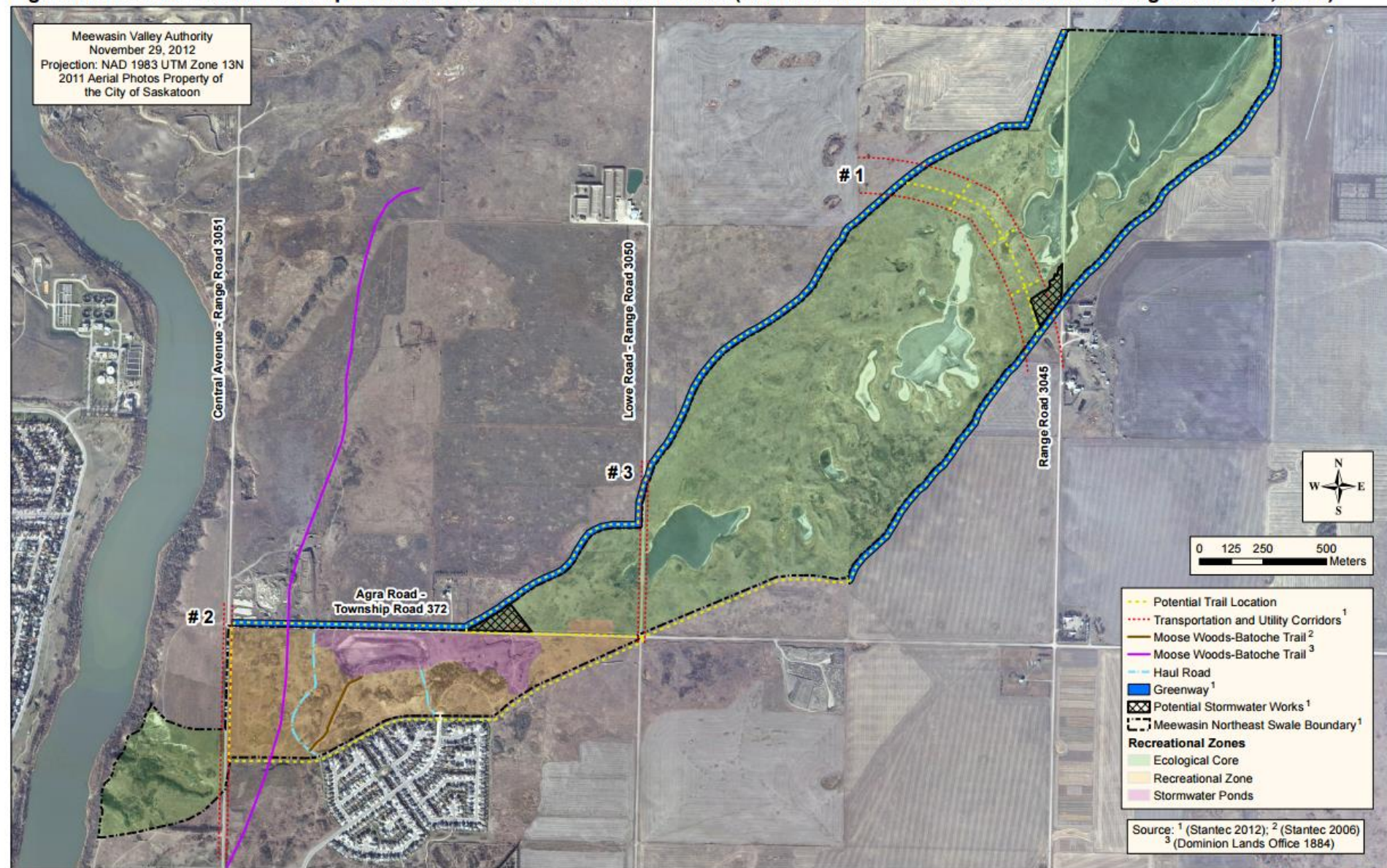




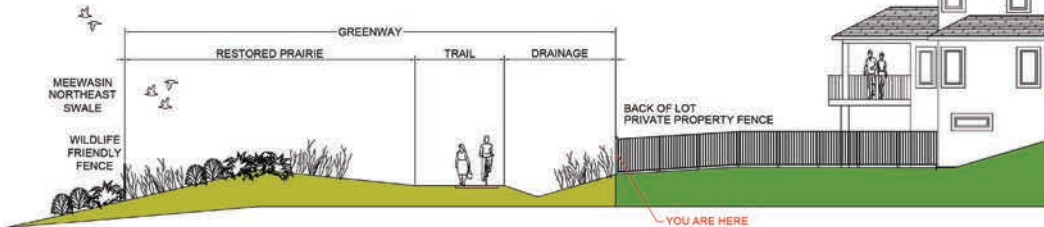
Figure A-8. Guidelines for Development of the Meewasin Northeast Swale (from the *Northeast Swale Resource Management Plan*, 2013)





# Naturalized Area

The Greenway is a corridor that provides a transition between Aspen Ridge and the grasslands and wetlands of the Meewasin Northeast Swale. The Greenway consists of a drainage channel, multi-use trail, and restored prairie.



## What you can do to help.

The Greenway will take a number of years to develop into a mature and stable naturalized ecosystem. On your property, we encourage you to:

- reduce the amount of sod, fertilizer, chemicals, and irrigation used
- remove invasive weeds before going to seed to reduce their potential spread
- plant your yard with native prairie wildflowers, shrubs and grasses
- do not mow or maintain the open space beyond your property
- respect the night sky – use full cutoff exterior lighting
- keep yard clean of construction and household waste
- do not feed wild animals or leave food out and screen gardens and fruit trees
- stay on the designated trails and do not create new access points

## The Greenway promotes active transportation, biodiversity and water conservation.

In keeping with the sustainability goals set out for Aspen Ridge, many features of the Greenway will protect the biodiversity of the Swale:

- residential developments were setback from the Swale edge
- native prairie wildflowers, shrubs and grasses will be re-established in disturbed areas
- the need to irrigate is minimized
- mowing will be restricted to select areas and occur only once or twice per growing season
- ongoing resource management practices will be used such as prescribed burning
- constructed stormwater drainage systems will collect and manage residential runoff
- full cutoff lighting will be installed along the trail



**YES! Walk or Bike**  
on Designated Trails



**YES! Smell Flowers**



**YES! Watch Wildlife**



**YES! Take Photos**



**NO Motorized Vehicles**  
Bylaw No. 7767



**NO Picking Plants**  
Bylaw No. 7767



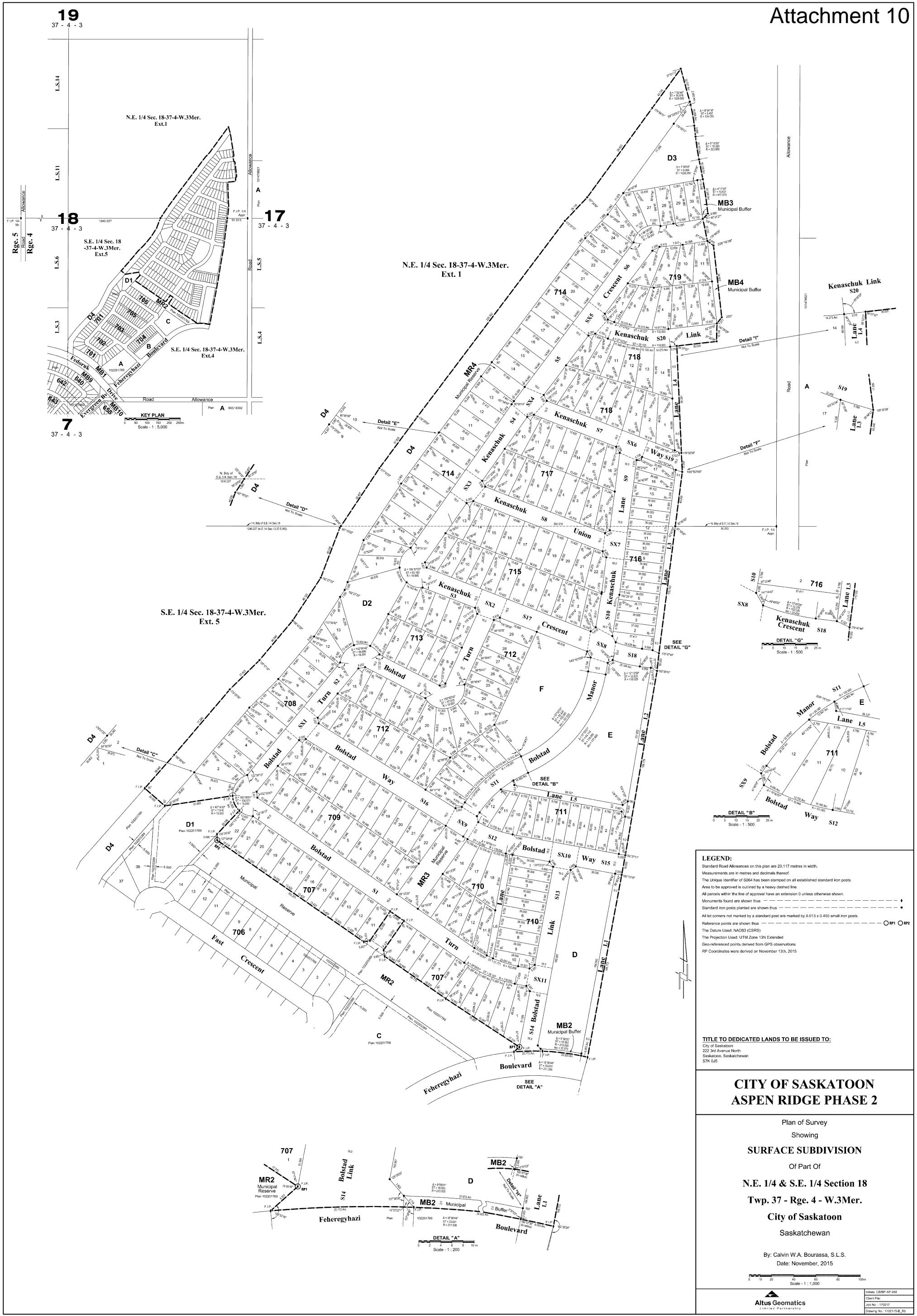
**NO Off-leash Dogs**  
Bylaw No. 7860



**NO Littering**  
Bylaw No. 7767



# Attachment 10



**LEGEND:**  
Standard Road Allowances on this plan are 20.117 metres in width.  
Measurements are in metres and decimals thereof.  
The Unique Identifier of S064 has been stamped on all established standard iron posts.  
Area to be approved is outlined by a heavy dashed line.  
All parcels within the line of approval have an extension 0 unless otherwise shown.  
Monuments found are shown thus ————  
Standard iron posts planted are shown thus ————  
All lot corners not marked by a standard post are marked by 0.013 x 0.450 small iron posts.  
Reference points are shown thus ————  
The Datum Used: NAD83 (CSRS)  
The Projection Used: UTM Zone 13N Extended  
Geo-referenced points derived from GPS observations  
RP Coordinates were derived on November 13th, 2015

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

## CITY OF SASKATOON ASPEN RIDGE PHASE 2

Plan of Survey  
Showing  
**SURFACE SUBDIVISION**  
Of Part Of  
**N.E. 1/4 & S.E. 1/4 Section 18  
Twp. 37 - Rge. 4 - W.3Mer.**  
**City of Saskatoon  
Saskatchewan**

By: Calvin W.A. Bourassa, S.L.S.  
Date: November, 2015

Scale: 1 : 1,000

Altus Geomatics  
Limited Partnership

Inside: CSBP AP-50M  
Client File:  
Job No.: 170217  
Drawing No.: 170217S-05



# Attachment 11

N.E. 1/4 Sec. 18-37-4-W.3Mer.

S.E. 1/4 Sec. 18-37-4-W.3Mer.

## LEGEND:

Standard Road Allowances on this plan are 20.117 metres in width.  
Measurements are in metres and decimals thereof.  
Area to be approved is outlined by a heavy dashed line.  
The extensions of all parcels affected by this feature are 0 unless otherwise shown.  
Monuments found are shown thus  
Reference points are shown thus  
The Datum Used: NAD83 (CGRS)  
The Projection Used: UTM Zone 13N Extended  
Geo-referenced points derived from GPS observations  
RP Coordinates were derived on November 13th, 2015

## CITY OF SASKATOON ASPEN RIDGE PHASE 2

Descriptive Plan - Type 2  
Showing  
**FEATURE UTILITY RIGHT-OF-WAY**

Within  
**Lots 1-22, Block 707**  
**Lots 1-13, Block 708**  
**Lots 1-22, Block 709**  
**Lots 4-8 & 11-18, Block 710**  
**Lots 2-6 & 8-11, Block 711**  
**Lots 1-29, Block 712**  
**Lots 1-11, Block 713**  
**Lots 1-30, Block 714**  
**Lots 1-22, Block 715**  
**Lots 1-17, Block 716**  
**Lots 1-16, Block 717**  
**Lots 1-14, Block 718**  
**Lots 1-11, Block 719**  
**Parcels D, D2, D3, D4, E, F,**  
**Municipal Reserve MR3 & MR4,**  
**Municipal Buffers MB2, MB3 & MB4**

Plan 102207912

In E. 1/2 Section 18

Twp. 37 - Rge. 4 - W.3Mer.

City of Saskatoon

Saskatchewan

By: Calvin W.A. Bourassa, S.L.S.  
Date: November 13th, 2015

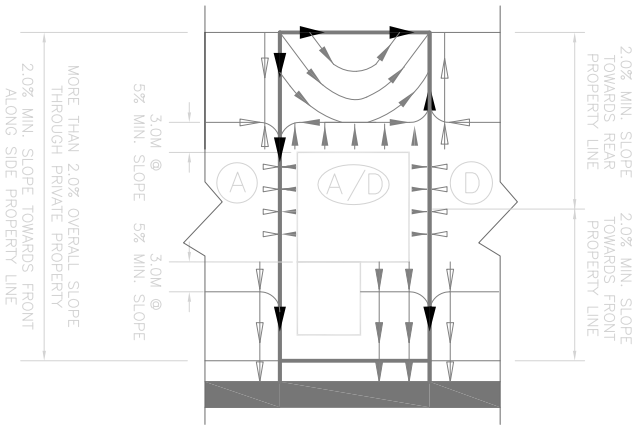
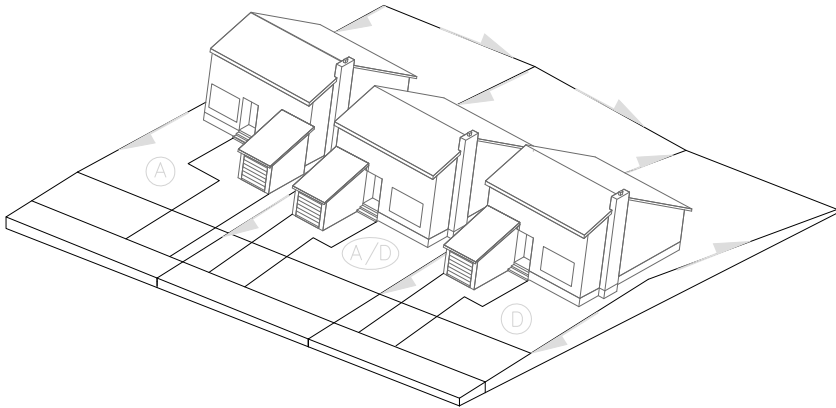
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Altus Geomatics  
Limited Partnership

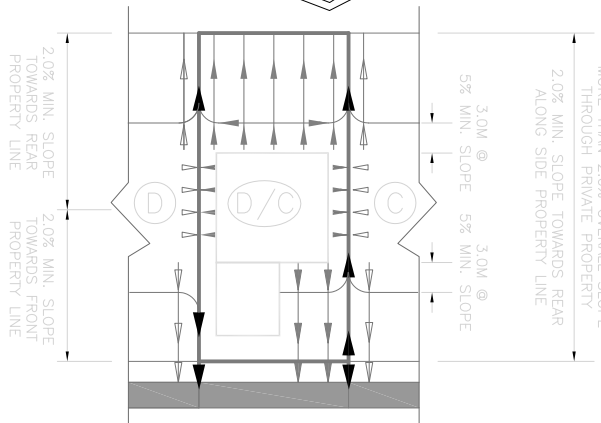
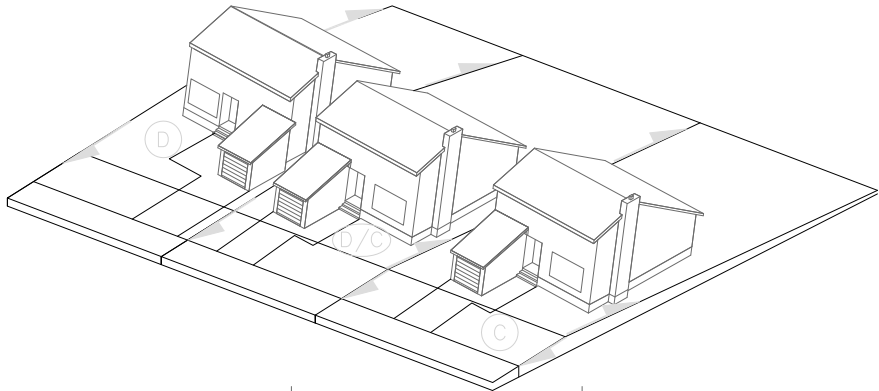
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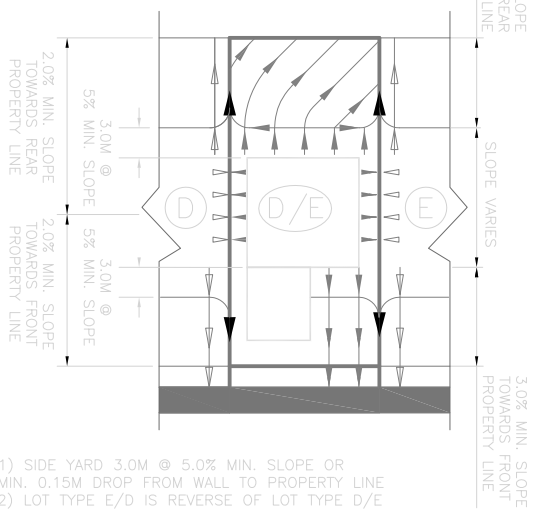
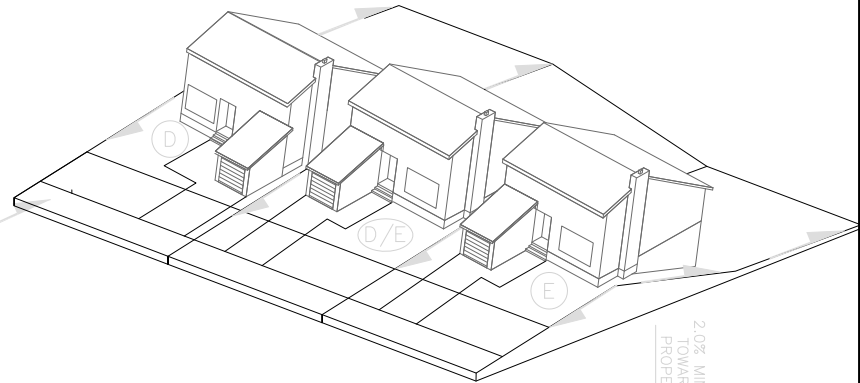
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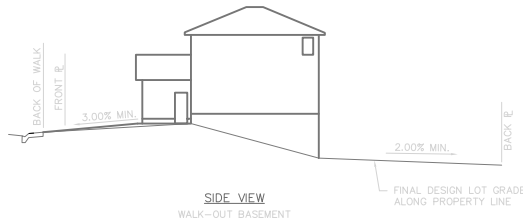
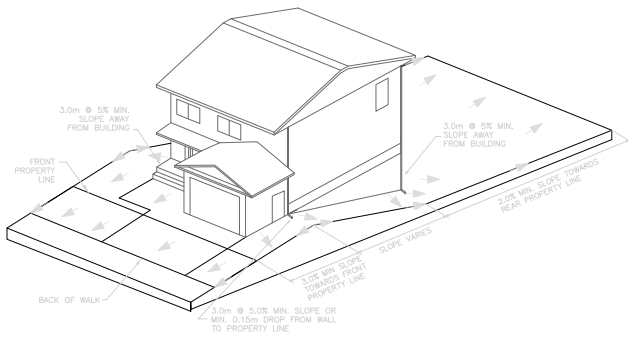
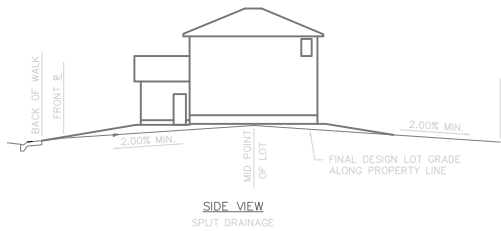
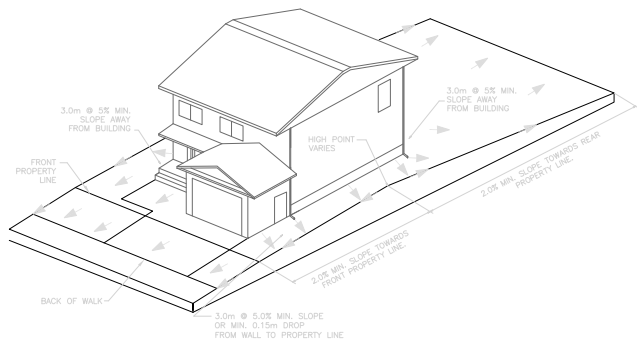
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE  
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D



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



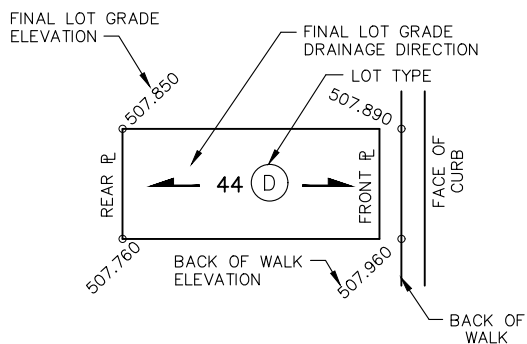
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2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E







### LEGEND



### NOTE:

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

## KENASCHUK CRESCENT, KENASCHUK LINK

DRAWN BY JVS DATE 2016-JUN-20

SCALE: 1:1000

PLAN No.:

PAGE: 1 OF 12



**City of  
Saskatoon**

Transportation & Utilities Department

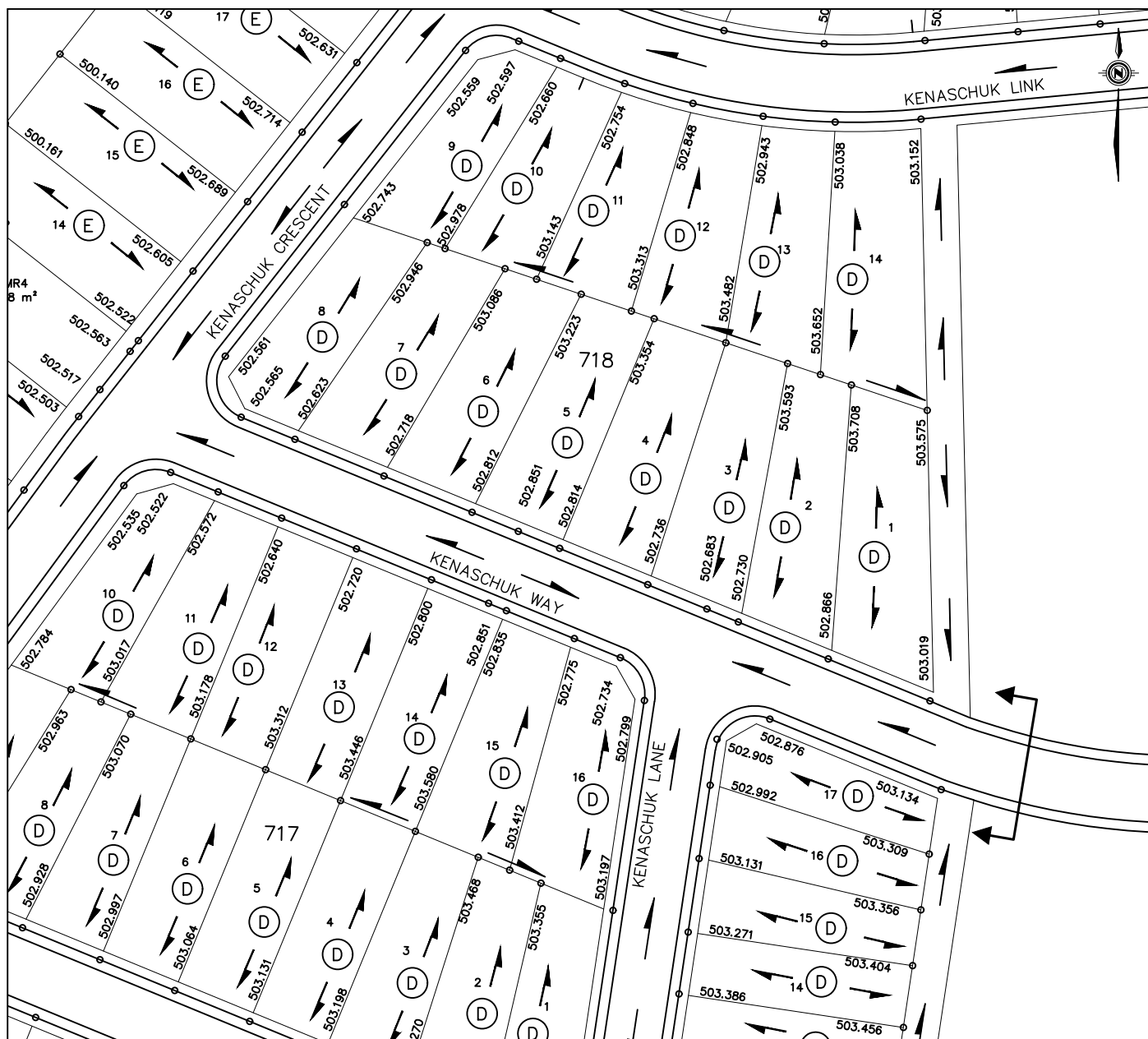
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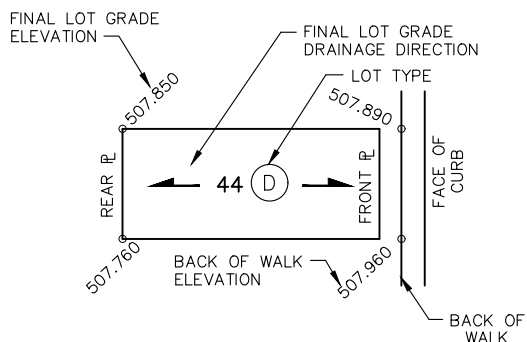
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REVISION DATE:





### LEGEND



### NOTE:

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

## KENASCHUK CRESCENT, KENASCHUK LINK, WAY & LANE

DRAWN BY JVS DATE 2016-JUN-20  
 SCALE: 1:1000  
 PLAN No.:  
 PAGE: 2 OF 12



**City of  
Saskatoon**

Transportation & Utilities Department

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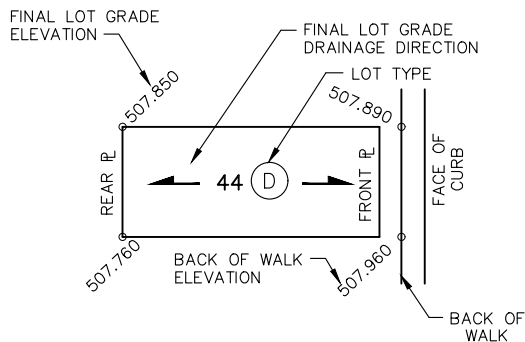
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### LEGEND



### NOTE:

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

## KENASCHUK CRESCENT, KENASCHUK WAY & UNION

DRAWN BY JVS DATE 2016-JUN-20

SCALE: 1:1000

PLAN No.:

PAGE: 3 OF 12



**City of  
Saskatoon**

Transportation & Utilities Department

SOURCE DOCUMENT

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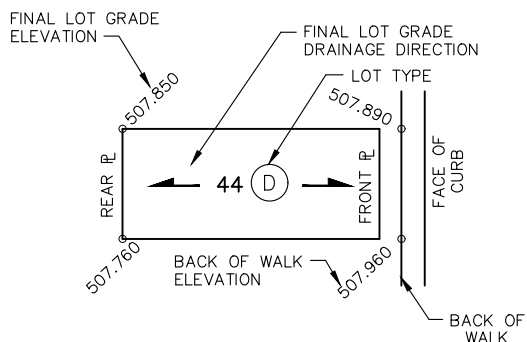
APPROVAL DATE:

REVISION DATE:





## LEGEND



## NOTE:

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

## KENASCHUK CRESCENT & UNION, BOLSTAD TURN

DRAWN BY JVS DATE 2016-JUN-20

SCALE: 1:1000

PLAN No.:

PAGE: 4 OF 12



**City of  
Saskatoon**

Transportation & Utilities Department

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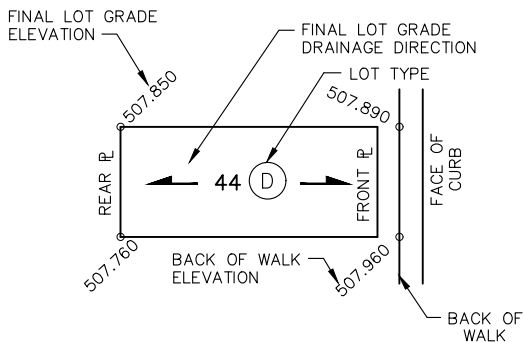
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APPROVAL DATE:

REVISION DATE:



### LEGEND



### NOTE:

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

## KENASCHUK CRESCENT, LANE & UNION

DRAWN BY JVS DATE 2016-JUN-20  
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 PAGE: 5 OF 12



**City of  
Saskatoon**

Transportation & Utilities Department

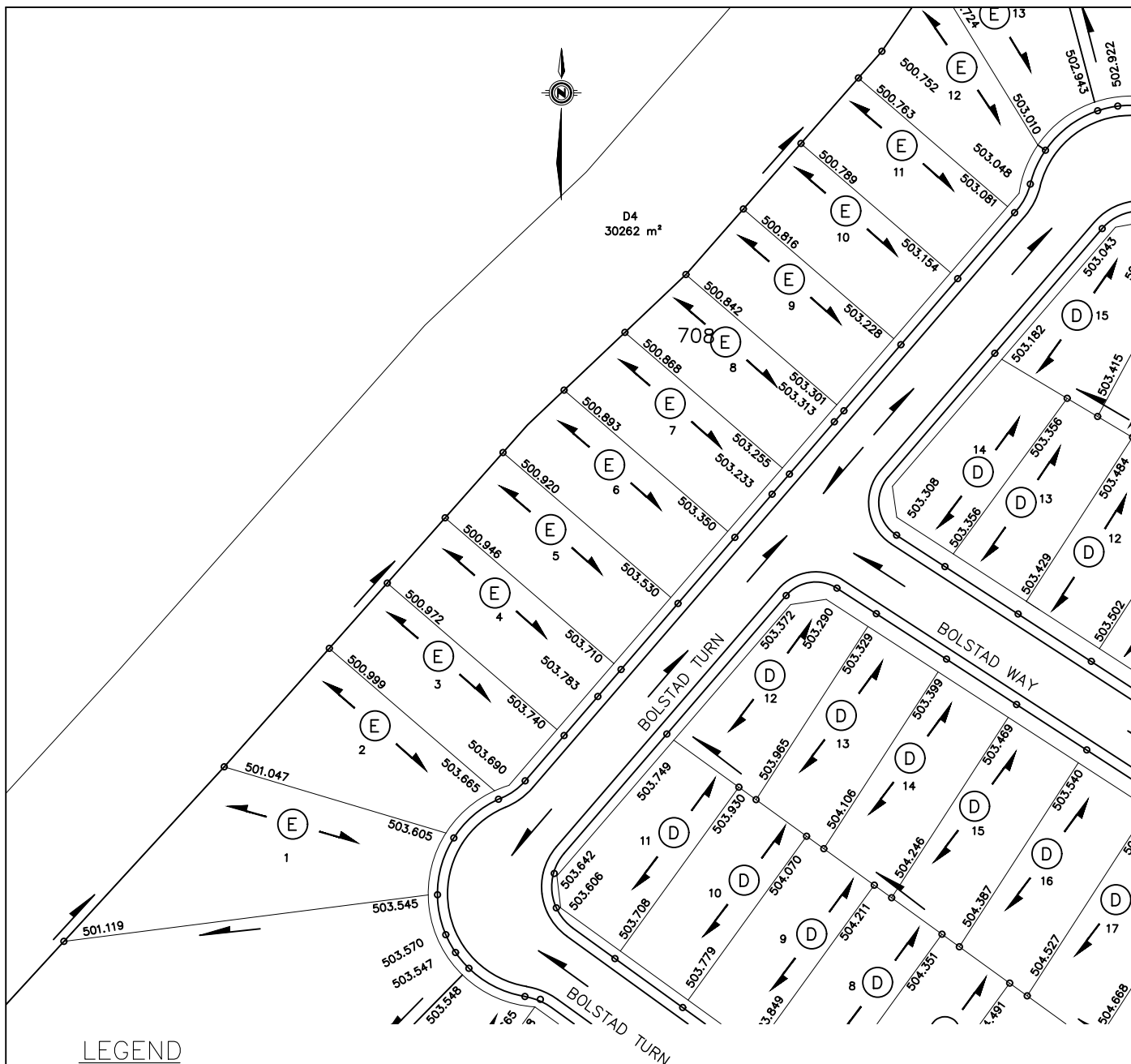
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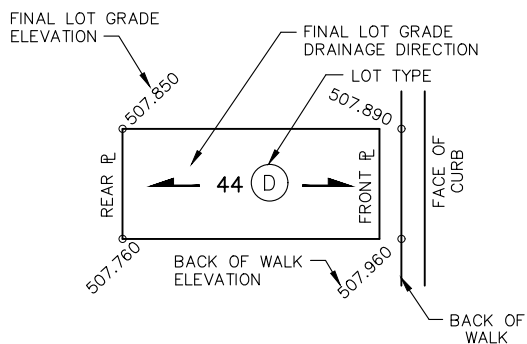
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### LEGEND



### NOTE:

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

## BOLSTAD TURN & BOLSTAD WAY

DRAWN BY JVS DATE 2016-JUN-20  
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 PLAN No.:  
 PAGE: 6 OF 12



**City of  
Saskatoon**

Transportation & Utilities Department

SOURCE DOCUMENT

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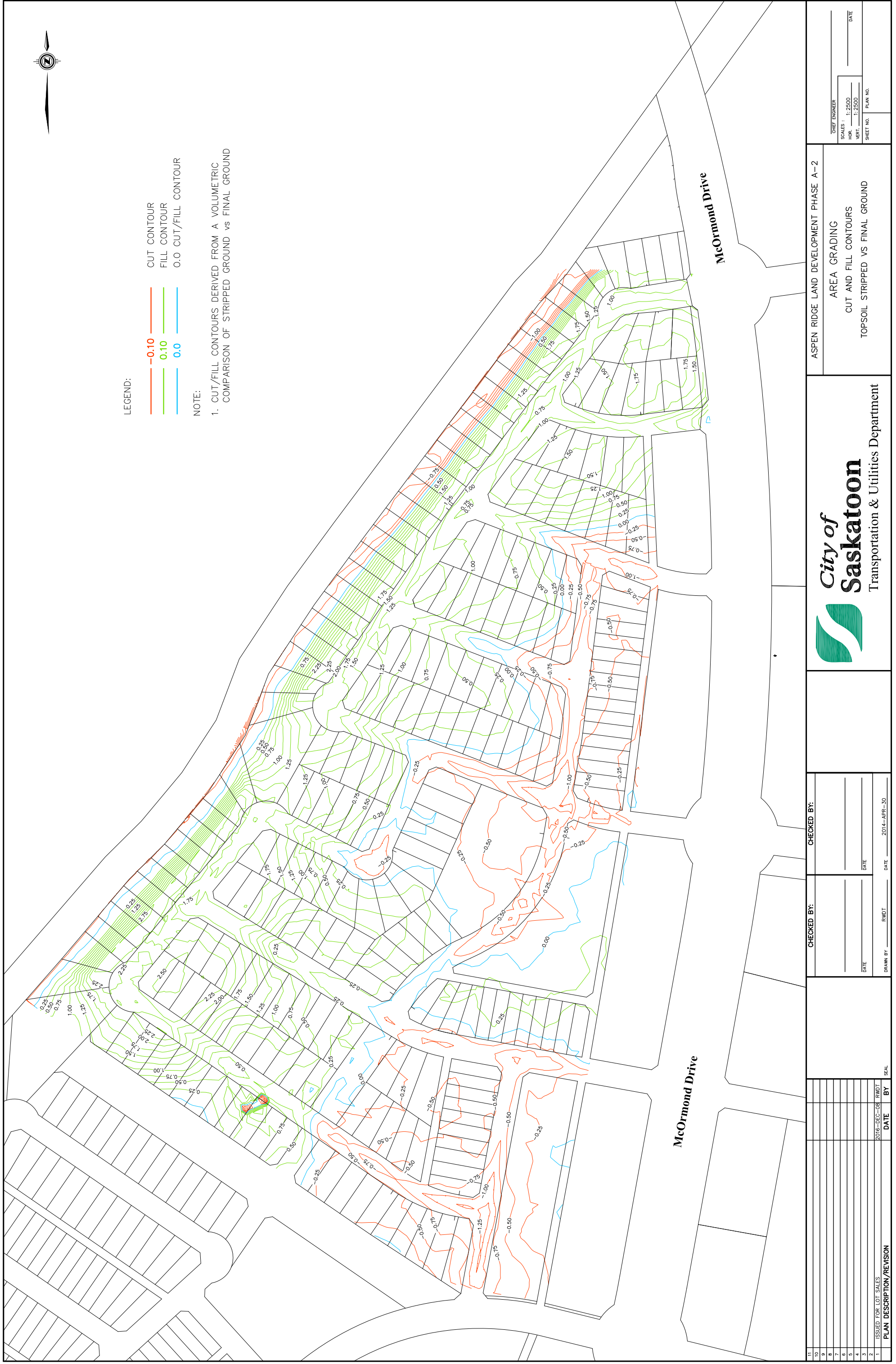
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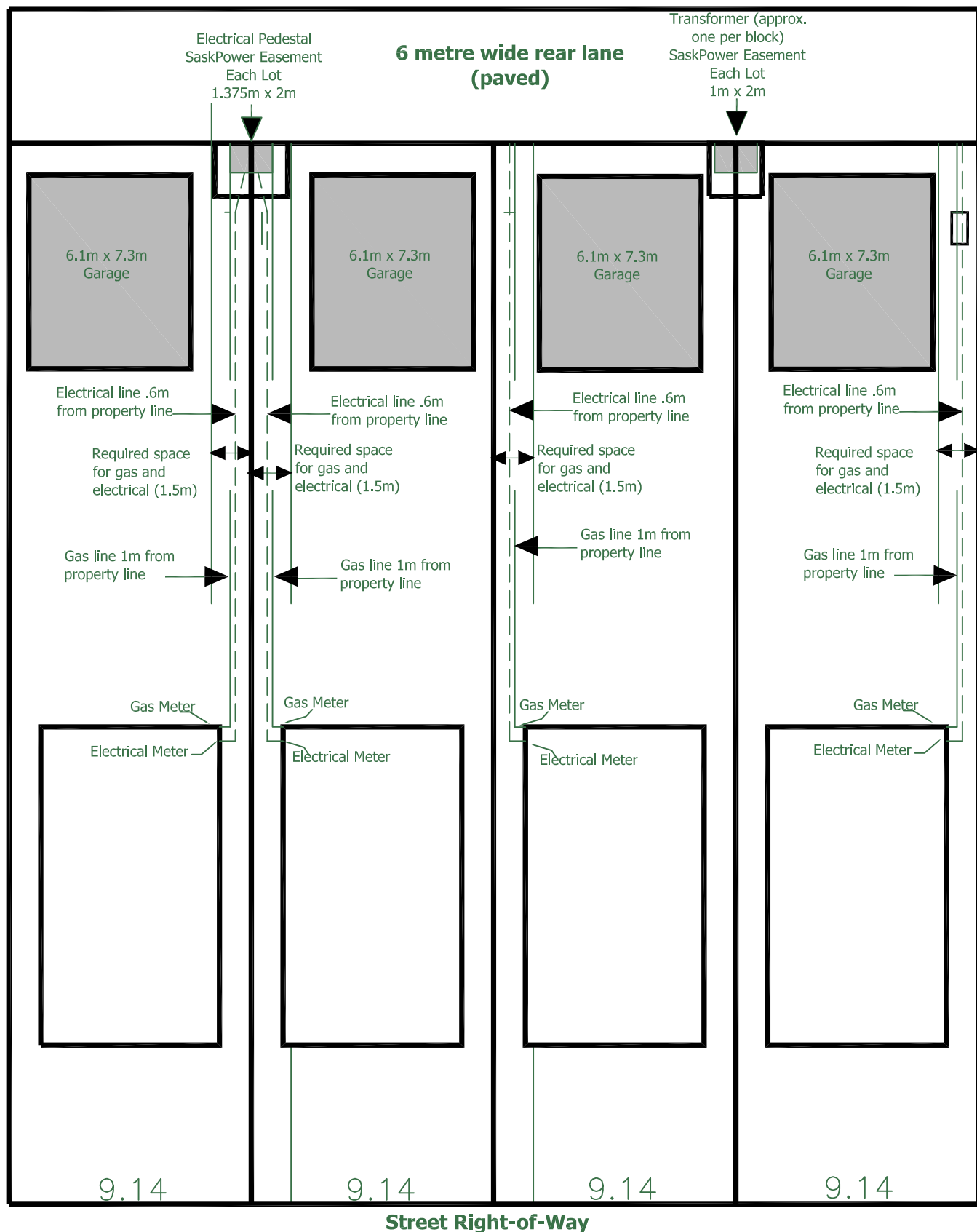
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### Servicing From Lane SaskPower and SaskEnergy Underground Lines

#### Notes:

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



# Joint Servicing Initiative

January 2015



## ■ Background of the Joint Servicing Initiative

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

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



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

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

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

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



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## Site Check Readiness

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

Site readiness includes the following:

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





## **Urban Applications for Services**

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

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

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

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

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

