

Brighton

a community connected

Phase 1 Lot Information Package



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Terms of Sale

Individuals

Deposit

A deposit equal to 5% of the purchase price (less the \$3,000 lot draw application fee) and entrance into a Sale Agreement is required at the time of lot selection. Upon possession, you must provide an additional 8% deposit, plus 5% GST.

Residency Requirement

Lots purchased by individuals have a four-year residency requirement. The four-year period will begin the day payment in full is received and 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

In connection with the residency requirement, a Forgivable Mortgage of \$50,000, held by the City of Saskatoon, will be registered against title. 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.

Eligible Contractors

Deposit

A deposit of 5% of the purchase price is required at the time of lot allocation and entrance into an Agreement for Sale. Upon possession, an additional 8% deposit is required.

Builders will be given 5 business days after confirmation of lot selection to pay the deposit and sign the Agreement. Failure to meet this requirement will result in a loss of the sale, the lot being returned to inventory and a \$500 processing 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 on Page 5 of this document. Assignments may be permitted with notification and approval by Saskatoon Land.

All Purchasers

Payment Terms

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

- A deposit of 5% of the purchase price is required at the time of lot selection and entrance into an Agreement for Sale;
- Upon possession an additional 8% (Plus GST) deposit is required;
- Full payment of the lot is due within 12 months of possession with interest at 0% per annum;
- After 12 months, upon request, an extension may be granted with a payment of 5% of the purchase price to extend an additional 4 months at an interest rate of 5% per annum; and
- No further extensions will be granted and full payment of the lot is due within 16 months.

Possession of Land

All 134 lots will be sold with delayed possession, estimated to be in Summer 2022.

Build-Time Requirement

All lots purchased have a three-year time requirement to complete construction. Construction may begin once possession of the lot is granted, utility servicing is complete and the roadways are at gravel base. The build requirement will commence from the date of possession. Construction includes a build substantially complete and ready for occupancy within the three-year time frame. Builders 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 possession date. For an estimate of the taxes on the land only, please call the Assessment Division at (306)975-3227.

Transfer of Title

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

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

Default or Voluntary Cancellation

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

Starting Construction

Possession of the site is granted for construction purposes when the down payment has been received, finalizing the Agreement for Sale.

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

Landscaping and Driveway Requirement

Brighton Phase 1 Rebate*

Front yard landscaping and hard surfacing of front driveways is required to be completed within 18 months of building permit issuance in Phase 1 to improve the curb appeal of newly built dwellings in Brighton. Saskatoon Land offers a Rebate Program to Builders and lot purchasers to help with these projects.

For lots sold in Phase 1 the following Rebate will apply:

- A rebate of \$5,000 is available for builders or individual lot purchasers for the completion of both the front driveway surfacing and front yard landscaping within 18 months of the building permit issuance date.

Rebate will only be issued once completion, architectural inspection and approval is granted on both the front driveway surfacing and front yard landscaping.

*Please visit the **Brighton Architectural Controls** for full information on the Rebate Program.

General Information

Architectural Controls

Once a lot is purchased, the purchaser and/or builder will be required to review the Phase 1 *Brighton Architectural Controls*. **Building Plans showing compliance with the Architectural Controls must be submitted and approved by Saskatoon Land prior to applying for a Building Permit.** Upon approval, Saskatoon Land will provide an approval package with stamped Building Plans. The purchaser and/or builder needs to submit the approval package to the Building Standards Division as part of the Building Permit package. Complete information and approval by Saskatoon Land before applying for a Building Permit will ensure no Architectural Control delays after applying for a Building Permit.

Please be advised that to qualify for Saskatoon Land's Rebate program the dwelling must pass architectural inspection. If the dwelling is constructed in violation of the Architectural Controls as approved and initialled in the Agreement for Sale, the rebates will be withheld, and the City may take legal action to require compliance. Issuance of a Building Permit will not absolve the Purchaser from meeting this requirement. Such action could result in the demolition or partial demolition of the building at the expense of the purchaser.

Zoning

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

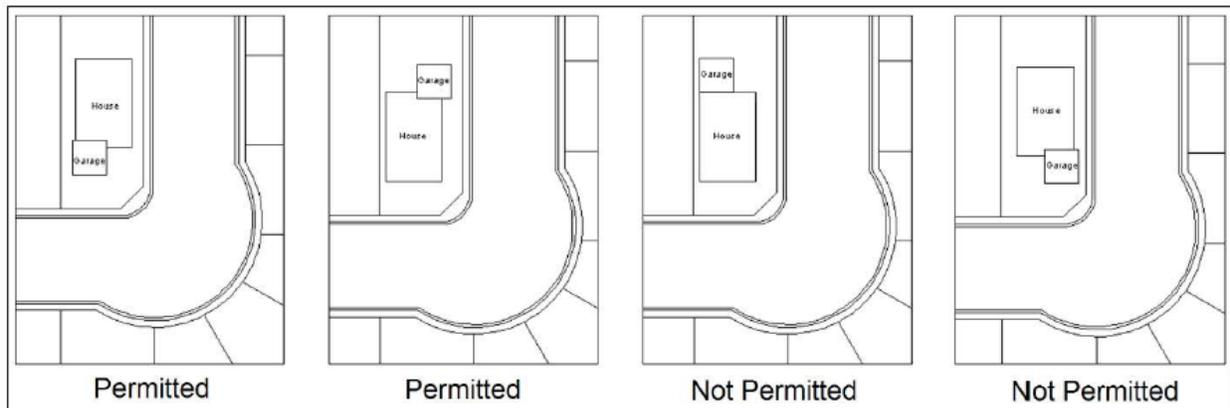
The lots within this phase of Brighton are zoned R2 (see Attachment 4). Please consult the City's Zoning Bylaw for the development standards of this district.

Attached Garage Placement

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

Corner Garage Placement

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



Nearby Multi-Unit Sites

Parcel A, on Delainey Court
 Parcel 129, on Delainey Court
 Parcel 121, on Underhill Road
 Parcel 120, on Underhill Bend

Parcel A will be subject to the Saskatoon Land **Architectural Controls for Multiple-Unit Dwelling Districts**. Parcels 120, 121 and 129 will have Architectural Controls but approval will be completed by other Brighton Land Developers.

Additional multi-unit parcels will be subdivided to the west and south as part of future plans.

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

Sites within the Brighton neighbourhood have been pre-designated for development as Residential Care Homes – Type II, Pre-Schools, or 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. Pre-Schools means a facility which provides a part-time program for pre-school aged children. Child Care Centre means an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision. The locations of sites for these uses have been spread throughout the neighbourhood and among various phases of development. In general, these locations are adjacent to collector streets on corner lots in order to provide access to transit service, and to mitigate any potential parking conflicts.

Residential Care Home lots in Phase 1 are located at lots 12 & 13 Block 132.

Disclosure of Adjacent Property Owners

In order to facilitate discussions between property owners respecting lot grading, fencing and property maintenance, Saskatoon Land will, upon request, disclose the names and phone numbers of purchasers to adjacent property owners.

Lot Grading

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

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

In addition to this section below please refer to the [Residential Property Lot Grading Guidelines](#).

Lot Grade Details

The following information has been prepared to assist the purchaser and/or builder in setting the dwelling elevations and final lot grades. Lot grade details are shown on Attachment 6 in this package:

- 1) Lot grading types on Attachment 6 – show types A, A-D, and D, including a three-dimensional view and side view of the grading type;
- 2) Lot grade drawings on Attachment 6 – show the final design elevations at property corners and at other points that are deemed critical elevation points. It is important that builders and purchasers match these grades with final landscaping elevations. These elevations are required as a minimum for building plan approval; and
- 3) 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 final design grade, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

Once dwelling 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 final design grade, topsoil and sod, decorative rock, wood chips, or other surface treatments can be installed. **It is strongly recommended that purchasers consult a legal surveyor or other qualified professional to get the final grade elevations to their lot 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. See Figure 2. Drainage swales are shallow sloped channels intended to move surface runoff away from lots toward the storm sewers. On Attachment 6, drainage swales are shown on common property lines and should be graded in accordance with the Lot Grade Drawings.

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

Lot Grading Do's & Don'ts

Do's:

- 1) Do require construction plans to include finished grade elevations around the dwelling foundation and along property lines. **Do not leave your dwelling 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 dwelling), and the top and bottom of any retaining feature.

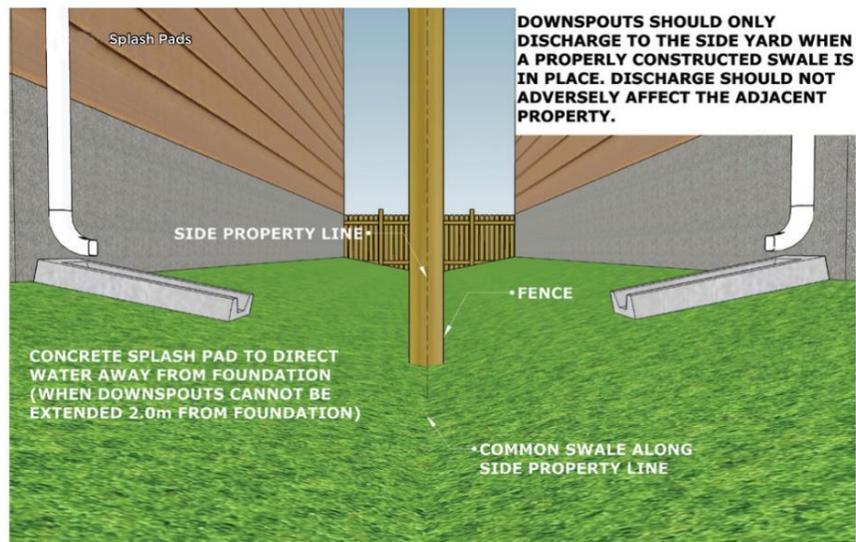


Figure 1: Grading

- 2) Do use a level to set the finished grades along the property line, particularly before installing sidewalks and fencing.
- 3) Do discuss with adjacent property owners' final drainage grades along the property line. Proper lot drainage requires cooperation of adjacent purchasers.
- 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 elevation 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 6).
- 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, Environmental & Infrastructure Compliance - Drainage Inspector, Community Standards at (306)975-2869.

Foundation Drainage

In addition to this section please refer to the Residential Property Lot Grading Guidelines.

1) Foundation Drainage (Weeping Tile) Requirements

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

2) Discharge of Foundation Drainage Water

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

3) Surface Discharge

- a) Sump pumps discharging to surface may not discharge directly onto a pervious ground surface within one metre of any building that has a basement or a level below the finished ground surface.
- b) The location of the point of discharge shall be directed away from adjacent properties.
- c) If the lot is split drainage (Type D), surface discharge may drain either to the front or back yard. If the lot drains from the back to the front (Type A), surface discharge must be to front yard.
- d) The discharge may not be into the area of the required side yard setback unless the side yard is adjacent to a street, park or buffer strip.

4) Discharge to Storm Sewer

- a) Sumps discharging to storm sewers shall be pumped to the main by a pressure service connection.

5) Sump Design Criteria – Sump Pit Details

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

6) Foundation Drainage (Weeping Tile) to Sump Pit

- a) A weeping tile collection system shall be provided around the building perimeter and tied to a sump pit using a positively graded, non-perforated, 100mm pipe which discharges into the side of the pit.
- b) Provision shall be made to ensure soil gas is prevented from entering the dwelling unit through the weeping tile and through the sump pit.

7) Sump Pump

- a) Provide a sump pump (column of submersible type) capable of pumping 50 L/m at three metres of head.
- b) The pump shall be fitted with an automatic on/off level control.
- c) The pump discharge must have a minimum pipe diameter of 32mm. The pipe must be adequately secured.

Sump pumps connected directly to a storm sewer must be equipped with a spring-check valve and shut-off valve located downstream of the check valve, so that the connection to the main can be isolated from maintenance.

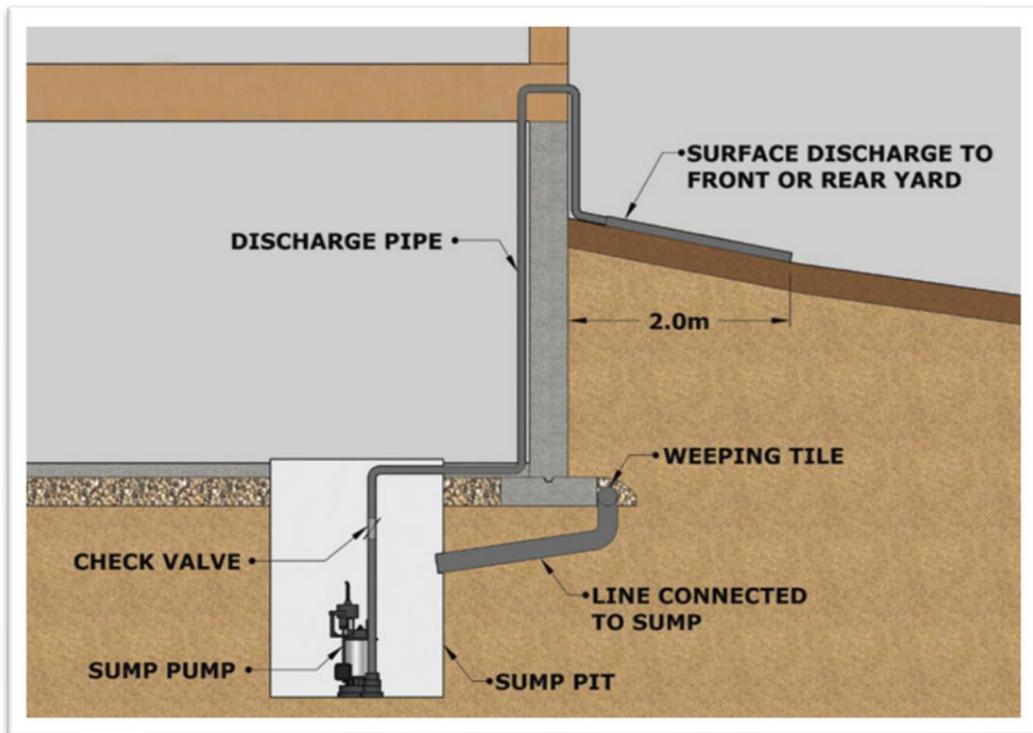


Figure 2: Sump Design - Sump with Pumped Discharge to Surface

Construction Notes

Lot Addressing

In order to provide way finding in the neighbourhood, please post your civic address at the front of the property when construction begins. Civic address can be found for each lot using the interactive map at saskatoonland.ca

Landscaping of City Boulevards

Purchasers 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 3A). Where the sidewalk is attached to the curb, the boulevard is the space between the sidewalk and the property line (see Figure 3B). These areas are required to be landscaped with a number of materials (for example: sod, established grass seed mix, decorative landscaping rock with geotextile fabric (rock size must be between 25-75mm), 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 (for example: boulders). Boulevards must be landscaped and approved in order to receive Saskatoon Land's landscaping rebate.

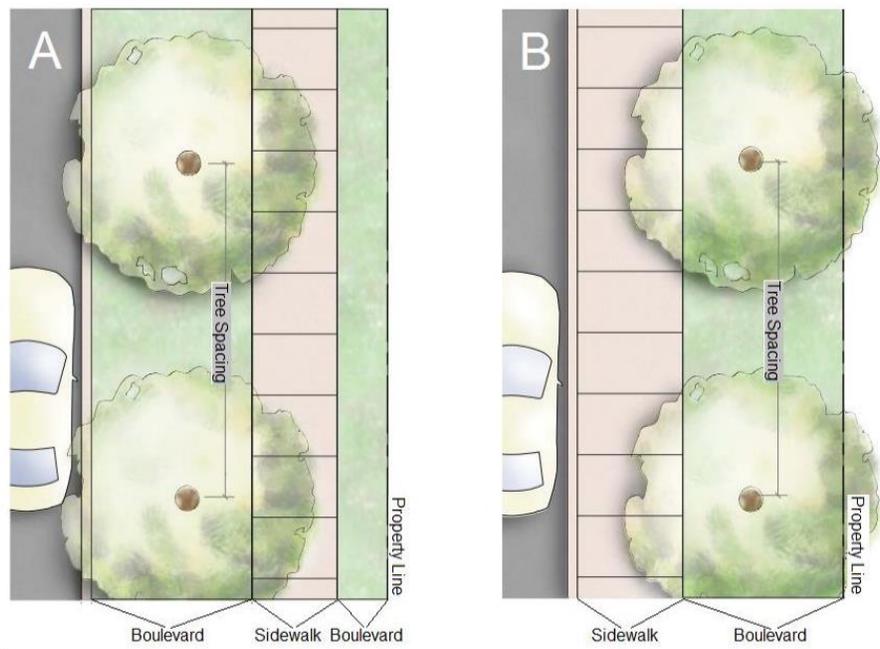


Figure 3: A and B Boulevard Types

Boulevard Tree Planting and Gardens*

The *Plant by Request Program* is available to purchasers to request to have a tree planted in an available planting site on the boulevard. To inquire further regarding the Plant by Request Program, please contact Urban Forestry, Community Services at 306-975-2890 or visit saskatoon.ca/treerequest.

The City of Saskatoon 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 by contacting 306-986-3733 or visiting saskatoon.ca/gardens.

Construction Waste

As per [City of Saskatoon Bylaw No. 8310, The Waste Bylaw, 2004](#) any purchaser and/or builder carrying out the construction of a building on any property shall place all waste into a waste container or enclosure. The purchaser and/or builder 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 construction, it is the purchaser and/or builder's responsibility to clear their site of all waste. If the waste is not removed, the City may remove the waste and all associated costs will be charged to the purchaser and/or builder.

Temporary Water Circulation Boxes

To ensure water quality is maintained throughout the initial stages of development in this phase; blue temporary water circulation boxes are installed on some properties. These temporary water circulation boxes are removed during the installation of the water and sewer connection to the dwelling. For more information, please contact the Construction and Design Division at (306)975-2454.

Shallow Utility Servicing Information for New Construction

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 9, 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. Attachment 10 provides a guide to lot purchasers on how to fence the pedestal outside the property fence so that it can be access from the lane.

Centralized Community Mail Boxes

Canada Post will provide mail delivery service to the neighbourhood through centralized Community Mailboxes. For the location of these mailboxes please refer to the Lot Information Map or interactive map at saskatoonland.ca.

Earth Disposal

Builders and individuals will be responsible for disposing of their own excess earth material. Currently there is no clean fill site located in Brighton. Builders can contact the City of Saskatoon Landfill as they may accept clean fill free of charge 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 [Anti-Dumping Bylaw No. 5713](#).

Topsoil for Lot Landscaping

Builders may contact Saskatoon Land to see if topsoil is available free of charge for their property in the area. 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.

Construction Access

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 Builder 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.

Concrete Garage Pads for Detached Garages

Please be advised that, as per the National Building Code, foundations for detached garages 55 m² (492 ft²) and larger must be designed by a design professional (engineer or architect) licensed to consult in The Province of Saskatchewan. The sealed design must be accompanied with a Letter of Commitment for field review.

Garage Pads must not be constructed on rear lot easements. In addition, a utility corridor of 1.2 to 1.5 metres should be provided along the side property line for utility installations.

Attachments

Brighton

Phase 1 - Lot Information Map

63 Lots - Schmeiser Lane, Schmeiser Bend, Schmeiser Avenue, Underhill Road, Underhill Lane, Delainey Road, Delainey Court, Shakamohtaa Street



Legend:

- Single Family
- Residential Care Home
- Unavailable Lot



Highly Visible Lot
Additional Exterior Materials
Required



- Easement 2m
- Easement 3m



- Corner Garage Location
- Light Standard



- Vertical Curb
- Open Space
Conceptual Design
Subject to Change



- Block Number 721
- Lot Number 12
- Civic Address 123

- Mail Box
- Fire Hydrant



- Transformer
- Service Pedestal



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.

Note: This map is conceptual and is subject to change.

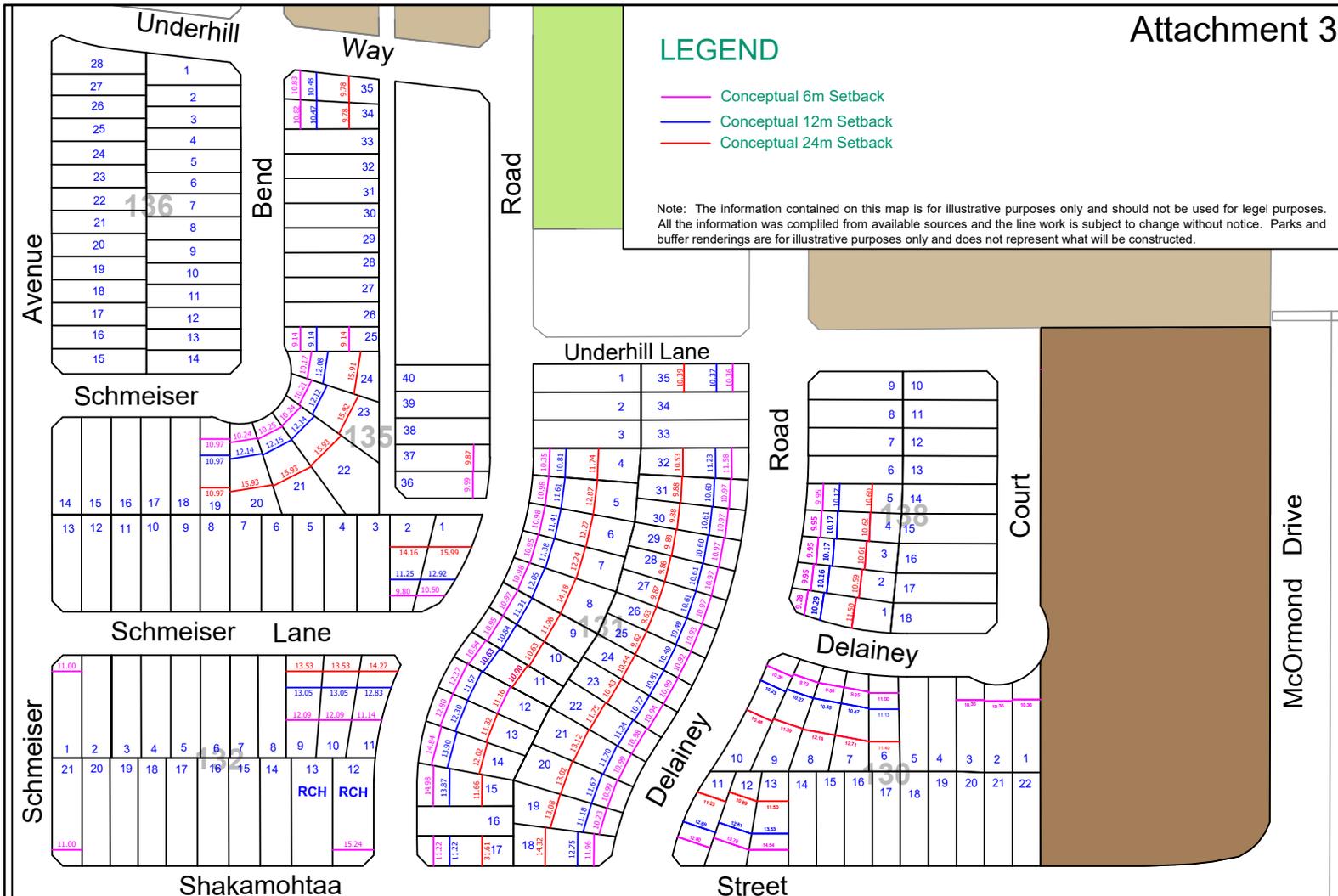
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. All the information was compiled from available sources and the line work is subject to change without notice. Parks and buffer renderings are for illustrative purposes only and does not represent what will be constructed.



LEGEND

- Conceptual 6m Setback
- Conceptual 12m Setback
- Conceptual 24m Setback

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Date:
FEB 2021

Drawn By:
AMR

Scale:
NTS

File No.



BRIGHTON

HOUSE AND GARAGE SETBACK DIMENSIONS

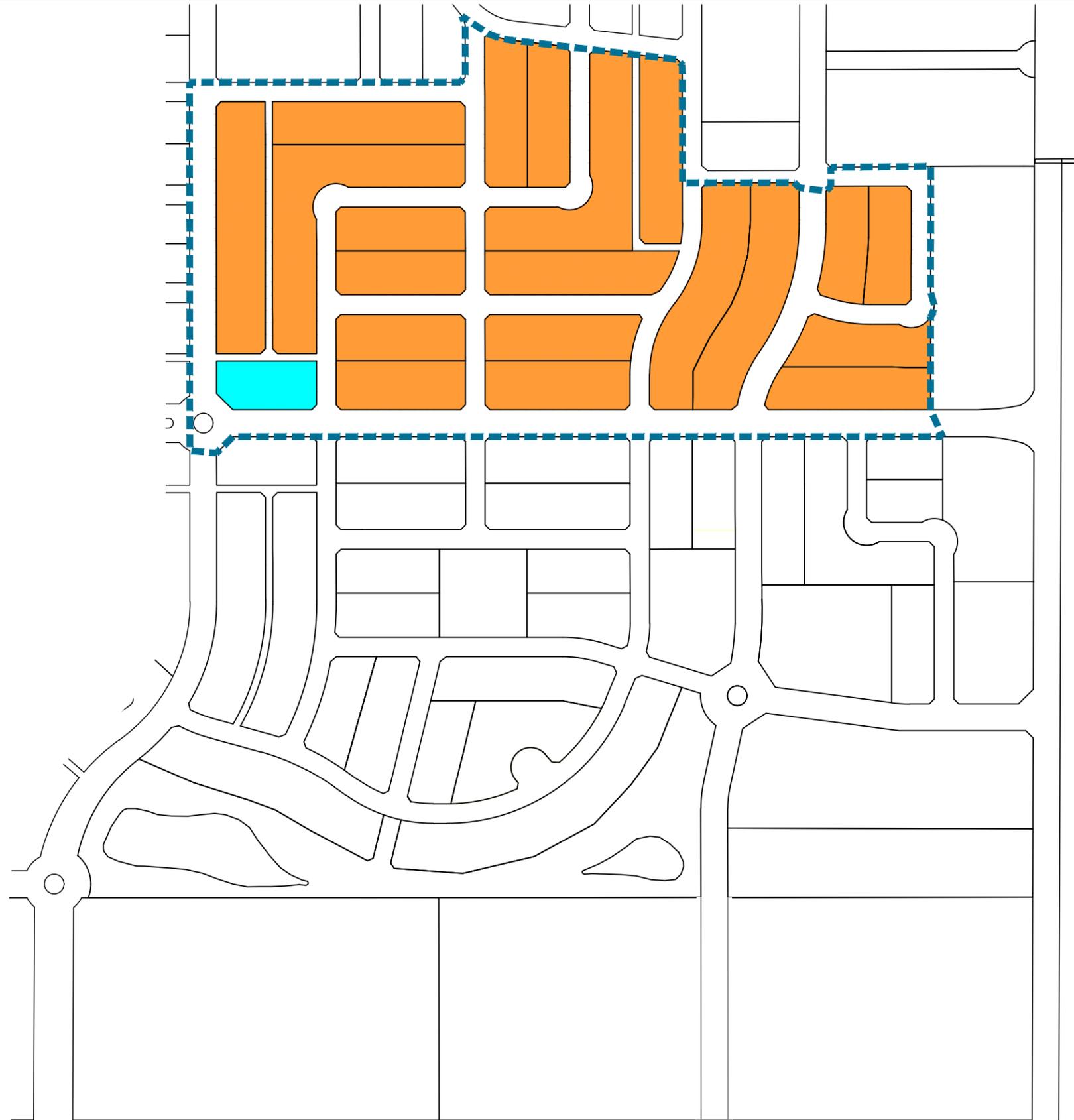


Legend

-  FUD to R2
-  FUD to RMTN

Phasing Legend

-  Rezoning Boundary



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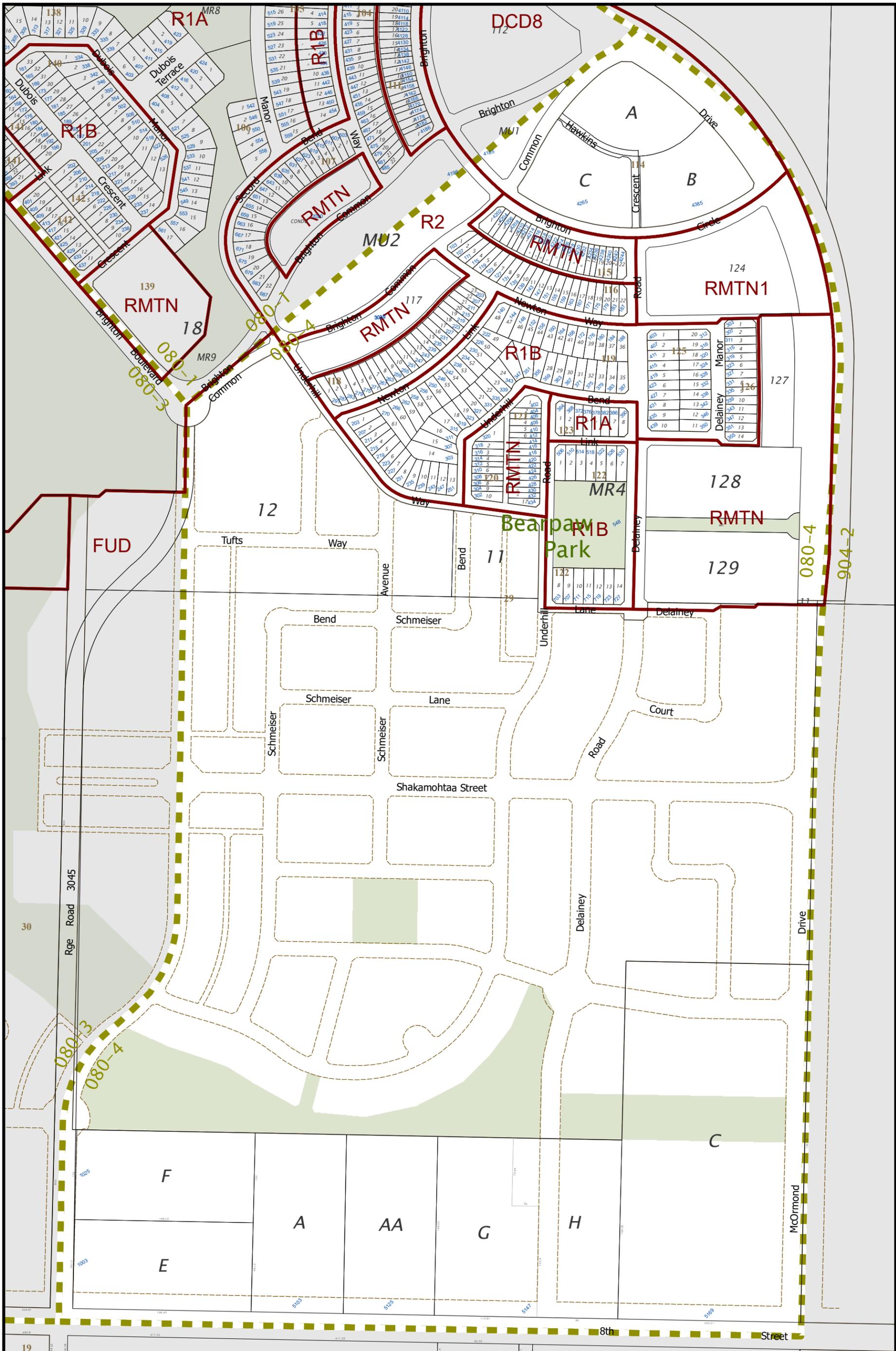
Brighton



Rezoning Map

Saskatoon Land - December 2019

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. The City of Saskatoon does not warrant the accuracy of this information and does not warrant that the information will be constructed. The plan is subject to the Registered Plan of Survey. Distances are in metres unless shown otherwise. Do not scale.



Address Map of Brighton



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: 3900

080-4

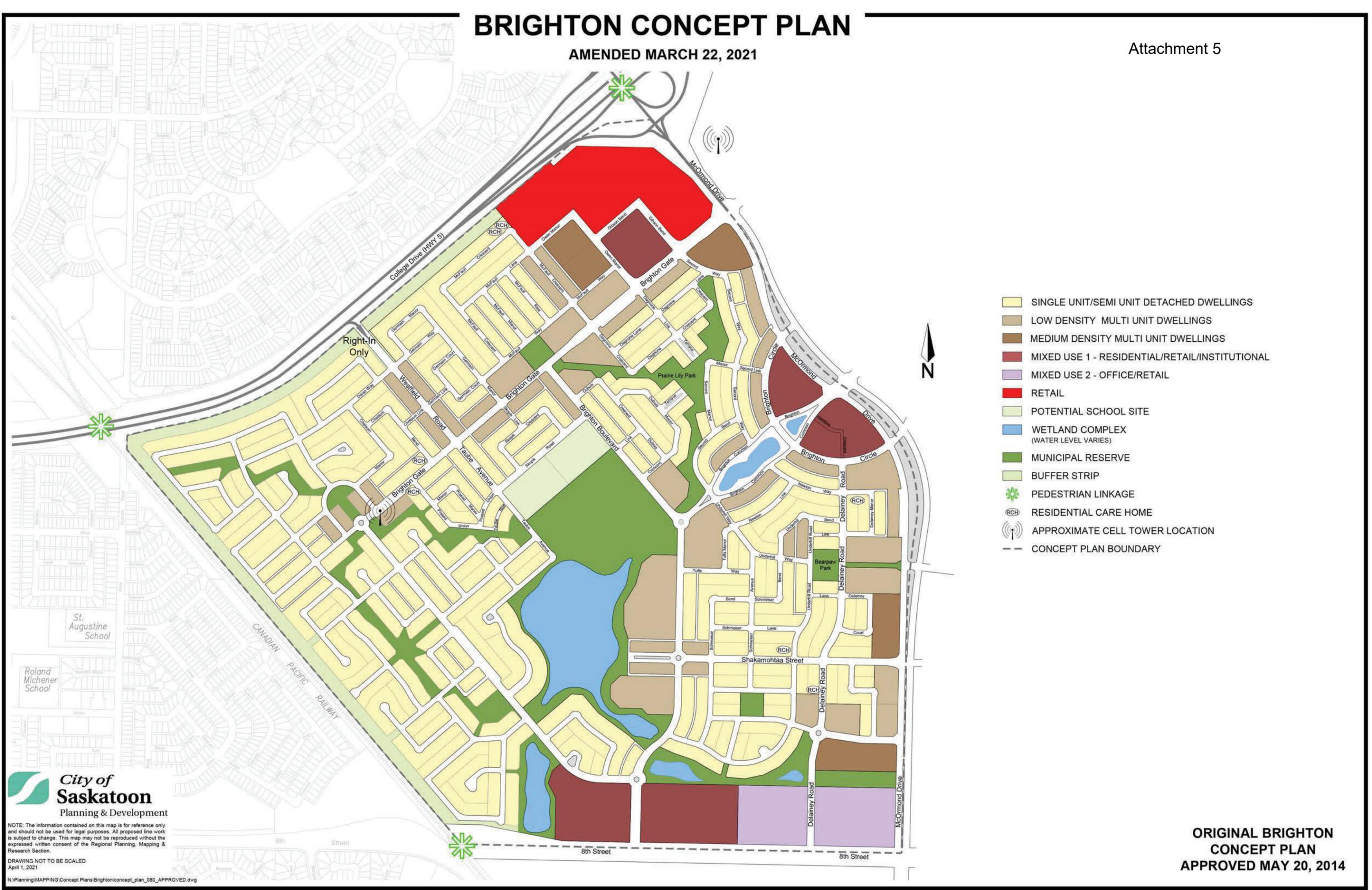
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BRIGHTON CONCEPT PLAN

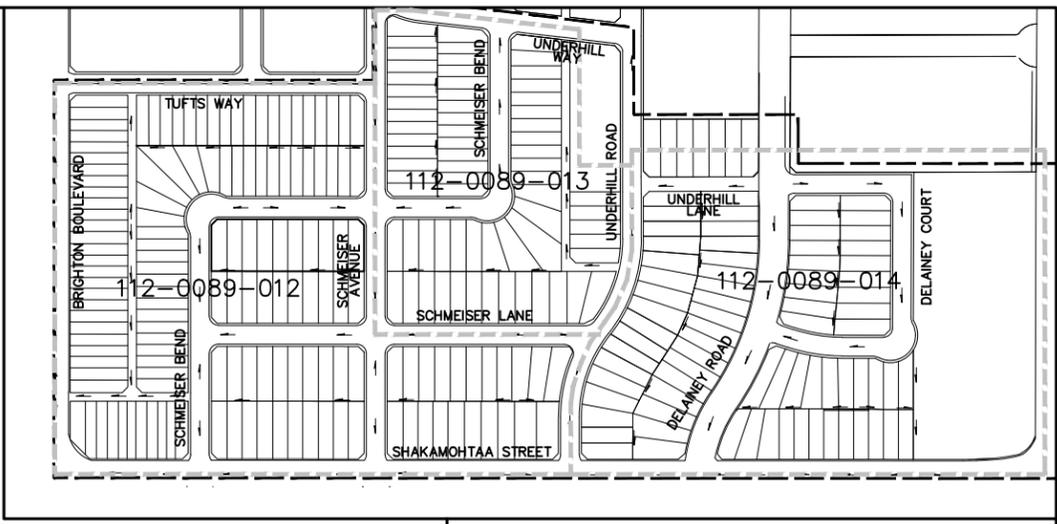
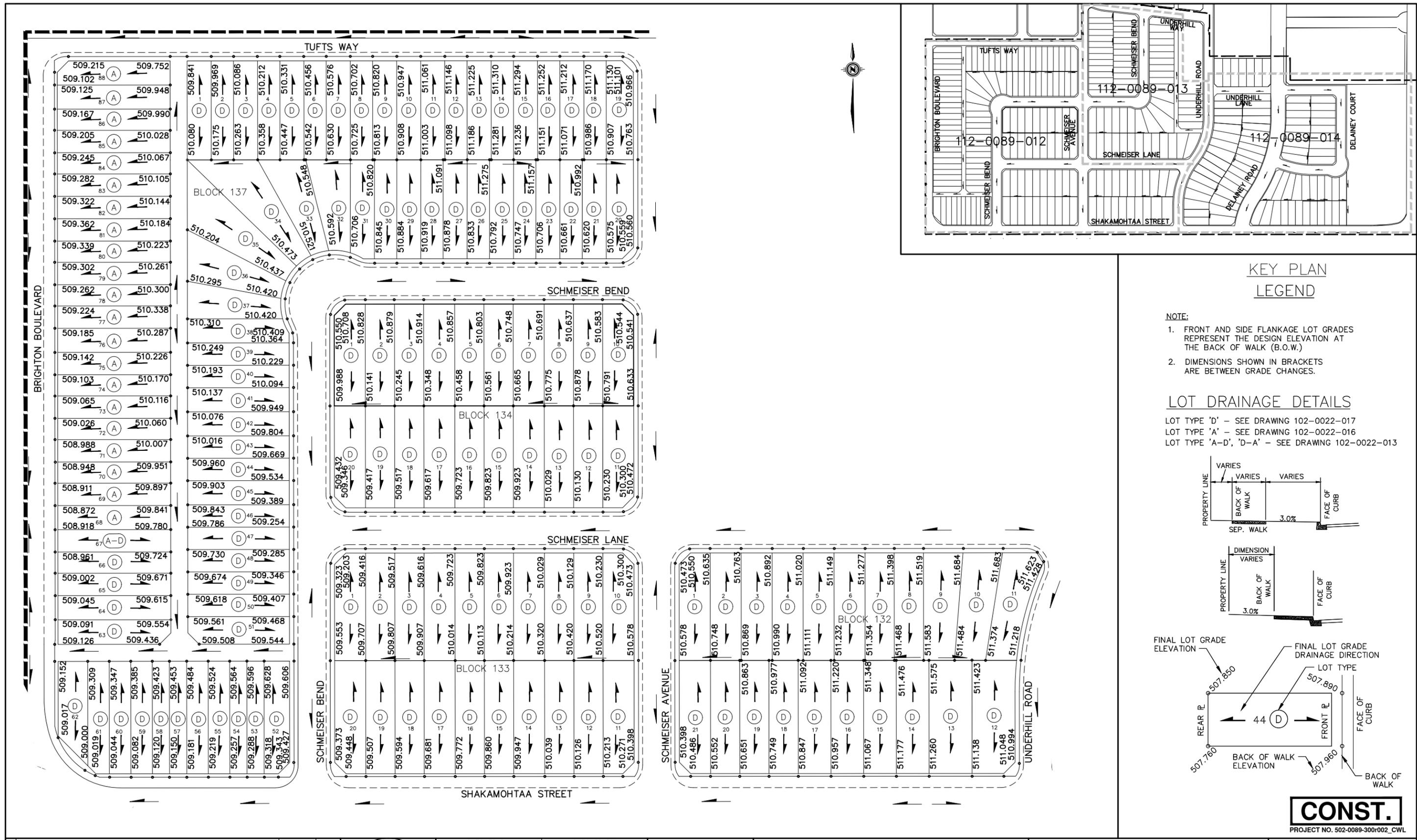
AMENDED MARCH 22, 2021

Attachment 5



- SINGLE UNIT/SEMI UNIT DETACHED DWELLINGS
- LOW DENSITY MULTI UNIT DWELLINGS
- MEDIUM DENSITY MULTI UNIT DWELLINGS
- MIXED USE 1 - RESIDENTIAL/RETAIL/INSTITUTIONAL
- MIXED USE 2 - OFFICE/RETAIL
- RETAIL
- POTENTIAL SCHOOL SITE
- WETLAND COMPLEX (WATER LEVEL VARIES)
- MUNICIPAL RESERVE
- BUFFER STRIP
- PEDESTRIAN LINKAGE
- RCH RESIDENTIAL CARE HOME
- APPROXIMATE CELL TOWER LOCATION
- CONCEPT PLAN BOUNDARY

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.

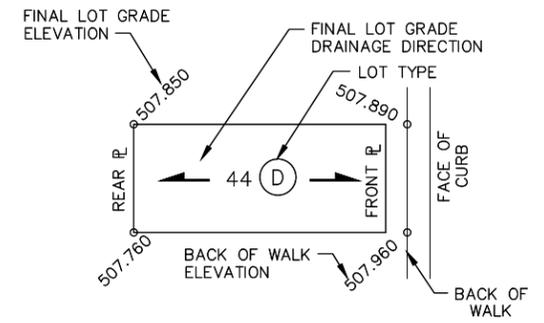
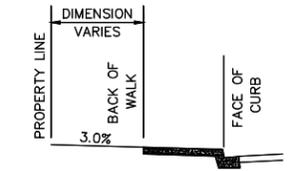
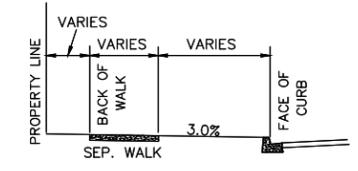


**KEY PLAN
LEGEND**

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

LOT DRAINAGE DETAILS

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



CONST.
 PROJECT NO. 502-0089-300r002_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
2 ISSUED FOR CONSTRUCTION	2021-MAR-16	KDN
1 INITIAL BASE DRAWING SETUP	2021-MAR-17	KDN



CHECKED BY:	CHECKED BY:
SIGNATURE _____	SIGNATURE _____
NAME _____	NAME _____
DATE _____	DATE _____

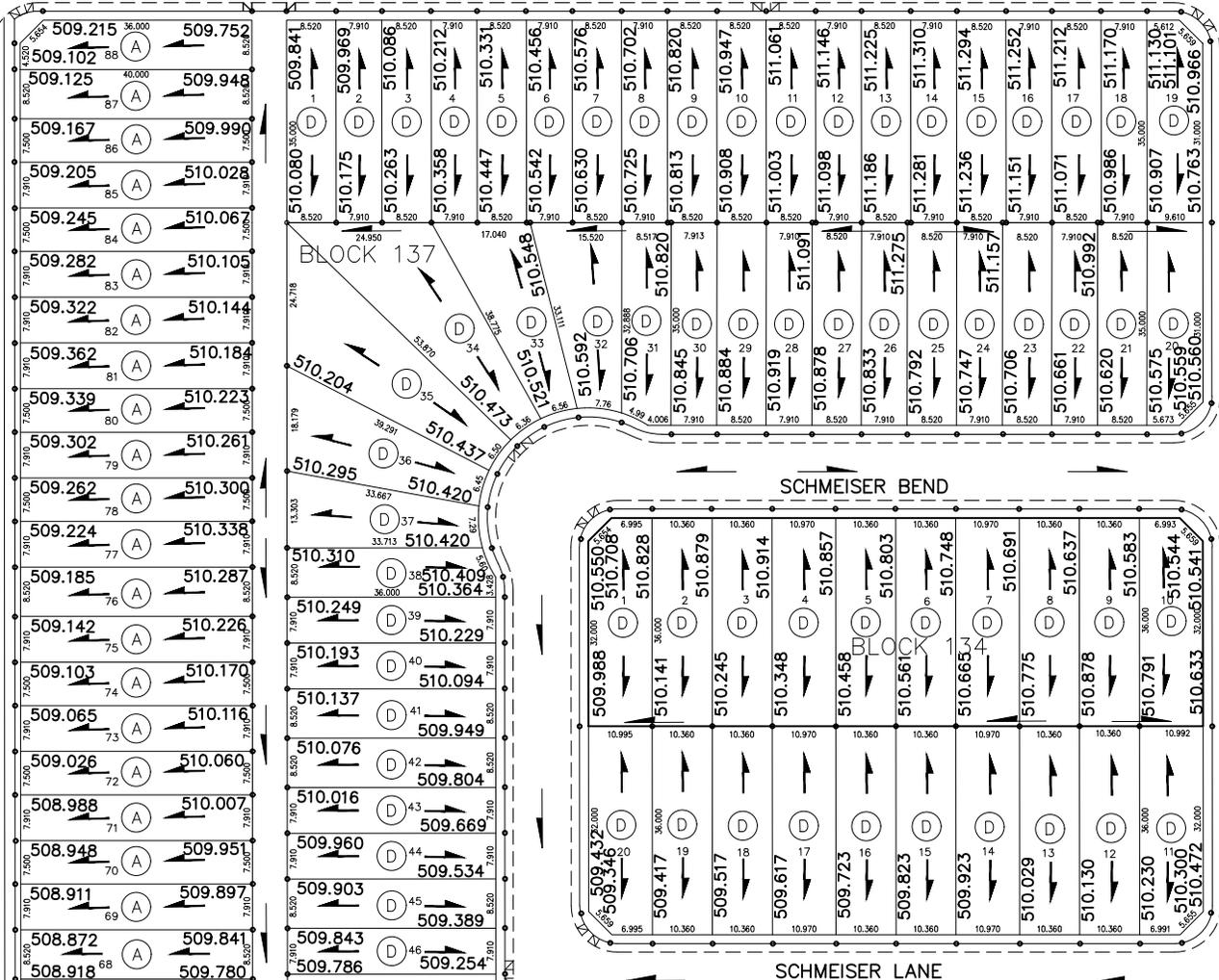


BRIGHTON - PHASE D1
LOT GRADES
 BRIGHTON BOULEVARD, TUFTS WAY, SCHMEISER BEND
 SCHMEISER LANE, SCHMEISER AVENUE & SHAKAMOHTAA ST.

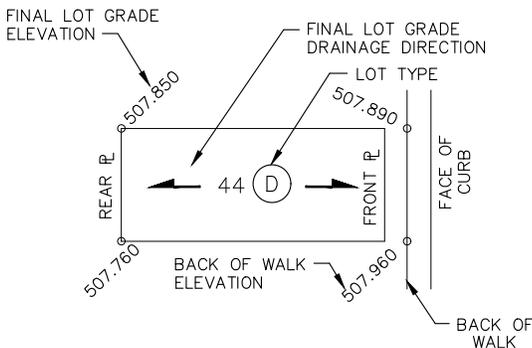
ENGINEERING MANAGER _____
SCALE: HOR. 1:1250
VERT. _____
DATE _____
SHEET NO. 1 OF 1
PLAN NO. 112-0089-012r002

BRIGHTON BOULEVARD

SCHMEISER AVENUE



LEGEND



NOTE:

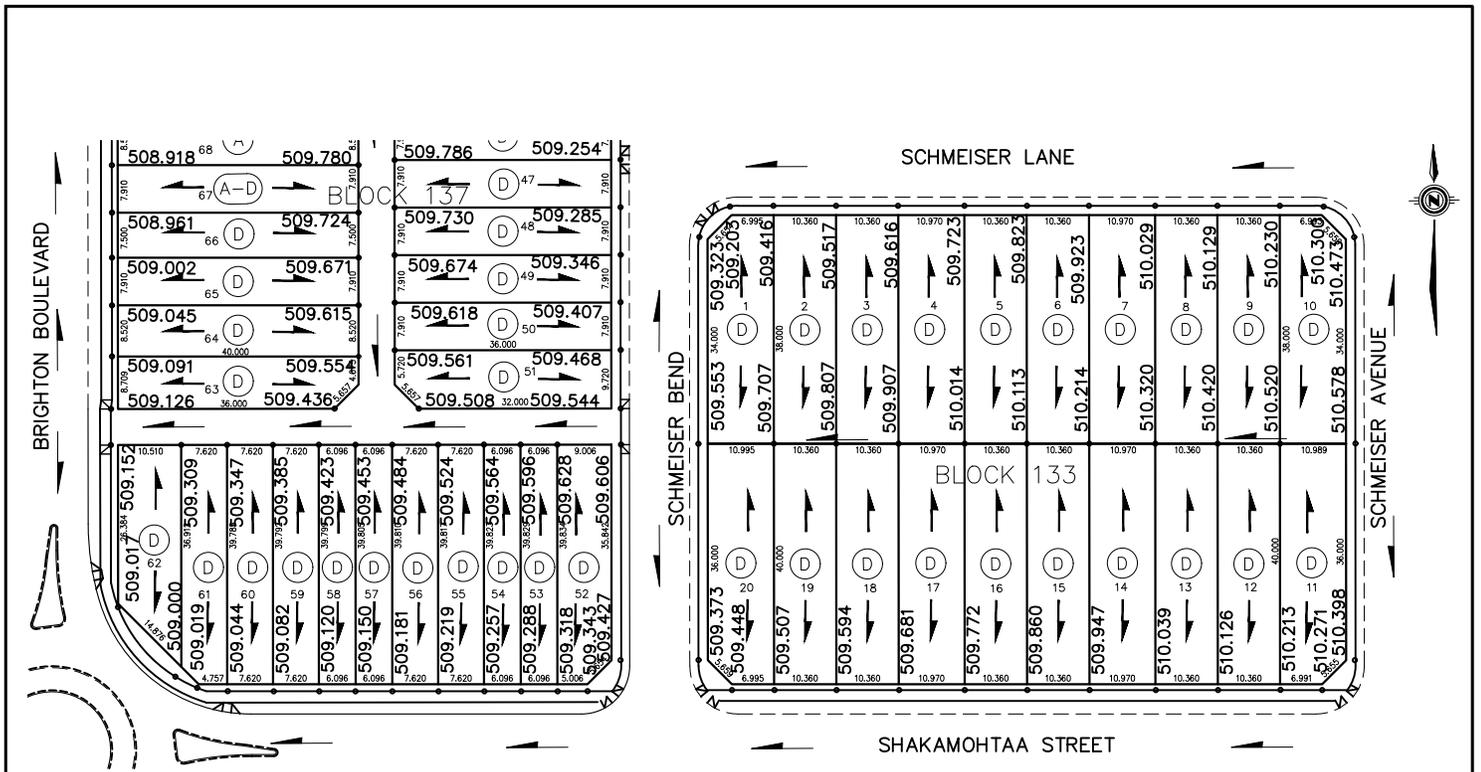
1. FRONT AND SIDE FLANKAGE LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

BRIGHTON BLVD, SCHMEISER BEND, AVENUE & LANE

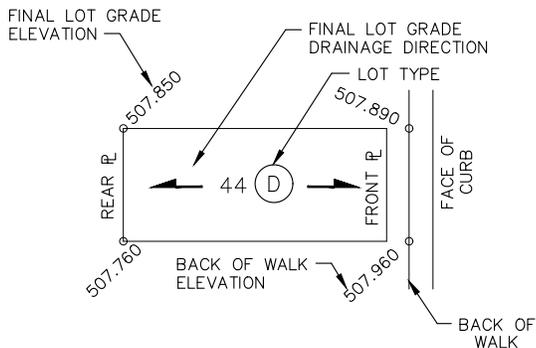
DRAWN BY	KDN	DATE	2021-MAR-18
SCALE	1:1000		
PLAN NO.			
PAGE	1 OF 3		



SOURCE DOCUMENT	
PLAN No.	112-0089-012
APPROVAL DATE	2021-JUN-04
REVISION DATE	



LEGEND



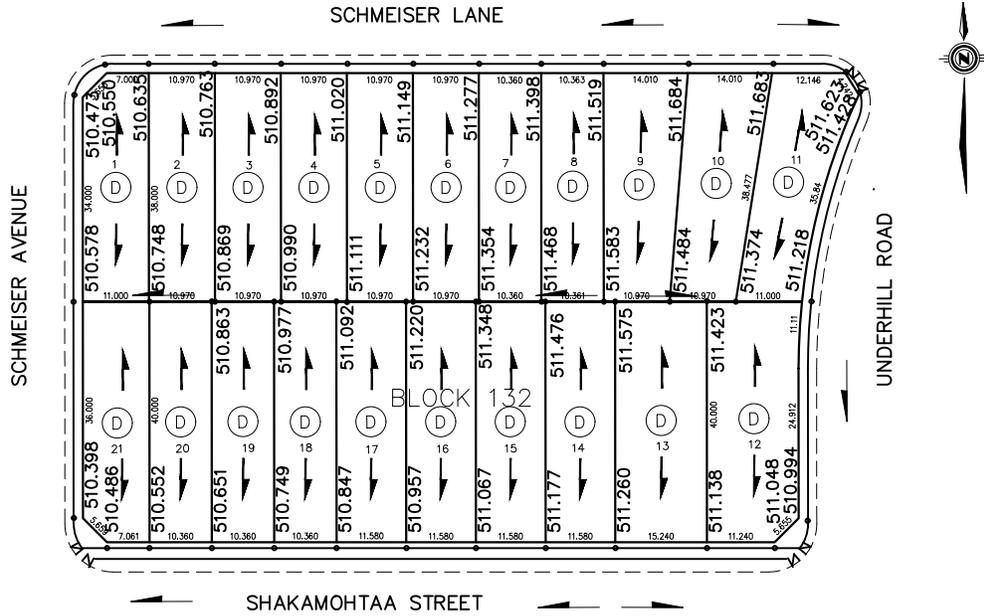
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2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

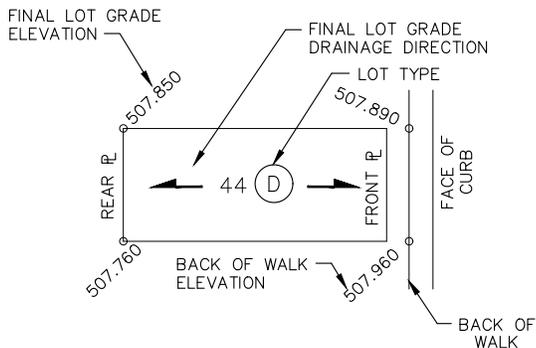
PROJECT NO: 502-0089-300r002

BRIGHTON BLVD, SHAKAMOHTAA ST, SCHMEISER BEND & LANE

DRAWN BY <u>KDN</u> DATE <u>2021-MAR-18</u> SCALE <u>1:1000</u> PLAN NO. PAGE <u>2 OF 3</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT PLAN No. <u>112-0089-012</u> APPROVAL DATE <u>2021-JUN-04</u> REVISION DATE
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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.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

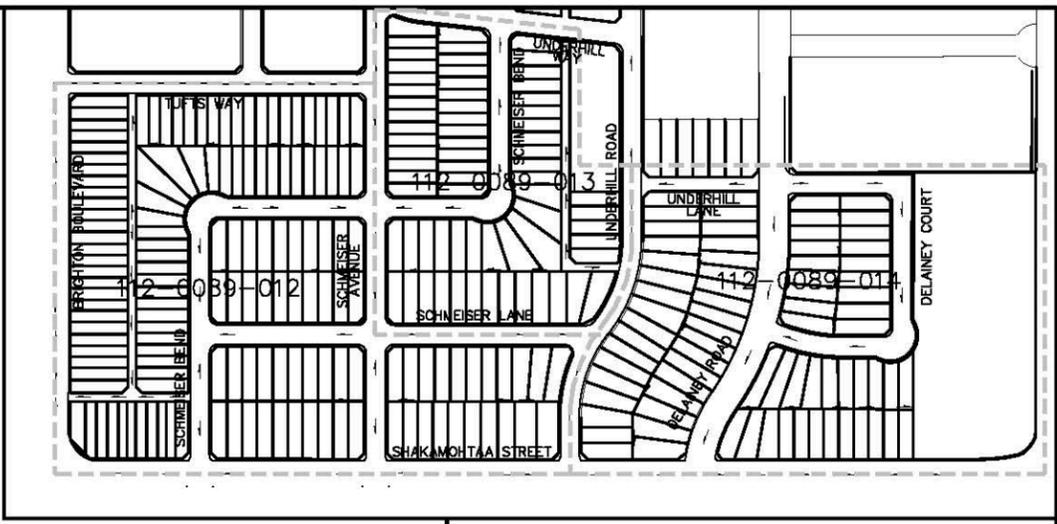
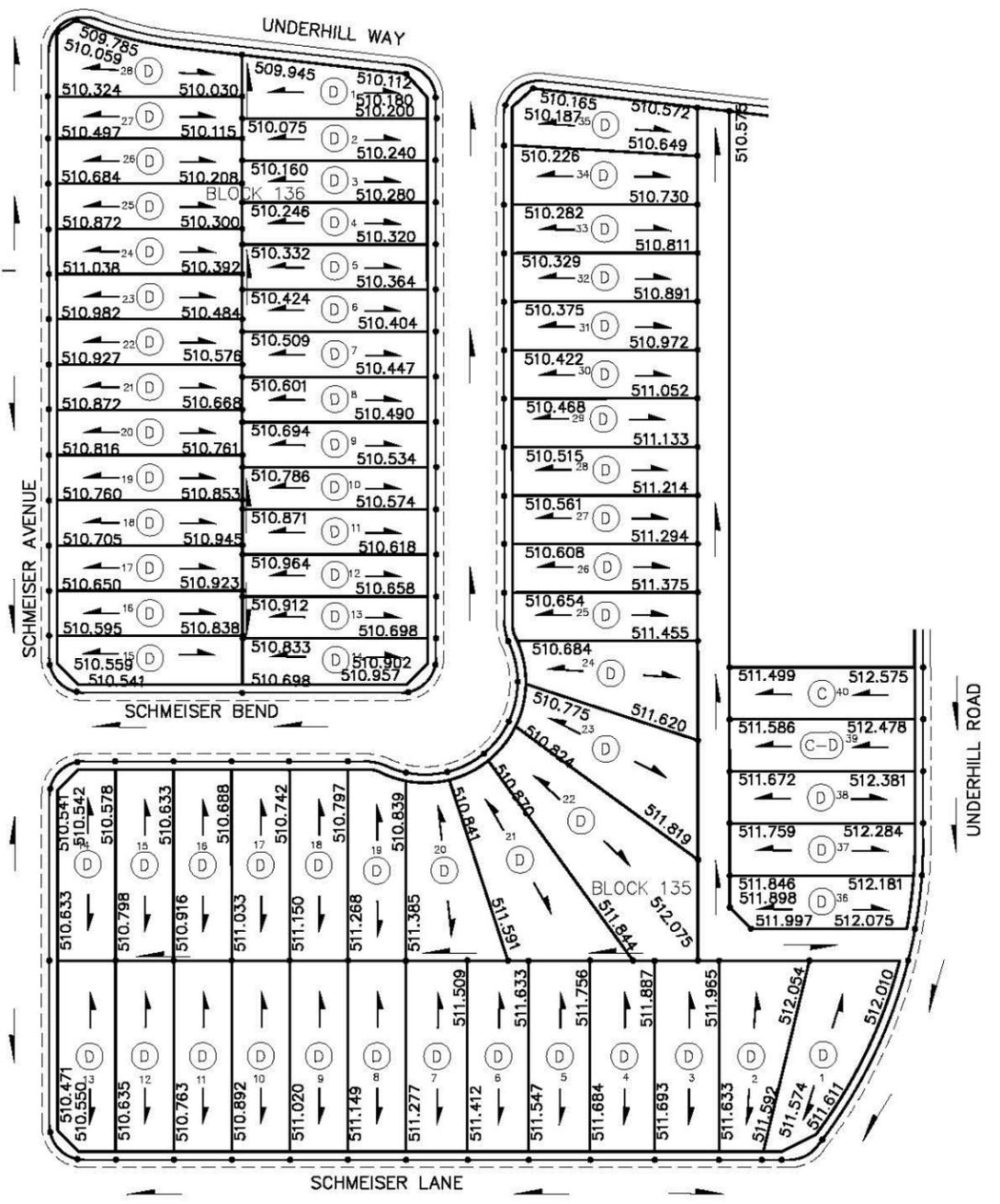
PROJECT NO: 502-0089-300r002

SHAKAMOHTAA STREET & SCHMEISER LANE

DRAWN BY	KDN	DATE	2021-MAR-18
SCALE	1:1000		
PLAN NO.			
PAGE	3 OF 3		



SOURCE DOCUMENT	
PLAN No.	112-0089-012
APPROVAL DATE	2021-JUN-04
REVISION DATE	

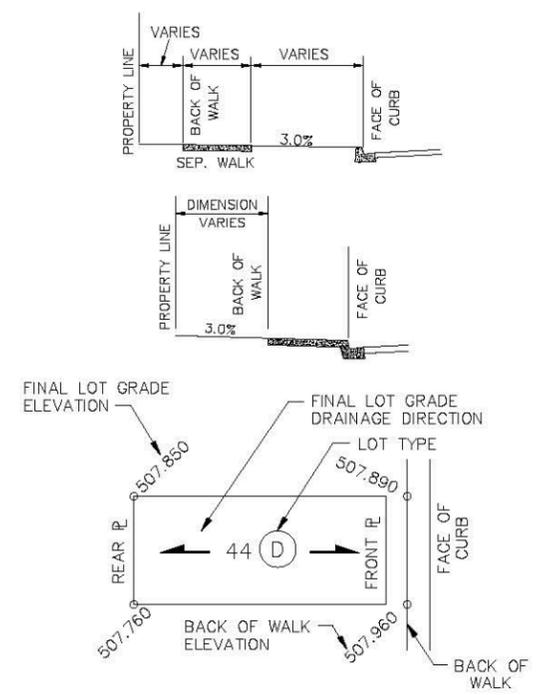


**KEY PLAN
LEGEND**

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

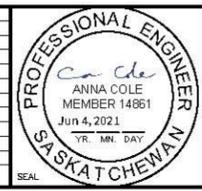
LOT DRAINAGE DETAILS

LOT TYPE 'C' - SEE DRAWING 102-0022-018
 LOT TYPE 'D' - SEE DRAWING 102-0022-017



CONST.
 PROJECT NO. 502-0089-300r002_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
2 ISSUED FOR CONSTRUCTION	2021-MAR-18	KDN
1 INITIAL BASE DRAWING SETUP	2021-MAR-17	KDN

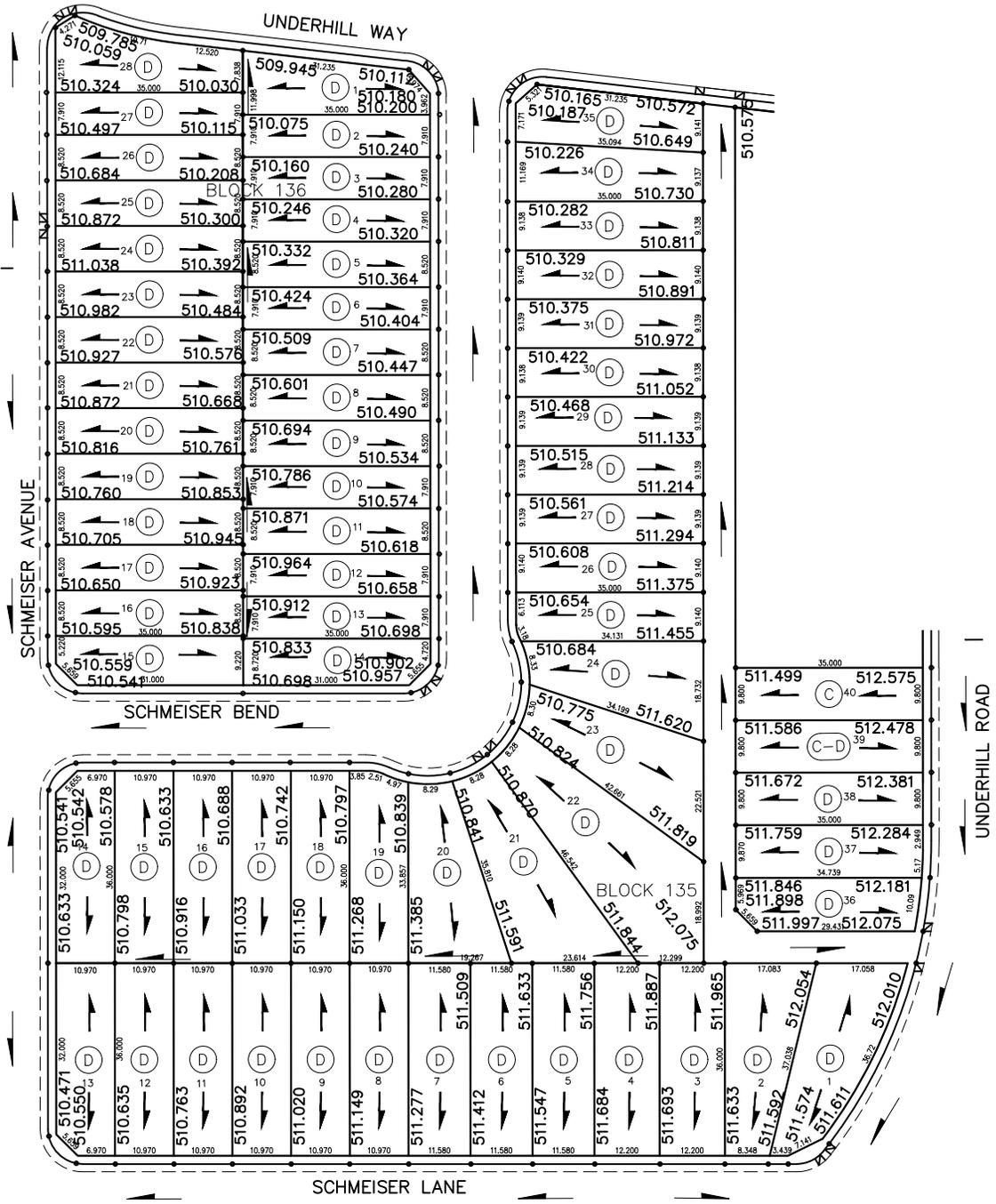


CHECKED BY:	CHECKED BY:
SIGNATURE M. Nisar Khan	SIGNATURE
NAME Jun 4, 2021	NAME
DATE	DATE
DRAWN BY: KDN DATE 2021-JAN-18	DWG STDS CHECKED BY: JLM DATE 2021-MAY-18

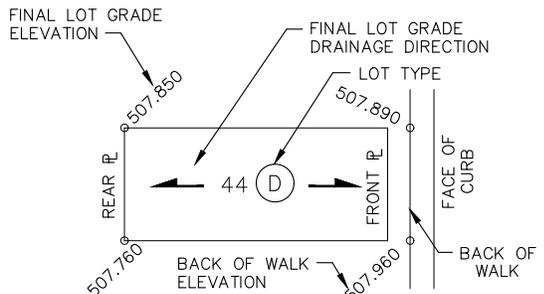


BRIGHTON - PHASE D1
LOT GRADES
 SCHMEISER AVENUE, UNDERHILL WAY, SCHMEISER BEND
 UNDERHILL ROAD & SCHMEISER LANE

ENGINEERING MANAGER
 SCALES:
 HOR. 1:1250
 VERT. DATE
 Jun 7, 2021
 SHEET NO. PLAN NO.
 1 OF 1 112-0089-013r002



LEGEND



NOTE:

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

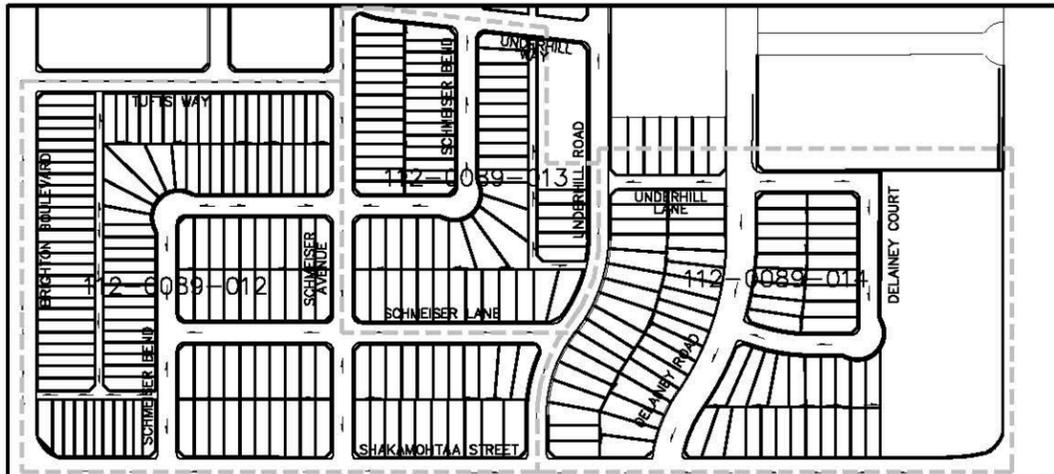
PROJECT NO: 502-0089-300r002

SCHMEISER BEND, AVENUE & LANE, UNDERHILL ROAD & WAY

DRAWN BY	KDN	DATE	2021-MAR-18
SCALE	1:1000		
PLAN NO.			
PAGE	1 OF 1		



SOURCE DOCUMENT	
PLAN No.	112-0089-013
APPROVAL DATE	2021-JUN-04
REVISION DATE	



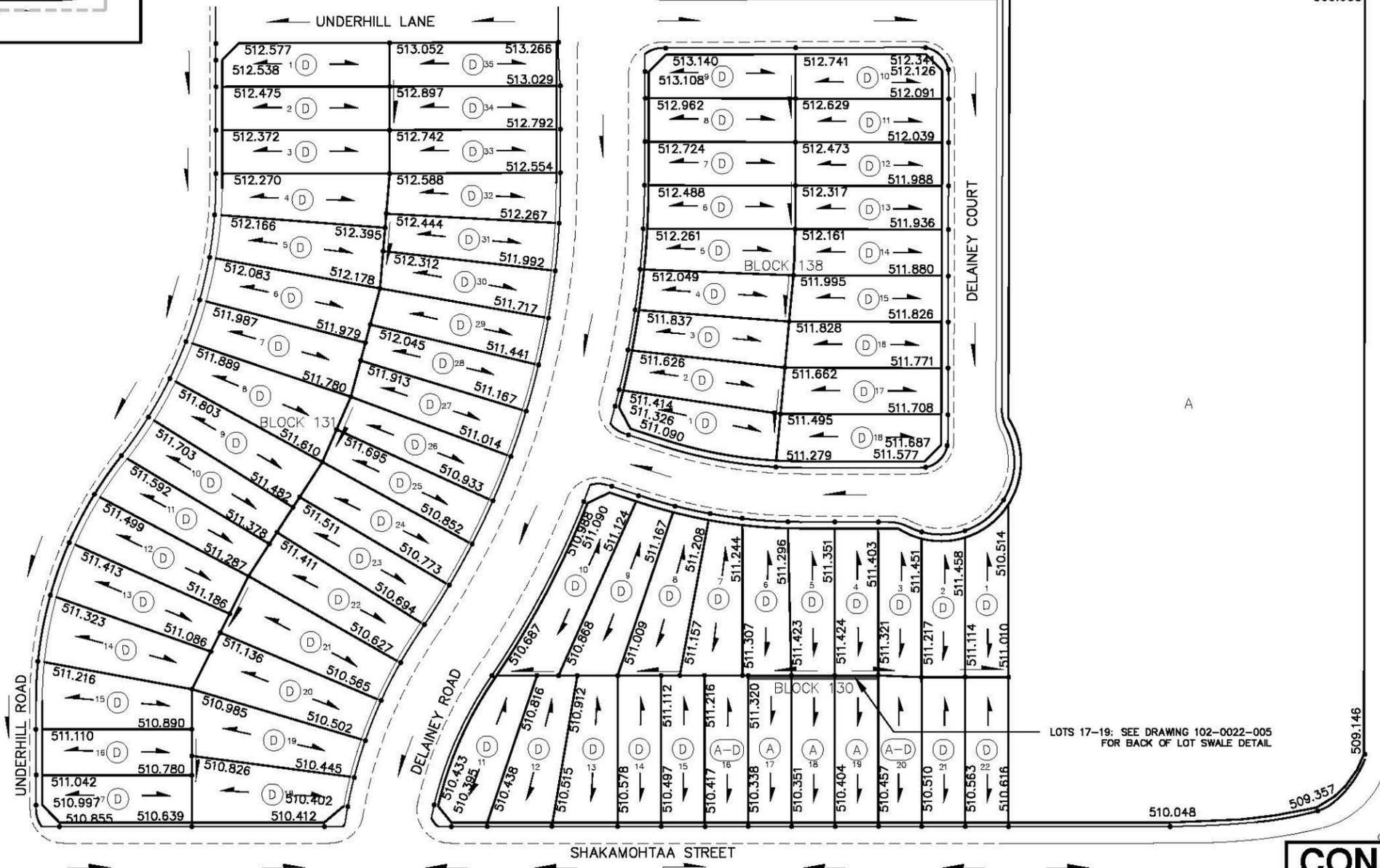
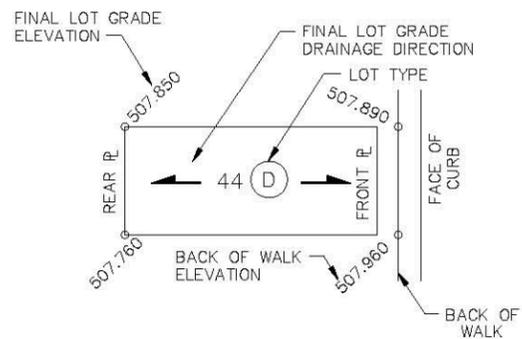
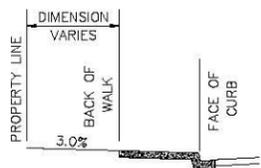
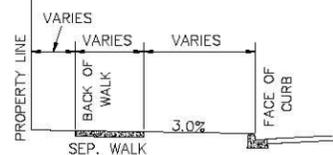
**KEY PLAN
LEGEND**

NOTE:

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

LOT DRAINAGE DETAILS

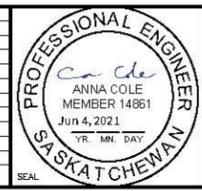
LOT TYPE 'D' - SEE DRAWING 102-0022-017
 LOT TYPE 'A' - SEE DRAWING 102-0022-016
 LOT TYPE 'A-D', 'D-A' - SEE DRAWING 102-0022-013



LOTS 17-19: SEE DRAWING 102-0022-005 FOR BACK OF LOT SWALE DETAIL

CONST.
PROJECT NO. 502-0089-3001002_CWL

PLAN DESCRIPTION/REVISION	DATE	BY
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1 INITIAL BASE DRAWING SETUP	2021-MAR-17	KDN

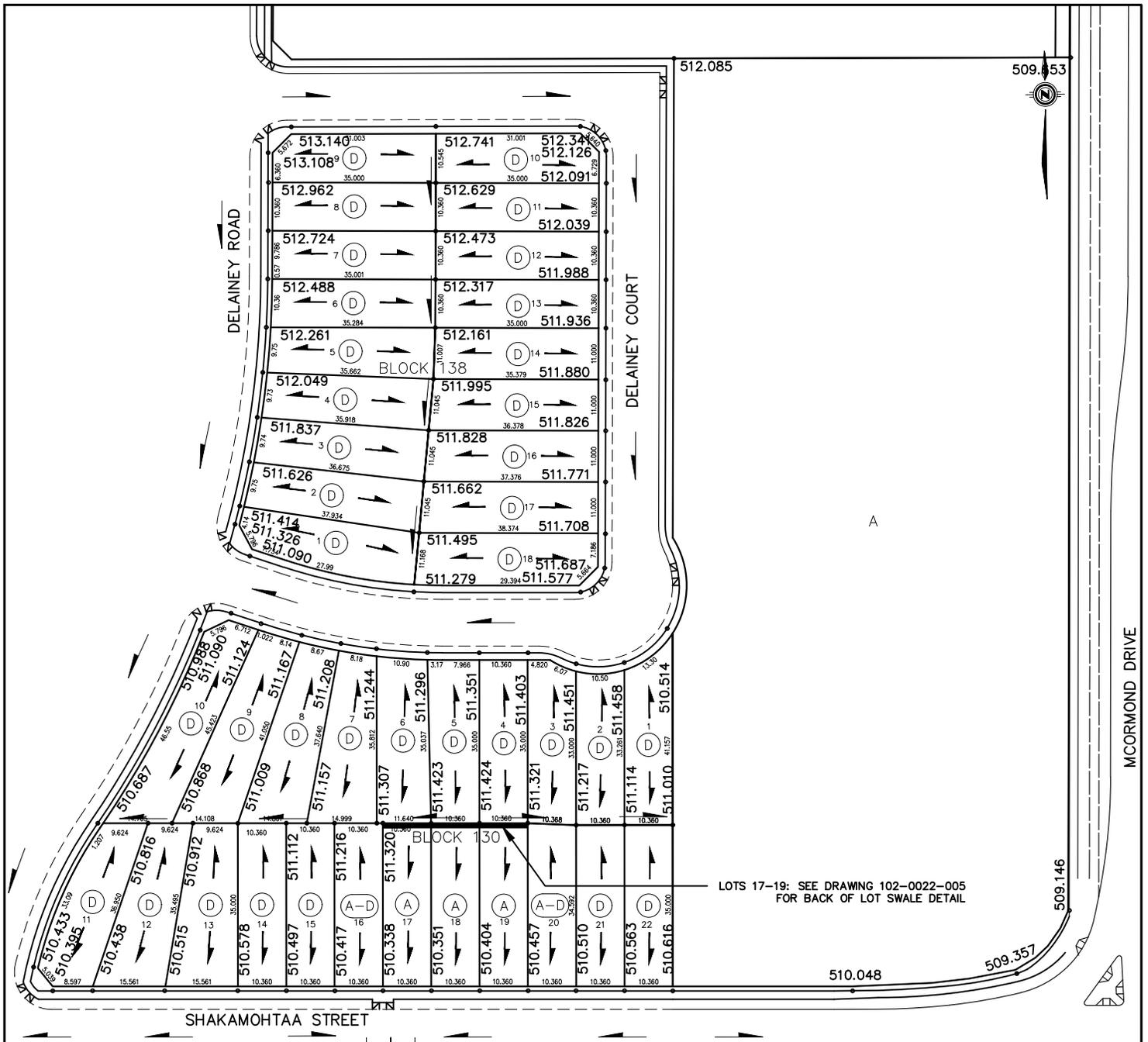


CHECKED BY:	CHECKED BY:
SIGNATURE: <i>M. Nisar Khan</i>	SIGNATURE:
NAME: M. Nisar Khan	NAME:
DATE: Jun 4, 2021	DATE:
DRAWN BY: KDN DATE: 2021-JAN-18	DWG STDS CHECKED BY: JLR DATE: 2021-MAY-18



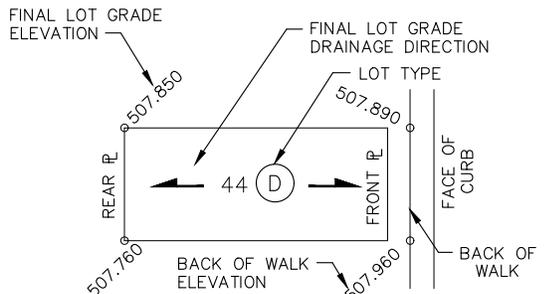
BRIGHTON - PHASE D1
LOT GRADES
 UNDERHILL ROAD, UNDERHILL LANE, DELANEY ROAD
 DELANEY COURT, SHAKAMOHTAA STREET & MCORMOND DRIVE

SCALE:	DATE:
HOR: 1:1250	Jun 7, 2021
VERT:	DATE:
SHEET NO. 1 OF 1	PLAN NO. 112-0089-014r002



LOTS 17-19: SEE DRAWING 102-0022-005 FOR BACK OF LOT SWALE DETAIL

LEGEND



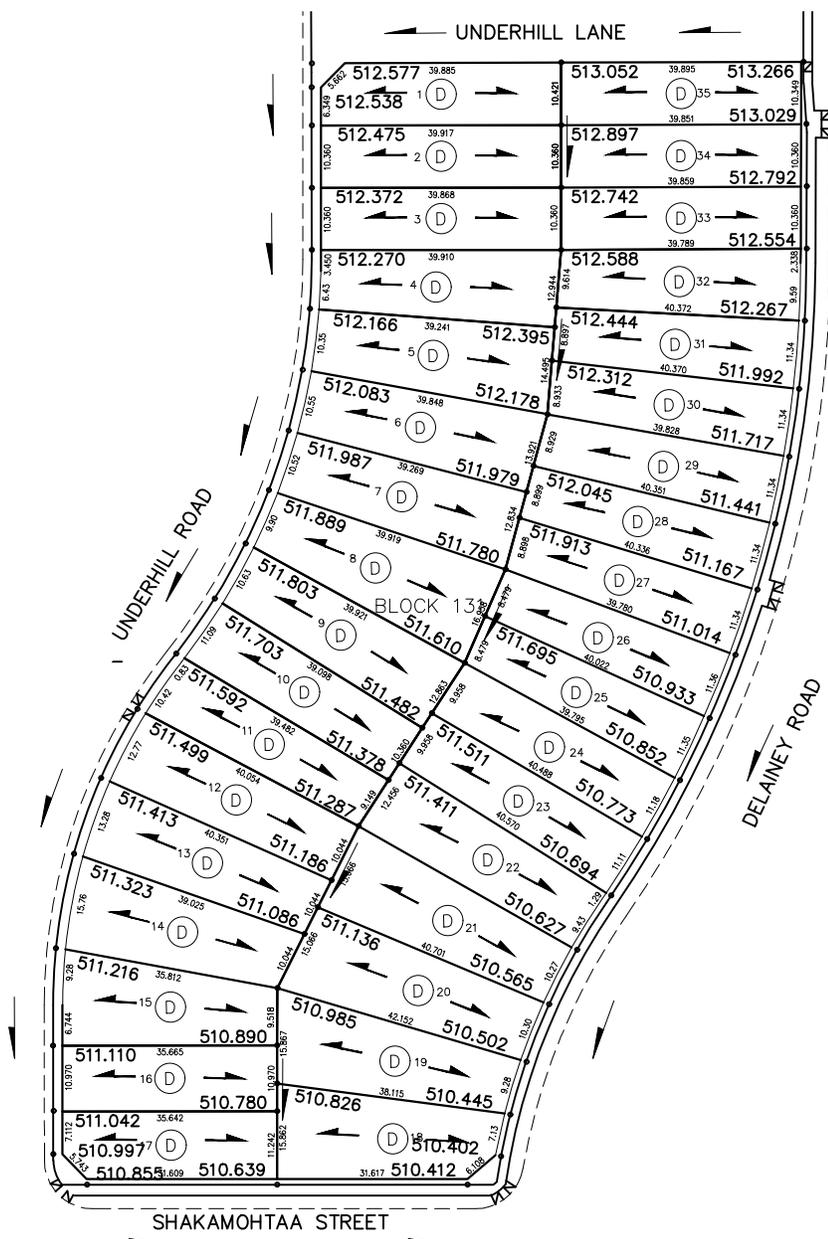
NOTE:

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

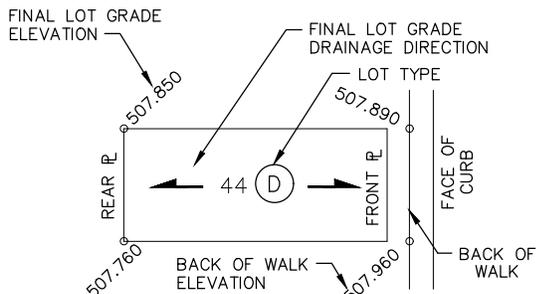
PROJECT NO: 502-0089-300r002

DELAINEY RD & CT, SHAKAMOHTAA ST & MCORMOND DR

DRAWN BY <u>KDN</u> DATE <u>2021-MAR-18</u> SCALE <u>1:1000</u> PLAN NO. _____ PAGE <u>1 OF 2</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT PLAN No. <u>112-0089-014</u> APPROVAL DATE <u>2021-JUN-04</u> REVISION DATE _____
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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.)
2. DIMENSIONS SHOWN IN BRACKETS ARE BETWEEN GRADE CHANGES.

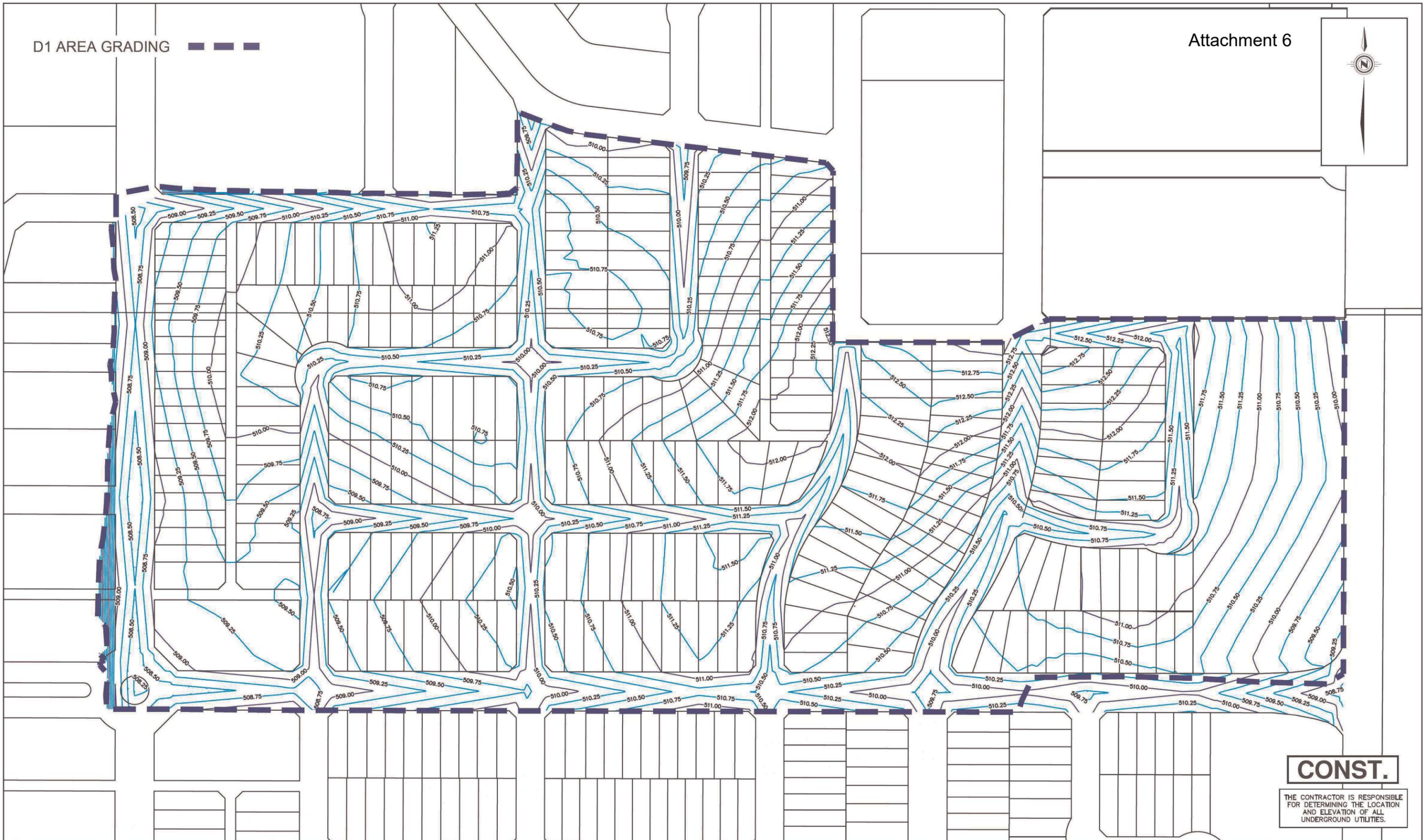
502-0089-300r002

DELAINEY RD, SHAKAMOHTAA ST & UNDERHILL RD & LN

DRAWN BY <u>KDN</u> DATE <u>2021-MAR-18</u> SCALE <u>1:1000</u> PLAN NO. PAGE <u>2 OF 2</u>	 City of Saskatoon Transportation and Construction Division	SOURCE DOCUMENT PLAN No. <u>112-0089-014</u> APPROVAL DATE <u>2021-JUN-04</u> REVISION DATE
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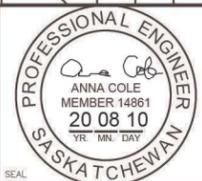
D1 AREA GRADING

Attachment 6



CONST.
 THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

11			
10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR CONSTRUCTION	2019-DEC-05	EDH
1	ISSUED FOR TENDER	2019-MAY-08	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY



CHECKED BY:	CHECKED BY:
DATE:	DATE:
DRAWN BY:	DATE:



BRIGHTON LAND DEVELOPMENT
 PHASE D1
 AREA GRADING
 DESIGN CONTOURS

CHIEF ENGINEER	DATE:
SCALES:	
HOR. 1:2000	
VERT. 1:2000	
SHEET NO. 30	PLAN NO. 113-0089-307r002

D1 AREA GRADING

Attachment 7

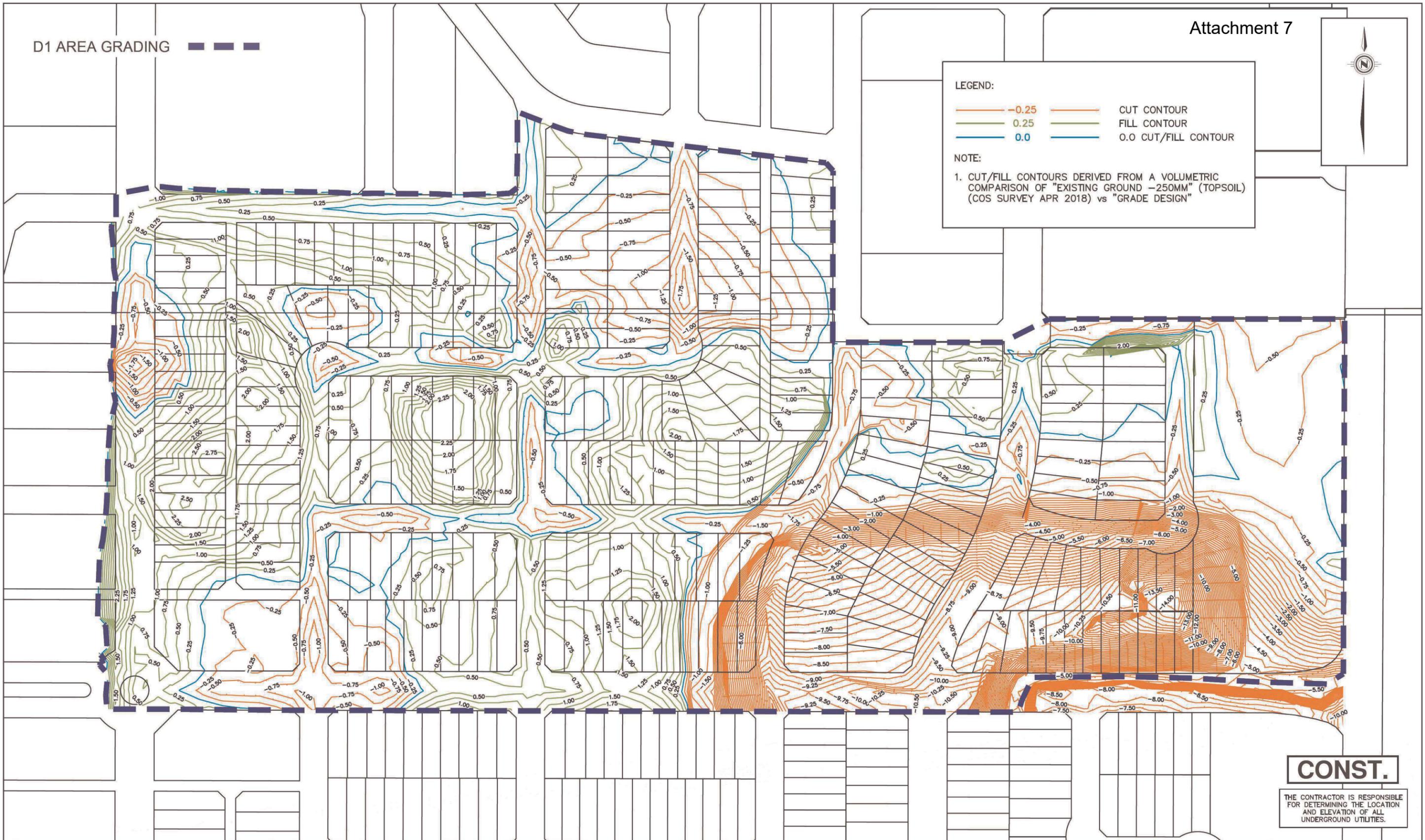


LEGEND:

	-0.25		CUT CONTOUR
	0.25		FILL CONTOUR
	0.0		0.0 CUT/FILL CONTOUR

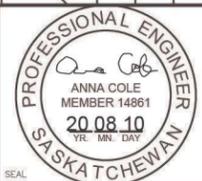
NOTE:

1. CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF "EXISTING GROUND -250MM" (TOPSOIL) (COS SURVEY APR 2018) vs "GRADE DESIGN"



CONST.
 THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES.

11			
10			
9			
8			
7			
6			
5			
4			
3			
2	ISSUED FOR CONSTRUCTION	2019-DEC-05	EDH
1	ISSUED FOR TENDER	2019-MAY-08	EDH
	PLAN DESCRIPTION/REVISION	DATE	BY



CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY:	DATE



BRIGHTON LAND DEVELOPMENT
 PHASE D1
 AREA GRADING
 DESIGN CONTOURS

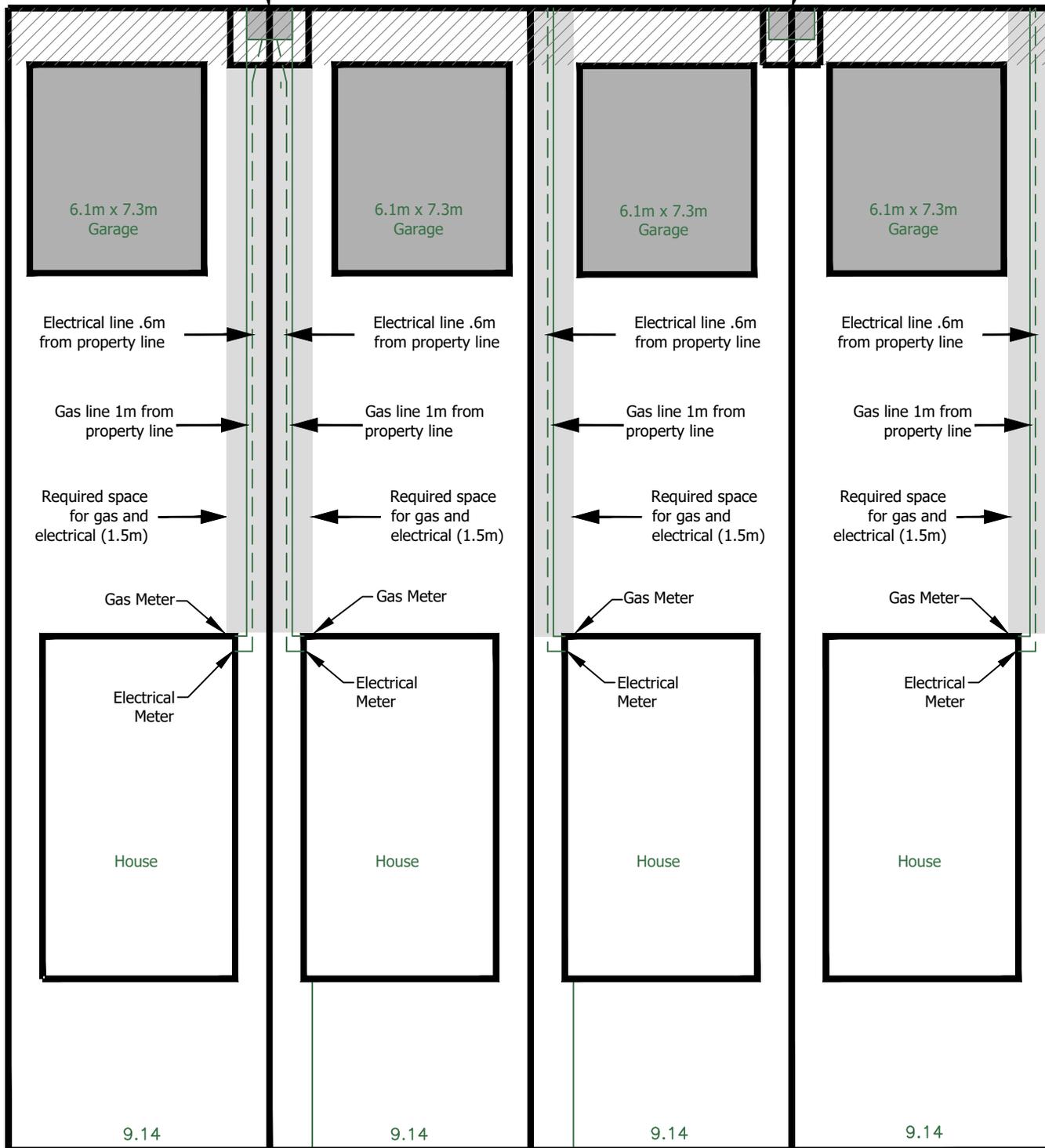
CHIEF ENGINEER	DATE
SCALES:	
HOR. 1:2000	
VERT. 1:2000	
SHEET NO. 32	PLAN NO. 113-0089-308r002

Electrical Pedestal
SaskPower Easement Each Lot
1.375m x 2m

6 metre wide rear lane (paved)

Transformer (approx. one
perblock) SaskPower Easement
Each Lot 1m x 2m

Attachment 9



LEGEND

 2m EASEMENT

Street Right-of-Way

**Servicing From Lane
SaskPower and SaskEnergy
Underground Lines**

Notes:

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

Joint Servicing Initiative

January 2015



Background of the Joint Servicing Initiative

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

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



What You Need to Know About Joint Trench Lots

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

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

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



Index:

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

Site Check Readiness

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

Site readiness includes the following:

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



Urban Applications for Services

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

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

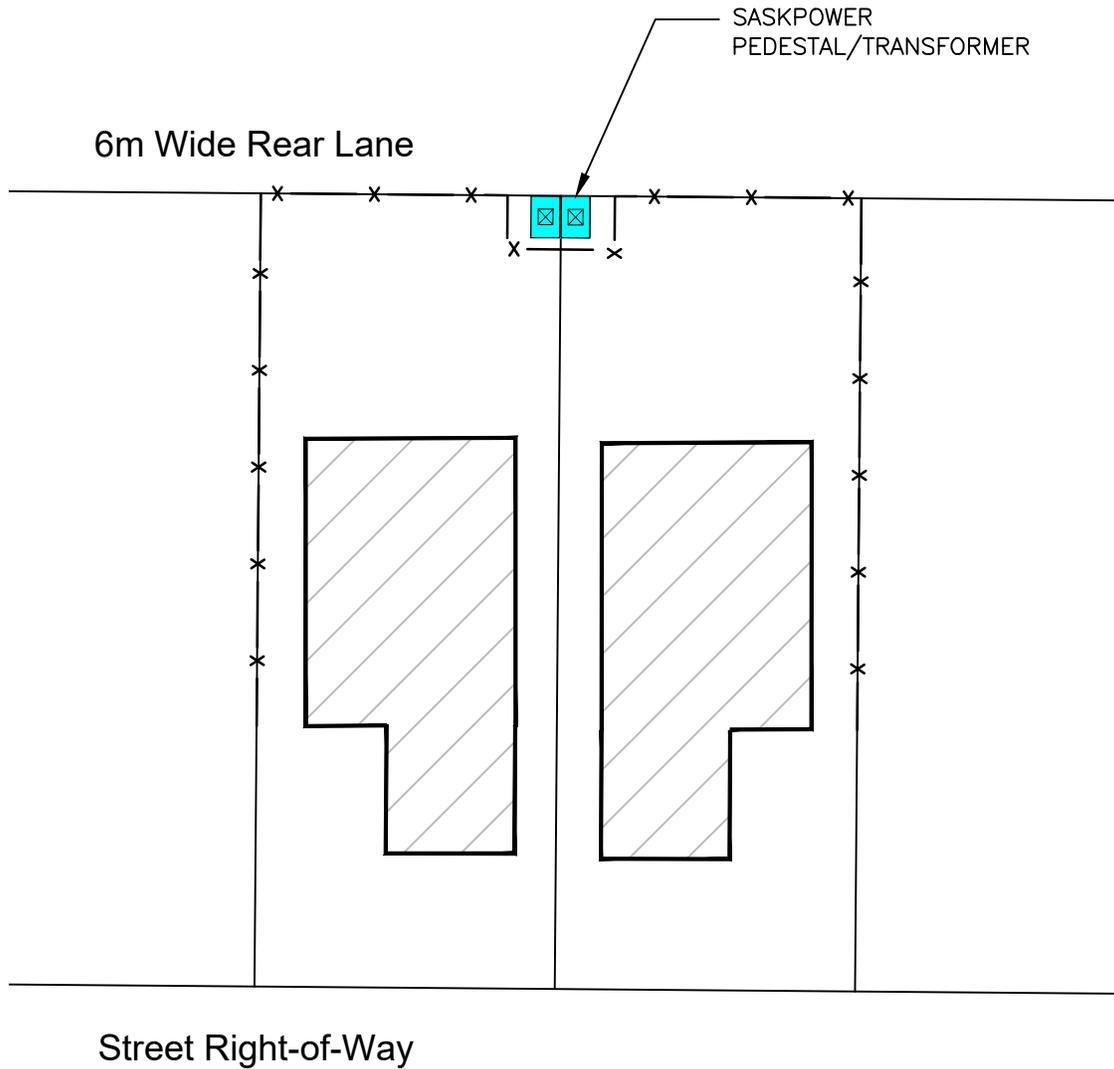
When you know the date that your property will be ready for servicing, you can make application to either SaskEnergy or SaskPower by the following methods:

- If you use SaskEnergy's application, please apply online at saskenergy.com
- 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.



Lots 1, 2, 22 to 40 Block 135



LEGEND

— x — FENCE LOCATION – UTILITY PEDESTALS AND TRANSFORMERS MUST BE ACCESSIBLE FROM REAR LANE AND BE LOCATED OUTSIDE FENCE AS SHOWN

Servicing From Lane
SaskPower and SaskEnergy
Underground Lines

Notes:

- This drawing is intended as a guide only. For more accurate information please contact the respective utilities and the City of Saskatoon Building Standards Branch.
- 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 the lot.

