



# Kensington

*Modern living, traditional style*



## Phase 2 Lot Information Package

Lots I to 7, Block 102

Lots II to 15, Block 102

Lot 30, Block 103

Lots 32 to 62, Block 103

Lots I to 14, Block 104

Lots I to 14, Block 105

Lots I to 37, Block 106

Lots I to 7, Block 107

Lots I to 15, Block 108

Lots I to 18, Block 109

Lots 2 to 20, Block III

Lots I to II, Block II2

33<sup>rd</sup> Street West, Bentley Court, Bentley Lane,  
Bentley Manor, Bentley Way, Kensington Road,  
Steeves Avenue and Stromberg Court

## Phase 2 – 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.***

# KENSINGTON ENVIRONMENTAL INCENTIVES

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

1



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 sustainable organic waste practices one composter will be offered per lot.

2



## Kensington

3

To promote reduced potable water use, one rainwater collection barrel will be offered per lot.



To promote and showcase more energy efficient homes, the Show Home Policy for home building contractors has been modified to include only those homes that are certified through the ENERGY STAR Qualified program, the Energuide for new Home 80 (EGNH80) program or the LEED Canada for Homes program.

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.

*Images shown are for example only. Actual merchandise may differ from image above.*



## **Phase 2 Lot Information Package**

***(33<sup>rd</sup> Street West, Bentley Court, Bentley Lane, Bentley Way, Bentley Manor, Kensington Road, Steeves Avenue and Stromberg Court)***

### **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.

#### **a) 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).

#### **b) Interest**

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

#### **c) Possession of Land**

**Please note that all of the lots will be sold with a delayed possession date with the exception of the thirteen lots held back from Phase 1.** The lots available for immediate possession are as follows:

- Lots 1 to 7, Block 102, Plan 102108451
- Lots 11 to 15, Block 102, Plan 102108451
- Lot 30, Block 103, Plan 102108451

Based on the information available at this time, the projected date for the completion of servicing for the remaining lots in Phase 2 is July 2014. Please be advised that the projected completion date noted above is weather dependent and subject to change. Saskatoon Land will provide lot purchasers three week's notice of servicing completion and subsequent possession. Building Permit plan review may take place before possession; however, no permits will be



issued until possession is granted by Saskatoon Land. Interest charges, property taxes and the eight month period to pay off the lot will not begin until the possession date.

#### **d) Paying the Balance**

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

#### **e) 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 may be removed from the Eligible Contractors List.

#### **f) Residency Requirement for Individuals who Purchase a Lot**

Individuals who purchase a lot must reside on the premises for a period of four years. The four-year period begins the same day title is transferred into the purchaser(s) name. The original purchaser(s) name must remain on title to maintain the four-year requirement.

#### **g) Forgivable Mortgage**

A Forgivable Mortgage of \$50,000, will be held to enforce the build-time and residency requirements held by the City of Saskatoon and will be registered against each lot sold to an Individual. Should the dwelling be completed within the required three years from the date of possession, the mortgage will be forgiven on a monthly basis over the final three years of the four-year residency period starting from the day Title is transferred into the individual purchaser(s) name. No forgiveness will be granted if the dwelling is not completed within three years from the date of possession.

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

**Kensington was designed to be a well connected, attractive, walkable neighbourhood surrounded by amenities that provide convenient access to schools, services, shopping and recreation. 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) 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) The roof pitch of the principle dwelling shall have a minimum 6-in-12 pitch;
- d) On the front building façade, a minimum of two exterior building materials are required, with each building material being no less than 100 square feet in area; and,
- e) On the front building façade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.

*The “Standard Lot – Attached Garage” controls apply to the following lots:*

*Lots 1 to 7, Block 102, Plan No. 102108451*

*Lots 11 to 15, Block 102, Plan No. 102108451*

***\*Please refer to Section 7 for additional requirements for corner lots and other highly visible lots.***



## 2) Standard Lot – Attached Garage – No Roof Pitch Requirement

These lots are generally less than 14 metres (46 ft) in width and require a smaller minimum house size and single-wide attached garage. These lots have no roof slope requirement. 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:
  - j. 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) Garages shall not protrude more than 2.4 metres (8 feet) from any façade of any habitable floor area of the dwelling.
- d) On the front building façade, a minimum of two exterior building materials are required, with each building material being no less than 100 square feet in area; and,
- e) On the front building façade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.

*The “Standard Lot – Attached Garage – No Roof Requirement” controls apply to the following lots:*

*Lots 31 to 62, Block 103, Plan No. 102141032*

*Lots 14 to 20, Block 106, Plan No. to be registered*

*Lots 19 to 26, Block 109, Plan No. to be registered*

***\*Please refer to Section 7 for additional requirements for corner lots and other highly visible lots.***

## 3) Large Lot – Attached Garage

These lots are generally more than 14 metres (46 ft) in width and 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;





- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- d) On the front building façade, a minimum of two exterior building materials are required, with each building material being no less than 100 square feet in area; and,
- e) On the front building façade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.

*The “Large Lot – Attached Garage” controls apply to the following lots:*

*Lots 1 to 13, Block 106, Plan No. to be registered  
Lots 1 to 7, Block 107, Plan No. to be registered  
Lots 1 to 15, Block 108, Plan No. to be registered  
Lots 1 to 18, Block 109, Plan No. to be registered  
Lots 1 to 20, Block 111, Plan No. 102141032  
Lots 1 to 11, Block 112, Plan No. 102141032*

***\*Please refer to Section 7 for additional requirements for corner lots and other highly visible lots.***

#### 4) Narrow Lot – Rear Lane Access – No Roof Pitch Requirement

These lots have rear lane access and are generally less than 10.4 metres (34 ft) in width. They require a smaller minimum house size and the construction of full front porches and concrete garage pads. These lots have no roof pitch requirement. 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 as the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a



minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the property line;

- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house 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;

*The “Narrow Lot – Rear Lane Access – No Roof Pitch Requirement” controls apply to the following lots:*

*Lots 1 to 14, Block 104, Plan No. 102141032*

*Lots 1 to 14, Block 105, Plan No. 102141032*

***\*Please refer to Section 7 for additional requirements for corner lots and other***

- e) On the front building façade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and
- f) On the front building façade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.

### 5) Narrow Lot on a Collector Road – 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, the construction of full front porches, concrete garage pads and are setback further from the street. 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 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 as the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the property line;



- d) All dwellings shall be constructed with covered front verandas. The minimum width of the front veranda for bungalows and bi-levels shall be half the width of the house 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;
- e) The roof of the principle dwelling shall have a minimum 6-in-12 pitch;
- f) The minimum front yard setback shall be 5 metres;
- g) On the front building façade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and
- h) On the front building façade, all trim materials shall provide contrast to the colour of the two exterior building materials being used.

*The “Narrow Lot on a Collector Road – Rear Lane Access” controls apply to the following lots:*

*Lots 21 to 37, Block 106, Plan No. to be registered  
Lot 30, Block 103, Plan No. 102108451*

***\*Please refer to Section 7 for additional requirements for corner lots and other highly visible lots.***

## 6) Exterior Material Requirements – Front Building Facade

In accordance with the material requirement clause noted throughout sections 1 to 5, a minimum of two different exterior siding materials are required, with each material being no less than 100 square feet in area.

- Trim features may not be counted as material.
- In order to be included towards the 100 square foot requirement, the material must be visible from the front street. Material wrapped around a column or architectural feature, facing a side or rear yard, will not count towards the 100 square foot total.
- The two materials being used must be distinctly different and discernible from each other. For example, the use of wide board vinyl siding and narrow board vinyl siding would not be permitted. Illustrations of the material requirement are shown in Figure 1.

## 7) Highly Visible Lots – Side Building Facade

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

- 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.

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

*Lots 1 & 15, Block 102, Plan No. 102108451*

*Lot 30, Block 103, Plan No. 102108451*

*Lots 31 & 62, Block 103, Plan No. 102141032*

*Lots 1, 7, 8 & 14, Block 104, Plan No. 102141032*

*Lots 1, 7, 8 & 14, Block 105, Plan No. 102141032*

*Lots 1,13,14,21 & 37, Block 106, Plan No. to be registered*

*Lots 1 & 7, Block 107, Plan No. to be registered*

*Lots 1, 8, 9 & 15, Block 108, Plan No. to be registered*

*Lots 1, 18 & 19, Block 109, Plan No. to be registered*

*Lot 1, Block 111, Plan No. 102141032*

*Lot 1, Block 112, Plan No. 102141032*

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

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



Figure 1 - Exterior Building Material Requirements

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

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

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



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



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

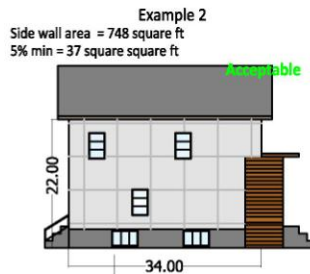


300 square feet of board and batten - vinyl siding is provided as the primary exterior building material. 100 square feet of manufactured stone is provided as the secondary building material.

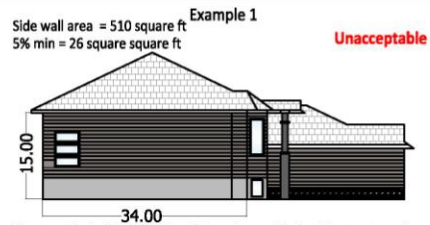
The following BRCS are for corner lots or lots that flank highly visible areas such as storm ponds and park space:

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

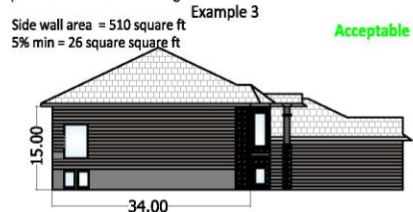
Illustrations 2 and 3 provide examples that meet the side building wall material and window placement requirements.



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



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



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



# Kensington

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

CONTACT PERSON \_\_\_\_\_ PHONE \_\_\_\_\_

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN NUMBER \_\_\_\_\_

### HOUSE INFORMATION

MAIN FLOOR AREA \_\_\_\_\_ FINISHED FLOOR AREA (above grade) \_\_\_\_\_

GARAGE WIDTH (inside) \_\_\_\_\_ PRIMARY ROOF PITCH \_\_\_\_\_

### PROPOSED FRONT EXTERIOR FINISHES

#### EXTERIOR BUILDING MATERIAL 1:

TYPE: \_\_\_\_\_

MANUFACTURER: \_\_\_\_\_

COLOUR: \_\_\_\_\_

AREA (ft<sup>2</sup>): \_\_\_\_\_

#### EXTERIOR BUILDING MATERIAL 2:

TYPE: \_\_\_\_\_

MANUFACTURER: \_\_\_\_\_

COLOUR: \_\_\_\_\_

AREA (ft<sup>2</sup>): \_\_\_\_\_

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

PRIMARY TRIM COLOUR: \_\_\_\_\_

### PROPOSED SIDE EXTERIOR FINISHES & FEATURES (if applicable)

#### SECONDARY BUILDING MATERIAL:

TYPE: \_\_\_\_\_

MANUFACTURER: \_\_\_\_\_

COLOUR: \_\_\_\_\_

AREA (ft<sup>2</sup>): \_\_\_\_\_

#### WINDOW/DOOR PLACEMENT DETAILS

AREA OF SIDE WALL(ft<sup>2</sup>): \_\_\_\_\_

SIDE WINDOW/DOOR AREA (ft<sup>2</sup>): \_\_\_\_\_

WINDOW/DOOR %  
of SIDE WALL AREA \_\_\_\_\_

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

COMPLETED BY SASKATOON LAND OFFICE	
APPROVED BY:	_____
SIGNATURE:	_____



## 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 in the Lot Information Package.

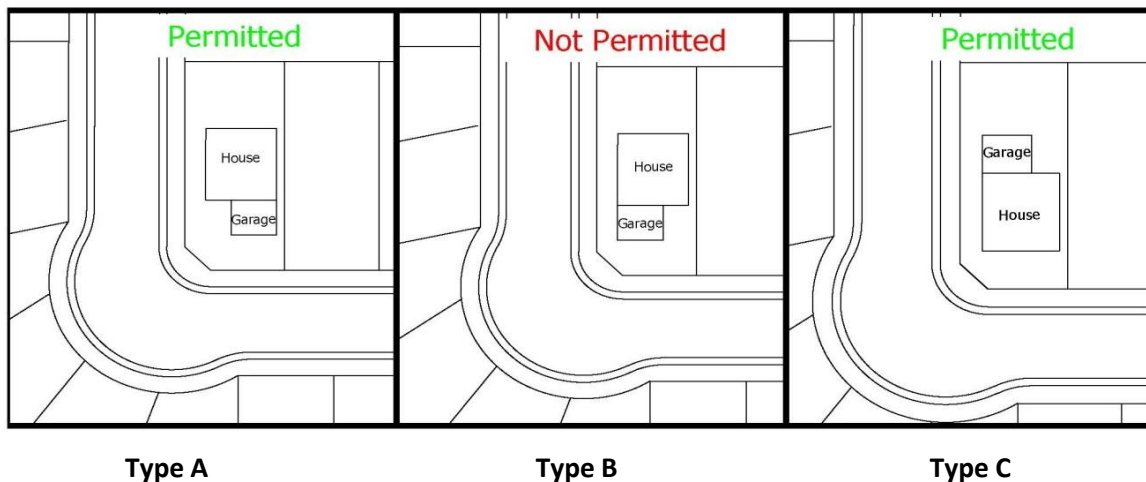
## 9) Corner Garage Placement Requirements

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

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

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

Figure 2 – Corner Lot Permitted Attached Garage Placements



## 10) Kensington General Information

### 33<sup>rd</sup> Street Extension

The realignment and construction of 33<sup>rd</sup> Street has been completed up to the 33<sup>rd</sup> Street/Kensington Road intersection. The completion of the 33<sup>rd</sup> Street extension, up to Dalmeny Road, is anticipated to be complete by June 2014, weather dependant.

### Zoning

A zoning map for Kensington has been included. If you require more information on zoning, please visit ([www.saskatoon.ca](http://www.saskatoon.ca)) and search under "Z" for zoning, or contact Planning and Development at (306) 975 - 2645.



## 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. **Residential Care Home lots in Phase 2 are located at 203 Bentley Court and 202 Stromberg Crescent.**

### 11) Lot Grading

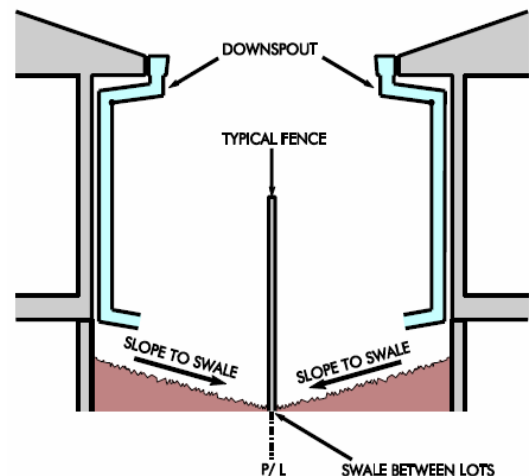
Lot grading is the sloping of the lot in order to provide good drainage away from building in such a way that surface runoff from rainstorms or snowmelt is directed toward storm sewers. Runoff is controlled through the use of side and back of lot swales to eliminate or minimize the impact on adjacent 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 the following sets of drawings in this package:

- a) Lot grade drawings – show the final design elevations at property corners and at other points that are deemed critical elevation points. It is important that builders and homeowners match these grades with final landscaping elevations. Identification of these elevations is required for building plan approval.







- b) Lot grading types A, D, A-D, D-A, C, C-D and D-C, including a three-dimensional view and side view of the grading type; and
- c) A drawing showing a cross section of a typical side yard fence and side yard grading that will not impede side yard drainage.

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

Once house construction is complete lot grading is a two-step procedure. The first step is the rough grade stage, which includes backfilling the foundation walls and shaping the lot to conform to the pre-grade drainage plan. When rough grading is complete the lot should be within 7 to 20cm below the final design grade to allow for the addition of topsoil. Once the lot is at the final design grade, sod, decorative rock, wood chips, or other surface treatments can be installed. **It is strongly recommended that lot owners consult a legal surveyor or other qualified professional to set the final grade elevations before landscaping is started.**

#### Grading Between Lots

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

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

#### Lot Grading Do's and Don'ts

##### Do's:

1. Do require construction plans to include finished grade elevations around the house foundation and along property lines. **Do not leave your house and site grading to chance.** Building Standards 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 attached plans).
4. Don't try to build HIGHER than both adjacent neighbours. This leads to expensive provisions for retaining walls, and frequent flooding of neighbouring properties.

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

## **12) 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**

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



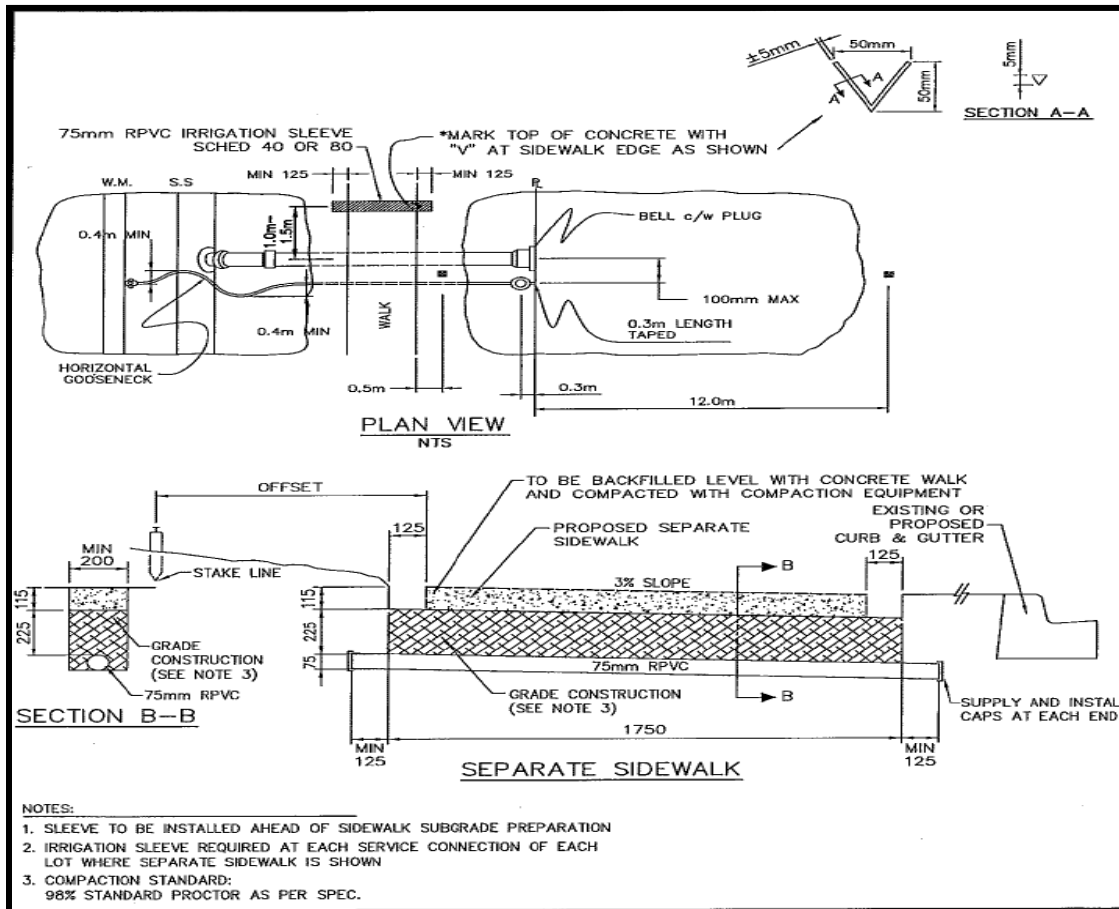
### Boulevard Tree Planting

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

### Sidewalk Irrigation Sleeve – Kensington Boulevard

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

Figure 3 – Separate Sidewalk Irrigation Sleeve





### Earth Disposal

Contractors and individuals will be responsible for disposing of their own excess earth material. The clean/fill site is located northwest of the 33<sup>rd</sup> Street West/Kensington Boulevard intersection. Access to the fill site will be available in June 2014 dependant on weather conditions. 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.

The fill site location is shown on the following map:

Figure 4 – Clean Basement Fill Site Location



Regular inspections of the area will be done and any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable of fines up to \$25,000 as outlined in City of Saskatoon Waste Bylaw No. 8310 and the Anti-Dumping Bylaw No. 5713.



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

Please note in order to facilitate discussions between property owners respecting lot grading, fencing issues and property maintenance issues, 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 highly recommended 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 during construction. Upon completion of the construction it is the owner or the contractor's responsibility to clear the site of all waste. If the waste is not removed the City may remove the waste and the costs of doing so will be charged to the property owner or 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. The locations of these temporary water circulation boxes are identified on the attached map. These temporary water circulation boxes are removed during the installation of the water and sewer connection to the house. For more information, please contact the Municipal Engineering Branch at 306-975-2454.

### **13) 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.



## 14) 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, Detail Drawing 102-0025-002-r004.

### e) Sump Design Criteria – Sump Pit Details

- i. As per National Building Code 9.14.5.2, sump pits are to be a minimum of 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.

**15) Fencing**

**Decorative Aluminum Fence:**

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

Lots 1 and 7, Block 107, Plan No. to be registered

Lot 1, Block 109, Plan No. to be registered

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

Lots 1 – 7, Block 107, Plan No. to be registered

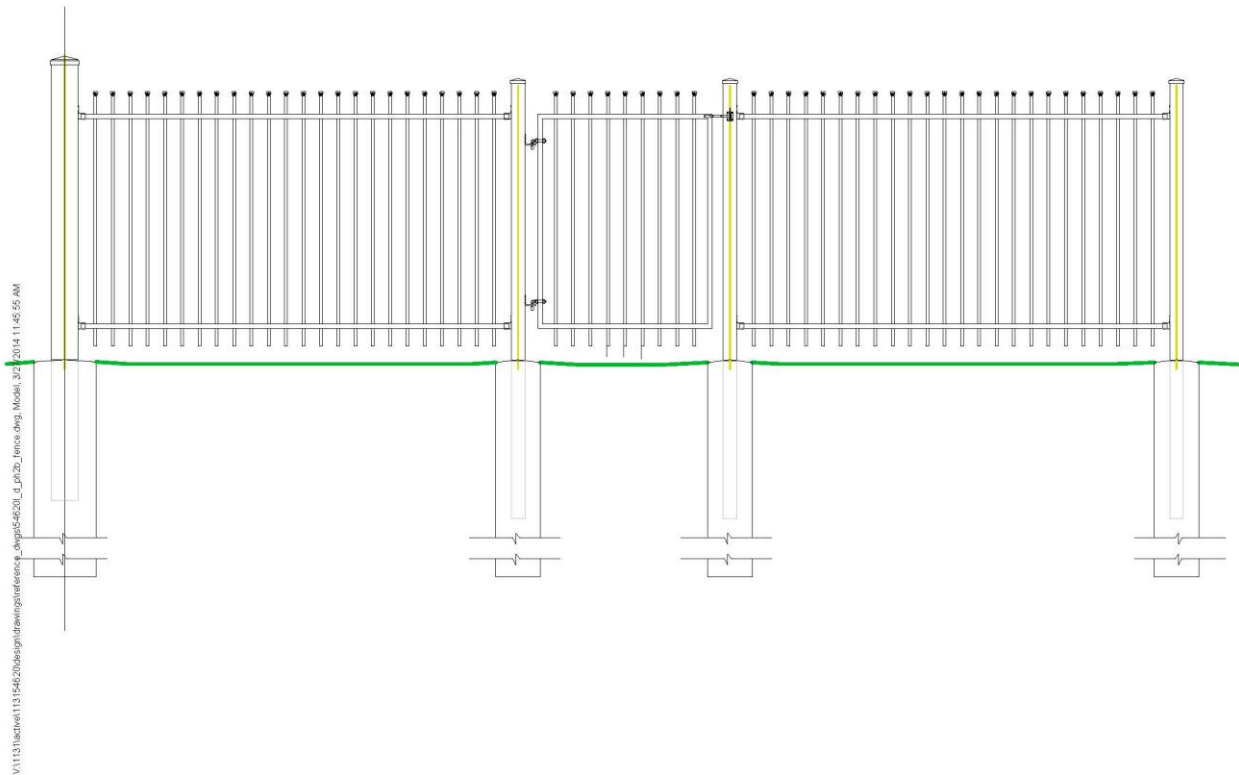
Lots 1 – 4, Block 109, Plan No. to be registered

These lots are adjacent to a park space. 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. Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings or other components of the fence.

Figure 5 – Example of Decorative Aluminum Fence



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

**Chain Link Fence:**

A black chain link fence (6 feet high) will be constructed on the Municipal Buffer along 33<sup>rd</sup> Street West directly behind the following lots:

Lots 8 – 20, Block 111, Plan No. 102141032

Purchasers will be allowed to connect their side yard fences to the chain link fence. Pedestrian and vehicle access to the buffer from lots is not permitted.





### Decorative Masonry Neighbourhood Entry Fencing:

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

Lot 30, Block 103, Plan No. 102108451

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

Lots 1 – 7, Block 102, Plan No. 102108451

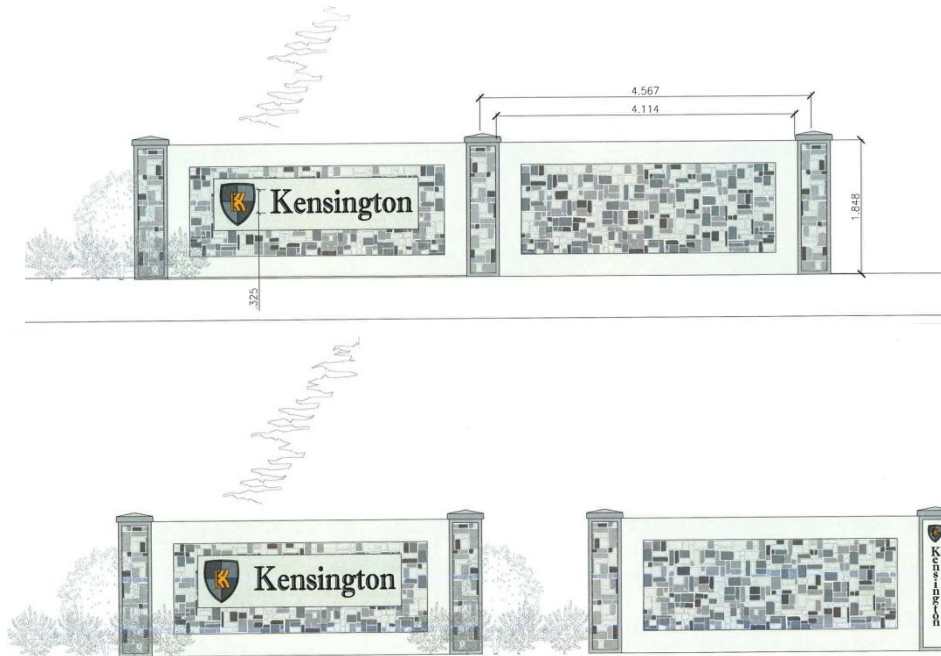
Lots 11 – 15, Block 102, Plan No. 102108451

Lots 31-37, Block 103, Plan No. 102141032

Lots 1 – 7, Block 111, Plan No. 102141032

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 while planning your basement excavation. Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings, the pile cap, or other components of the fence.

**Figure 6 – Example of Decorative Concrete Neighbourhood Entry Fencing**



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



## 16) Underground Electrical Service Requirements for New Residences

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

## 17) SaskEnergy

### a) Applying for Service

- i. Make the application for your natural gas service when:
  - Property is backfilled; and
  - Framing is started

***You can make this application by calling SaskEnergy at 306-975-8505.***
- ii. At this time, a staking appointment will be given to meet on site to determine the route of



the gas service and to hang the bracket.

- iii. Construction of your gas service should take place within 2 to 3 weeks during summer construction (allow an extra week during winter construction period).

**Note: When running a new service, take into consideration any future developments to avoid encroachments to the gas service and having to reroute the service. (E.g. Decks, garages, sheds, pools).**

- iv. When your mechanical contractor has completed all the piping for your natural gas appliances, he has to call SaskEnergy to have your natural gas meter installed. The number to call is 306-975-8500.

#### **b) Building a Garage, Fence, or Deck**

Call SaskEnergy at 306-975-8515 at least 2 working days prior to starting construction and we will send someone out to locate your natural gas service at no charge. *Remember – if you don't call and there is damage to the gas service, you will be charged the cost to repair it.*

#### **c) Natural Gas for Your Home**

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

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

#### **d) Convenient Payment Options**

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

##### ***Equalized Payment Plan***

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

##### ***Pre-authorized Payment Plan***

No more monthly cheques to write, no line-ups, no postage and the peace of mind knowing that



your payment is on time, every time. The full amount of your monthly bill will be debited from your bank account each month automatically. SaskEnergy's Pre-authorized Payment Plan is available to all SaskEnergy customers and is accepted on any chequing account from recognized financial institutions in the province.

**e) How to Read Your Bill**

Your billing is based on the cubic meters of natural gas used during the billing period. Consumption on most natural gas meters is measure in hundreds of cubic feet. This multiplied by a metric factor in order to convert to cubic meters. On the back of your SaskEnergy bill, you'll find an explanation of all terms used on your bill, including:

**Basic monthly charge** – this covers ongoing costs of service such as meter reading, maintenance and billing.

**Delivery Charge** – this is for storing and delivering natural gas through our pipelines to your home or business.

**Gas supply cost** – this is the cost of gas we buy in the market to supply your home or business.

*For more information on SaskEnergy, our products and programs, appliance information, or a listing of SaskEnergy Network Members, give us a call at 306-975-8500 or visit our website at [www.saskenergy.com](http://www.saskenergy.com).*

**18) Other Information**

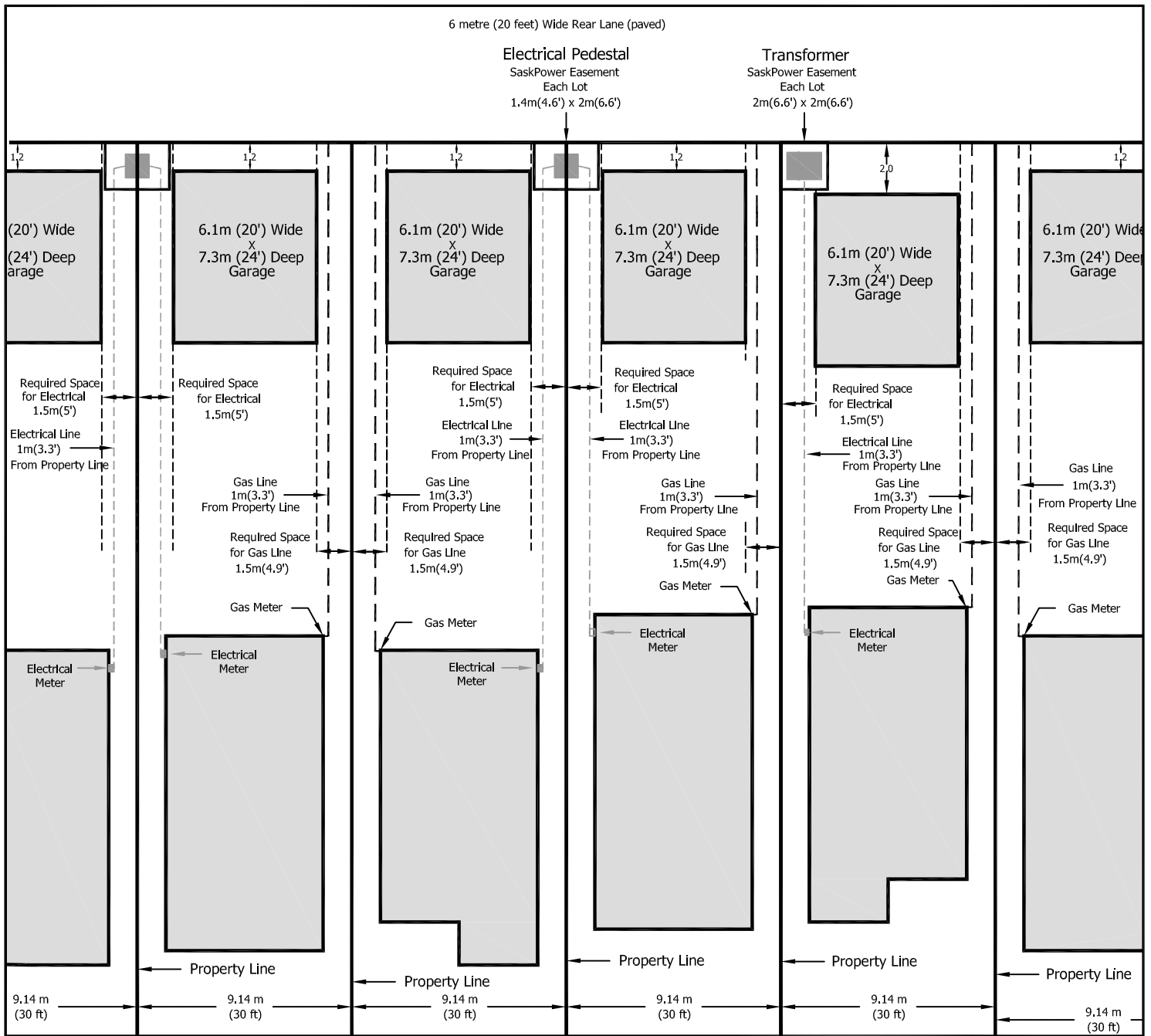
Lots are sold “As Is”. These terms are contained in the Agreement for Sale. The terms may change without notice. Any questions should be asked to ensure you understand the terms of your purchase.

The following will be issued by addendum once available:

- Individual Lot Grades
- Possession dates for Blocks 103, 104, 105, 106, 107, 108, 109, 111, and 112.

# Typical Servicing From Lane

## SaskPower and SaskEnergy Underground Lines

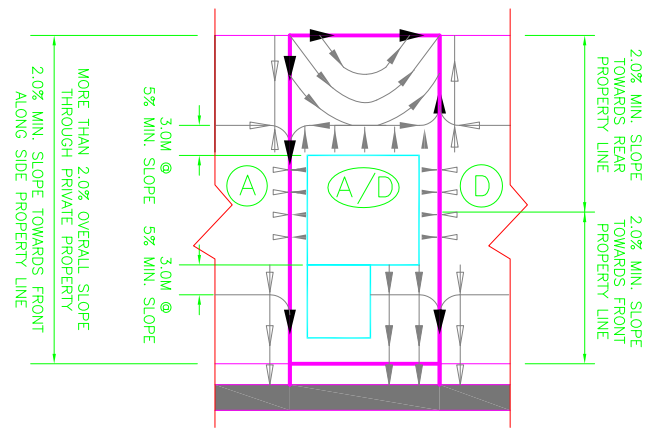
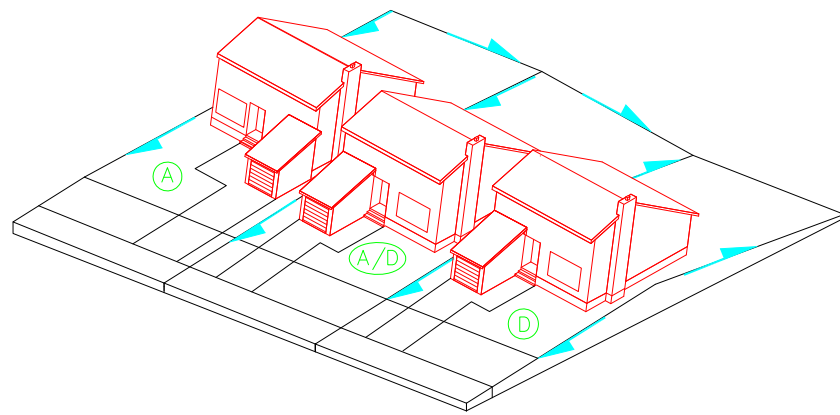


**Please note:**

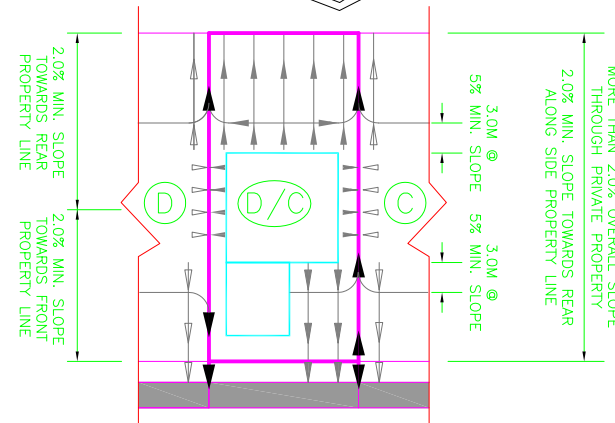
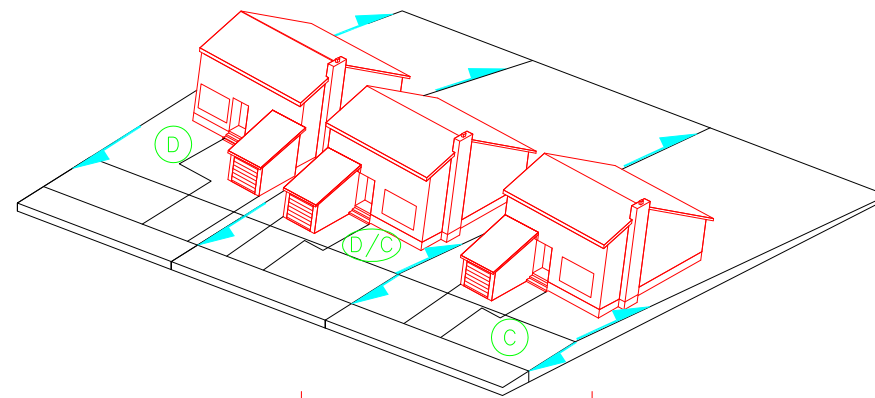
- This drawing is intended as a guide only. For more accurate and detailed information, specific to your property, please contact the respective utilities and the City of Saskatoon's Building Standards Branch.
- For the purpose of this illustration, each lot is shown as 9.14m (30 ft) wide and 38m (125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

# Lot Grading Types

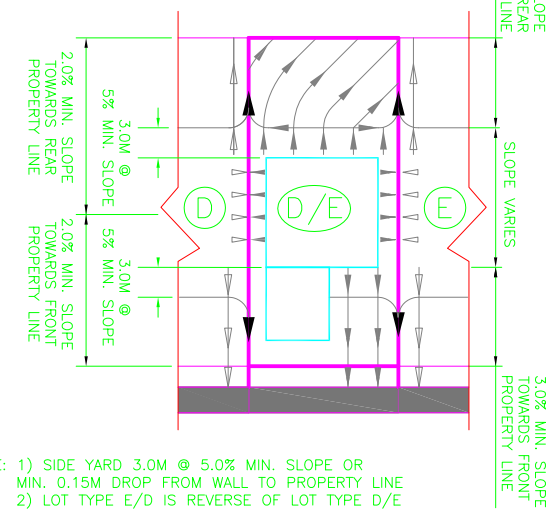
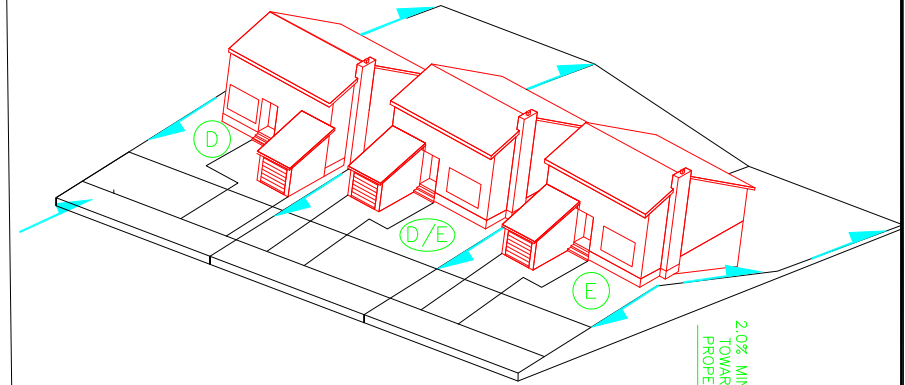
Figure 8 - Lot Grade Types



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

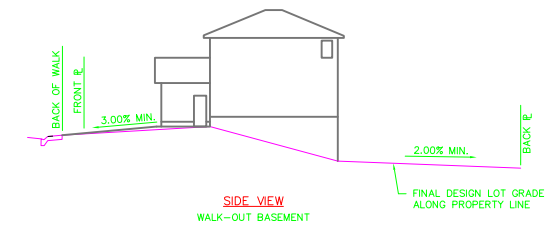
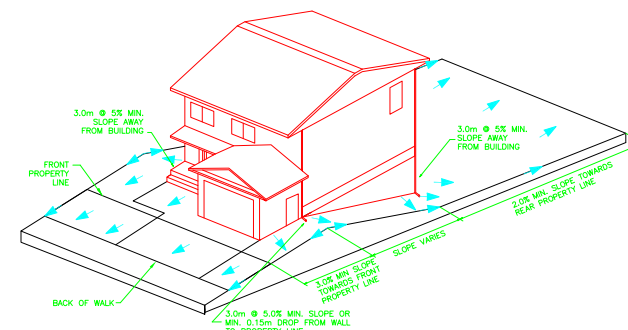
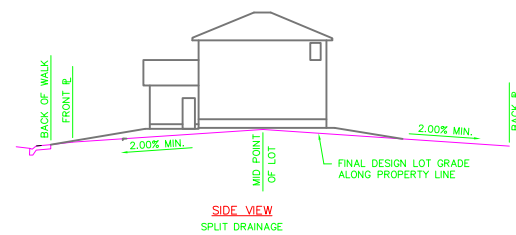
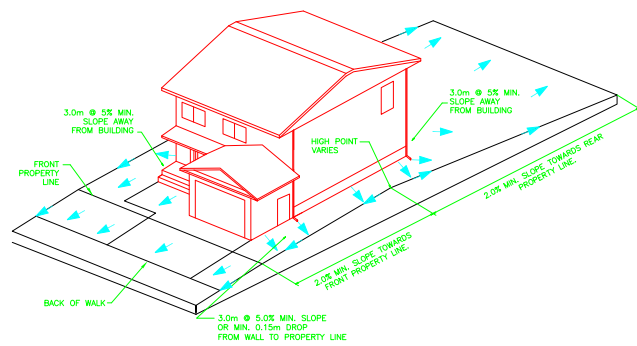
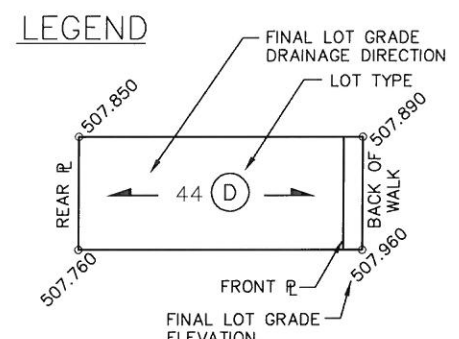
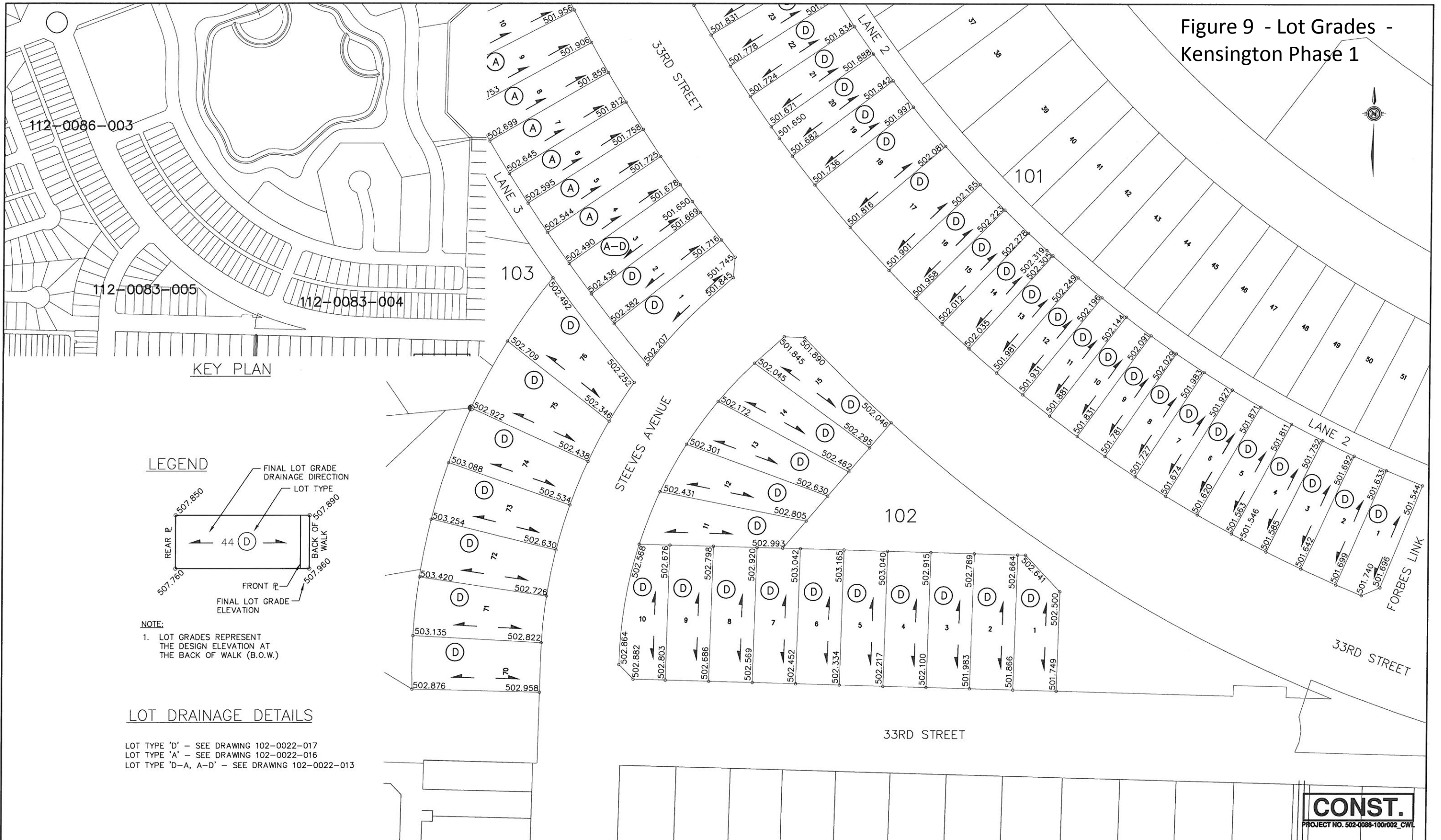


Figure 9 - Lot Grades - Kensington Phase 1



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

**LOT DRAINAGE DETAILS**

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

**CONST.**  
PROJECT NO. 502-0086-100r002\_CW1

11			
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1	ADDED AND UPDATED LOT GRADE ELEVATIONS ON BLOCK 102	2013-AUG-20	KAS
	PLAN DESCRIPTION/REVISION	DATE	BY



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

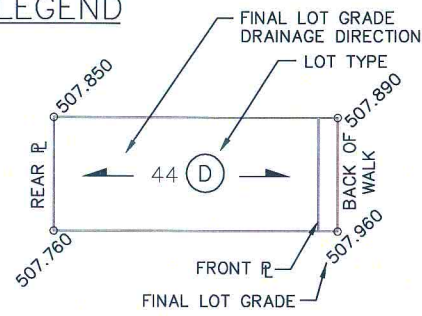


2012 KENSINGTON ROADWAYS - PHASE A1  
LOT GRADES  
33RD STREET & STEEVES AVENUE

GENERAL MANAGER  
SCALES: 1:1000  
VERT. DATE  
SHEET NO. PLAN NO.  
112-0086-005r002



**LEGEND**

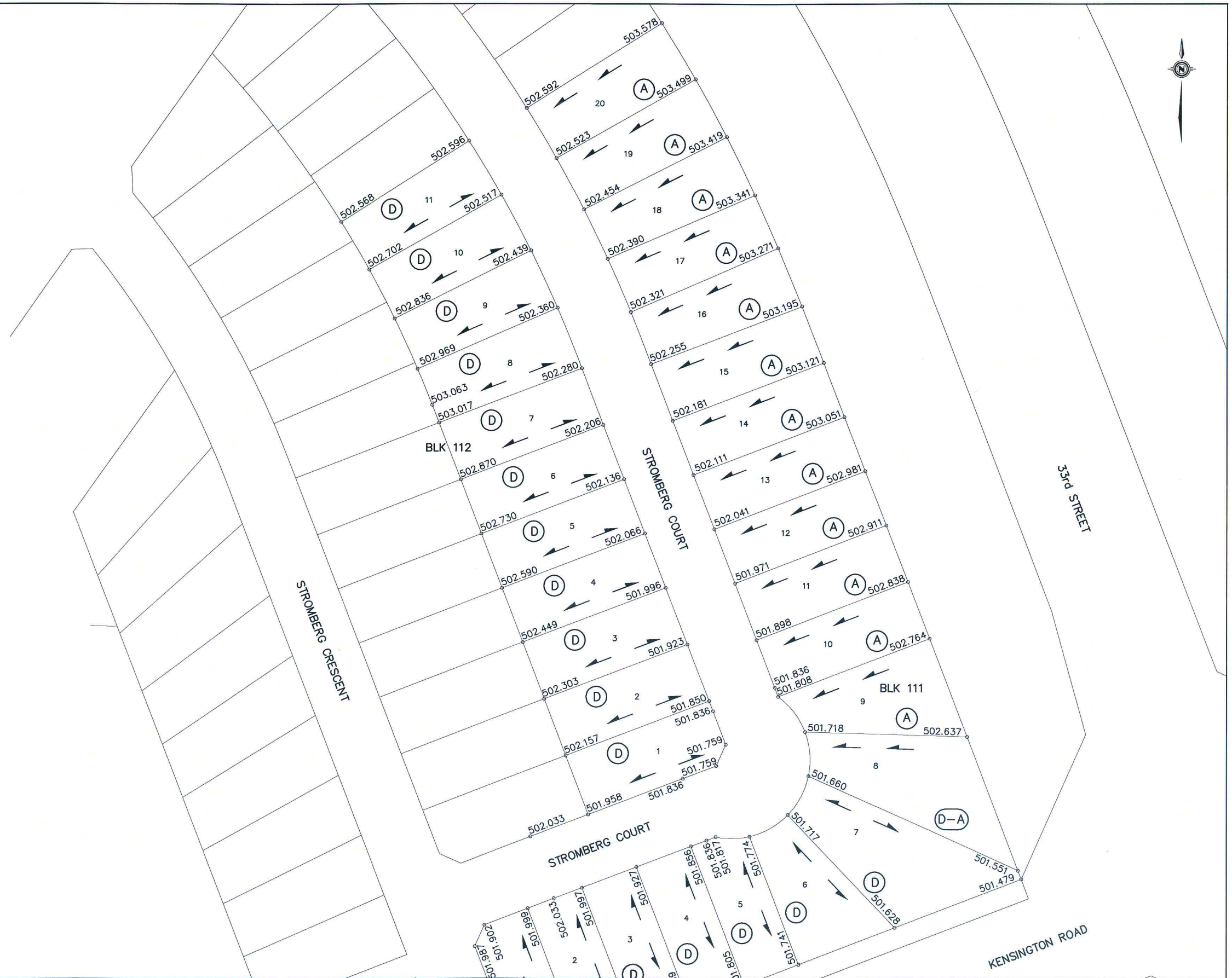


**NOTE:**

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

**LOT DRAINAGE DETAILS**

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



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1	LOT GRADES	2013-NOV-04	MLB
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CHECKED BY:	CHECKED BY:
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DRAWN BY: MLB	DATE: 2013-NOV-04

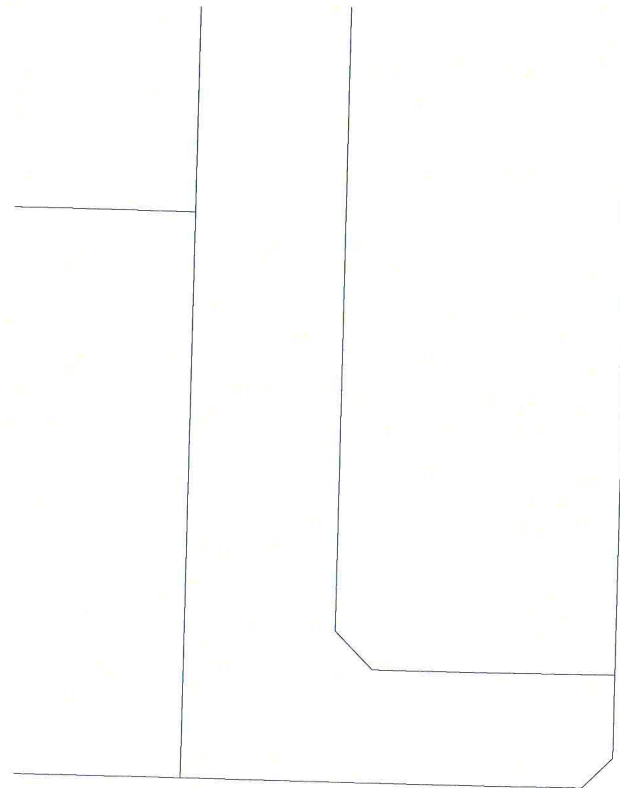
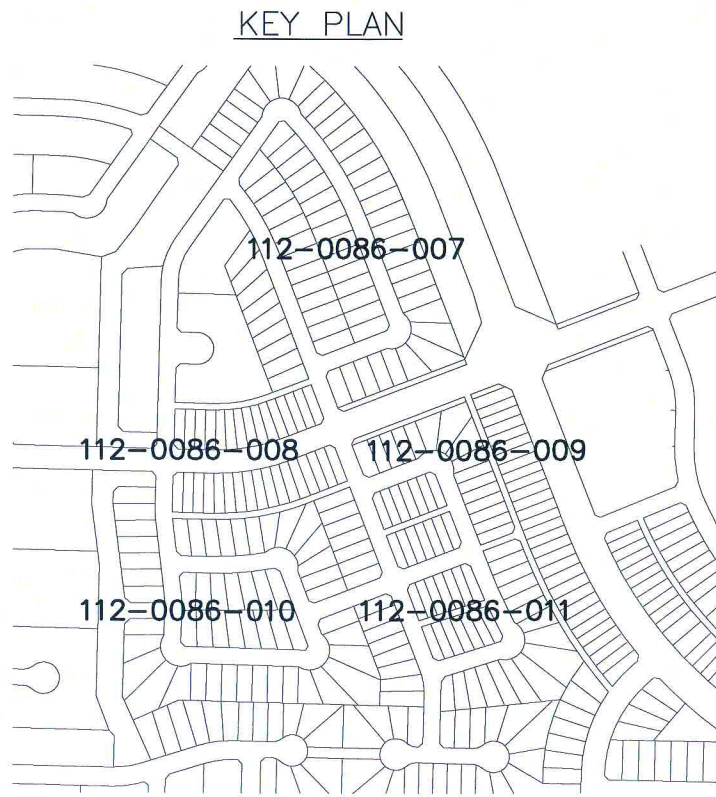


KENSINGTON ROADWAYS - PHASE A2

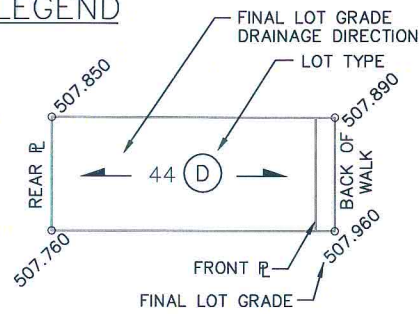
**LOT GRADES**  
**STROMBERG CRESCENT & COURT**

CHIEF ENGINEER	
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SHEET NO.	PLAN NO.
	112-0086-007r001





### LEGEND

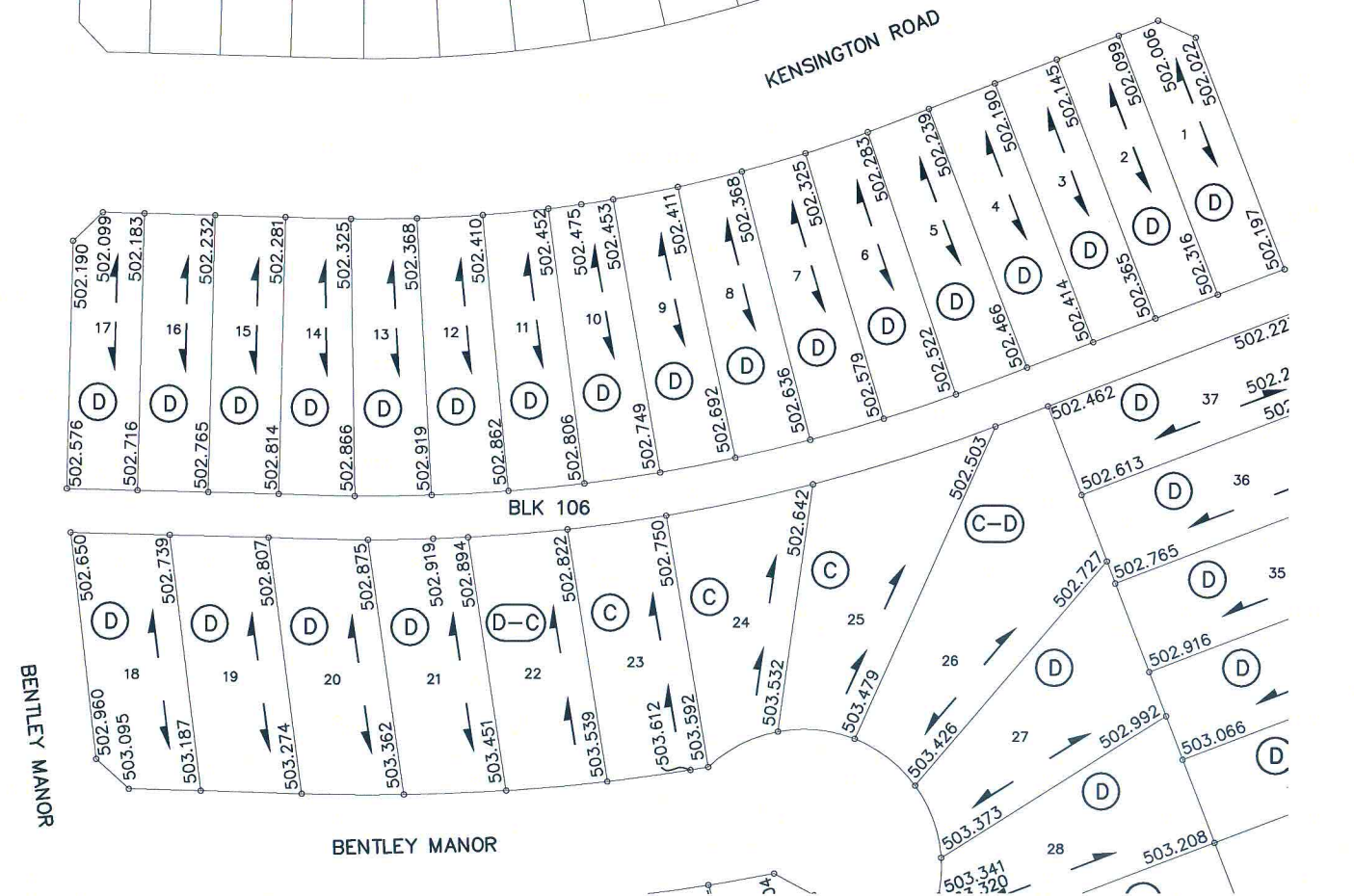
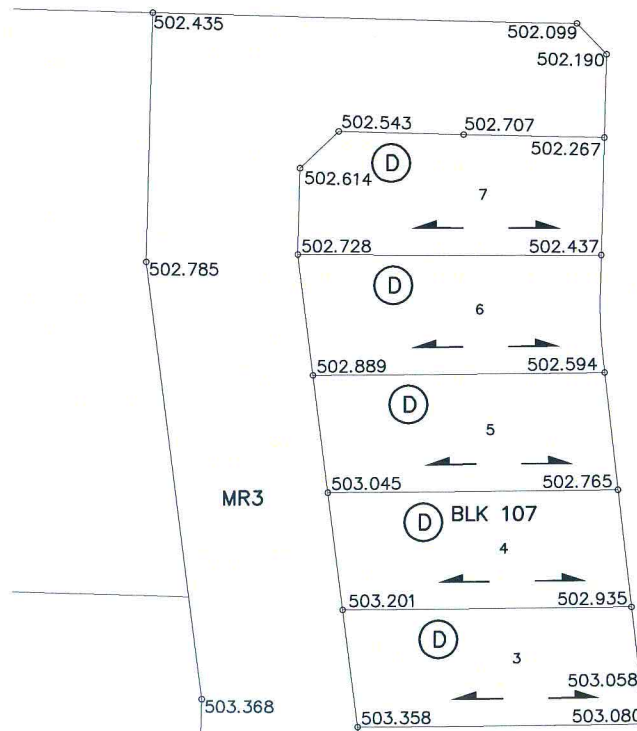


### NOTE:

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

### LOT DRAINAGE DETAILS

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



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1	ISSUED FOR CONSTRUCTION	2013-NOV-04
	PLAN DESCRIPTION/REVISION	DATE BY



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DATE	DATE
DRAWN BY: MLB	DATE: 2013-NOV-04



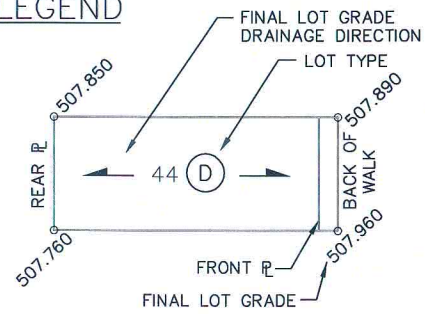
KENSINGTON ROADWAYS - PHASE A2  
 LOT GRADES  
 STROMBERG CRESCENT, KENSINGTON ROAD,  
 & BENTLEY MANOR

CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:1000	
VERT.	
SHEET NO.	PLAN NO.
	112-0086-008r001

KEY PLAN



LEGEND



NOTE:

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

LOT DRAINAGE DETAILS

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

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	PLAN DESCRIPTION/REVISION	DATE	BY	SEAL



CHECKED BY:	CHECKED BY:
DATE:	DATE:
DRAWN BY: MLB	DATE: 2013-NOV-04



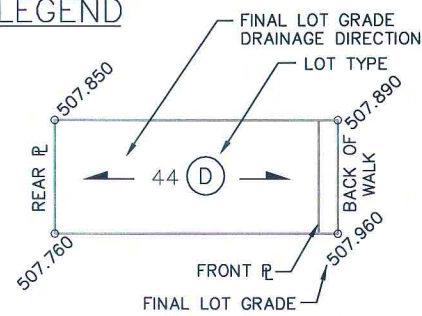
KENSINGTON ROADWAYS - PHASE A2  
 LOT GRADES  
 STROMBERG CRESCENT, COURT,  
 KENSINGTON ROAD,  
 BENTLEY COURT, WAY, & LANE

CHEF ENGINEER	DATE
SCALES: HOR. 1:1000	
VERT.	
SHEET NO.	PLAN NO.
	112-0086-009r001

KEY PLAN



LEGEND

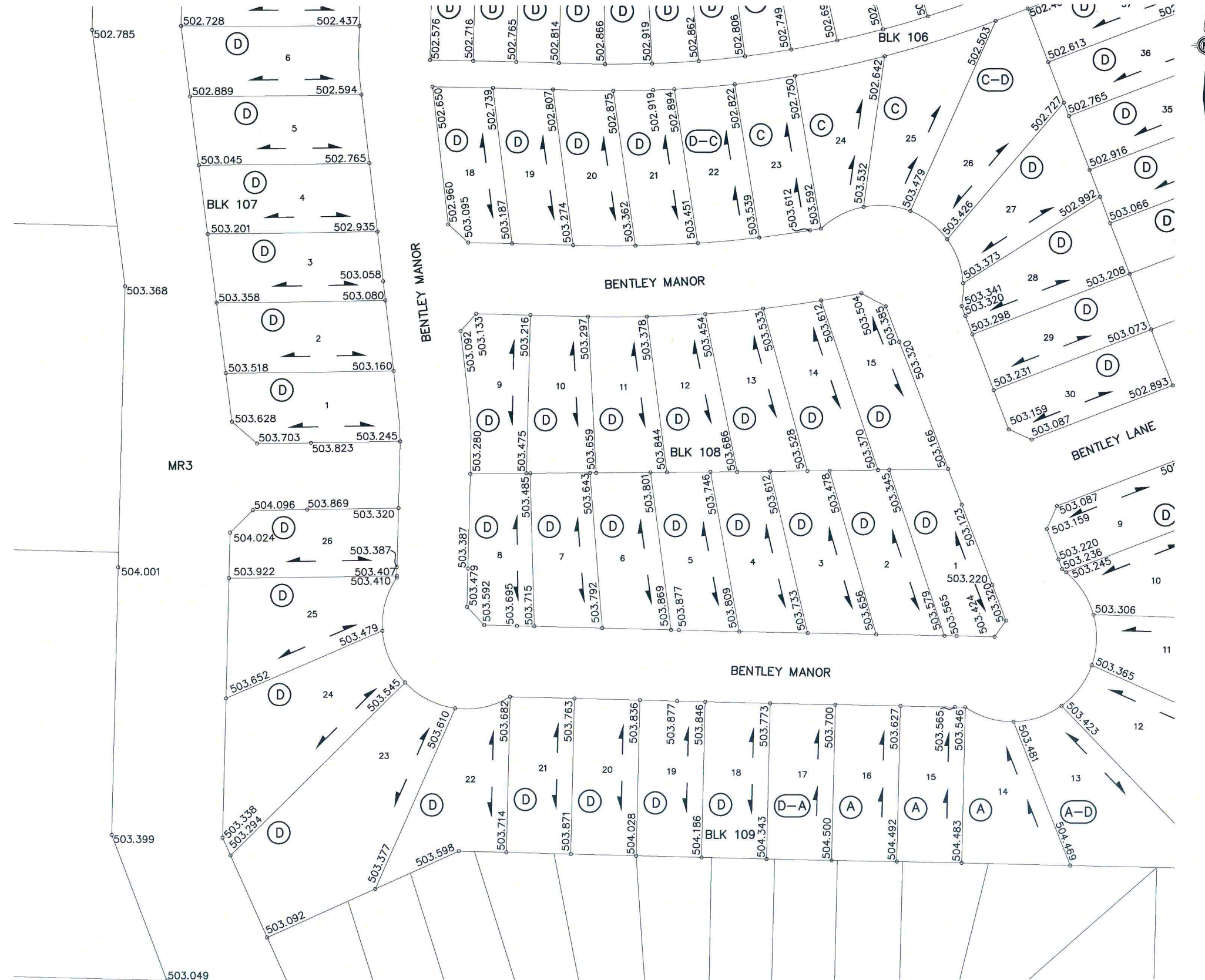


NOTE:

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

LOT DRAINAGE DETAILS

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



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	PLAN DESCRIPTION/REVISION	DATE	BY



CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY: MLB	DATE: 2013-NOV-04

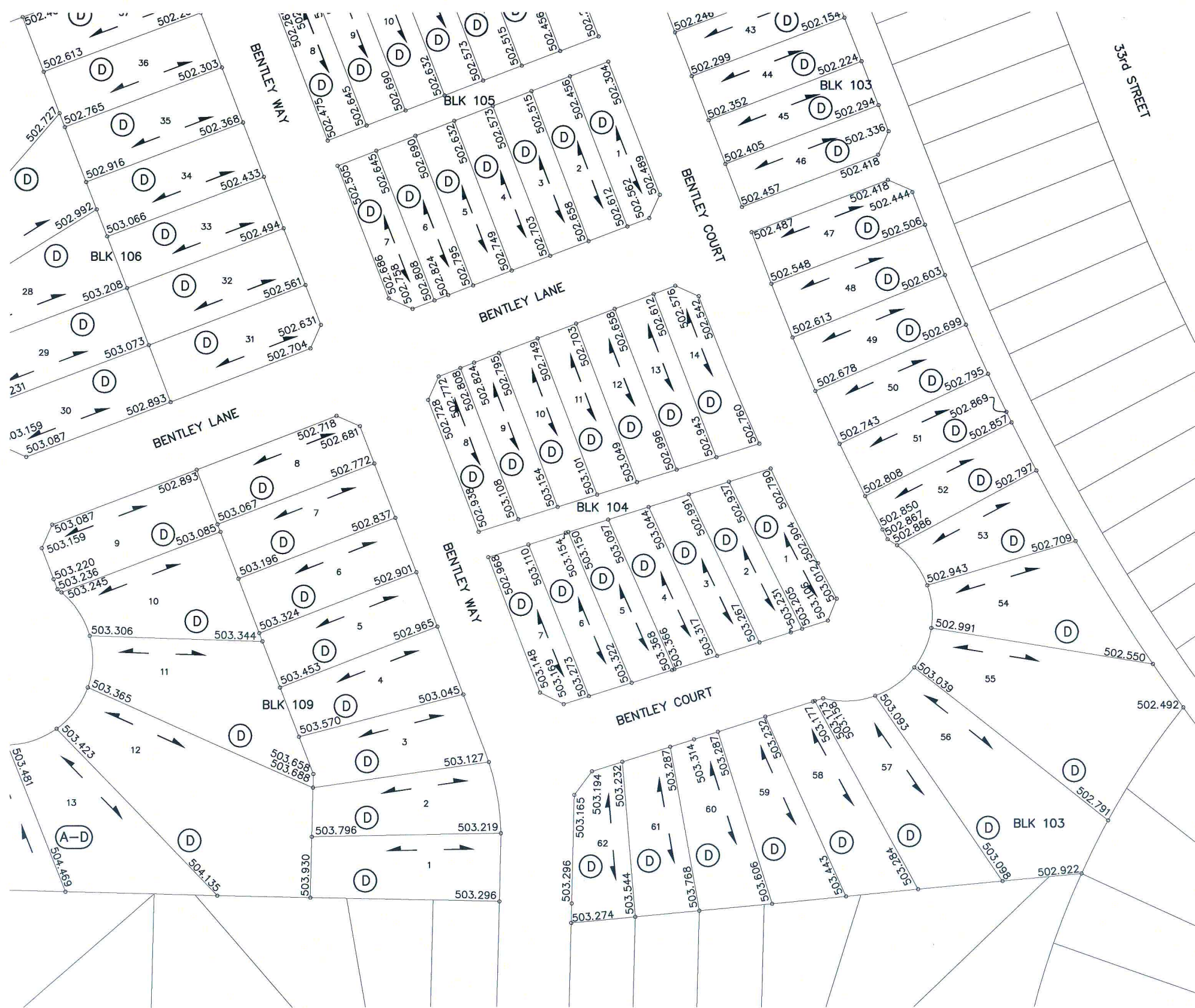


KENSINGTON ROADWAYS - PHASE A2

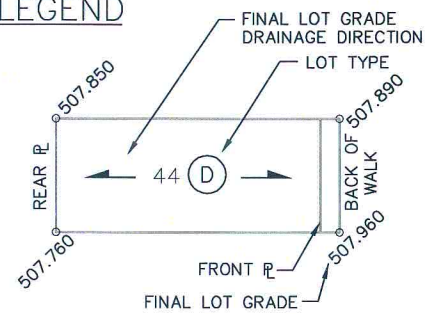
LOT GRADES  
 BENTLEY MANOR

CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:1000	
VERT.	
SHEET NO.	PLAN NO.
	112-0086-010r001

KEY PLAN



LEGEND



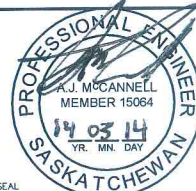
NOTE:

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

LOT DRAINAGE DETAILS

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

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1	ISSUED FOR CONSTRUCTION	2013-NOV-04	MLB
	PLAN DESCRIPTION/REVISION	DATE	BY

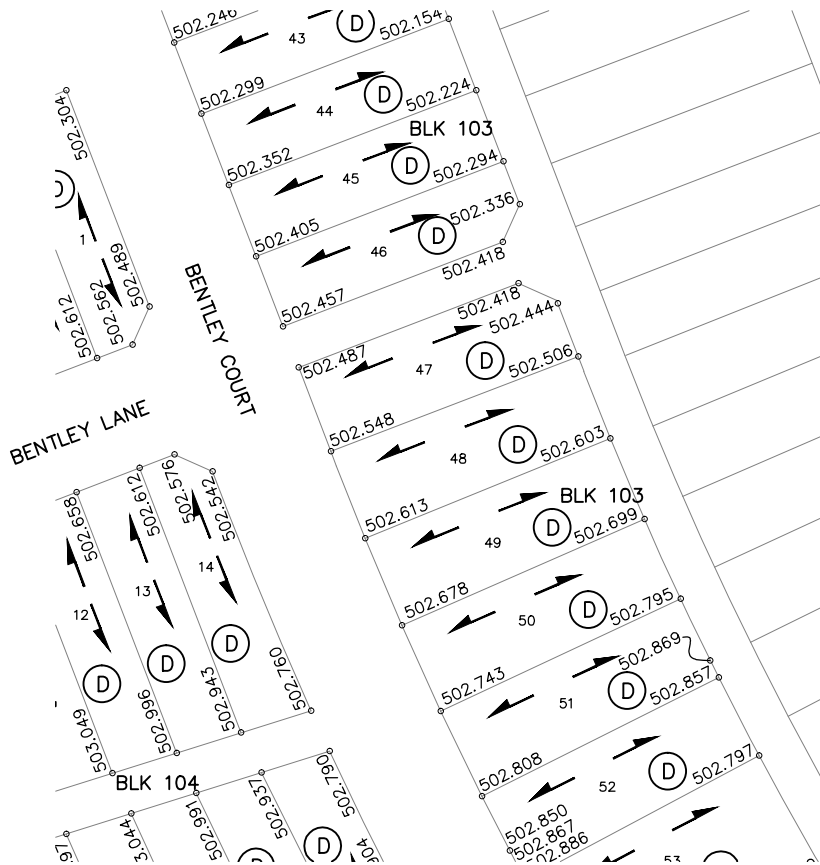


CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY: MLB	DATE: 2013-NOV-04

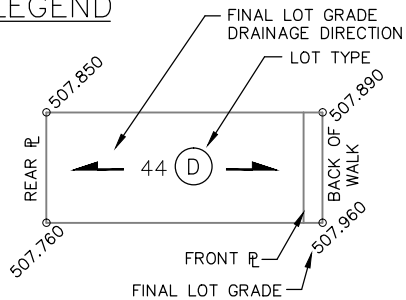


KENSINGTON ROADWAYS - PHASE A2  
 LOT GRADES  
 BENTLEY WAY, COURT, & LANE

CHIEF ENGINEER	
SCALES:	DATE
HOR. 1:1000	
VERT.	
SHEET NO.	PLAN NO.
	112-0086-011r001



**LEGEND**

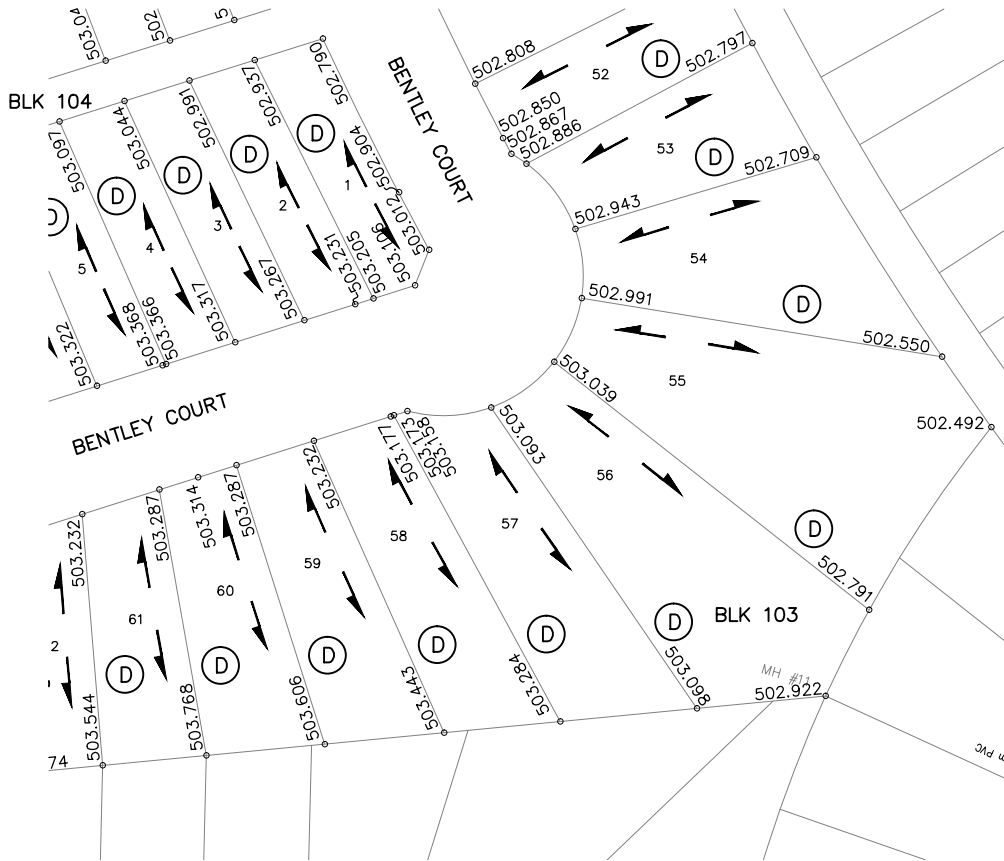


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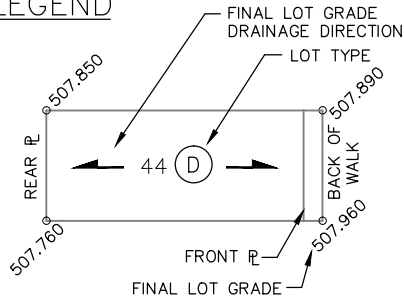
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**BENTLEY COURT & LANE**

<p>DRAWN BY <u>MLB</u>          DATE <u>2014-FEB-25</u>          SCALE : HOR. <u>1:1000</u> VERT. _____</p>	 <p><b>City of Saskatoon</b>          Transportation &amp; Utilities Department</p>	<p>SOURCE DOCUMENT          PLAN NO: 112-0086-011          APPROVAL DATE: 2014-FEB-25          REVISION DATE: _____</p>
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**LEGEND**



**NOTE:**

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

**BENTLEY COURT**

**SOURCE DOCUMENT**

DRAWN BY MLB  
DATE 2014-FEB-25

SCALE : HOR. 1:1000 VERT. \_\_\_\_\_



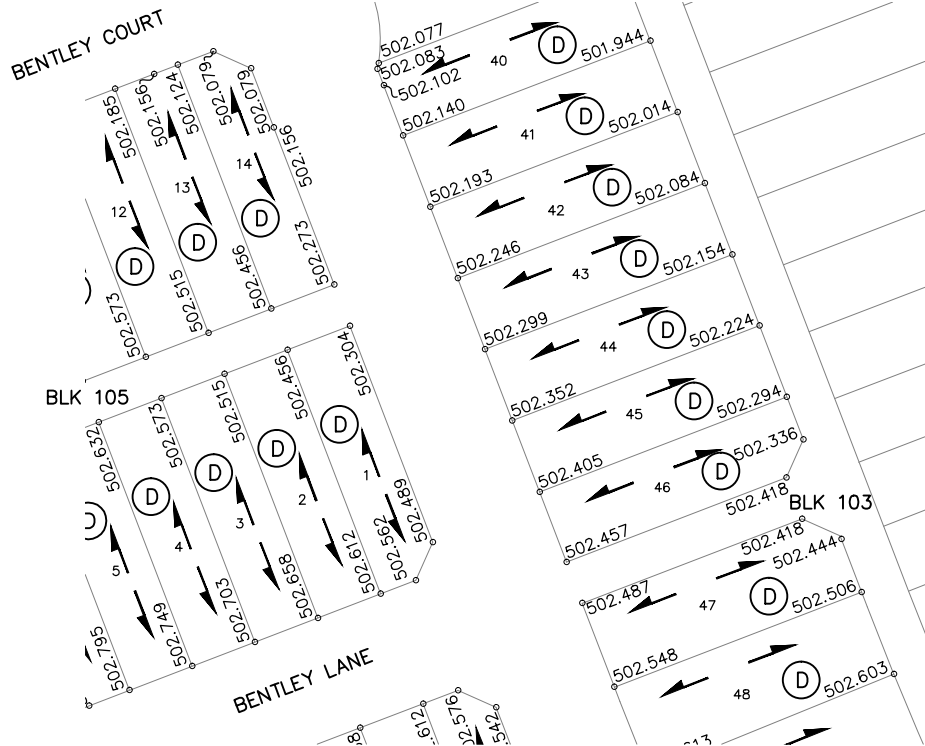
**City of Saskatoon**

Transportation & Utilities Department

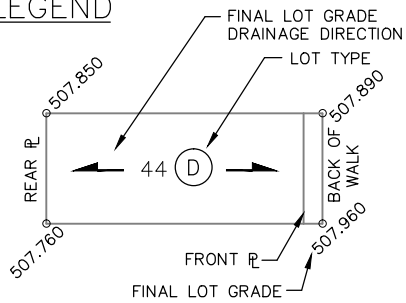
PLAN NO: 112-0086-011

APPROVAL DATE: 2014-FEB-25

REVISION DATE:



**LEGEND**

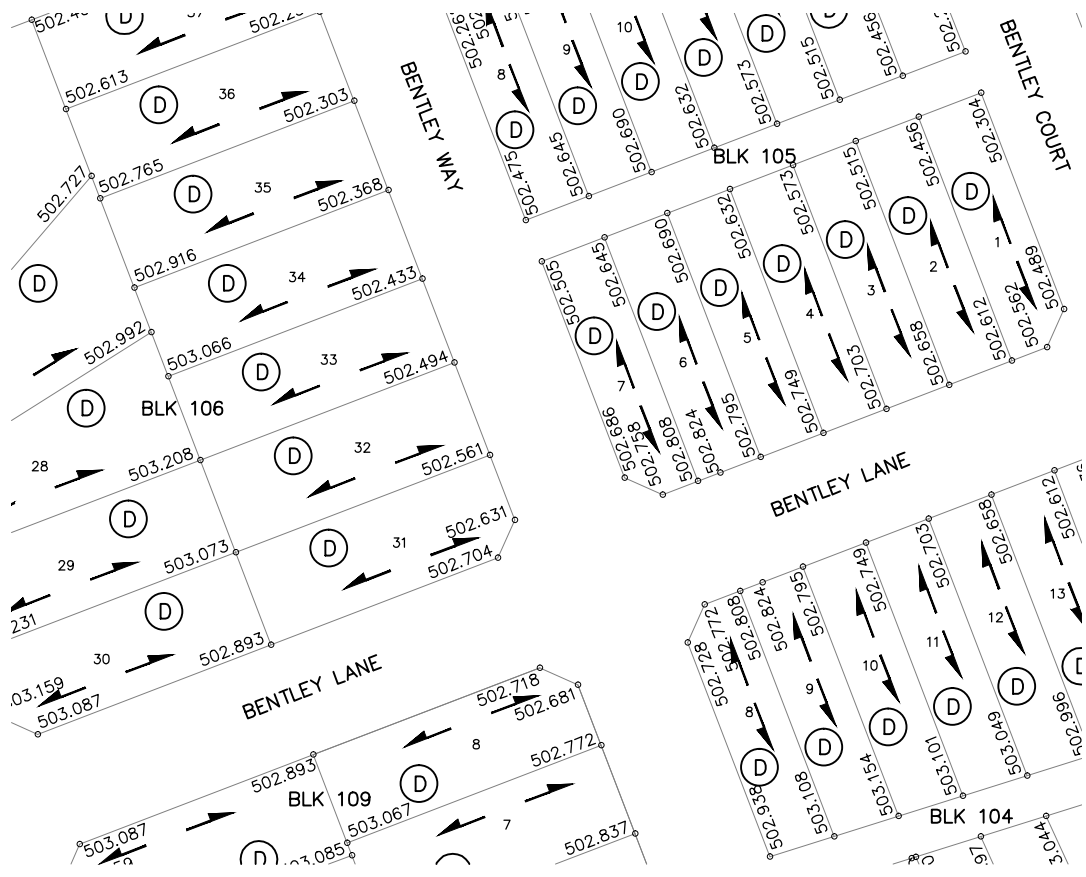


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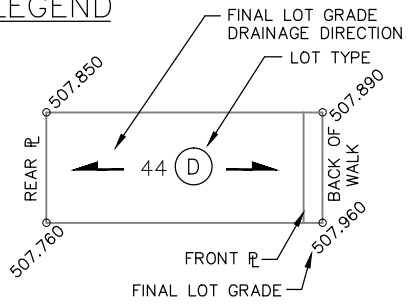
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**BENTLEY LANE & COURT**

<p>DRAWN BY <u>MLB</u>          DATE <u>2014-FEB-25</u>          SCALE : HOR. <u>1:1000</u> VERT. _____</p>	 <p><b>City of Saskatoon</b>          Transportation &amp; Utilities Department</p>	<p>SOURCE DOCUMENT          PLAN NO: <u>112-0086-009</u>          APPROVAL DATE: <u>2014-FEB-25</u>          REVISION DATE: _____</p>
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**LEGEND**



**NOTE:**

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

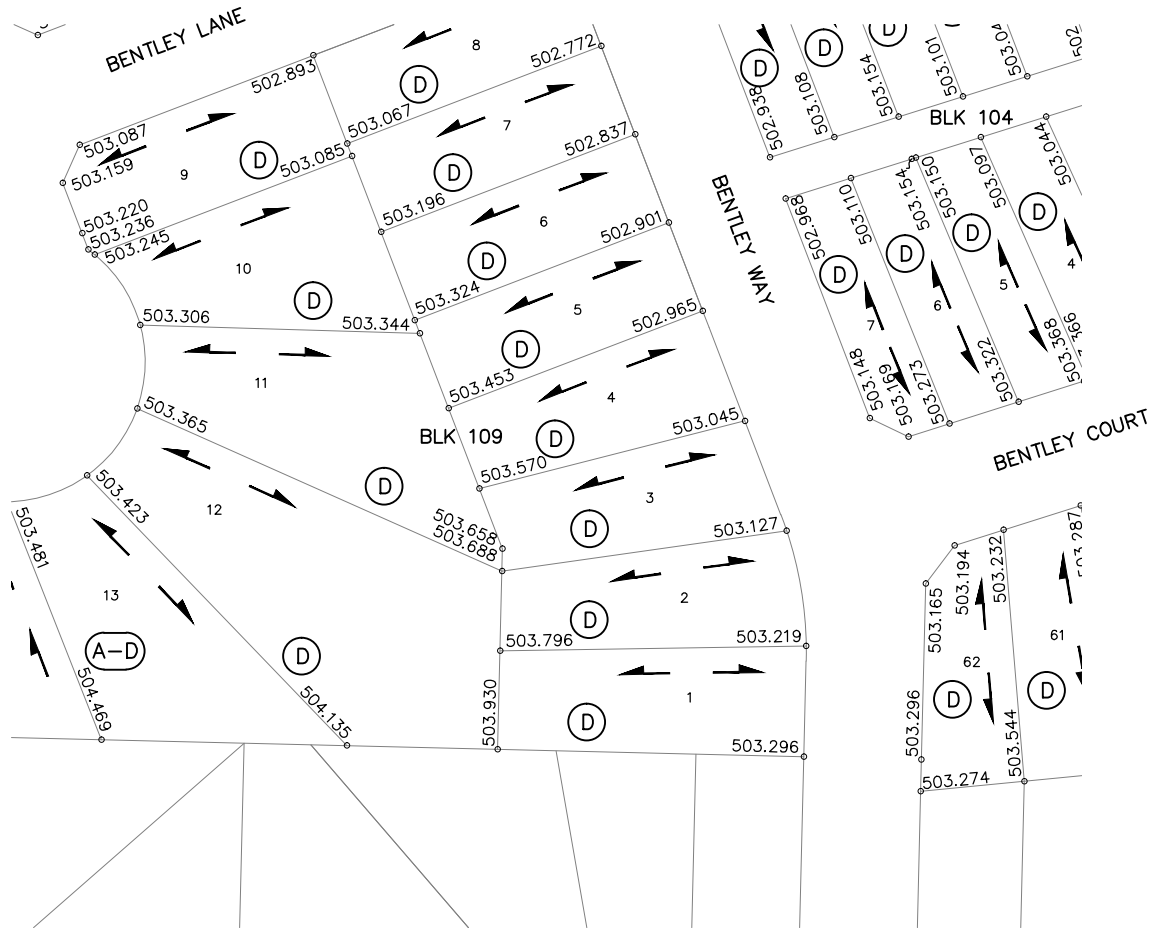
**BENTLEY LANE & WAY**

DRAWN BY	MLB
DATE	2014-FEB-25
SCALE : HOR.	1:1000
VERT.	

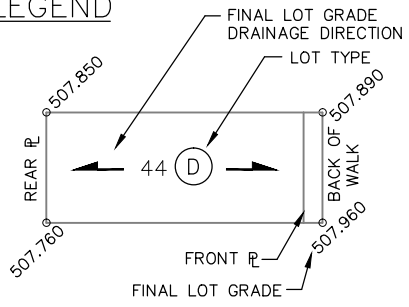


SOURCE DOCUMENT	
PLAN NO:	112-0086-011
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	





**LEGEND**



**NOTE:**

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

**BENTLEY LANE, WAY, & COURT**

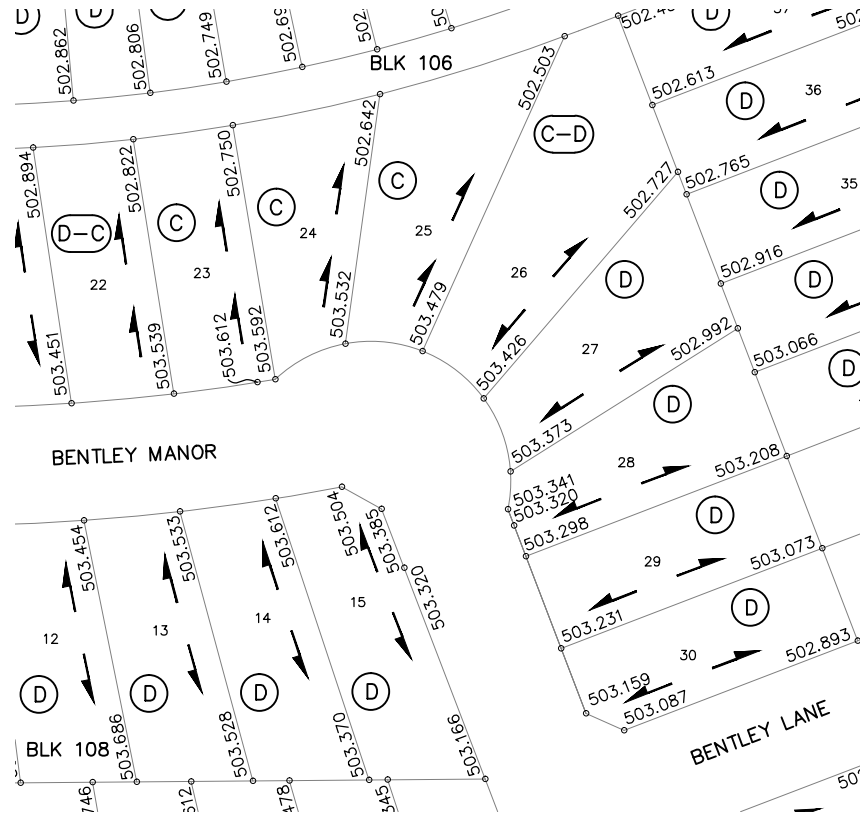
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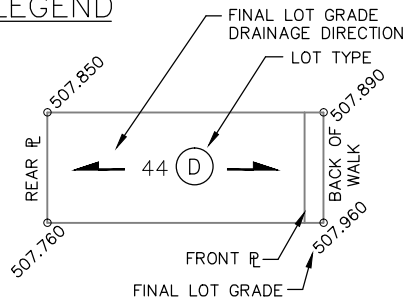
**City of Saskatoon**

Transportation & Utilities Department

SOURCE DOCUMENT	
PLAN NO:	112-0086-011
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	



**LEGEND**

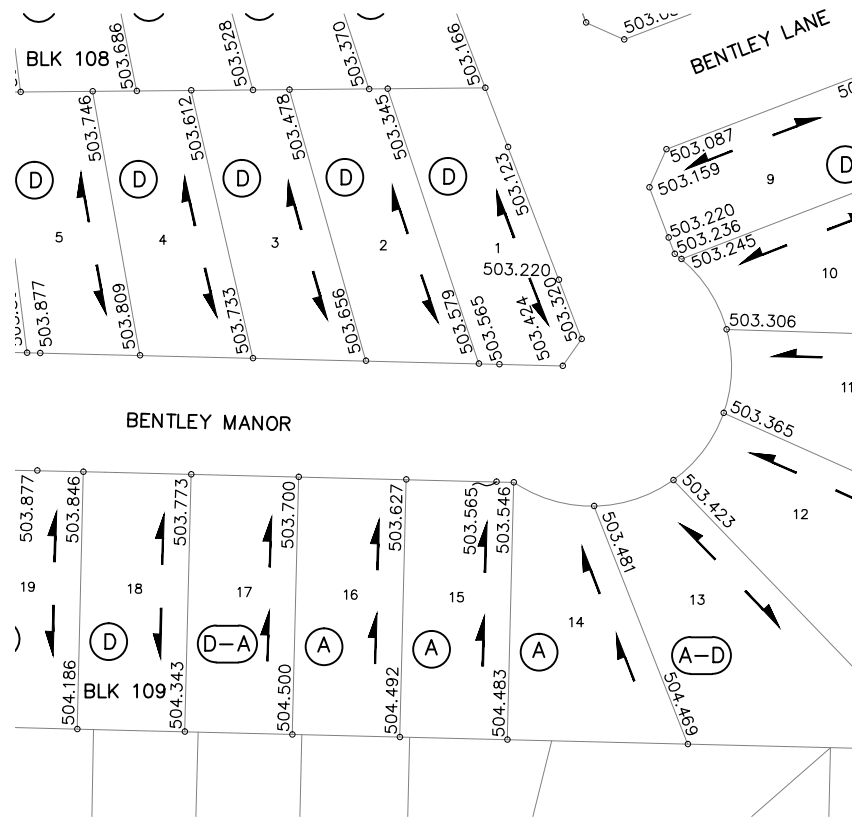


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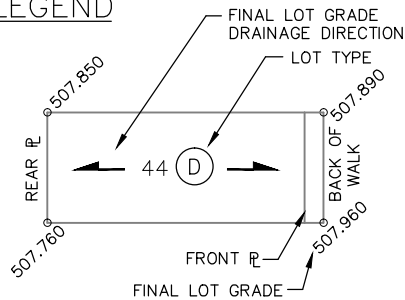
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**BENTLEY MANOR & LANE**

<p>DRAWN BY <u>MLB</u>          DATE <u>2014-FEB-25</u>          SCALE : HOR. <u>1:1000</u> VERT. _____</p>	 <p><b>City of Saskatoon</b>          Transportation &amp; Utilities Department</p>	<p>SOURCE DOCUMENT          PLAN NO: 112-0086-010          APPROVAL DATE: 2014-FEB-25          REVISION DATE: _____</p>
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**LEGEND**



**NOTE:**

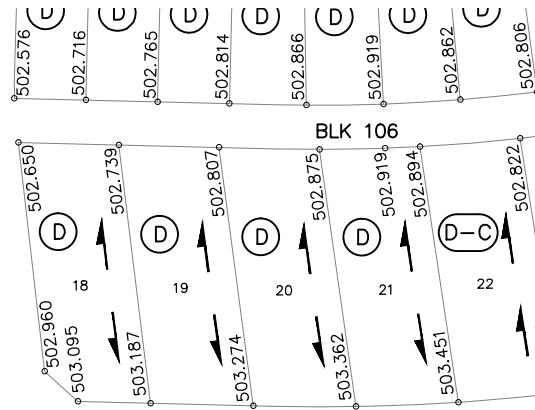
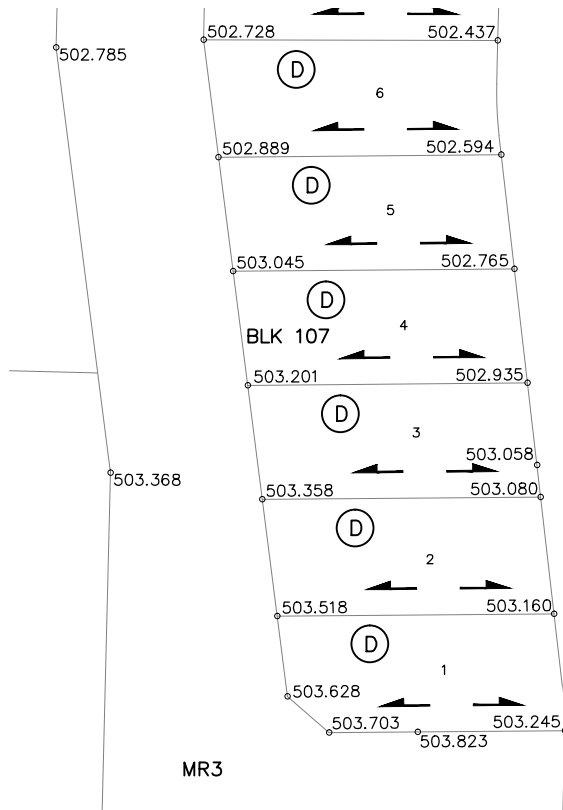
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**BENTLEY MANOR & LANE**

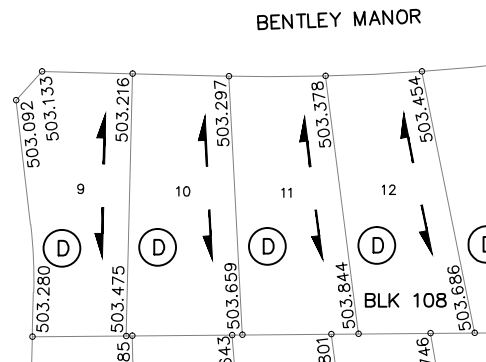
DRAWN BY <u>MLB</u>
DATE <u>2014-FEB-25</u>
SCALE : HOR. <u>1:1000</u> VERT. _____



SOURCE DOCUMENT	
PLAN NO:	112-0086-010
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	

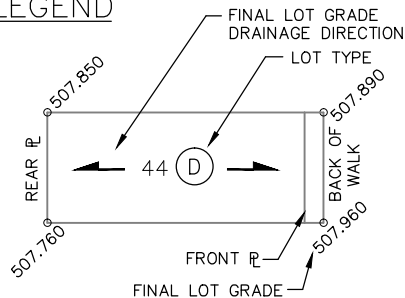


BENTLEY MANOR



BENTLEY MANOR

**LEGEND**



**NOTE:**

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

**BENTLEY MANOR**

**SOURCE DOCUMENT**

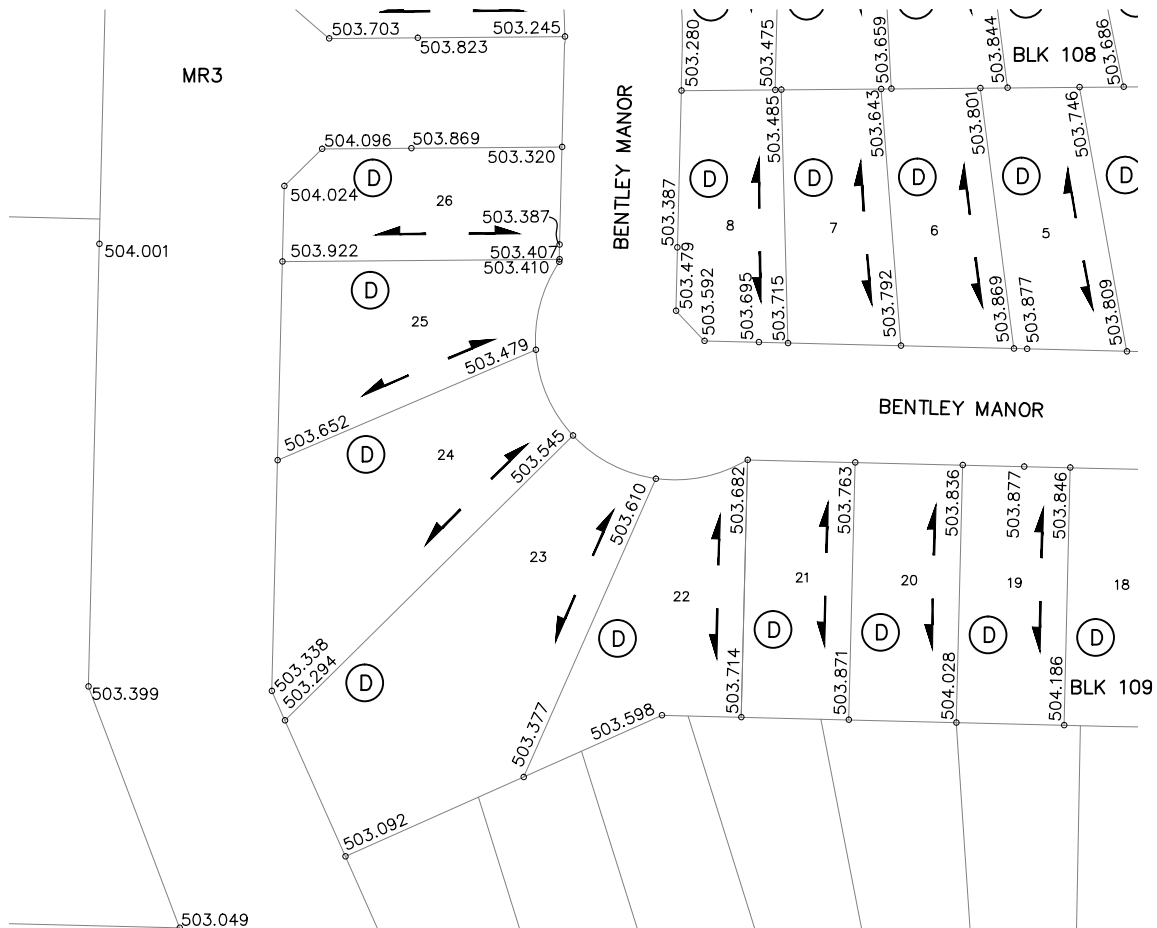
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 DATE 2014-FEB-25  
 SCALE : HOR. 1:1000 VERT. \_\_\_\_\_



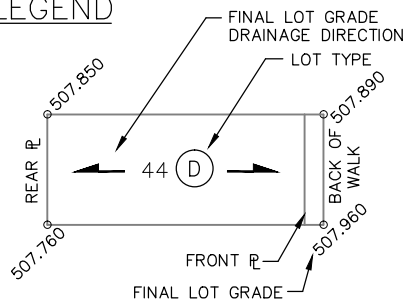
**City of Saskatoon**

Transportation & Utilities Department

PLAN NO: 112-0086-010  
 APPROVAL DATE: 2014-FEB-25  
 REVISION DATE: \_\_\_\_\_



**LEGEND**

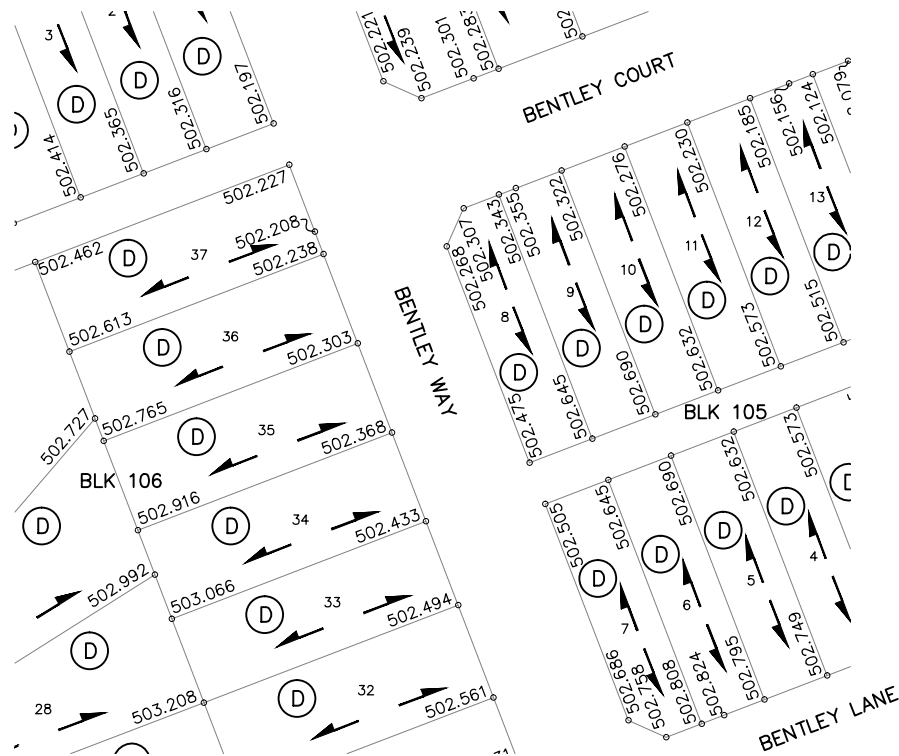


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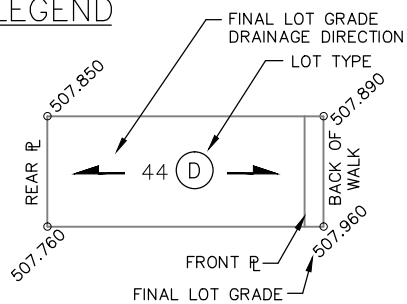
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**BENTLEY MANOR**

DRAWN BY <u>MLB</u> DATE <u>2014-FEB-25</u>		 <p><b>City of Saskatoon</b> Transportation &amp; Utilities Department</p>	SOURCE DOCUMENT	
SCALE : HOR. <u>1:1000</u> VERT. _____			PLAN NO: <u>112-0086-010</u>	APPROVAL DATE: <u>2014-FEB-25</u>
			REVISION DATE: _____	



**LEGEND**

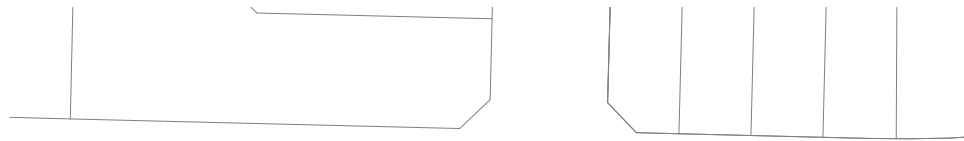


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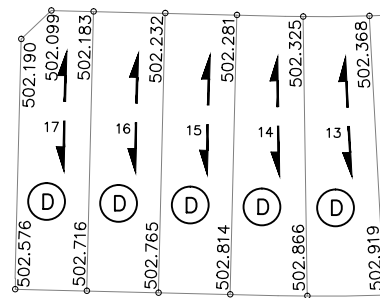
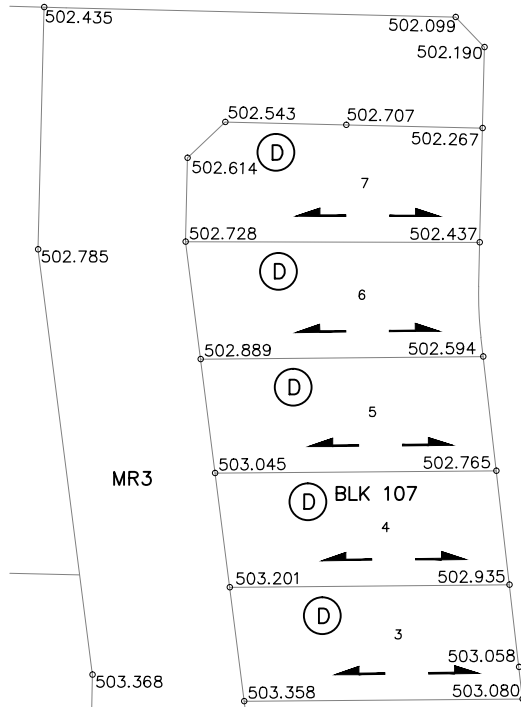
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**BENTLEY WAY, COURT, & LANE**

DRAWN BY <u>MLB</u> DATE <u>2014-FEB-25</u> SCALE : HOR. <u>1:1000</u> VERT. _____	 <p><b>City of Saskatoon</b> Transportation &amp; Utilities Department</p>	SOURCE DOCUMENT PLAN NO: <u>112-0086-009</u> APPROVAL DATE: <u>2014-FEB-25</u> REVISION DATE: _____
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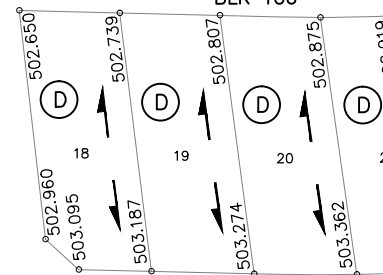


KENSINGTON ROAD



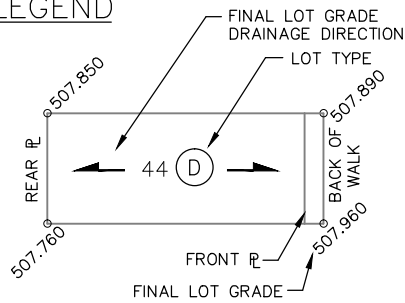
BLK 106

BENTLEY MANOR



BENTLEY MANOR

**LEGEND**

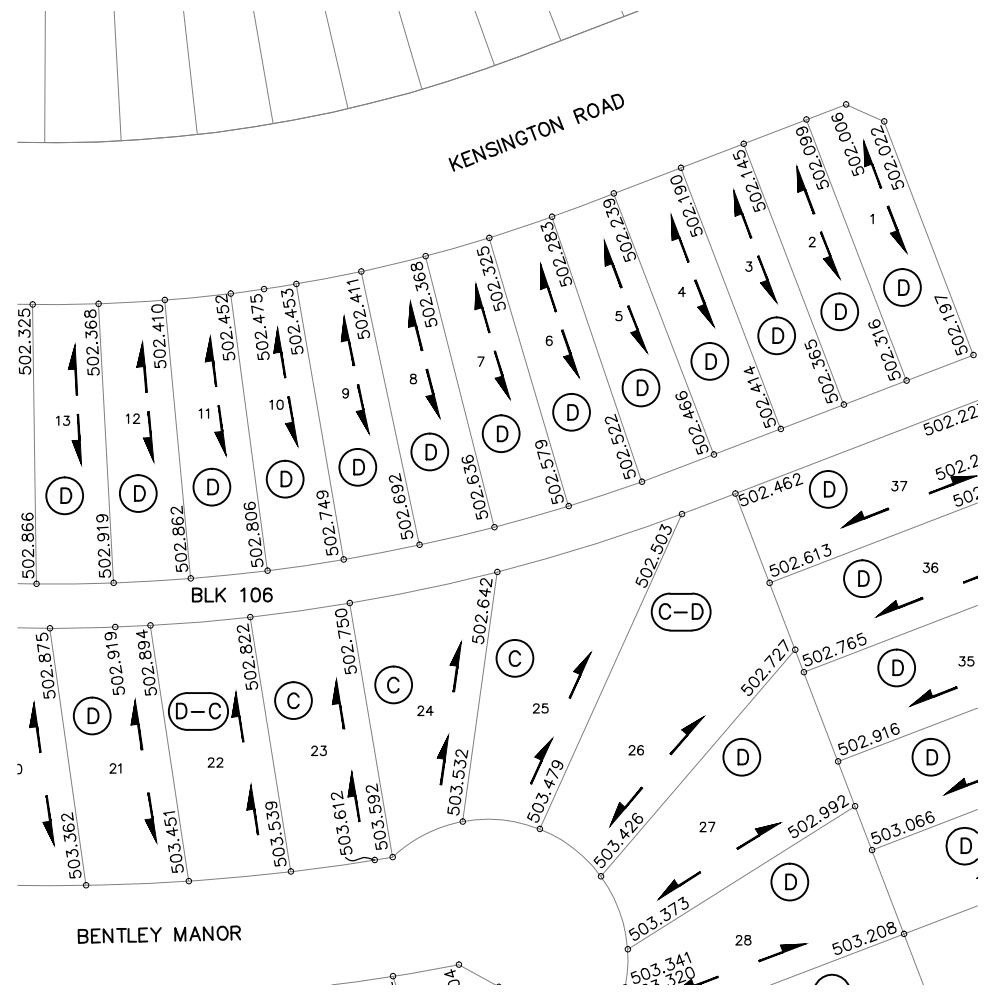


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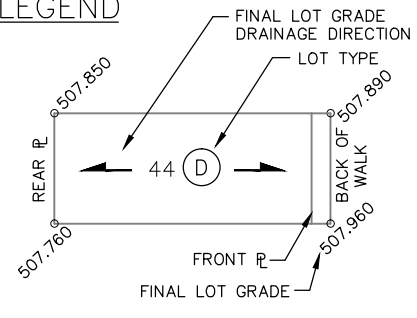
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

KENSINGTON ROAD & BENTLEY MANOR

DRAWN BY <u>MLB</u> DATE <u>2014-FEB-25</u> SCALE : HOR. <u>1:1000</u> VERT. _____	 <p><b>City of Saskatoon</b> Transportation &amp; Utilities Department</p>	SOURCE DOCUMENT PLAN NO: 112-0086-008 APPROVAL DATE: 2014-FEB-25 REVISION DATE:
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**LEGEND**



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

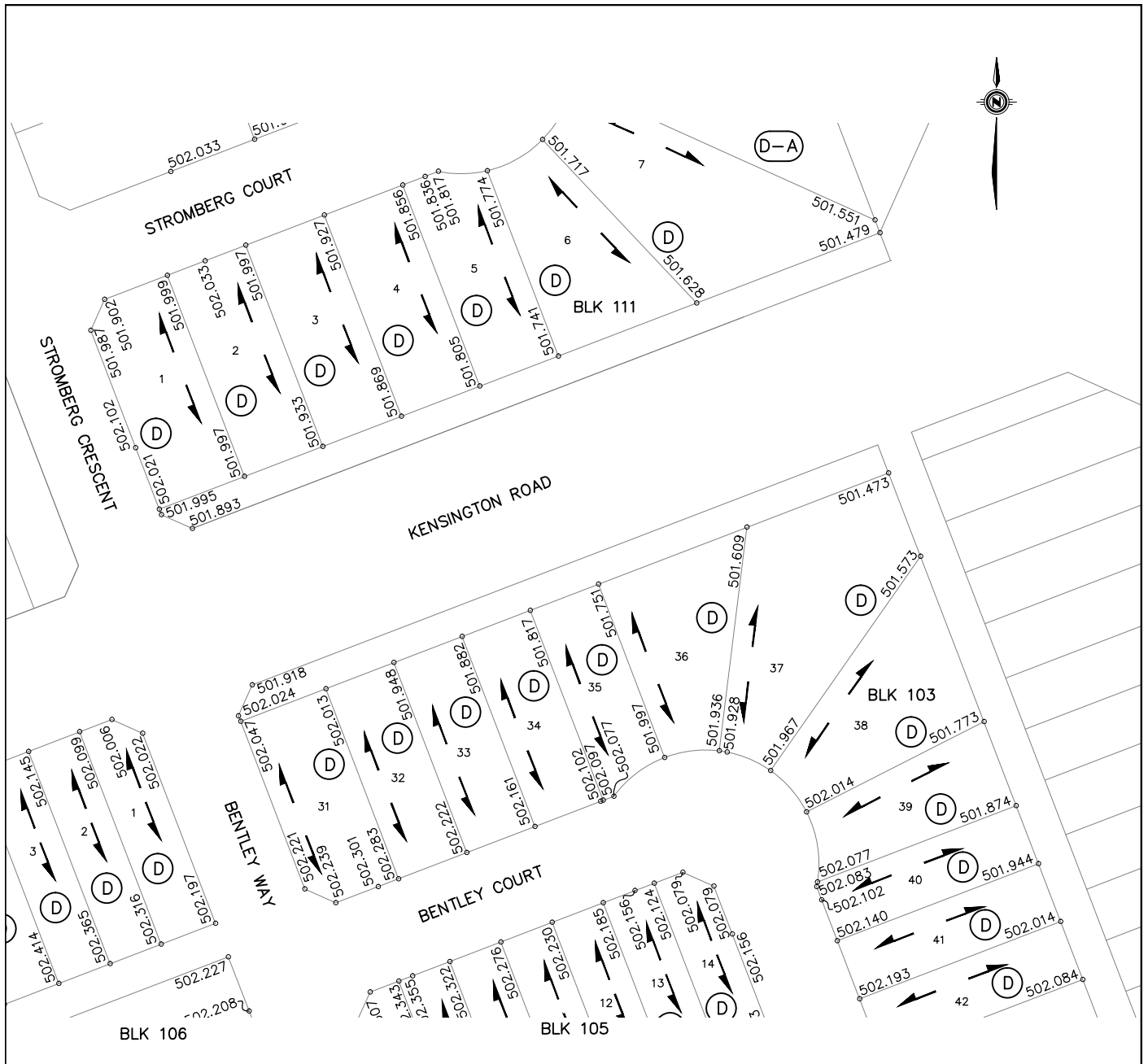
**KENSINGTON ROAD & BENTLEY MANOR**

DRAWN BY	MLB
DATE	2014-FEB-25
SCALE : HOR.	1:1000
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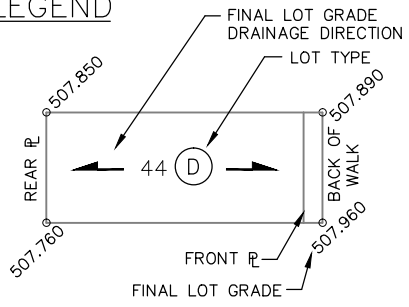


SOURCE DOCUMENT	
PLAN NO:	112-0086-008
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	





**LEGEND**



**NOTE:**

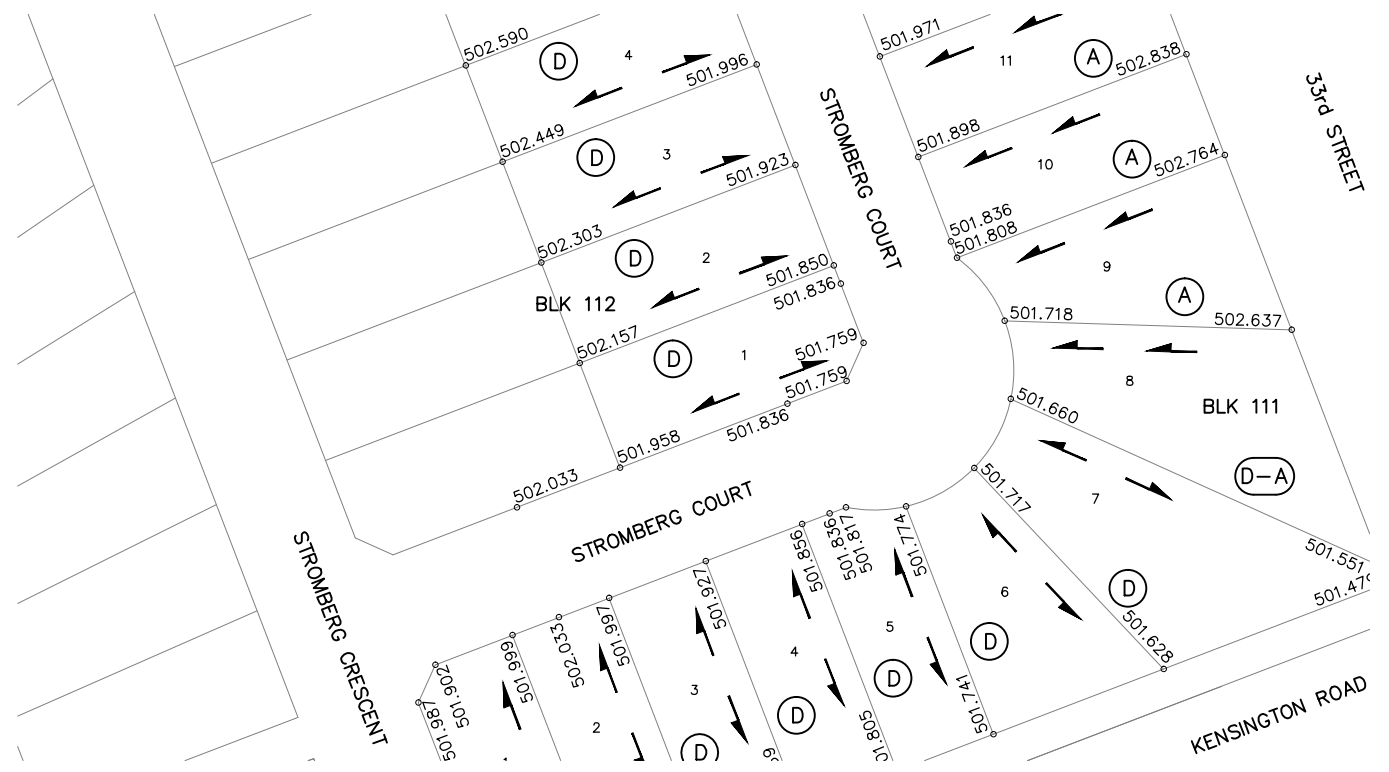
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**KENSINGTON ROAD, STROMBERG CRESCENT, COURT & BENTLEY WAY, COURT**

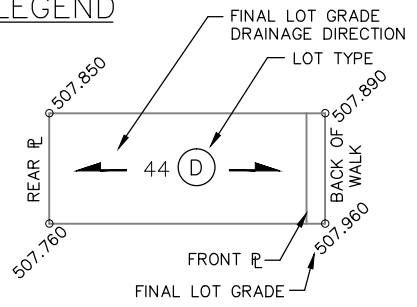
DRAWN BY	MLB
DATE	2014-FEB-25
SCALE : HOR.	1:1000
VERT.	



SOURCE DOCUMENT	
PLAN NO:	112-0086-009
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	



**LEGEND**



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

**STROMBERG COURT & CRESCENT**

DRAWN BY	MLB
DATE	2014-FEB-25
SCALE :	HOR. 1:1000 VERT.

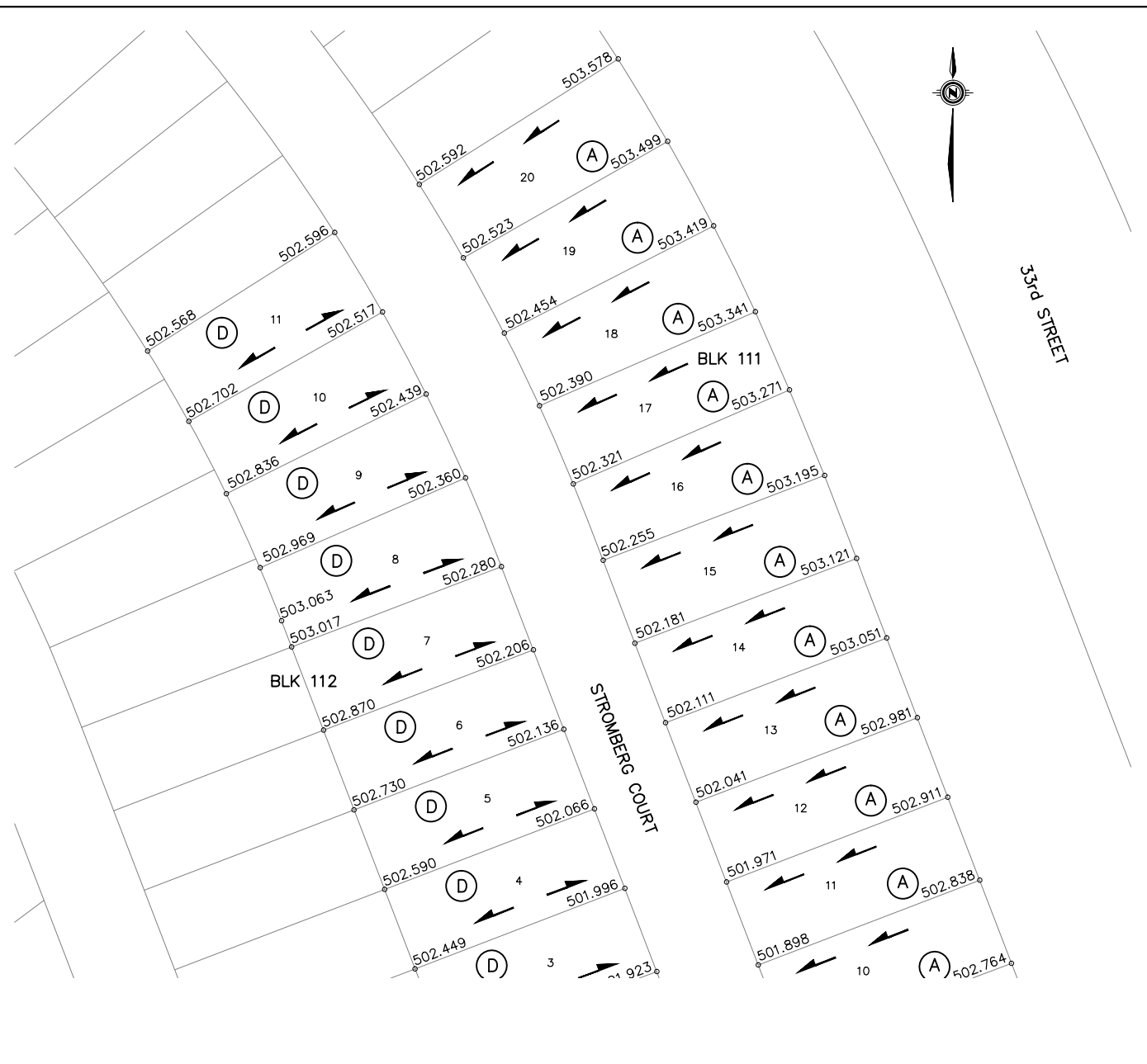


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PLAN NO:	112-0086-007
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	

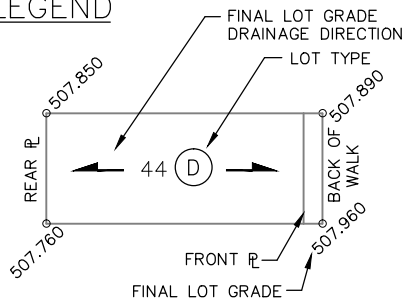


33rd STREET

STROMBERG COURT



**LEGEND**



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

STROMBERG COURT

DRAWN BY	MLB
DATE	2014-FEB-25
SCALE : HOR.	1:1000
VERT.	

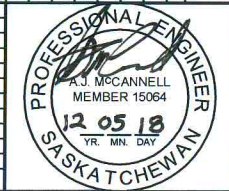


SOURCE DOCUMENT	
PLAN NO:	112-0086-007
APPROVAL DATE:	2014-FEB-25
REVISION DATE:	

Figure 11 - Design Contours  
- Kensington Phase 1



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

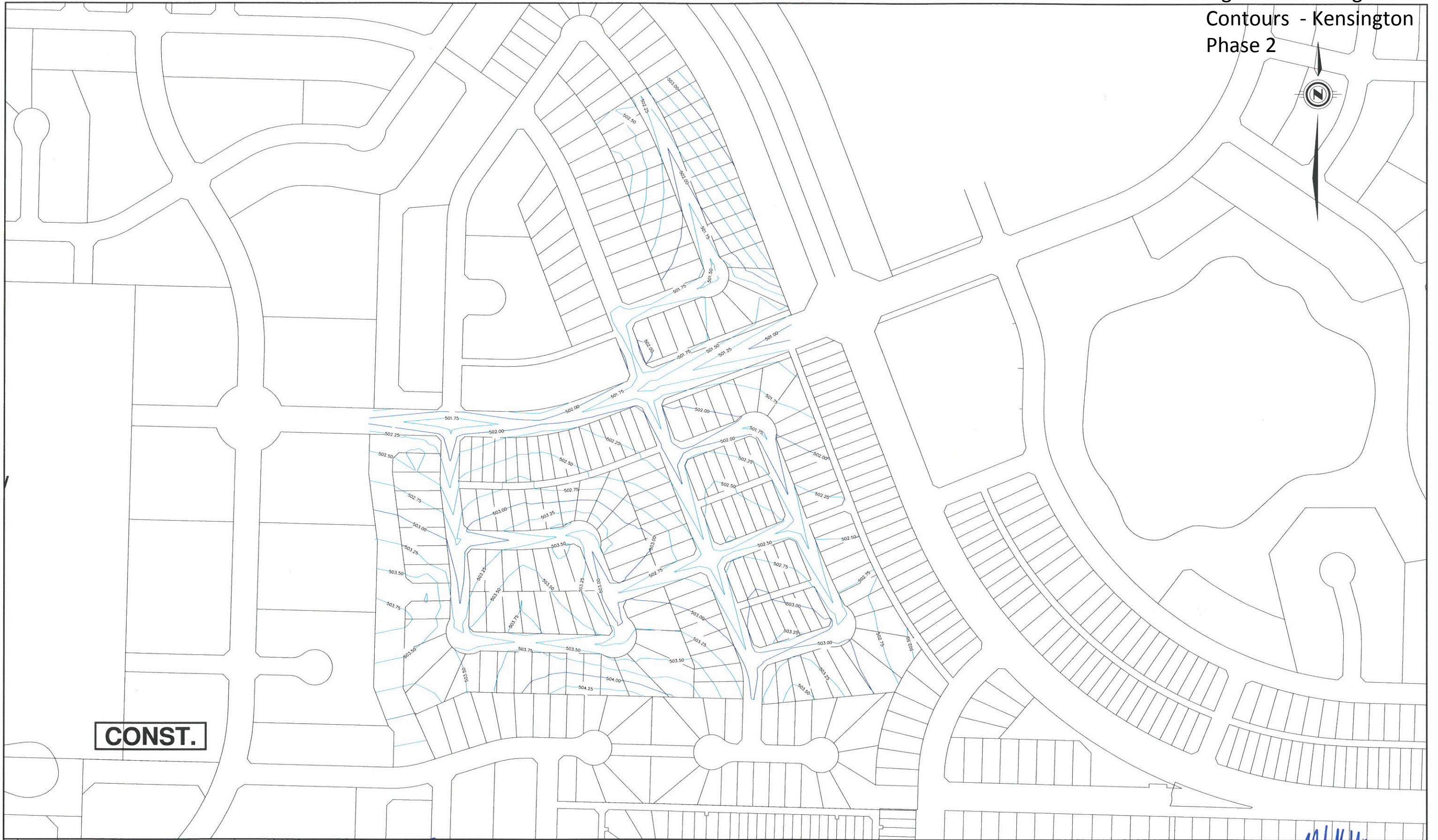


<b>CONSTRUCTION &amp; DESIGN</b>	<b>TRANSPORTATION</b>	<b>PUBLIC WORKS</b>
ENGINEER <i>May 25, 2012</i> <i>[Signature]</i>	ENGINEER <i>Chglabardine</i> <i>[Signature]</i>	ENGINEER <i>[Signature]</i> <i>May 31, 2012</i>
DATE <i>May 25, 2012</i>	DATE <i>May 29/12</i>	DATE <i>May 31, 2012</i>
DRAWN BY RWD1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



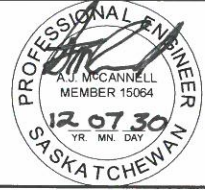
KENSINGTON DEVELOPMENT PHASE A-1	
AREA GRADING DESIGN CONTOURS	
GENERAL MANAGER <i>[Signature]</i>	DATE <i>June 14, 12</i>
SCALES: HOR. 1:2500 VERT. 1:2500	
SHEET NO.	PLAN NO.
	113-0080-300r002

Figure 12 - Design  
Contours - Kensington  
Phase 2



**CONST.**

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1	ISSUED FOR CONSTRUCTION	2012-JUN-19	RWD1
PLAN DESCRIPTION/REVISION		DATE	BY



**CONSTRUCTION & DESIGN**  
*C. Hill*  
 ENGINEER  
 August 21, 2012  
 DATE

**TRANSPORTATION**  
*Chgelabandine*  
 ENGINEER  
 Sept. 10/12  
 DATE

**PUBLIC WORKS**  
*A.H.A.*  
 ENGINEER  
 24 Sept 12  
 DATE

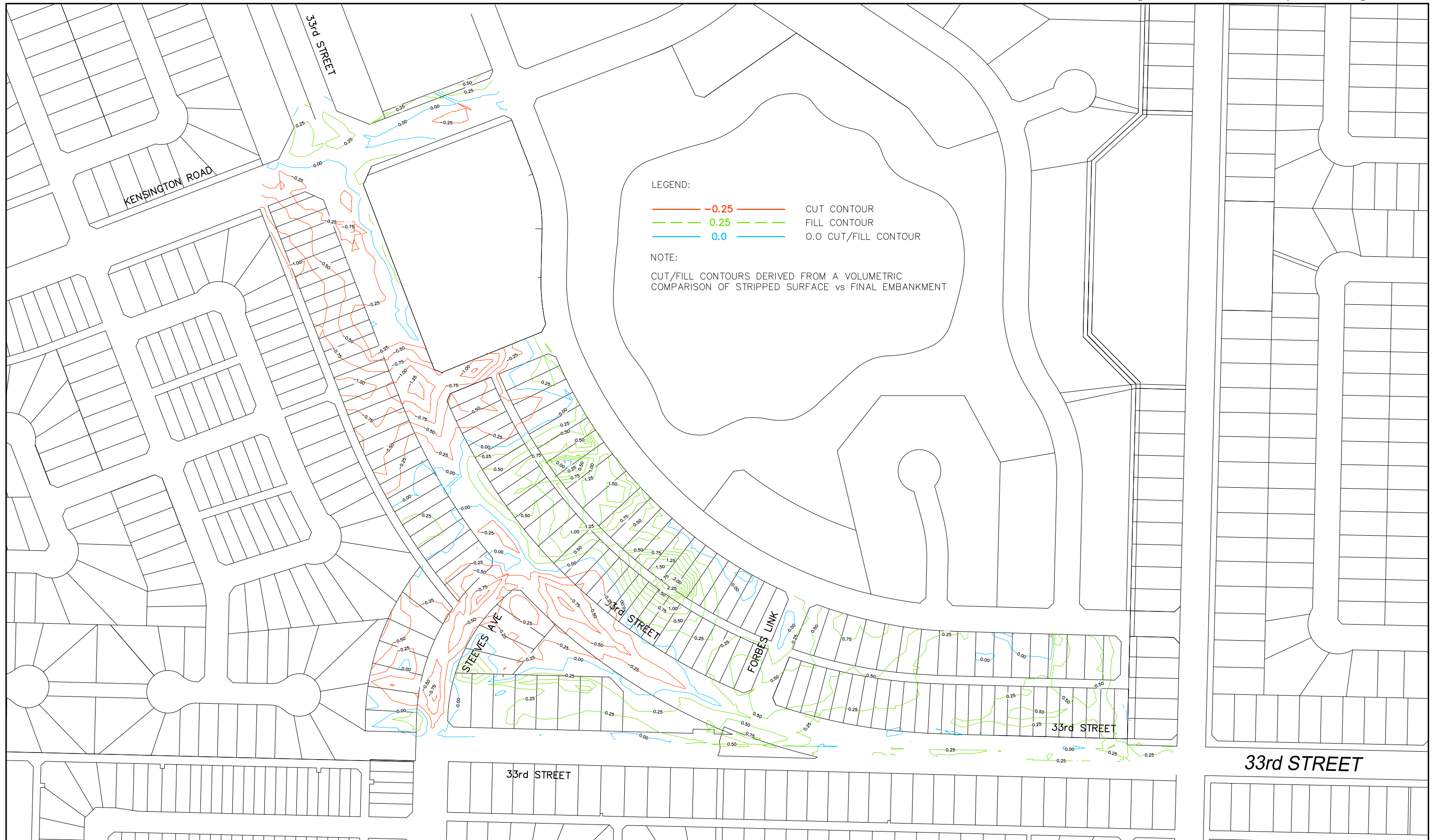
**STRATEGIC SERVICES**  
*R.R.*  
 ENGINEER  
 Oct. 2, 2012  
 DATE



KENSINGTON DEVELOPMENT PHASE A-2  
**AREA GRADING  
 DESIGN CONTOURS**

GENERAL MANAGER  
*M.J.H.*  
 004,12  
 DATE  
 SCALES:  
 HOR. 1:3000  
 VERT. 1:3000  
 SHEET NO. PLAN NO.  
 113-0080-302r001

DRAWN BY RWD1 DATE 2011-DEC-29 CHECKED BY DATE



11			
10			
9			
8			
7			
6			
5			
4			
3			
2			
1	CUT & FILL CONTOURS	2013-APR-09	RWDT
	PLAN DESCRIPTION/REVISION	DATE	BY

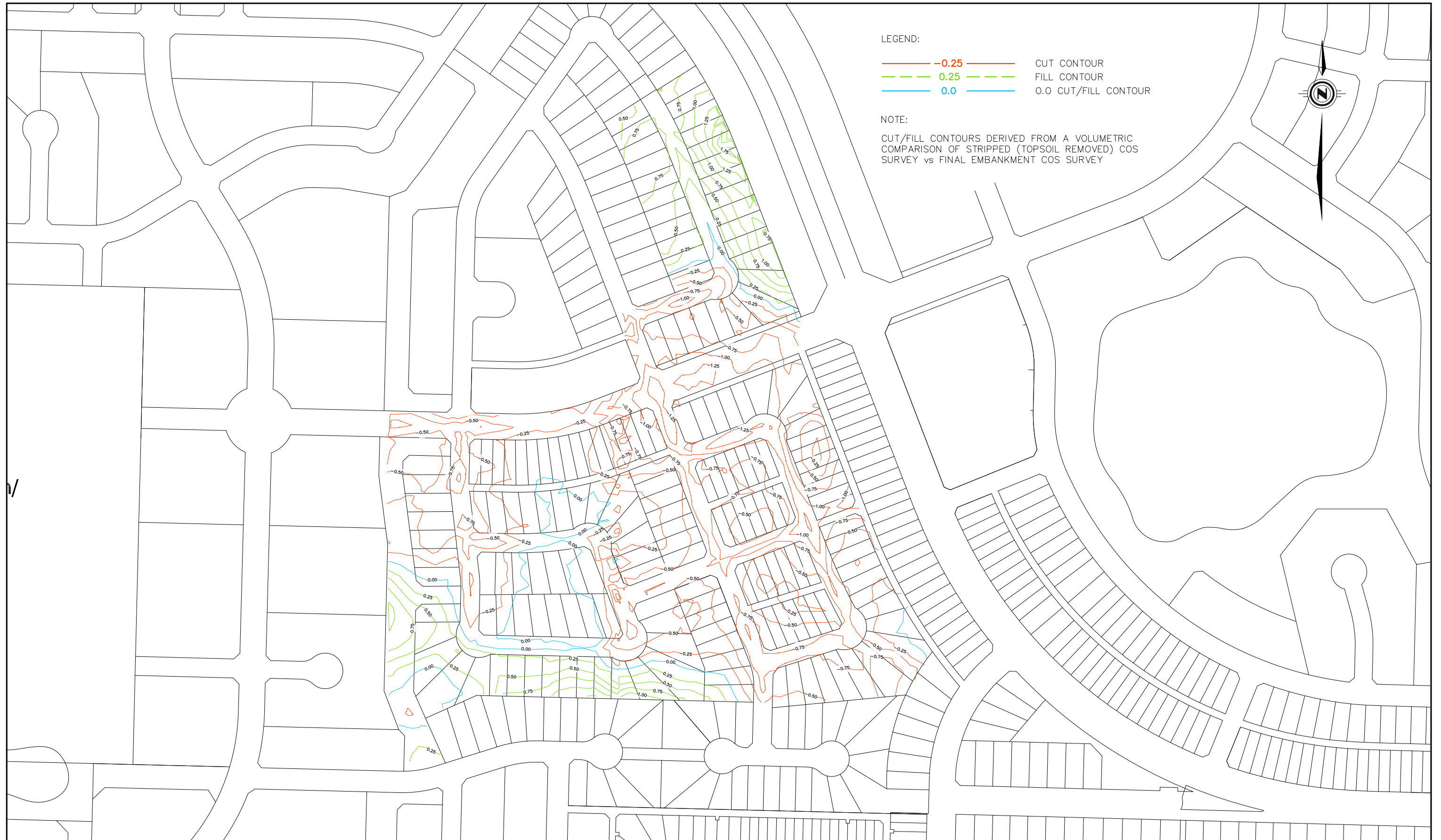
CONSTRUCTION & DESIGN	TRANSPORTATION	PUBLIC WORKS	STRATEGIC SERVICES
ENGINEER _____	ENGINEER _____	ENGINEER _____	ENGINEER _____
DATE _____	DATE _____	DATE _____	DATE _____
DRAWN BY _____ RWDT	DATE _____ 2013-APR-09	CHECKED BY _____	DATE _____



KENSINGTON PHASE A-1	
CUT & FILL	
GENERAL MANAGER _____	DATE _____
SCALES :	
HOR. 1:2500	
VERT. 1:2500	
SHEET NO. _____	PLAN NO. _____

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

Figure 14 – Cut/Fill Map – Kensington Phase 2



LEGEND:

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

NOTE:

CUT/FILL CONTOURS DERIVED FROM A VOLUMETRIC COMPARISON OF STRIPPED (TOPSOIL REMOVED) COS SURVEY vs FINAL EMBANKMENT COS SURVEY

11			
10			
9			
8			
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5			
4			
3			
2			
1	CUT AND FILL CONTOURS STRIPPED VS FINAL EMBANKMENT	2014-JAN-29	RWDT
	<b>PLAN DESCRIPTION/REVISION</b>	<b>DATE</b>	<b>BY</b>

CHECKED BY:	CHECKED BY:
DATE	DATE
DRAWN BY: RWDT	DATE: 2014-JAN-29




**City of Saskatoon**  
Transportation & Utilities Department

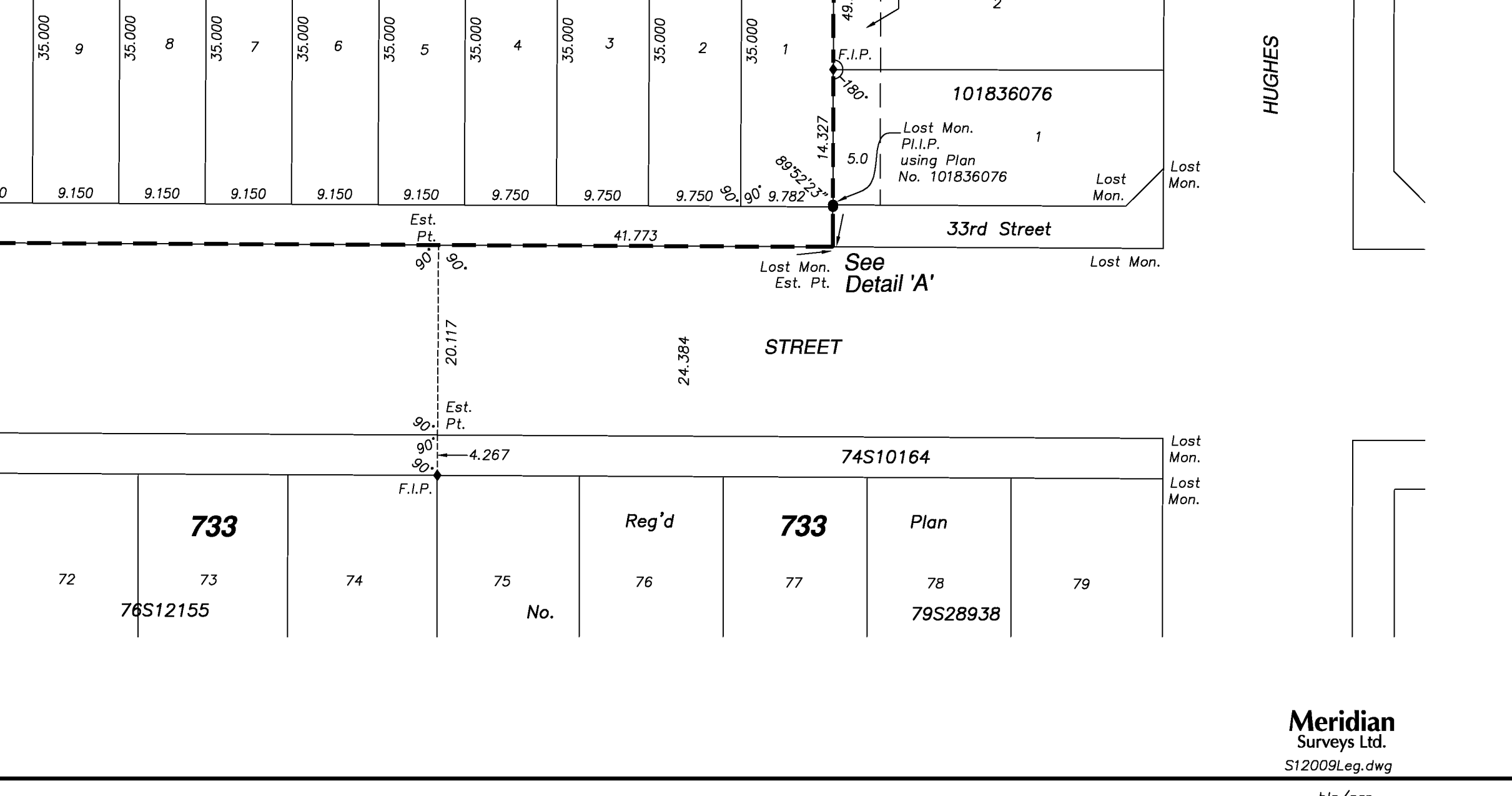
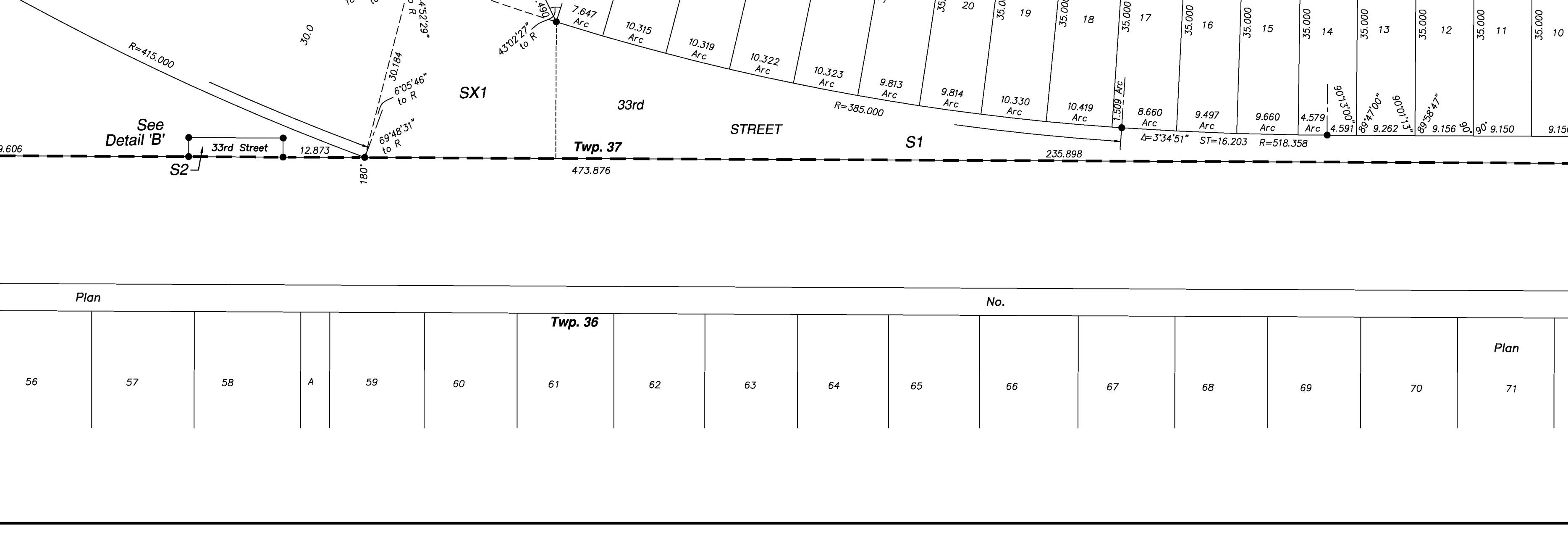
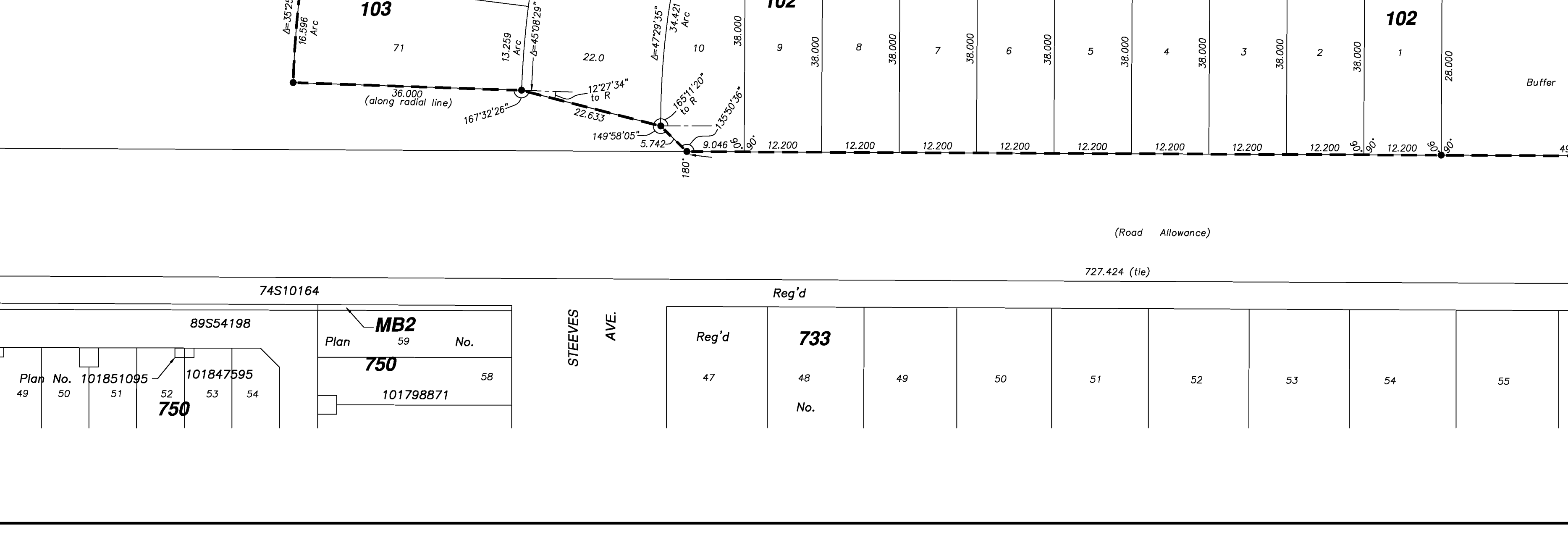
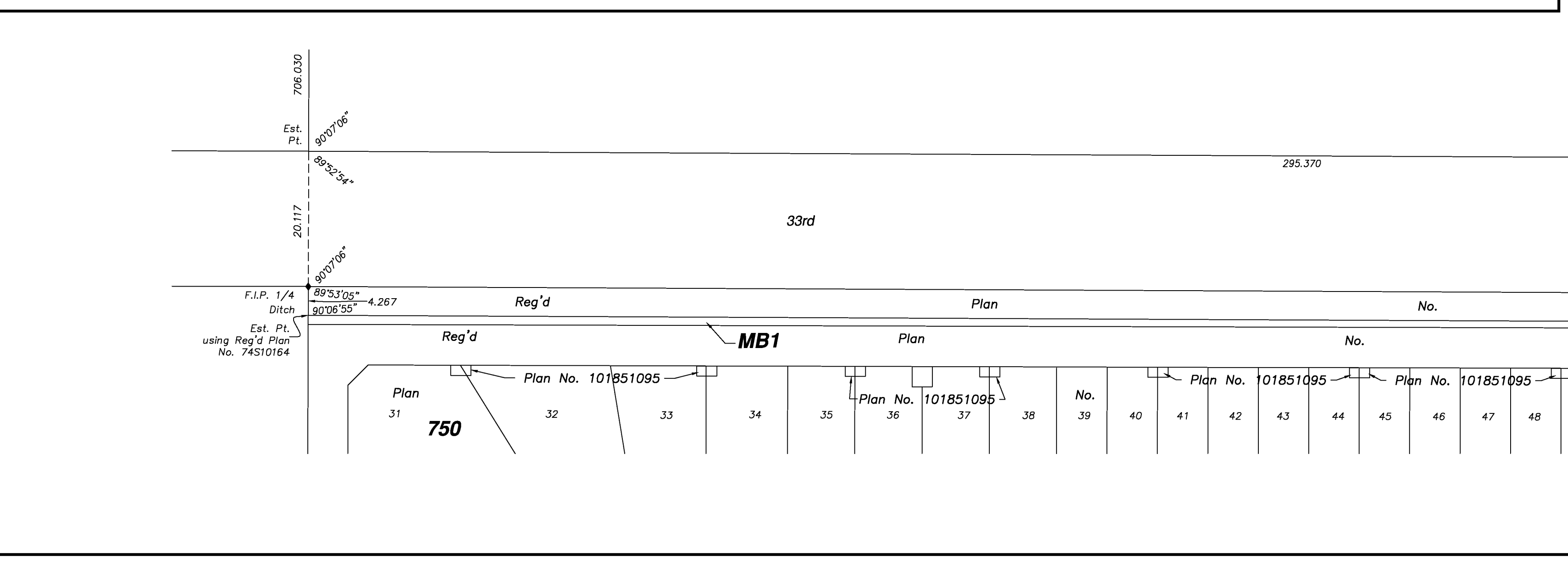
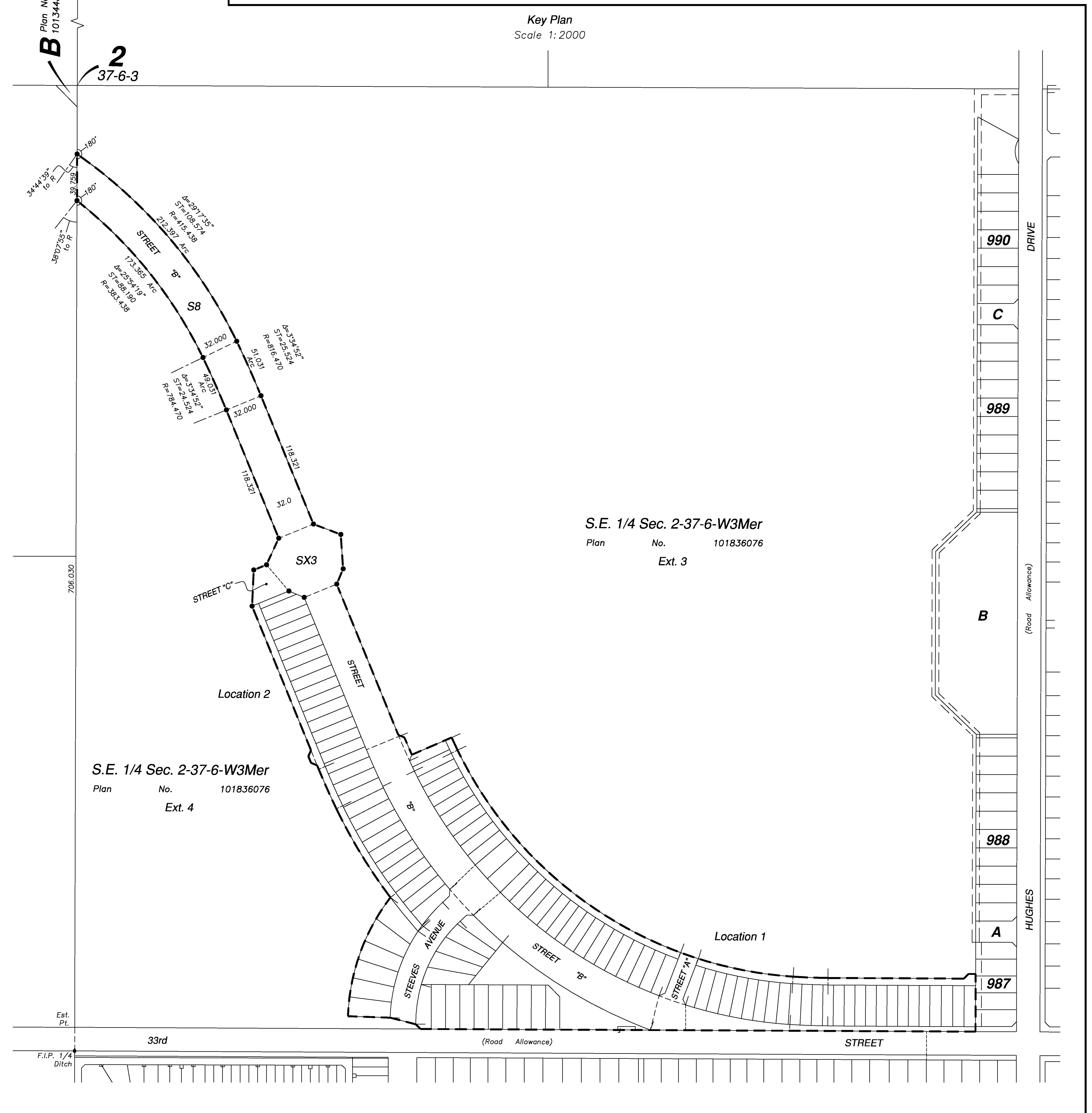
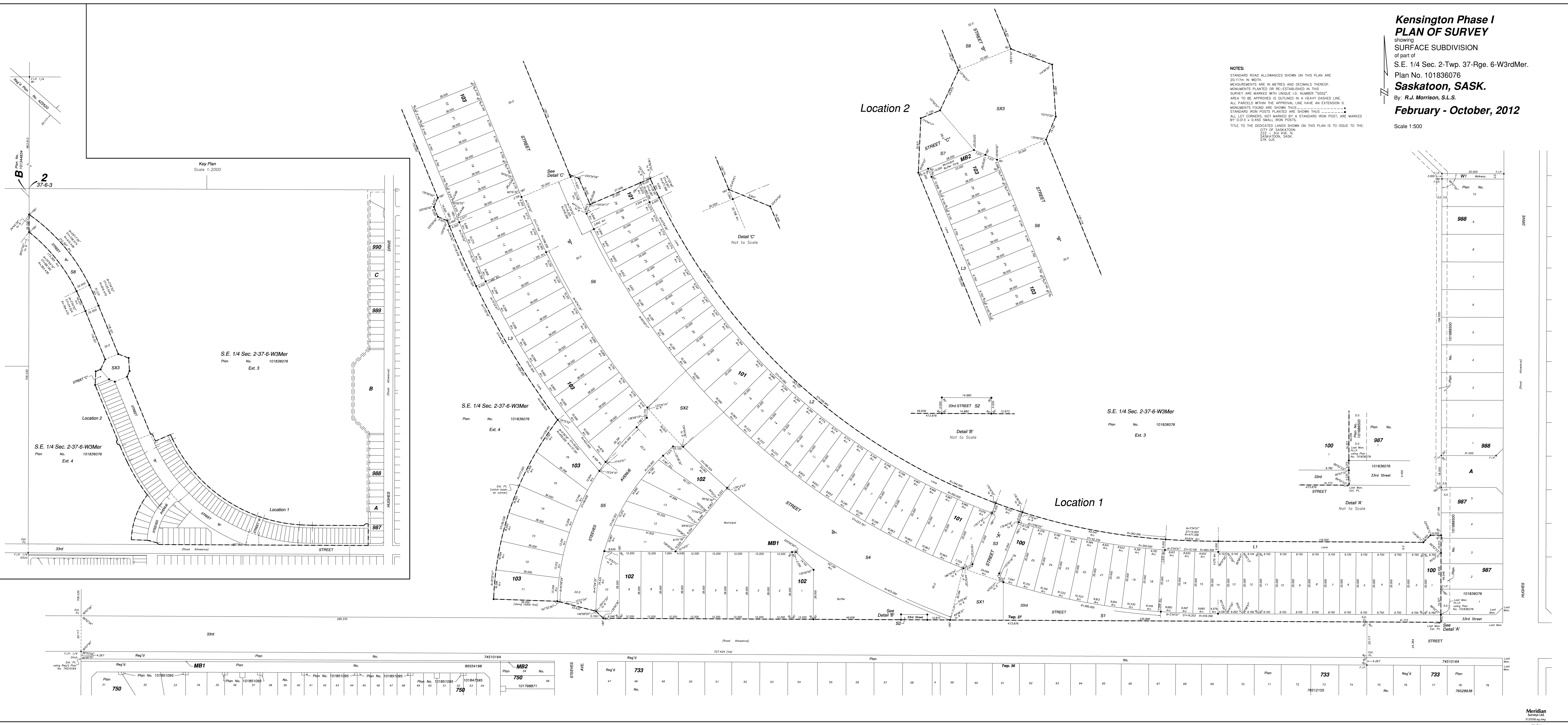
KENSINGTON DEVELOPMENT PHASE A-2

**CUT & FILL CONTOURS**  
VOLUMETRIC COMPARISON OF  
TOPSOIL STRIPPED GROUND vs FINAL EMBANKMENT

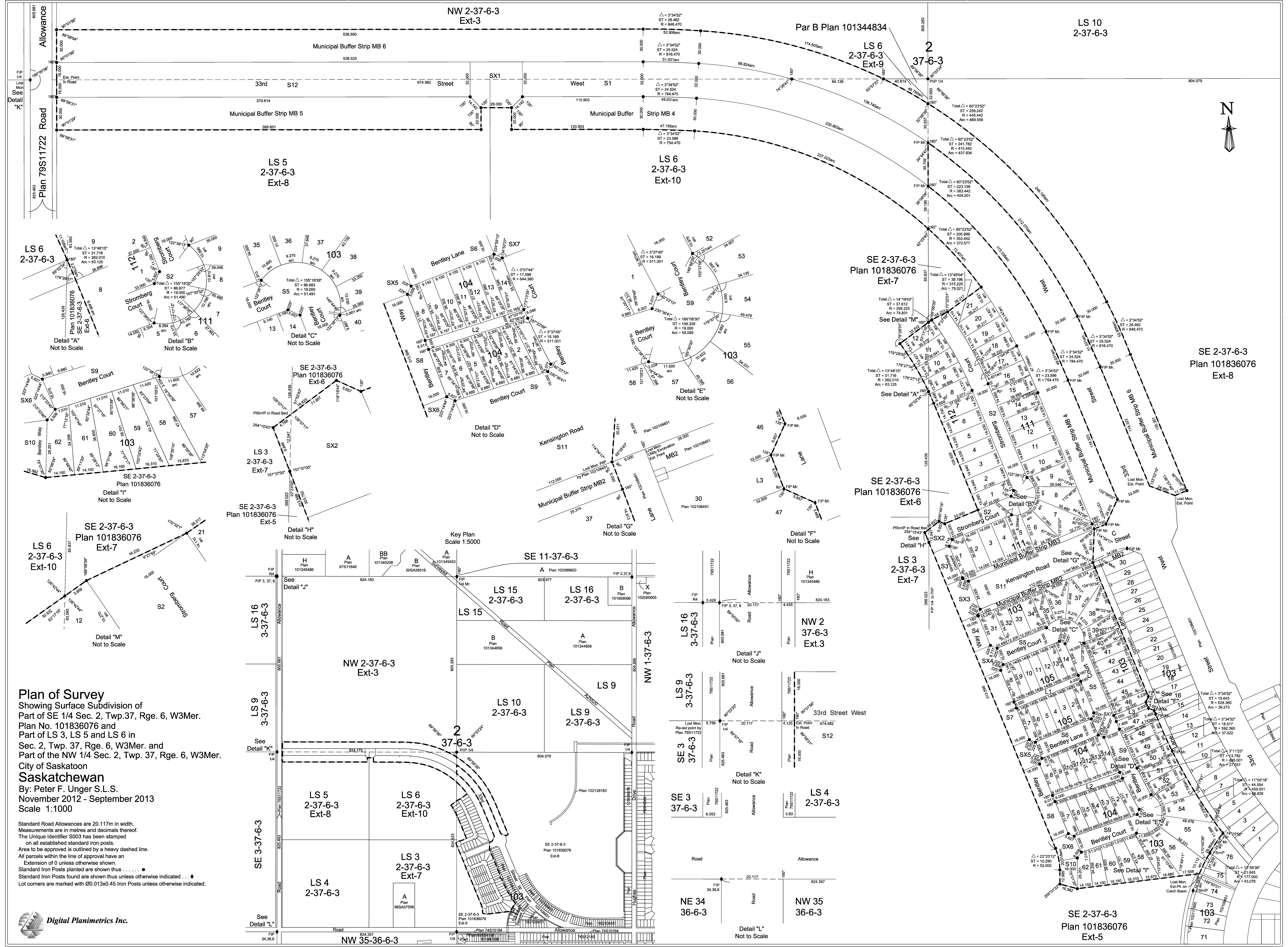
CHIEF ENGINEER	
SCALES:	
HOR. 1:3000	DATE
VERT. 1:3000	
SHEET NO.	PLAN NO.

**Kensington Phase I  
PLAN OF SURVEY**  
SHOWING  
SURFACE SUBDIVISION  
of part of  
S.E. 1/4 Sec. 2-Twp. 37-Rge. 6-W3rdMer.  
Plan No. 101836076  
**Saskatoon, SASK.**  
By: **R.J. Morrison, S.L.S.**  
**February - October, 2012**  
Scale 1:500

**NOTES:**  
STANDARD ROAD ALLOWANCES SHOWN ON THIS PLAN ARE 20.117m IN WIDTH.  
MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
MONUMENTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE I.D. NUMBER "S002".  
AREA TO BE APPROVED IS OUTLINED IN A HEAVY DASHED LINE.  
ALL PARCELS WITHIN THE APPROVAL LINE HAVE AN EXTENSION D.  
MONUMENTS FOUND ARE SHOWN THIS WAY: [Symbol]  
STANDARD IRON POSTS PLANTED ARE SHOWN THIS WAY: [Symbol]  
ALL LOT CORNERS, NOT MARKED BY A STANDARD IRON POST, ARE MARKED BY 0.013 x 0.450 SMALL IRON POSTS.  
TITLE TO THE DEDICATED LANDS SHOWN ON THIS PLAN IS TO ISSUE TO THE CITY OF SASKATOON  
222 - 10th Ave. N.  
SASKATOON, SASK.  
S7K 0J5







**Plan of Survey**  
Showing Surface Subdivision of  
Part of SE 1/4 Sec. 2, Twp. 37, Rge. 6, W3Mer.  
Plan No. 101836076 and  
Part of LS 3, LS 5 and LS 6 in  
Sec. 2, Twp. 37, Rge. 6, W3Mer. and  
Part of the NW 1/4 Sec. 2, Twp. 37, Rge. 6, W3Mer.  
City of Saskatoon  
**Saskatchewan**  
By: Peter F. Unger S.L.S.  
November 2012 - September 2013  
Scale 1:1000

Standard Road Allowances are 20.117m in width.  
Measurements are in metres and decimals thereof.  
The Unique Identifier S003 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 of 0 unless otherwise shown.  
Standard Iron Posts planted are shown thus: .....  
Standard Iron Posts found are shown thus unless otherwise indicated: .....  
Lot corners are marked with Ø0.013x0.45 Iron Posts unless otherwise indicated.



# Kensington

PLAN SHOWING PROPOSED SUBDIVISION OF PARTS OF  
**PARCEL A, REG'D PLAN  
 NO. 98-SA-07556 & L.S.D. 3**  
 IN  
**S.W. 1/4 SEC. 2,**  
 AND PART OF  
**S.E. 1/4 SEC. 2 ON PLAN NO. 101836076**  
 ALL IN  
**TWP. 36 - RGE. 6 - W.3rd MER.**  
**SASKATOON, SASKATCHEWAN.**  
 BY : R.A. WEBSTER, S.L.S.

Saskatchewan Land Surveyor August 14th, 2012

**LEGEND**  
 Distance dimensions shown are in metres and decimals thereof.  
 Distances are approximate and may vary by ±5.0 metres.  
 Areas shown are approximate and may change upon completion of survey.  
 Portion of this plan proposed for subdivision is outlined with a heavy broken line, and  
 contains 6.893± hectares. (17.03± acres.)  
 Distances on curves are arc lengths.

- : Existing easements are shaded gray
- : 3m SaskEnergy
- : 3m SaskPower, SaskTel, and Shaw CableSystems
- : 5m SaskEnergy, SaskPower, SaskTel, and Shaw CableSystems
- : 1.5m SaskPower
- : City of Saskatoon - for water & sewer
- : 2.0m x 2.0m SaskPower easement for transformer
- : 2.75 x 2.0m SaskPower easement for pedestal
- : • indicates Mail Box location.

EXAMINED : CITY of SASKATOON (Owner- S.E. 1/4 Sec. 2)

: Senior Planner, Land Branch of the Community Services Department.

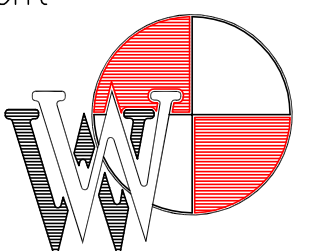
\_\_\_\_\_, A.D. 2012.

EXAMINED : WEST CANADIAN DEVELOPMENT KENSINGTON PROJECT LTD.  
 (Owner- L.S.D. 3)

EXAMINED : MULTANI, LAKHWINDER SINGH (Owner- Parcel A)

EXAMINED : CITY of SASKATOON  
 : Approved under the provisions of Bylaw No. 6537  
 of the City of Saskatoon.

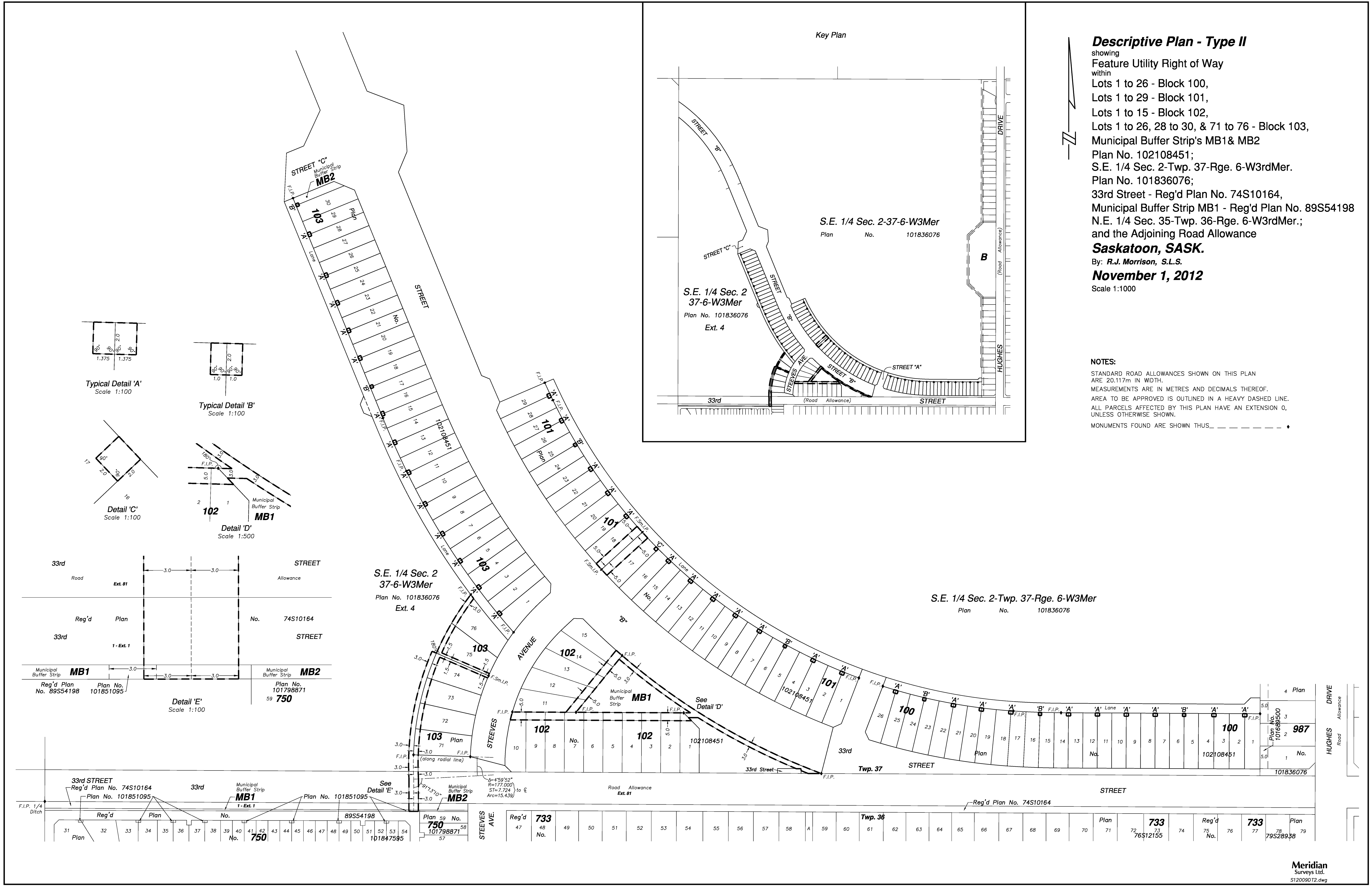
: General Manager of the Community Services Department  
 Date : \_\_\_\_\_, A.D. 2012.



WEBSTER SURVEYS LTD.  
 611 - 9th Street East  
 Saskatoon, Sask. S7H 0M4  
 Phone (306) 653-1433  
 Fax (306) 653-1024



FILE: bentley\_d.dwg drawn by g.m.

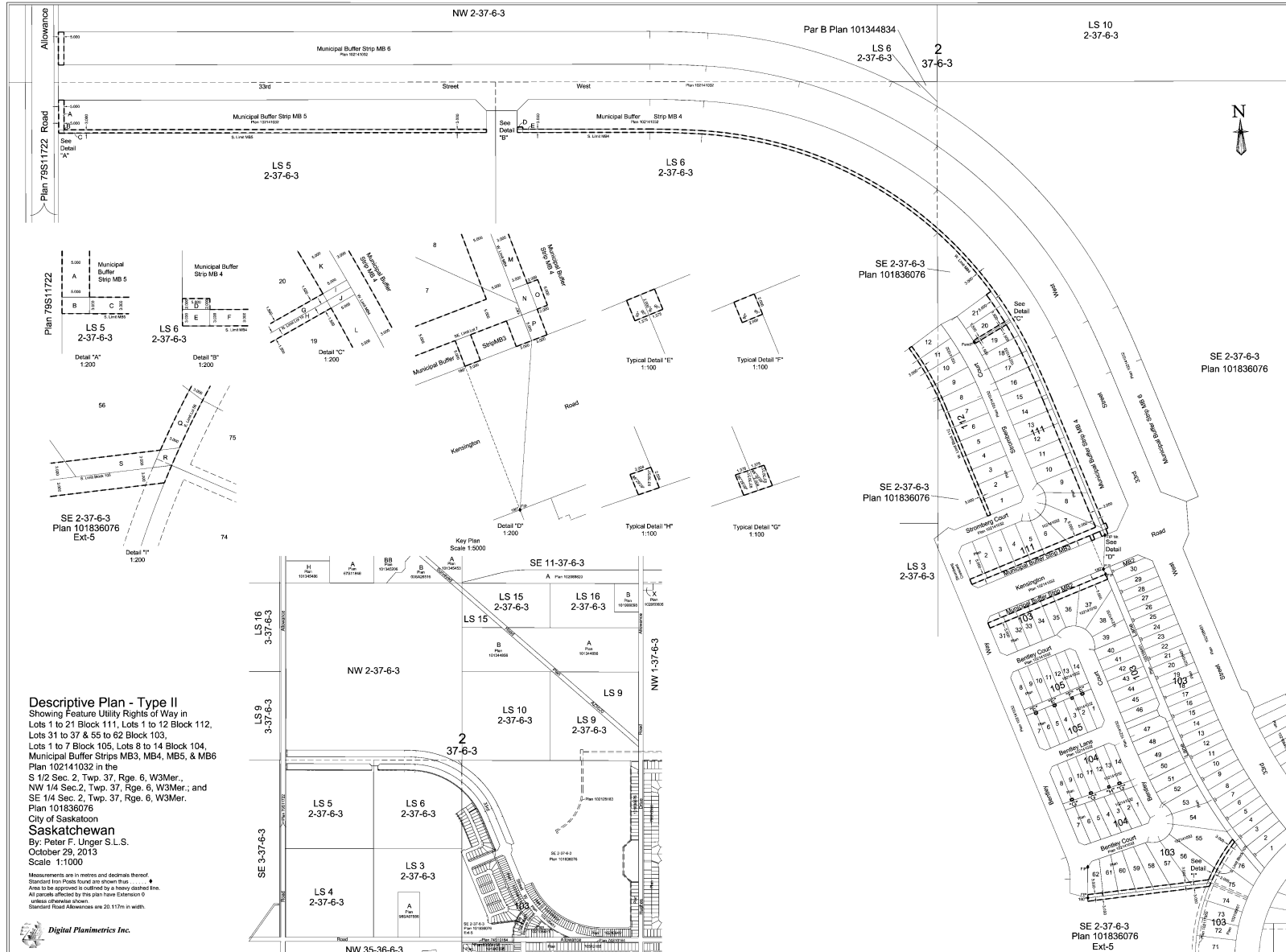


**Descriptive Plan - Type II**  
 showing  
 Feature Utility Right of Way  
 within  
 Lots 1 to 26 - Block 100,  
 Lots 1 to 29 - Block 101,  
 Lots 1 to 15 - Block 102,  
 Lots 1 to 26, 28 to 30, & 71 to 76 - Block 103,  
 Municipal Buffer Strip's MB1 & MB2  
 Plan No. 102108451;  
 S.E. 1/4 Sec. 2-Twp.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

**NOTES:**  
 STANDARD ROAD ALLOWANCES SHOWN ON THIS PLAN  
 ARE 20.117m IN WIDTH.  
 MEASUREMENTS ARE IN METRES AND DECIMALS THEREOF.  
 AREA TO BE APPROVED IS OUTLINED IN A HEAVY DASHED LINE.  
 ALL PARCELS AFFECTED BY THIS PLAN HAVE AN EXTENSION 0,  
 UNLESS OTHERWISE SHOWN.  
 MONUMENTS FOUND ARE SHOWN THUS: - - - - -

Figure 19 - Featured Utility Plan - Phase 2A

PFS #1024528  
Approved: 29 May 2013



**Descriptive Plan - Type II**  
Showing Feature Utility Rights of Way in  
Lots 1 to 21 Block 111, Lots 1 to 12 Block 112,  
Lots 31 to 37 & 55 to 62 Block 103,  
Lots 1 to 7 Block 105, Lots 8 to 14 Block 104,  
Municipal Buffer Strips MB3, MB4, MB5, & MB6  
Plan 102141032 in the  
S 1/2 Sec. 2, Twp. 37, Rge. 6, W3Mer.,  
NW 1/4 Sec. 2, Twp. 37, Rge. 6, W3Mer.; and  
SE 1/4 Sec. 2, Twp. 37, Rge. 6, W3Mer.  
Plan 101836076  
City of Saskatoon  
**Saskatchewan**  
By: Peter F. Unger S.L.S.  
October 29, 2013  
Scale 1:1000  
Measurements are in metres and decimals thereof.  
Standard Iron Pins found are shown thus: .  
Area to be approved is outlined by a heavy dashed line.  
All parcels affected by this plan have Extension 0  
unless otherwise shown.  
Standard Road Allowances are 20.17m in width.

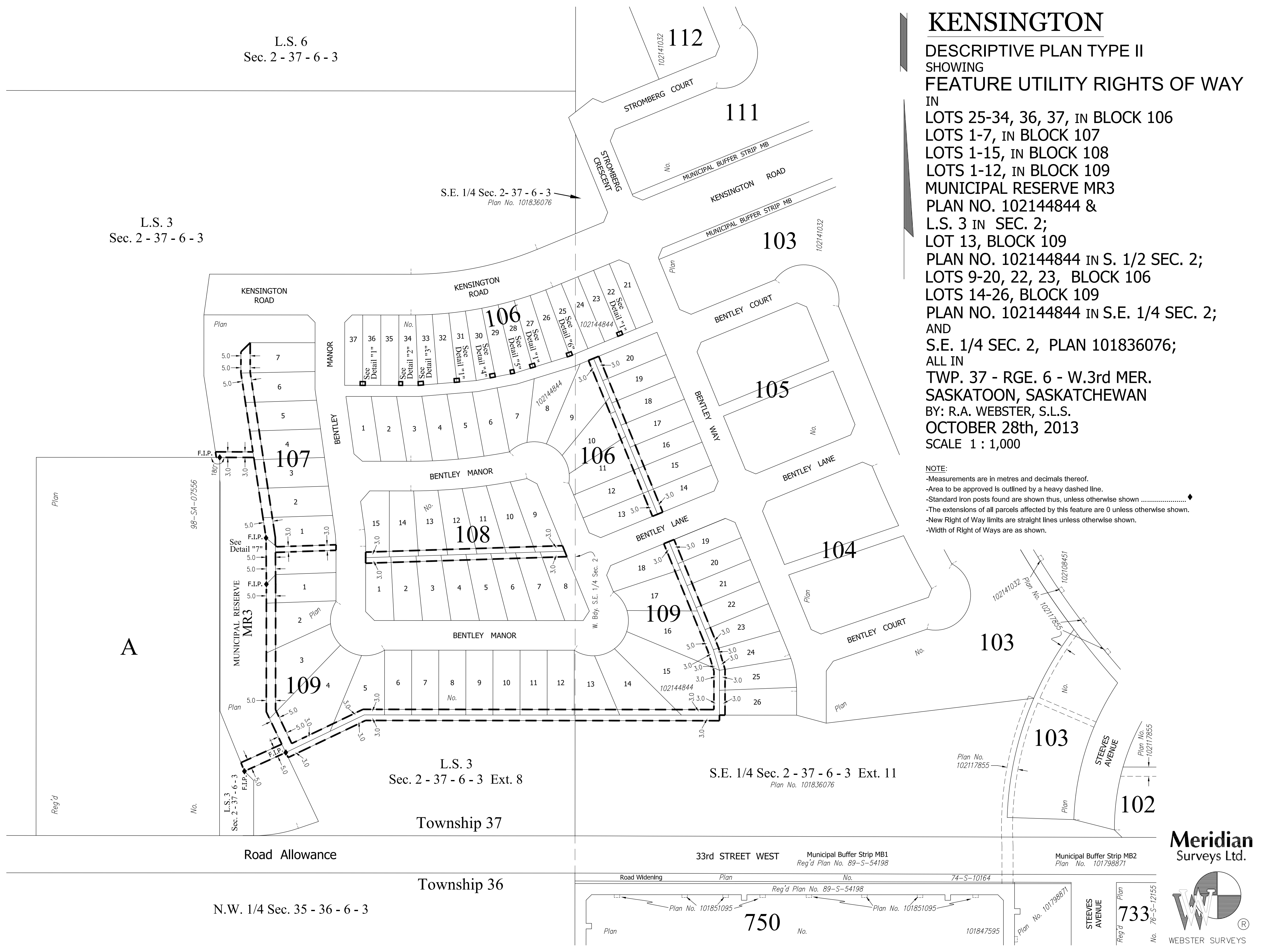
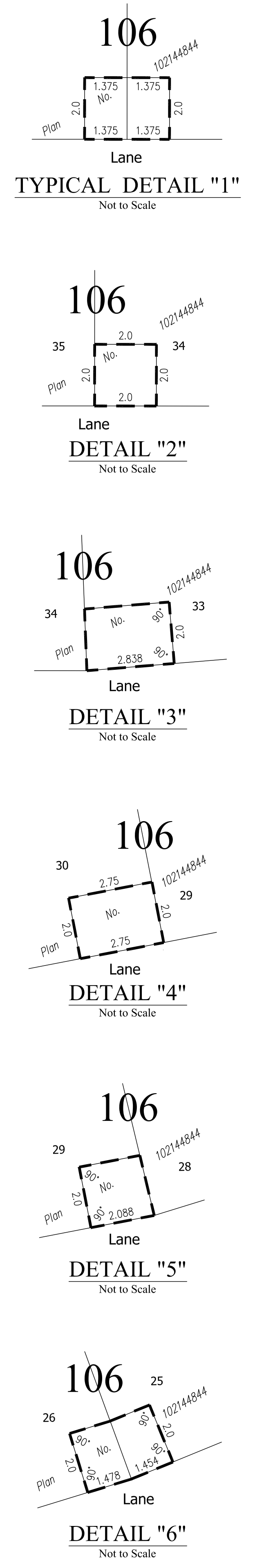
Digital Planimetrics Inc.

# KENSINGTON

DESCRIPTIVE PLAN TYPE II  
SHOWING  
FEATURE UTILITY RIGHTS OF WAY  
IN

LOTS 25-34, 36, 37, IN BLOCK 106  
LOTS 1-7, IN BLOCK 107  
LOTS 1-15, IN BLOCK 108  
LOTS 1-12, IN BLOCK 109  
MUNICIPAL RESERVE MR3  
PLAN NO. 102144844 &  
L.S. 3 IN SEC. 2;  
LOT 13, BLOCK 109  
PLAN NO. 102144844 IN S. 1/2 SEC. 2;  
LOTS 9-20, 22, 23, BLOCK 106  
LOTS 14-26, BLOCK 109  
PLAN NO. 102144844 IN S.E. 1/4 SEC. 2;  
AND  
S.E. 1/4 SEC. 2, PLAN 101836076;  
ALL IN  
TWP. 37 - RGE. 6 - W.3rd MER.  
SASKATOON, SASKATCHEWAN  
BY: R.A. WEBSTER, S.L.S.  
OCTOBER 28th, 2013  
SCALE 1 : 1,000

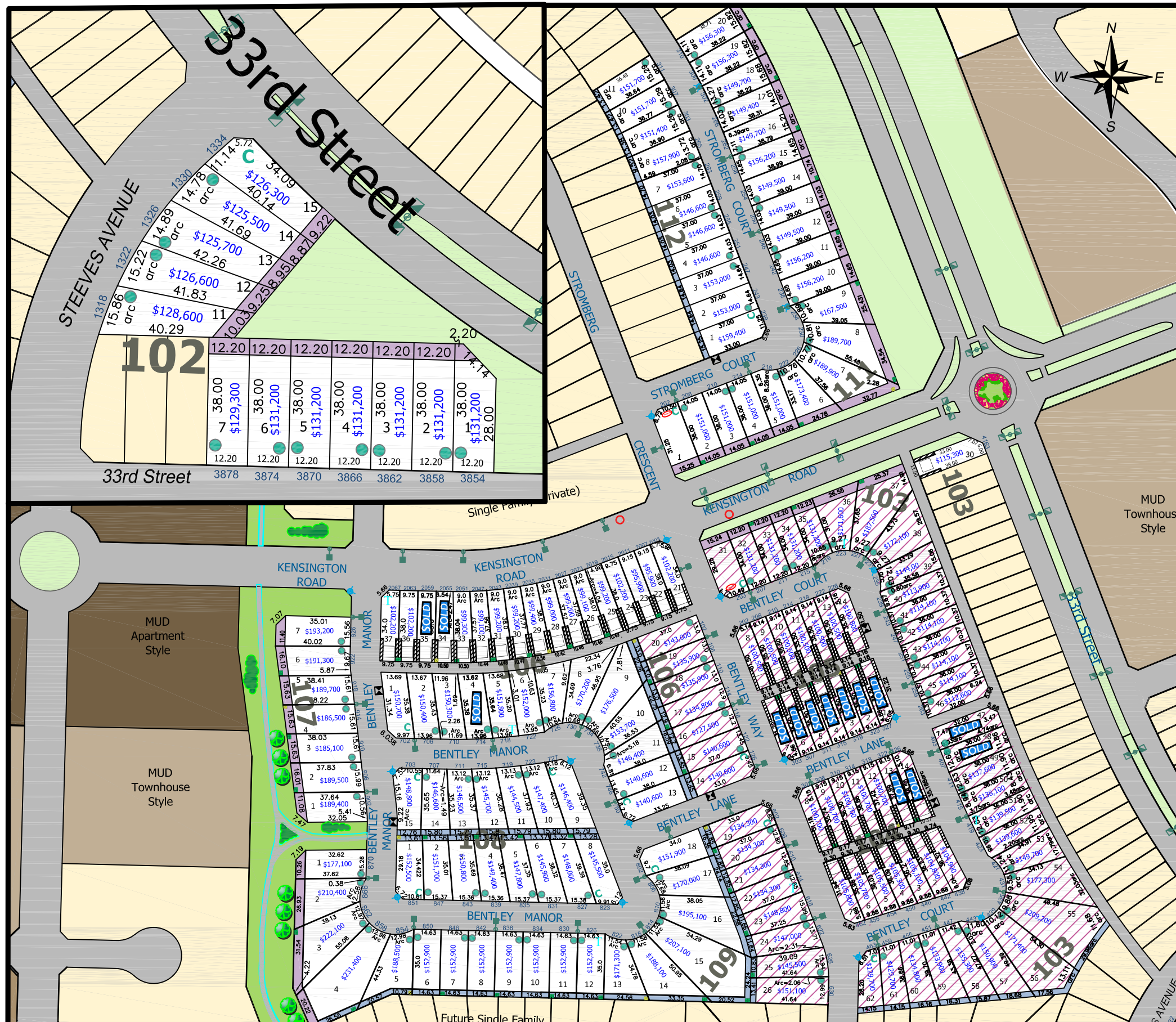
NOTE:  
-Measurements are in metres and decimals thereof.  
-Area to be approved is outlined by a heavy dashed line.  
-Standard iron posts found are shown thus, unless otherwise shown .....  
-The extensions of all parcels affected by this feature are 0 unless otherwise shown.  
-New Right of Way limits are straight lines unless otherwise shown.  
-Width of Right of Ways are as shown.



FILE: bentley\_cdv.dwg drawn by g.manchand



Figure 21 - Lot Information Map



# Kensington

## Phase 2 - Lot Draw

### Legend

- |  |            |                             |            |
|--|------------|-----------------------------|------------|
| 3m easement                                      |            | 5m easement                 |            |
| Type II Care Home, Pre-School, Child Care Centre |            | Lot #                       | <b>1</b>   |
| Single Family                                    |            | Utility Pedestal            |            |
| Multi - Family Street Townhouse                  |            | Transformer                 |            |
| Multi - Family Apartment Style                   |            | Garage Side Placement       |            |
| Civic Address                                    | <b>123</b> | Corner Garage Placement     | <b>C</b>   |
| No Roof Slope Required                           |            | Block Number                | <b>103</b> |
| Transit Stop                                     |            | Temporary Water Circulators | <b>T</b>   |
| Fire Hydrant                                     |            | Community Mailbox Location  |            |
| Underground Utility Corridor                     |            | Streetlight                 |            |

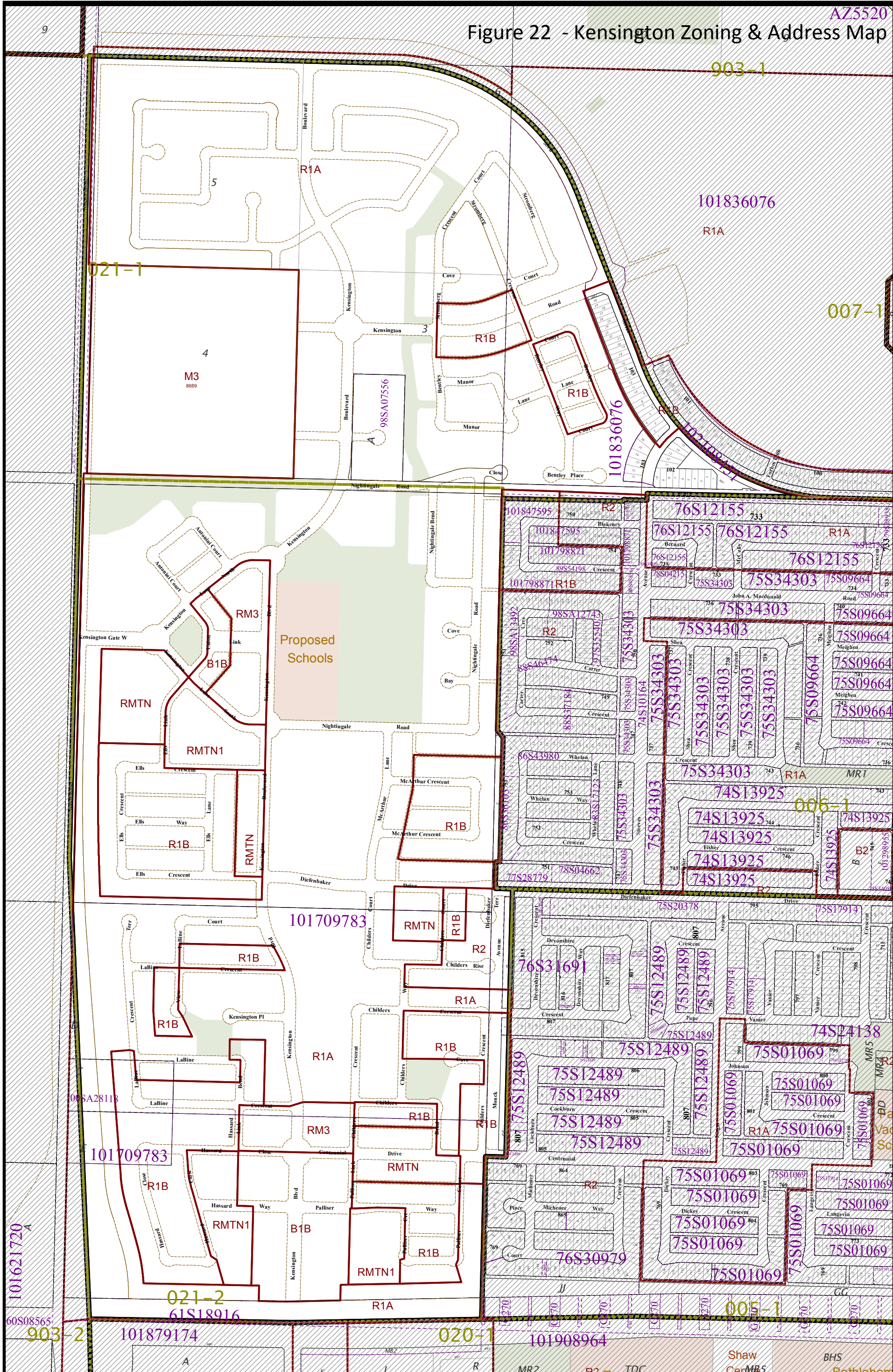


**City of Saskatoon**

Saskatoon Land - March 2014

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 locations of other features are compiled from available information and are subject to change without notice. For verification, please check with the appropriate authority.

Figure 22 - Kensington Zoning & Address Map

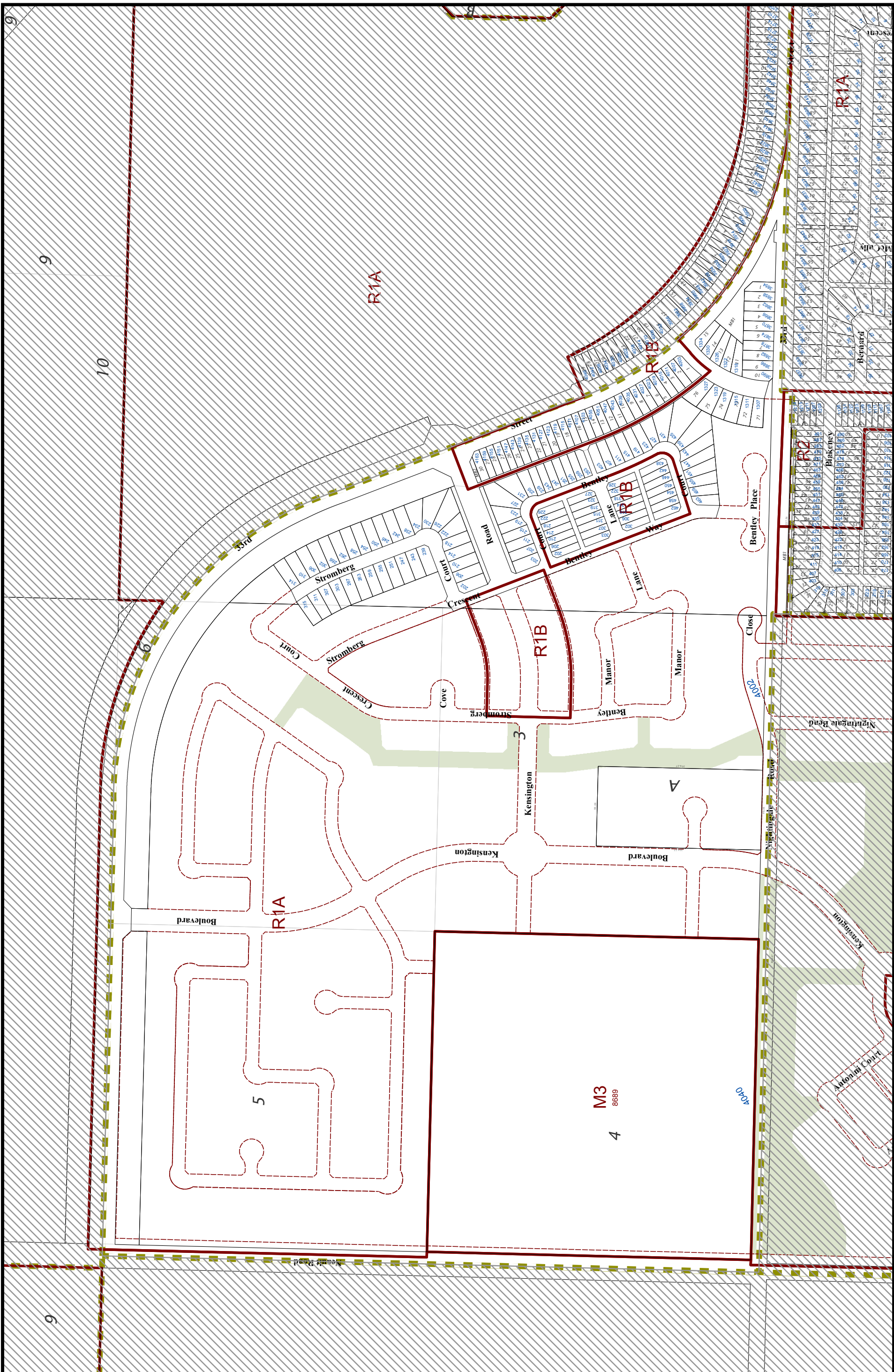


# Zoning map of Kensington

Scale 1:6,800

021-0





# Address map of Kensington

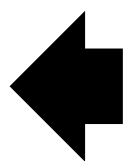


Note: The information contained on this map is for reference only and not to be used for legal purposes

Scale 1:4,400

021-1

Dec 10, 2013

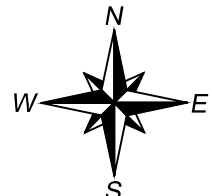






**Legend**

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



Note: This map is conceptual and may change.

