



# Kensington

*Modern living, traditional style*



## Phase 3 Lot Information Package

Lots 1 to 48, Block 214

Lots 51 to 97, Block 214

Lots 1 to 9, Block 219

Lots 1 to 11, Block 220

Lots 1 to 32, Block 221

Lots 1 to 33, Block 222

Lots 1 to 20, Block 223

Lots 1 to 11, Block 224

Ells Crescent, Ells Lane, Ells Way,  
Kensington Boulevard, Labine Court,  
Labine Crescent and Labine Terrace.



## Phase 3 – 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.*



# Kensington

## **Phase 3 Lot Information Package**

**(Ells Crescent, Ells Lane, Ells Way, Kensington Boulevard, Labine Court, Labine Crescent, and Labine Terrace)**

## **TERMS OF SALE**

The City of Saskatoon sells residential lots to:

- individuals who have not purchased a lot from the City of Saskatoon within the last three years and who are purchasing a lot for construction of their own personal residence; and
- home builders who are currently on the Eligible Contractor list and in good standing.

### **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 the lots will be sold with a possession date of November 30, 2014.** Please be advised that the projected completion date note above is weather dependent and subject to change. Based on the information available at this time, power and gas utilities are expected to be installed by Spring 2015. Building Permit plan review may take place before possession; however, no permits will be issued until possession is granted by Saskatoon Land. As utilities are not expected to be completed until Spring 2015, the interest charges will be zero percent for the first six months, until May 30, 2015. Property taxes and the eight month period to pay off the lot will begin on 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 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.

**h) Eligible Contractors**

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.

**i) Taxes**

Property taxes become the responsibility of the purchaser(s) effective the first of the month following the latter of the date of the Agreement for Sale or the possession date on lots waiting for service completion. For an estimate of the taxes on the land only, please call Taxation & Assessment at 306-975-3227.

**j) Transfer of Title**

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

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



### k) Default or Voluntary Cancellation

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

### Creating a Vision through Architectural Guidelines (*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) Narrow Lot – Rear Lane Access

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

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,000 square feet in the case of a bungalow or bi-level;
  - ii. 1,200 square feet in the case of a two-storey dwelling



- b) All dwelling units shall be bungalows, raised bungalows, bi-levels, or two-storeys. Split-level dwellings are not permitted;
- c) All dwellings must be constructed with a concrete garage pad with access from the rear lane only. The concrete garage pad must be constructed at the same time the dwelling is built with a minimum dimension of 6 metres wide and 6 metres long. The concrete pad shall be located at a minimum of 1.2 metres from the rear property line, and include a paved apron that connects it to the rear property line;

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

- d) The roof pitch of the principle dwelling shall have a minimum 6-in-12 pitch;
- e) All dwellings shall be constructed with front verandas. The minimum width of the front verandas for bungalows and bi-levels shall be half

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

*Lots 1 to 32, Block 221, Plan No. 102171732*

*Lots 1 to 33, Block 222, Plan No. 102171732*

*Lots 1 to 20, Block 223, Plan No.102171732*

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





the width of the house façade. Two-storey dwellings shall have front verandas across the entire width of the house façade. Verandas shall be partially enclosed with railings and spindles or other type of partial enclosure; and

- f) All dwellings require a minimum of two different exterior building materials on the front elevation, with each material being no less than 75 square feet in area, or a minimum of three exterior building materials with each material being no less than 40 square feet in area.

## 2) Standard Lot – Attached Garage

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

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,000 square feet in the case of a bungalow or bi-level;
  - ii. 1,200 square feet in the case of a two-storey dwelling



- b) All dwellings must be constructed with a minimum single-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 3.5 metres wide and 6.0 metres long;
- c) Garages shall not protrude more than 2.4 metres (8 feet) from any façade of any habitable floor area of the dwelling.
- d) The roof of the principle dwelling shall have a minimum 6-in-12 roof pitch; and,
- e) All dwellings require a minimum of two different exterior building materials on the front elevation, with each material being no less than 50 square feet in area, or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

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

*Lots 1 to 48, Block 214, Plan No. 102171732*

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



### 3) Lots graded for Walk-out Basements

These lots require a larger minimum house size and double-wide attached garage. These lots have also been graded to accommodate the design of a walk-out basement into the dwelling. The architectural controls for these lots are as follows:

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - ii. 1,500 square feet in the case of a two-storey dwelling;
- b) All dwellings must be constructed with a minimum-double wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) The roof of the principle dwelling shall have a minimum 6-in-12 pitch;
- d) All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 75 square feet in area or a minimum of three exterior building materials with each material being no less than 40 square feet in area;
- e) All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout units”); and
- f) Vinyl Siding is not permitted as an exterior building material on any of the elevations of the dwelling unit.

*The “Lots graded for Walk-out Basements” controls apply to the following lots:*

*Lots 1 to 10, Block 224, Plan No. 102171732*

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

### 4) Large Lot – Attached Garage

These lots require a larger minimum house size and double-wide attached garage. The architectural controls for these lots are as follows:

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
  - i. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - ii. 1,500 square feet in the case of a two-storey dwelling;

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

*Lots 51 to 68, Block 214, Plan No. 102171732*

*Lots 1 to 11, Block 220, Plan No. 102171732*

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



- b) All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long;
- c) 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 75 square feet in area, or a minimum of three exterior building materials with each material being no less than 40 square feet.

### 5) Large Lot – No Roof Pitch Requirement – Attached Garage

These lots require a larger minimum house size and double-wide attached garage. These lots do not require a specific roof pitch. 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, or bi-level;
  - 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) All dwellings require a minimum of two different exterior building materials on the front elevation, with each material being no less than 75 square feet in area, or a minimum of three exterior building materials being no less than 40 square feet in area; and

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

*Lots 69 to 97, Block 214, Plan No. 102171732*

*Lots 1 to 9, Block 219, Plan No. 102171732*

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



## 6) Exterior Material Requirements – Front Building Facade

### Standard Lots:

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 50 square feet in area or a minimum of three exterior building materials with each material being no less than 25 square feet in area.

### Large Lots:

All dwellings require a minimum of two different exterior building materials on the front elevation with each material being no less than 75 square feet in area or a minimum of three exterior building materials with each material being no less than 40 square feet in area.



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



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

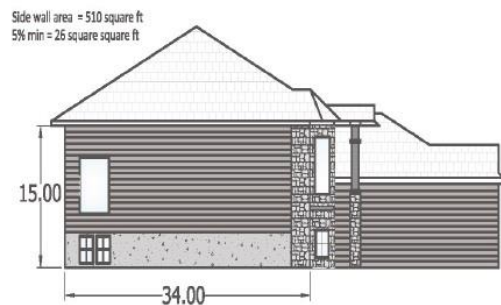
- *Trim features may not be counted as material. In order to be included towards the required material amount, the material must be visible from the front street. Material wrapped around a column or architectural feature, facing a side or rear yard will not count towards the required material total.*
- *The materials being used should be distinctly different and discernible from each other. Contrast with the trim materials and exterior building material being used is also encouraged.*
- *While Saskatoon Land does not formally regulate home repetition or colour palettes on a given block, where builders have purchased multiple adjacent lots, differing colour schemes and material types are encouraged.*



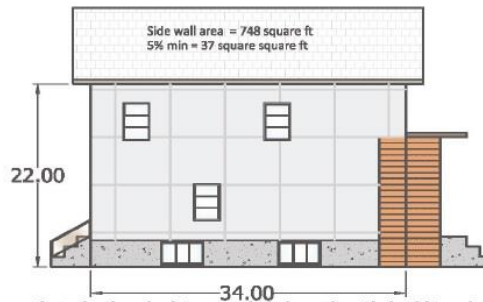
## 7) Highly Visible Lots – Side Building Facade

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.



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



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

*In addition to the controls noted in Sections 1 to 6, the side building facade requirements also apply to the following lots:*

*Lot 1,68 & 69, Block 214, Plan No. 102171732*

*Lot 1, Block 219, Plan No. 102171732*

*Lot 1 & 11, Block 220, Plan No. 102171732*

*Lots 1,16,17 & 32, Block 221, 102171732*

*Lots 1,16,17 & 33, Block 222, 102171732*

*Lots 1 & 20, Block 223, 102171732*

*Lot 1 & 11. Block 224. 102171732*



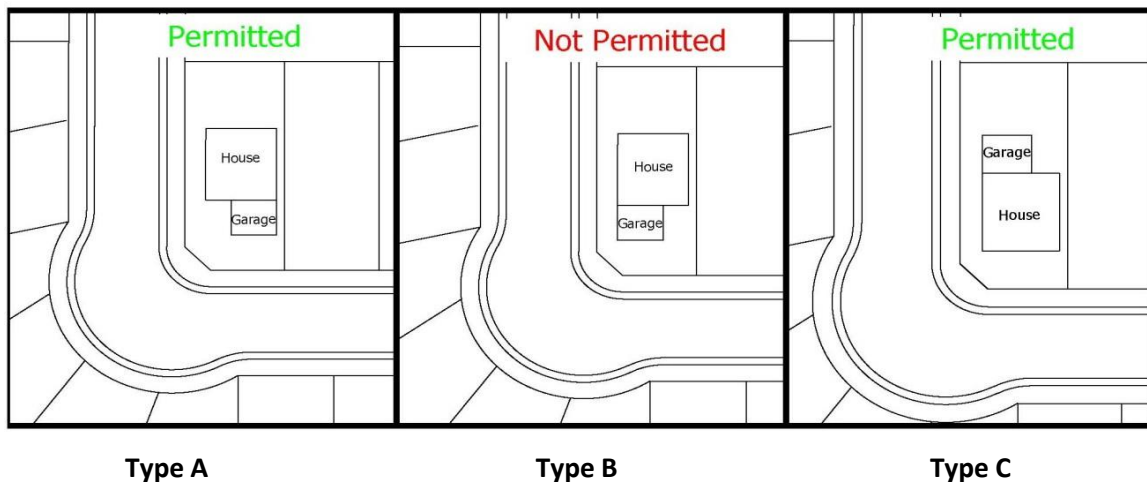
## 8) Attached Garage Placement

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.



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

Please be advised that if the dwelling is constructed in violation of the Development Controls set out in the Sales Agreement and **as registered on Title as a Building Restrictive Covenant**, the City may take legal action to require compliance. **Issuance of a Building Permit will not absolve the Purchaser from meeting this requirement.** Such action could result in the demolition or partial demolition of the building at the expense of the Purchaser.

## Kensington General Information

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

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



### Core Park

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

### Possible School Sites

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

### Village Square

The Kensington Village Square is approximately one acre in size and is envisioned as attractive place for neighbourhood residents to gather for informal meetings, barbeques, community events and to go and relax in a local setting. Examples of recently completed squares include the Hampton Village and Willowgrove Village Squares. The Village Square is located within the centre of the neighbourhood, just north of Phase 3. The location of the Village Square is located on the Kensington Neighbourhood Concept Plan Figure.

### Multi-Family Sites

Dwelling Group Townhouse Sites:

- Parcel W, and Parcel X on Kensington Lane South and Ells Link

Street Townhouse Sites:

- Parcel Y on Kensington Boulevard

Apartment Style Multi-Unit;

- Parcel V on Kensington Lane South
- Parcel T on Kensington Lane North

Mixed Use Parcels:

- Parcel U, and Parcel S on Kensington Union

These sites will be subject to the Architectural Guidelines contained in the “Architectural Controls for Multiple-Unit Dwelling Districts” document which may be viewed on the Saskatoon Land website ([www.saskatoon.ca](http://www.saskatoon.ca)), search under “L” for Land.

### 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 3 are located at 103 Ells Crescent and 775 Labine Court.**

## 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 in the final Lot Grade Details Package, which is included within this Lot Information Package. This package will include the following drawings:

- a) Individual 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.





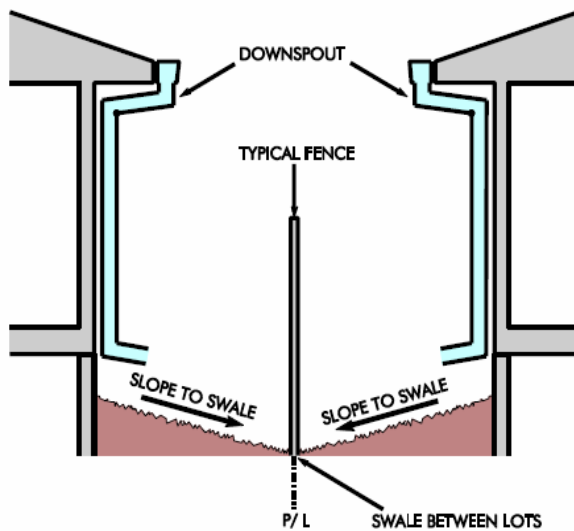
- b) A drawing showing a cross section of a typical side yard fence and side yard grading that will not impede side yard drainage.

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. The design grade is constructed approximately 100mm (4") below the finished grade, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

Once house construction is complete lot grading is a two-step procedure. The first step is the rough grade stage, which includes backfilling the foundation walls and shaping the lot to conform to the pre-grade drainage plan. When rough grading is complete the lot should be approximately 100mm (4") below the finished grade to allow for the addition of topsoil. Once the lot is at the finished grade, sod, decorative rock, wood chips, or other surface treatments can be installed. **It is strongly recommended that lot owners consult a legal surveyor or other qualified professional to set the final grade elevations before landscaping is started.**

### Grading Between Lots

A sloped surface is required to effectively drain water away from the foundation walls, including under steps and decks in order to reduce the risk of water entering the basement during rainfalls or snowmelt. Drainage swales are shallow sloped channels intended to move surface runoff away from lots toward the storm sewers. 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.

#### **Lot Grading – Walkout Basement Lots**

Some of the lots in this development area have been graded to accommodate the inclusion of a walkout basement into the design of your home. Whether or not a particular lot will support the inclusion of a walkout basement depends on the slope of the lot, the final foundation elevation and the home design characteristics.

While some lots accommodate walkout basements, others will not. In between these areas is a transitional area where the back lot grade sloped successfully on each lot until walkout basements can be accommodated. The grading design for this area is shown on the Final Design Contour plans attached to this package of information. It is very important to review these plans to determine how your lot has been designed to slope. If there are any questions about this information, they should be directed to Saskatoon Land at 306-975-3278. The Lot Grade Sheets also provide important information indicating the specific elevations that must be maintained along the front and rear property lines.

Lots identified on the map as Walkout Basement Lots (“**W**”) are subject to the Building



Restriction Caveat stating “All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout unit”). Walkout basements must be constructed on these lots. Lots not identified “W” may or may not support walkout basements. The decision to build a walkout on these lots is up to the purchaser.

It is strongly recommended that all purchasers discuss their plans to develop their homes with their neighbours, in these areas in particular, to ensure that the grades between the houses will meet both of the neighbours needs. Retaining walls or other means may be necessary if one neighbour intends to build a walkout lot in an area where the grades transition from walkout to conventional. The cost of the retaining walls or other associated work is the responsibility of the neighbour who changes grades from their current design shown on the Final Design Contour Plan.

Saskatoon Land will accept no responsibility in this regard. The intent is that all areas have been graded approximately 100mm (4 inches) below final grade and that no additional grading would be required along the side and rear property line.

## **Foundation Drainage**

### **a) Foundation Drainage (Weeping Tile) Requirements**

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

### **b) Discharge of Foundation Drainage Water**

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

### **c) Surface Discharge**

- i. Sump pumps discharging to surface may not discharge directly onto a pervious ground surface within one metre of any building that has a basement or a level below the finished ground surface.
- ii. The location of the point of discharge shall be directed away from adjacent properties.
- iii. If the lot drains from the front and to the back (Type D), surface discharge may be either the front or back yard. If the lot drains from the back to the front (Type A), surface discharge must be to front yard.



- iv. The discharge may not be into the area of the required side yard setback unless the side yard is adjacent to a street, park or buffer strip.

**d) Discharge to Storm Sewer**

- i. Sumps discharging to storm sewers shall be pumped to the main by a pressure service connection as per detailed drawings Sump with Pumped Discharge to Storm Sewer, 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.



## 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 endorsed, and the servicing and subdivision process is complete. 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

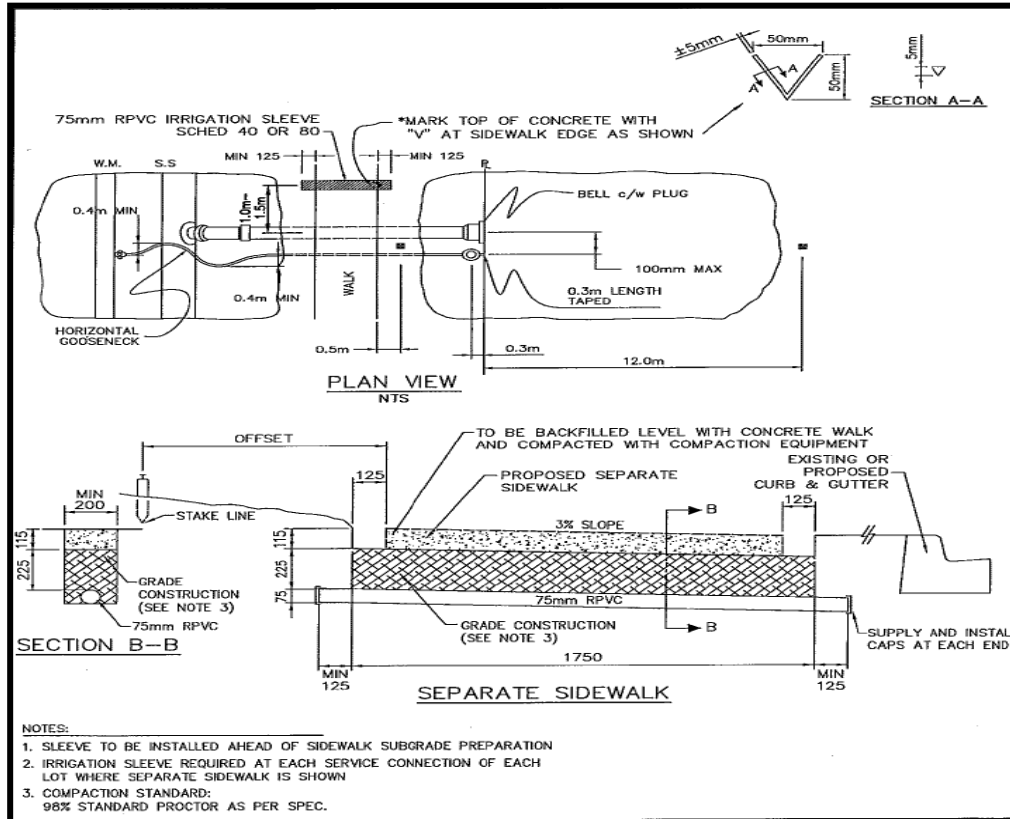
It is the homeowner's responsibility to landscape and maintain the boulevard along both the front of their property and along the side of corner lots. Boulevards are defined as the landscaping space between the edge of the roadway and the property lines. Where the sidewalk is attached to the curb, the 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 the 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 340mm beneath the sidewalk.



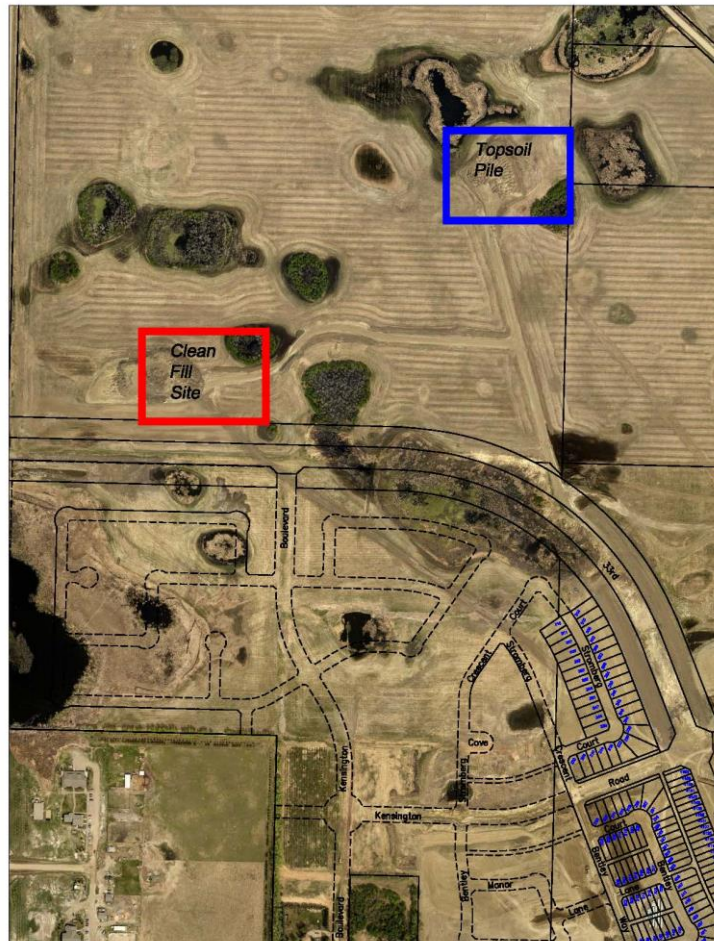
### Earth Disposal

Contractors and individuals will be responsible for disposing of their own excess earth material. The clean/fill site is located on 33<sup>rd</sup> Street West near the Kensington Boulevard intersection. Access to the fill site will be available in July 2014. 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 area will be **regularly inspected** and **any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable to fines up to \$25,000** as outlined in the City of Saskatoon Waste Bylaw No. 5713.



The fill site location is shown on the following map:



### Topsoil for Lot Landscaping

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

### Disclosure of Adjacent Property Owners

Please note in order to facilitate discussions between property owners respecting lot grading, fencing issues and property maintenance issues, Saskatoon Land will, upon request, disclose the names of purchasers to adjacent property owners.

### Construction Waste

As per City of Saskatoon Bylaw No. 8310, The Waste Bylaw 2004, any owner or contractor carrying out the construction of a building on any property shall place all waste into a waste container or enclosure. The owner or contractor shall dispose of all waste resulting from the



construction in a timely manner so as to ensure there is no unreasonable accumulation of waste on the property during the construction.

A waste disposal bin must remain on each building site for the duration of construction in order to ensure that the waste is not dispersed on or around the property or surrounding properties during construction. Upon completion of the construction it is the owner or the contractor's responsibility to clear the site of all waste. If the waste is not removed the City may remove the waste and the costs of doing so will be charged to the property owner or 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.

### Construction Access

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

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

Repair and clean-up are the responsibility of the contractor or homeowner and are required to be completed according to the City of Saskatoon's landscape standards. Any repairs or clean-ups not satisfying these standards will be completed by the Parks Division and billed back to the property owner.

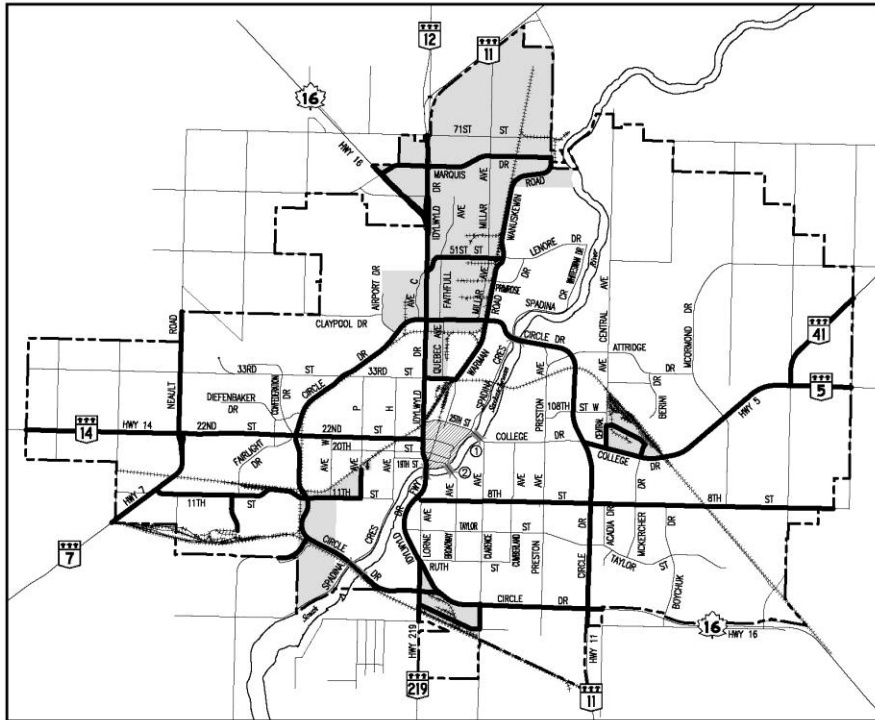




If you wish to access a park or buffer, please contact the City of Saskatoon, Parks Division at 306-975-3300 to arrange for an inspection to be carried out, and, if access is deemed to be appropriate, the completion of a Bufferstrip/Park Access Approval Form.

### Truck Routes

All trucking operations on any roadway within City of Saskatoon Limits is governed by the Traffic Bylaw 7200. Please refer to the Truck Route Maps on the following pages for detailed information on the truck routes within the city.



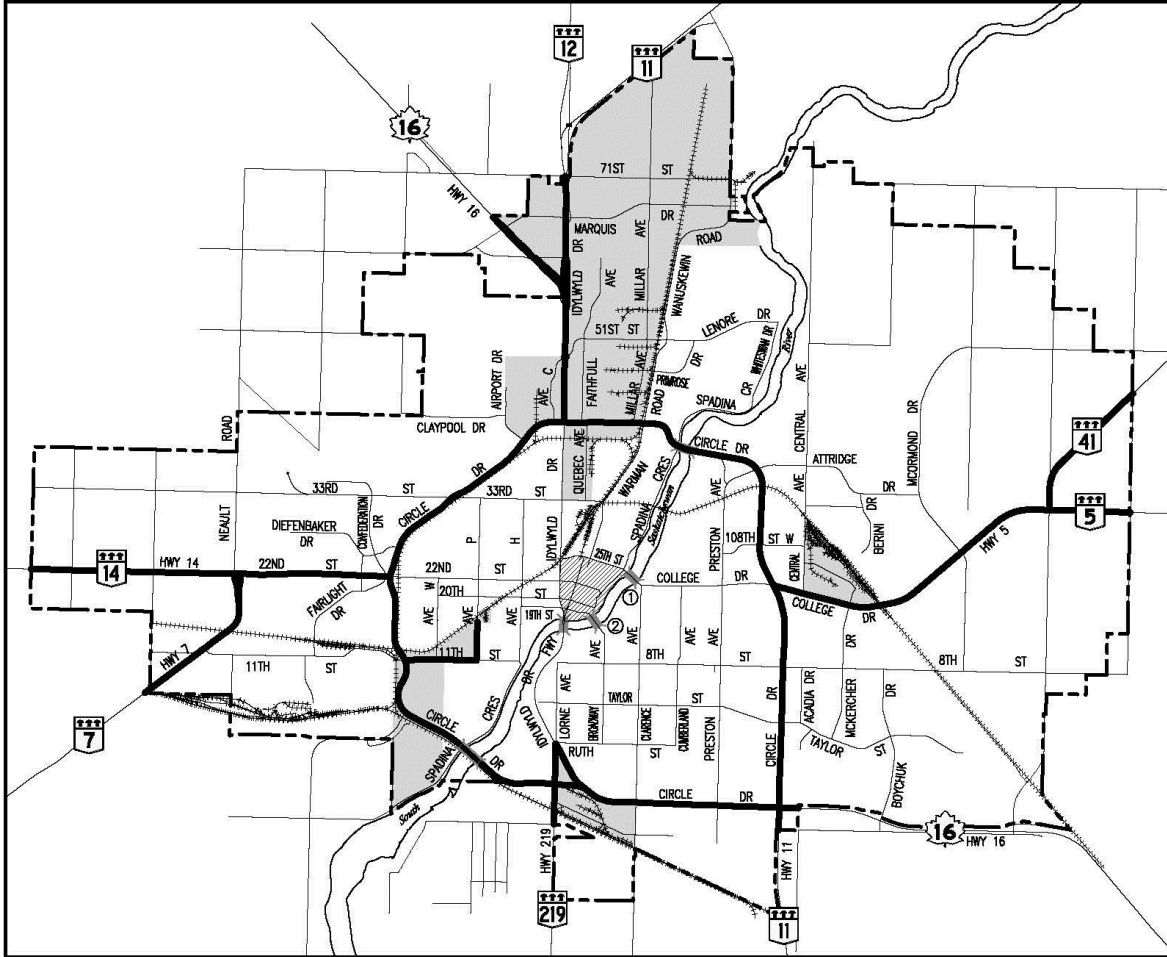
**Pick Up and Delivery Vehicle Routes**

<p><b>LEGEND</b></p> <p> PICK UP AND DELIVERY VEHICLE ROUTE</p> <p> ARTERIAL ROAD NETWORK</p> <p> CITY LIMITS</p> <p> RAILWAY TRACKS</p> <p> UNRESTRICTED AREA 82,500 kg MAX (182,700 lbs.)</p> <p> CENTRAL BUSINESS DISTRICT</p> <p>① UNIVERSITY BRIDGE - 37,500 kg MAX (82,000 lbs.)</p> <p>② BROADWAY BRIDGE - 37,500 kg MAX (82,000 lbs.)</p>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>Vehicles with a GVW of 8,000kg or less may use all streets.</li> <li>Level 1 Trucks: 8,001 kg to 31,600 kg (17,600 lbs to 69,600 lbs) <ul style="list-style-type: none"> <li>Must follow Pick Up and Delivery Vehicle Routes as shown.</li> <li>Deliveries and/or pickups off these routes must follow most direct route to destination on arterial road network to other City streets or route approved.</li> <li>May operate in Central Business District at anytime for making deliveries &amp; pickups or performing a service.</li> </ul> </li> <li>Level 2 Trucks: up to 46,500 kg (102,500 lbs) <ul style="list-style-type: none"> <li>Must follow Pick Up and Delivery Vehicle Routes as shown.</li> <li>Deliveries and/or pickups off these routes must follow most direct route to destination on arterial road network to other City streets or route approved.</li> <li>May NOT operate in Central Business District between 07:00 to 18:00 without a permit, unless making a delivery, pick up or performing a service within the Central Business district.</li> </ul> </li> <li>Level 3 Trucks: up to 82,500 kg (182,700 lbs) <ul style="list-style-type: none"> <li>Permit required using Pick up and Delivery Vehicle Routes as shown except as route shown on schedule 8a.</li> <li>May NOT operate in Central Business District at any time without a permit.</li> </ul> </li> <li>Maximum dimensions are outlined in Section 46 and 47 of Bylaw 7200.</li> <li>See Schedule 7 for maximum gross vehicle and axle weight.</li> </ol>
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290-0016-001r004  
Revised: 2014-05-15

Schedule 8 - Bylaw # 7200

City of Saskatoon  
Infrastructure Services Department



### Long Haul Vehicle Routes

#### LEGEND

- LONG HAUL VEHICLE ROUTE
- ARTERIAL ROAD NETWORK
- CITY LIMITS
- RAILWAY TRACKS
- UNRESTRICTED AREA  
62,500 kg MAX (137,700 lbs.)
- CENTRAL BUSINESS DISTRICT
- ① UNIVERSITY BRIDGE - 37,500 kg MAX (82,000 lbs.)
- ② BROADWAY BRIDGE - 37,500 kg MAX (82,000 lbs.)

#### NOTES:

1. Vehicles with a GVW of 8,000kg or less may use all streets.
2. Level 1, 2 and 3 trucks as defined in Schedule No. 7 are allowed on Long Haul Vehicle Routes and in unrestricted area up to a max weight of 62,500 kg (137,700 lbs) without permit.
3. Maximum dimensions are outlined in Section 46 and 47 of Bylaw 7200.
4. See Schedule 7 for maximum gross vehicle and axle weight.



290-0016-001r004  
Revised: 2013-APR-16

Schedule 8a - Bylaw # 7200





## Kensington Environmental Incentives

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

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

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

## Fencing

### **Decorative Aluminum Fence:**

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

Lot 1, Block 224, Plan No. 102171732

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

Lots 1 - 11, Block 224, Plan No. 102171732

These lots are adjacent to a park space. The centre line of this fence is located approximately 250mm (10 inches) inside the purchaser's property line. The inside edge of the structural pilings for this fence is located approximately 400mm (16 inches) inside the purchasers property line. The purchaser will be responsible for all future maintenance of the fence. The location of the fence should be taken into consideration when siting your house on the lot, and specifically with a side yard fence, when planning your basement excavation. Pay special attention that your basement excavation and other construction activities do not disturb the structural pilings or other components of the fence.

Construction of the decorative Aluminum Fence is expected in Spring, 2015.





## 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.

## 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.

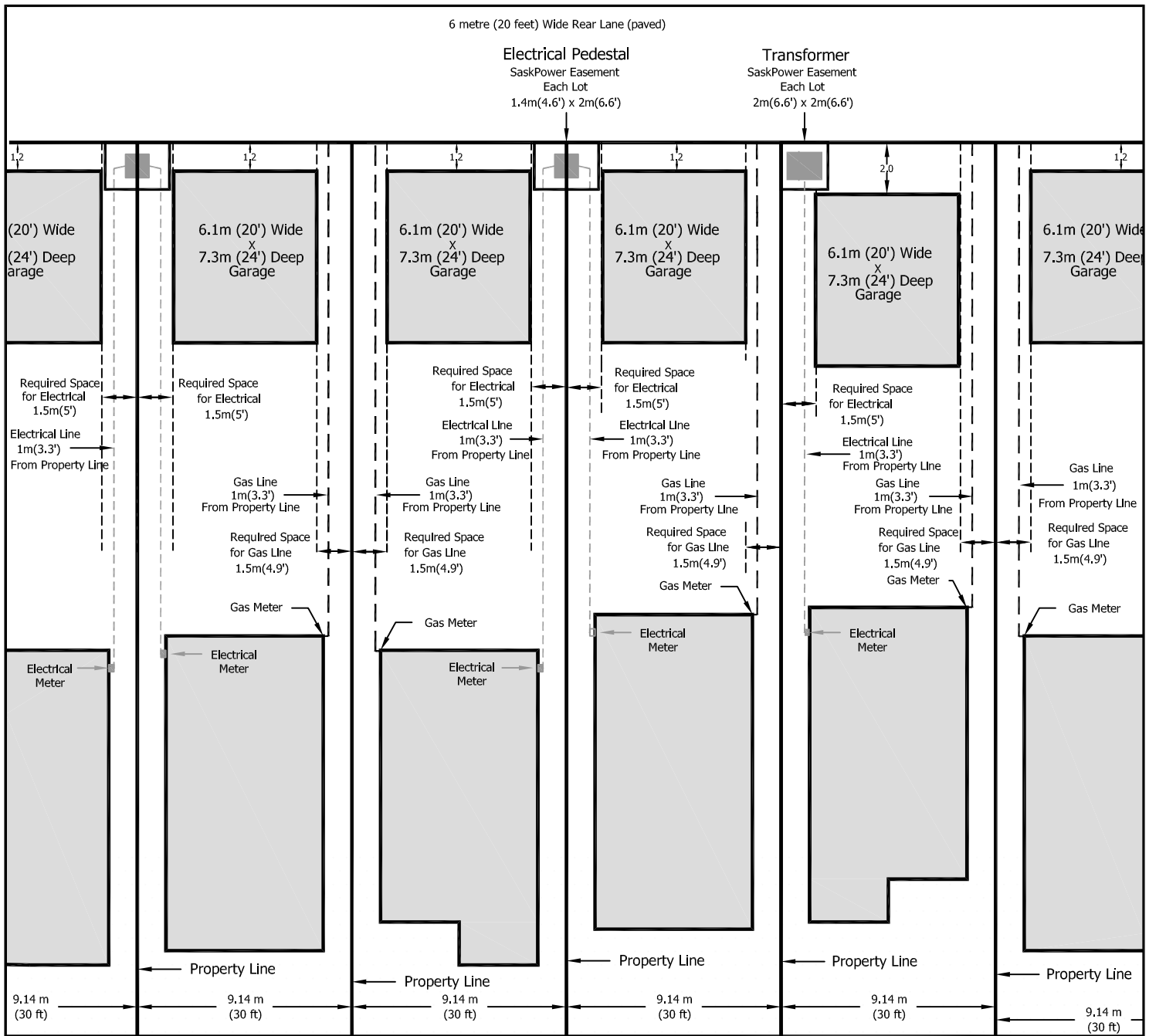
**Gas supply cost** – this is the cost of gas we buy in the market to supply your home or business.

*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).*

## 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.

# Typical Servicing From Lane SaskPower and SaskEnergy Underground Lines

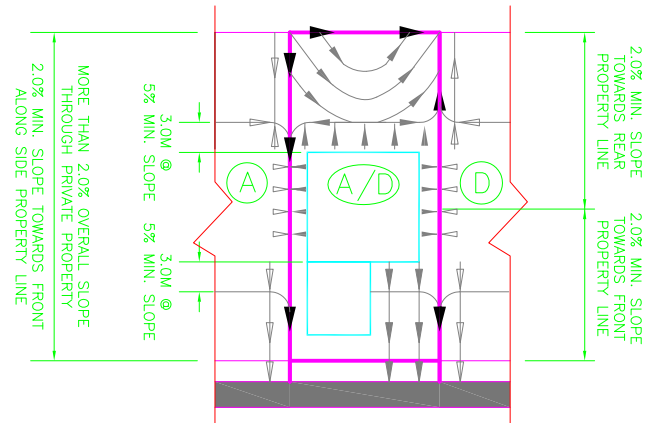
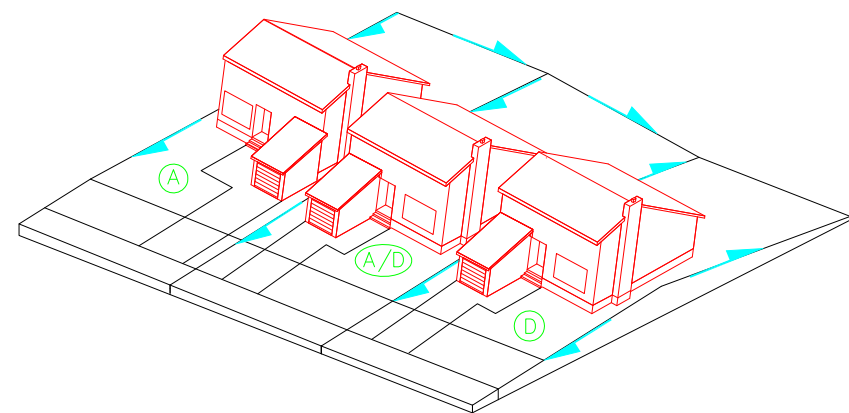


**Please note:**

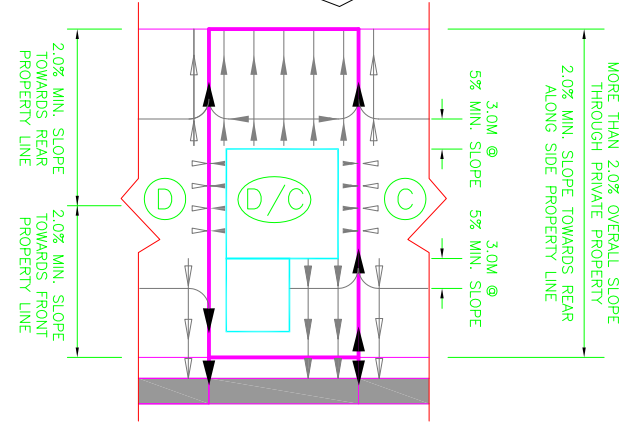
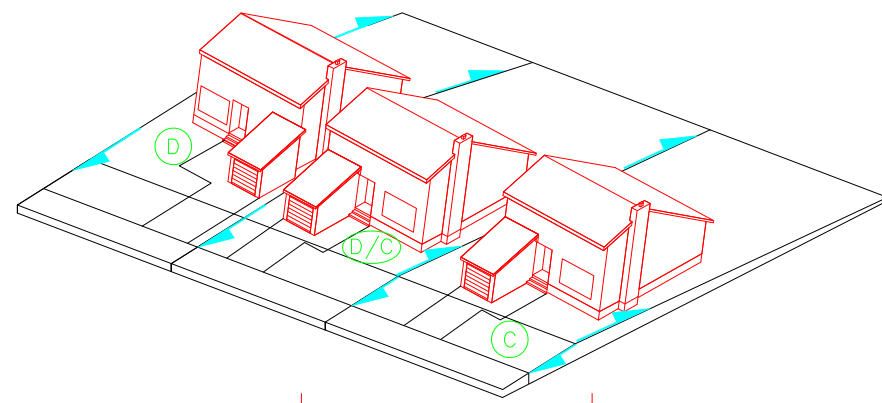
- This drawing is intended as a guide only. For more accurate and detailed information, specific to your property, please contact the respective utilities and the City of Saskatoon's Building Standards Branch.
- For the purpose of this illustration, each lot is shown as 9.14m (30 ft) wide and 38m (125 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.



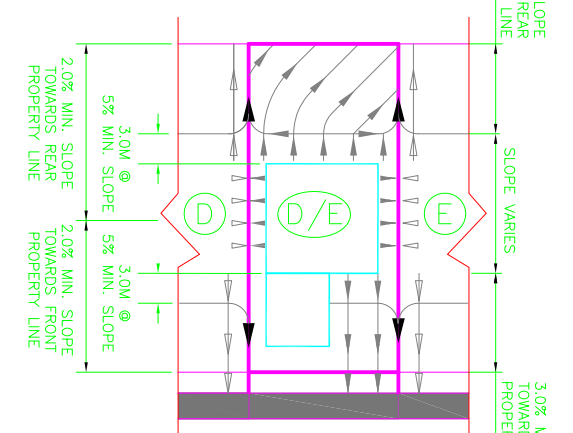
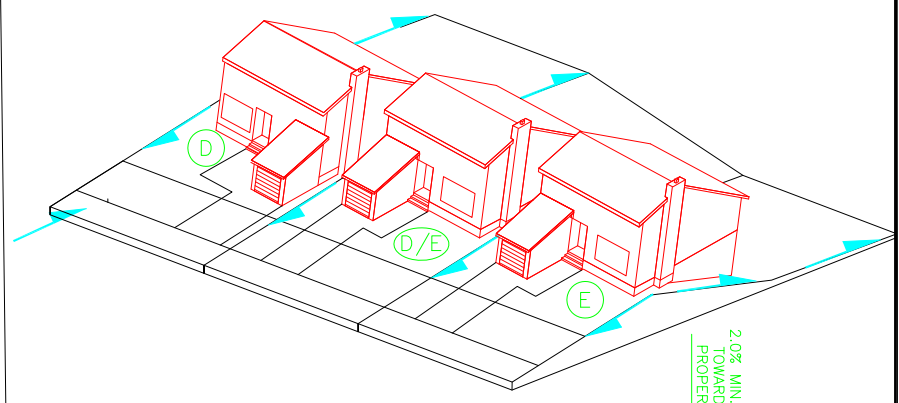
# Lot Grading Types



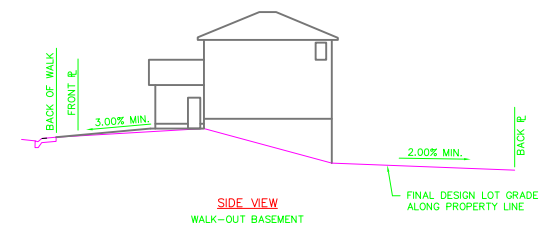
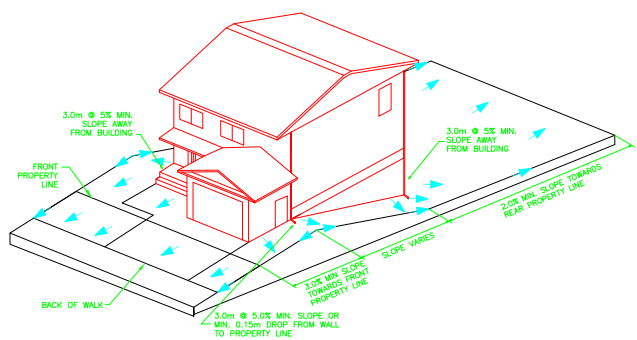
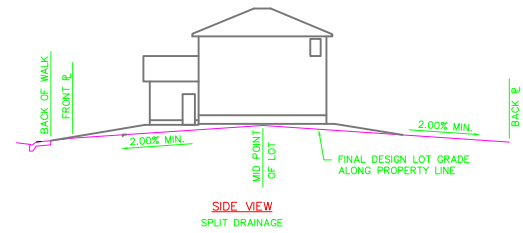
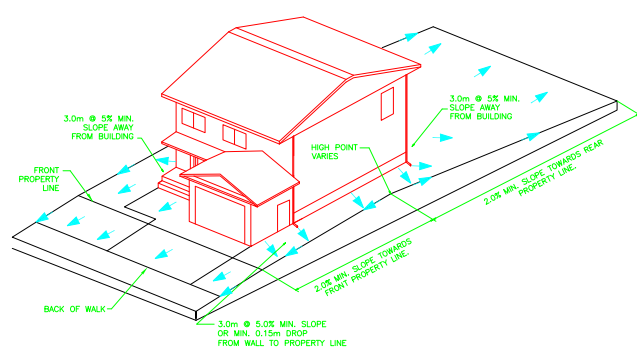
NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE  
2) LOT TYPE D/A IS REVERSE OF LOT TYPE A/D

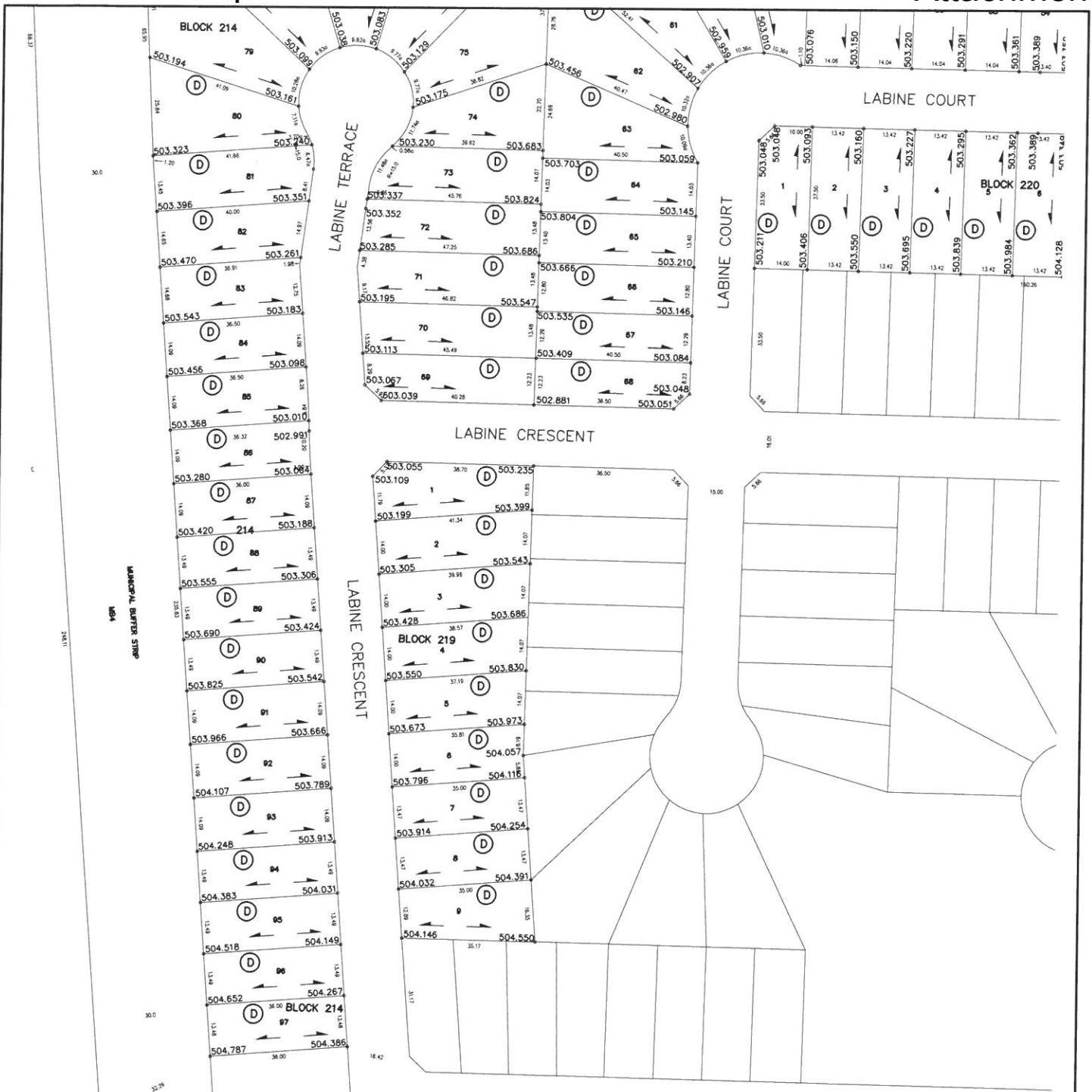


NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE  
2) LOT TYPE C/D IS REVERSE OF LOT TYPE D/C

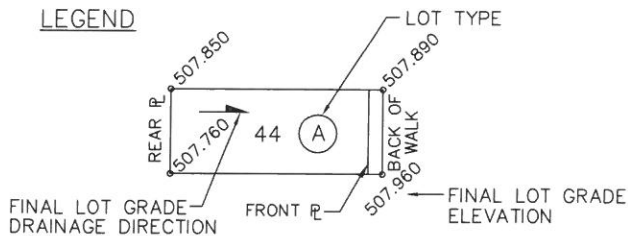


NOTE: 1) SIDE YARD 3.0M @ 5.0% MIN. SLOPE OR MIN. 0.15M DROP FROM WALL TO PROPERTY LINE  
2) LOT TYPE E/D IS REVERSE OF LOT TYPE D/E





LEGEND



NOTE:

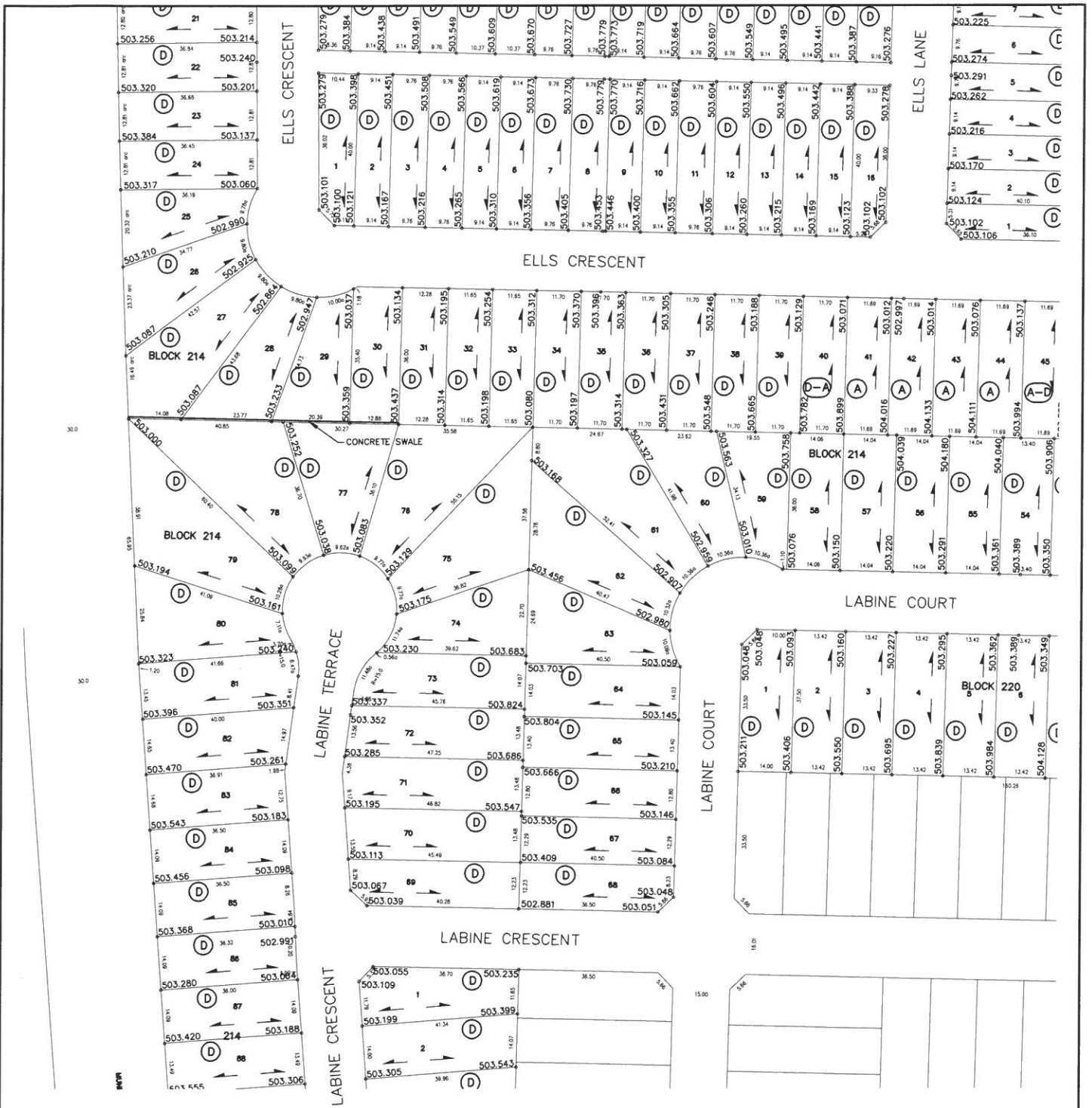
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LABINE CRESCENT, COURT & TERRACE

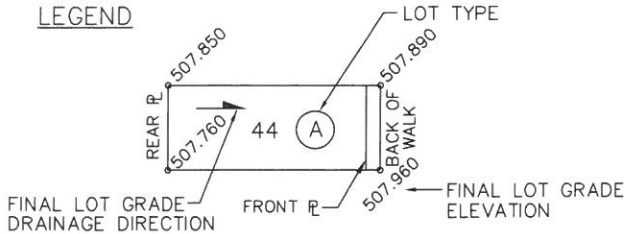
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PAGE: 1 OF 8



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APPROVAL DATE: 2014-NOV-12
REVISION DATE:



**LEGEND**



**NOTE:**

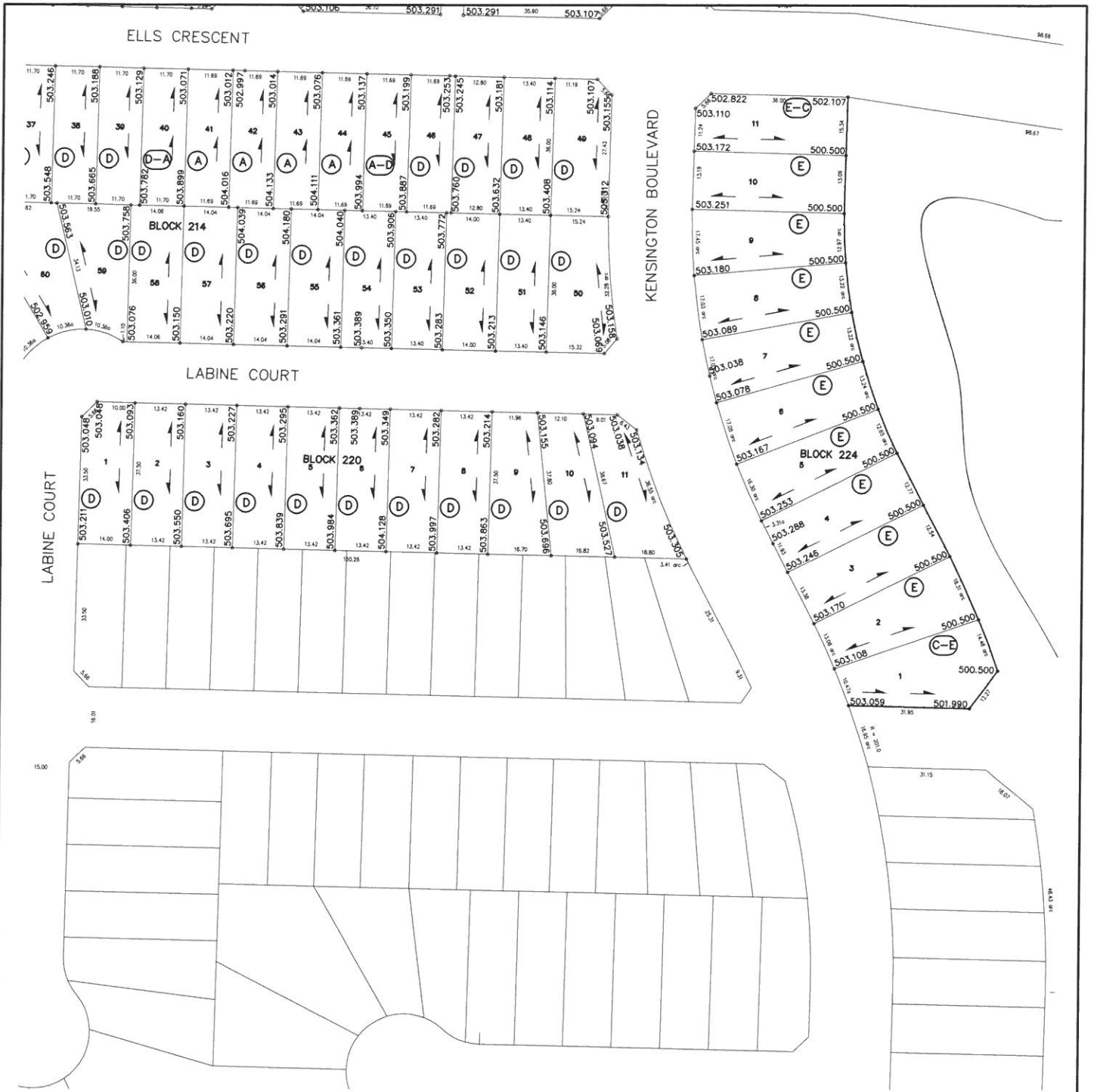
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**ELLS CRESCENT, LABINE TERRACE, COURT & CRESCENT**

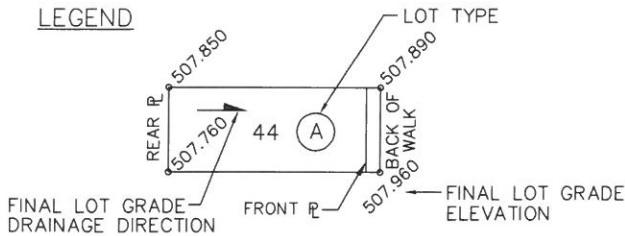
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PLAN No.:
PAGE: 2 OF 8



SOURCE DOCUMENT
PLAN No.: 112-0086-015 & 016
APPROVAL DATE: 2014-NOV-12
REVISION DATE:



**LEGEND**

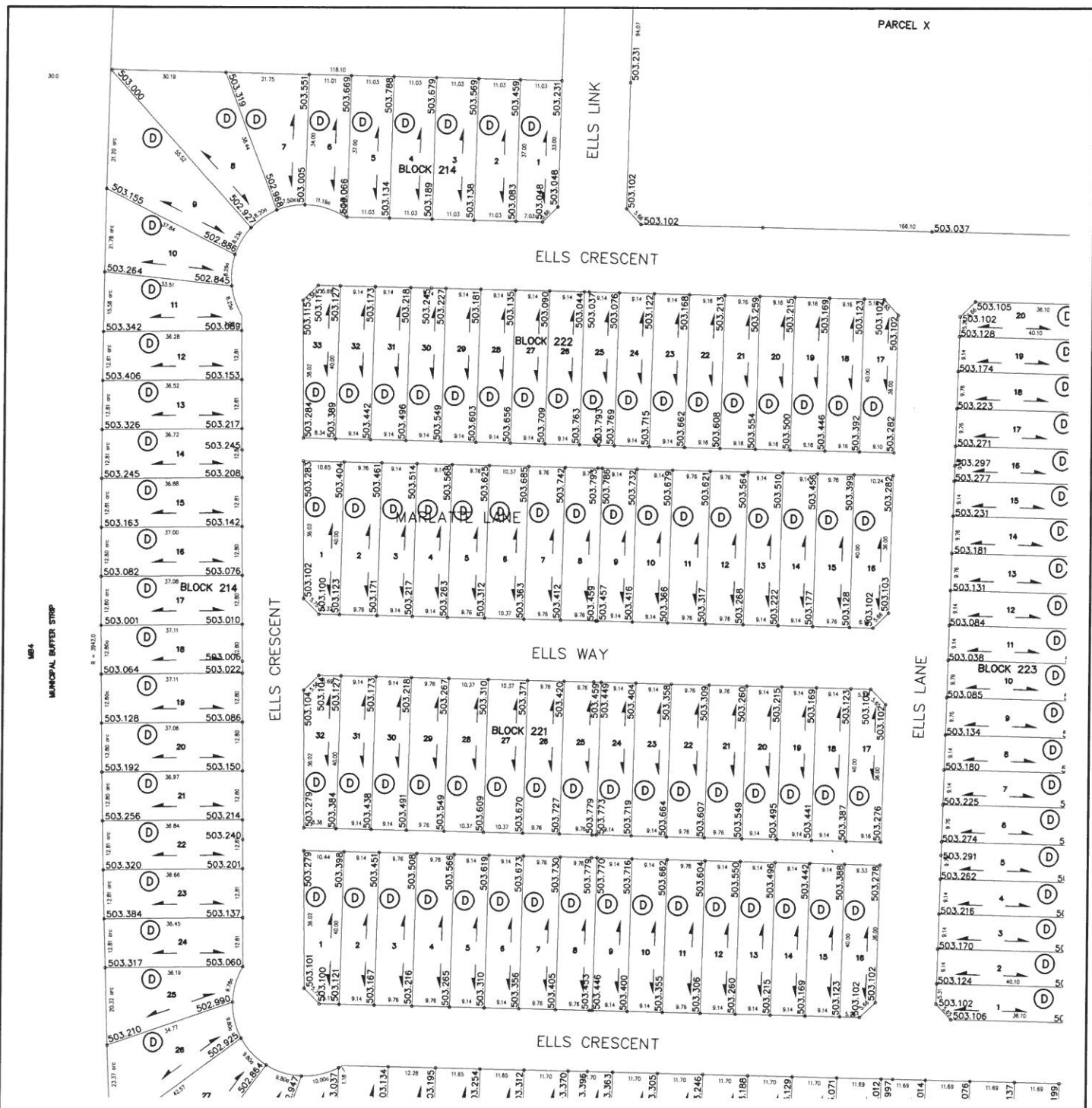


**NOTE:**

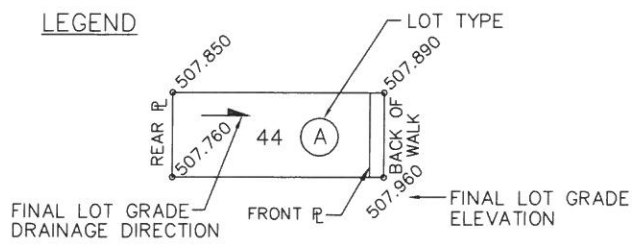
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**KENSINGTON BOULEVARD, LABINE COURT & ELLS CRESCENT**

DRAWN BY <u>KAS</u> DATE <u>2014-NOV-12</u> SCALE: <u>1:1500</u> PLAN No.: PAGE: 3 OF 8	 <b>City of Saskatoon</b> Transportation & Utilities Department	SOURCE DOCUMENT PLAN No.: 112-0086-015 APPROVAL DATE: 2014-NOV-12 REVISION DATE:
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**LEGEND**

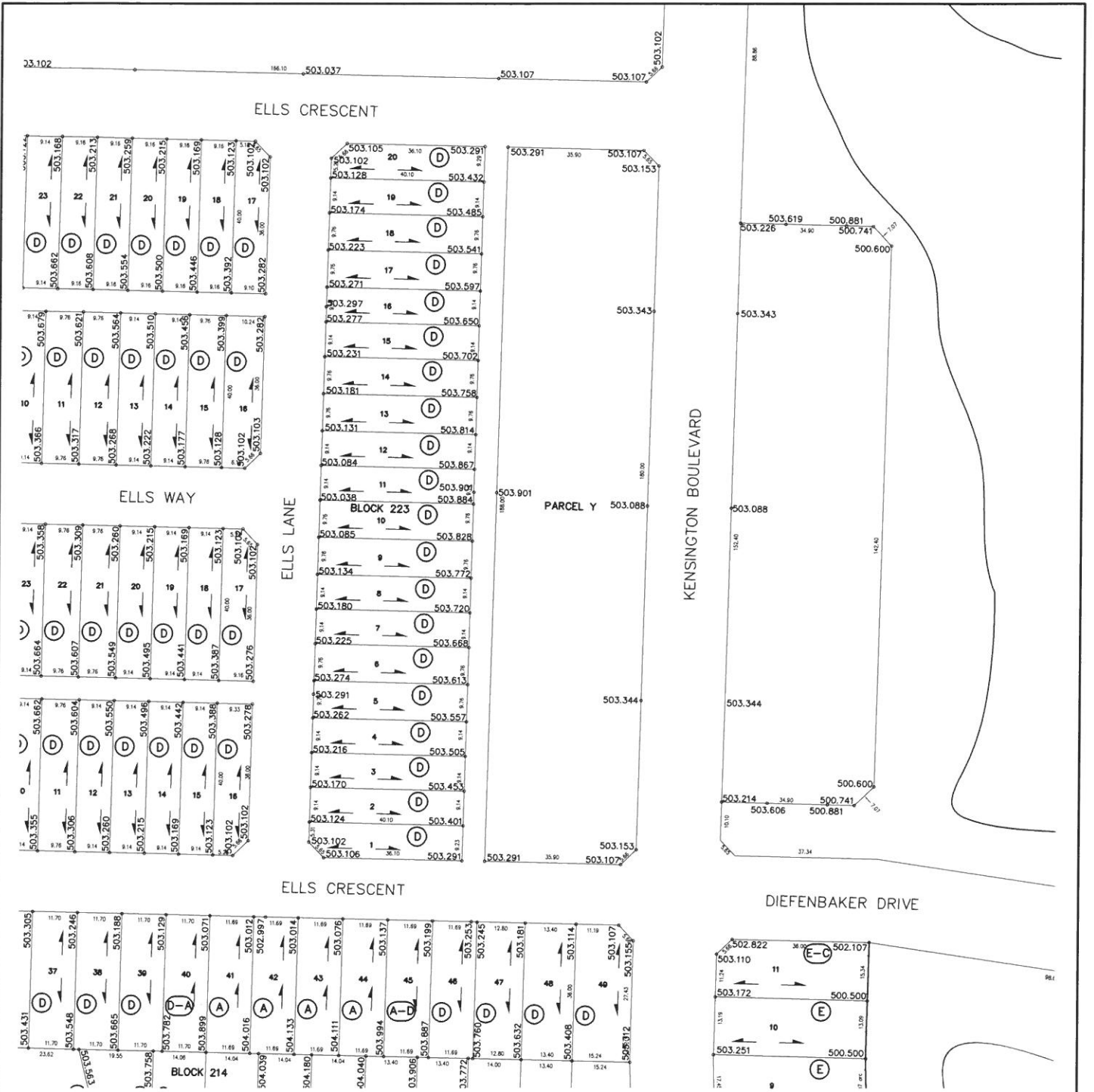


**NOTE:**

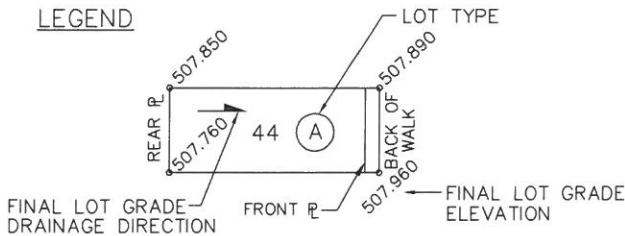
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**ELLS CRESCENT, LINK, LANE & WAY**

DRAWN BY <u>KAS</u> DATE <u>2014-NOV-12</u> SCALE: <u>1:1500</u> PLAN No.: PAGE: 4 OF 8	 <p><b>City of Saskatoon</b> Transportation &amp; Utilities Department</p>	SOURCE DOCUMENT PLAN No.: 112-0086-016 APPROVAL DATE: 2014-NOV-12 REVISION DATE:
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**LEGEND**



**NOTE:**

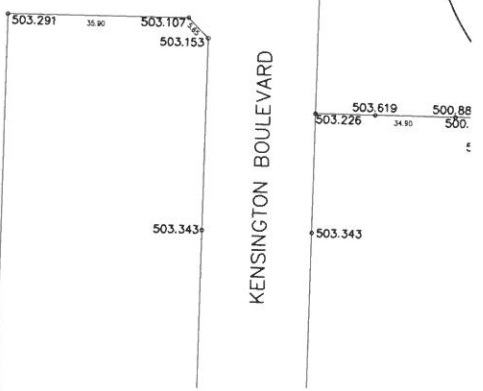
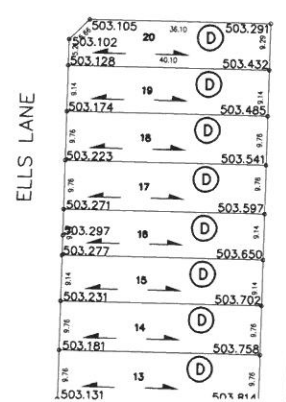
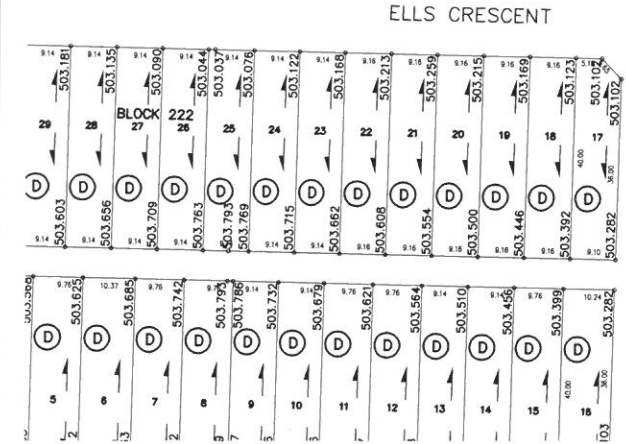
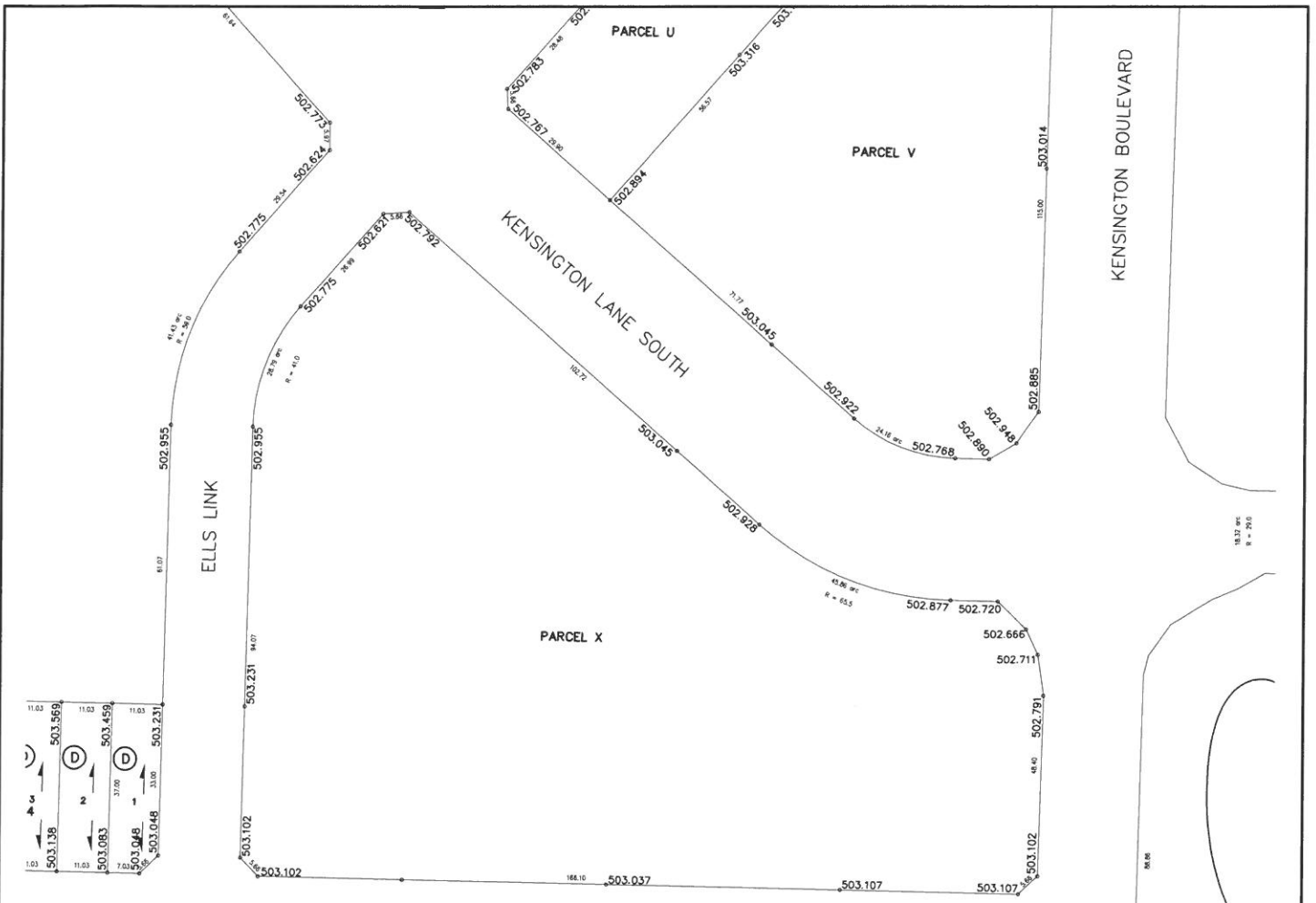
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**ELLS CRESCENT, LANE & WAY, KENSINGTON BOULEVARD**

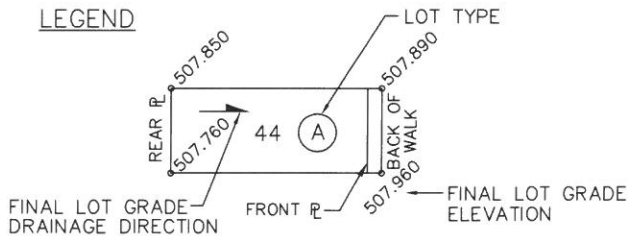
DRAWN BY	KAS	DATE	2014-NOV-12
SCALE:	1:1500		
PLAN No.:			
PAGE:	5 OF 8		



SOURCE DOCUMENT	
PLAN No.:	112-0086-016
APPROVAL DATE:	2014-NOV-12
REVISION DATE:	



**LEGEND**



**NOTE:**

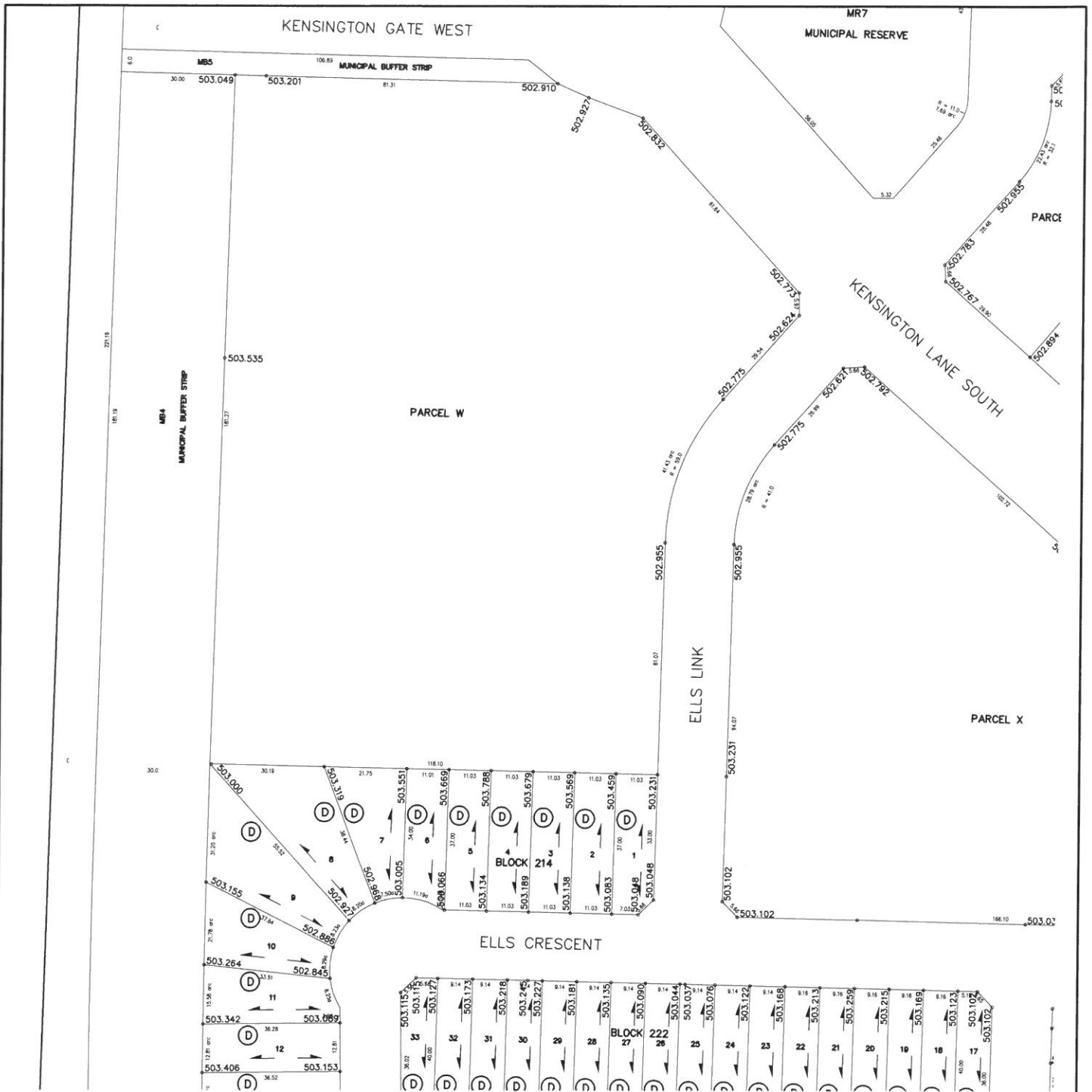
1. LOT GRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

**ELLS CRESCENT & LANE, KENSINGTON BOULEVARD & PARCEL X**

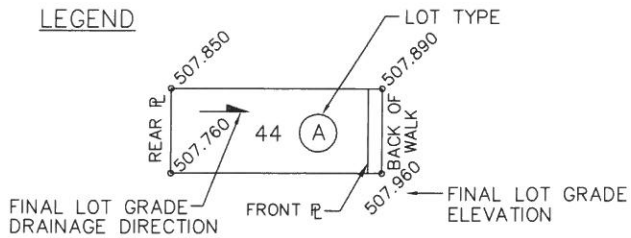
DRAWN BY	KAS	DATE	2014-NOV-12
SCALE:	1:1500		
PLAN No.:			
PAGE:	6 OF 8		



SOURCE DOCUMENT	
PLAN No.:	112-0086-017
APPROVAL DATE:	2014-MAY-13
REVISION DATE:	



**LEGEND**



**NOTE:**

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

**PARCEL W**

DRAWN BY	KAS	DATE	2014-NOV-12
SCALE:	1:1500		
PLAN No.:			
PAGE:	7 OF 8		



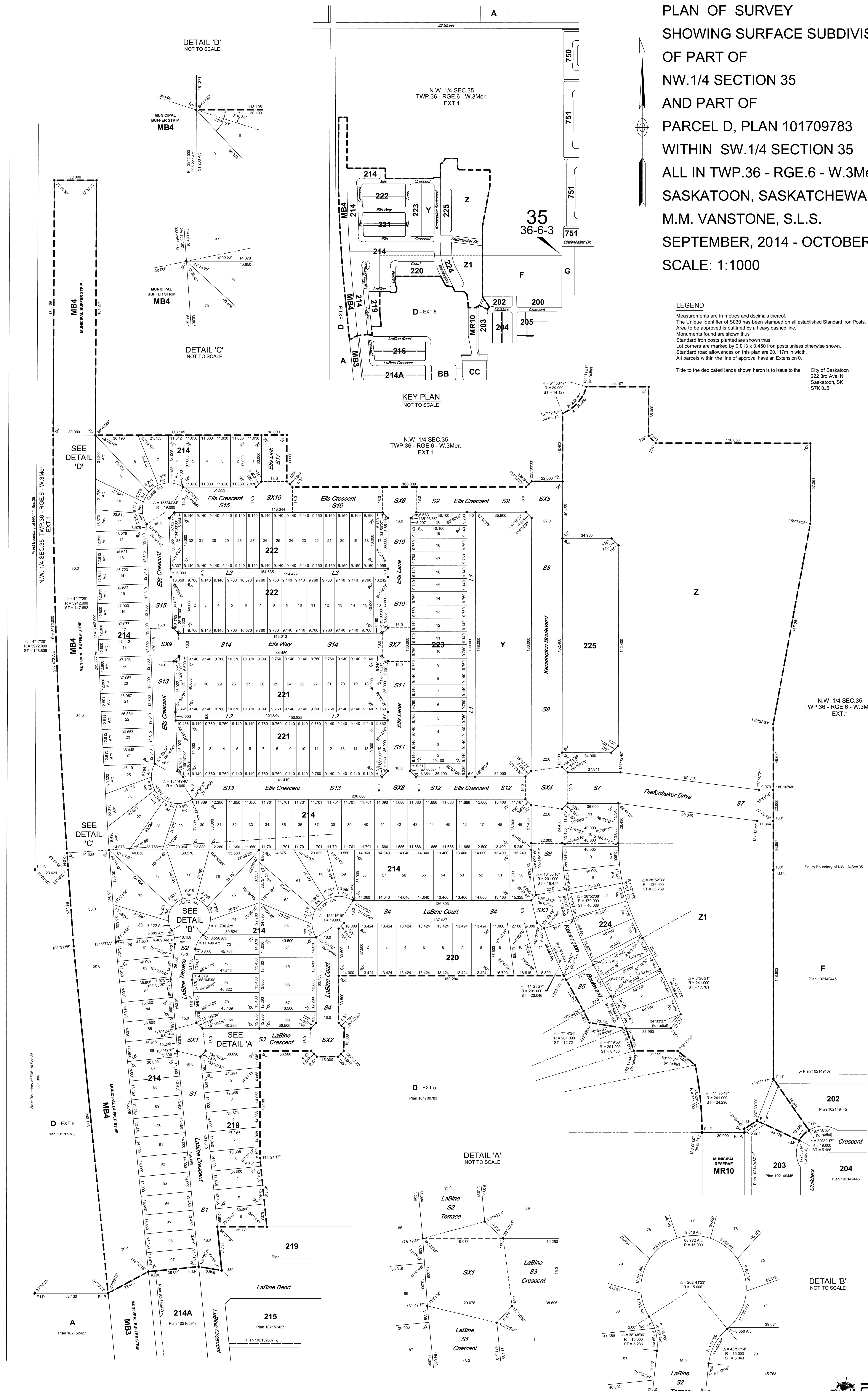
**City of Saskatoon**



Transportation & Utilities Department

SOURCE DOCUMENT	
PLAN No.:	112-0086-017
APPROVAL DATE:	2014-NOV-12
REVISION DATE:	



PLAN OF SURVEY  
SHOWING SURFACE SUBDIVISION  
OF PART OF  
NW.1/4 SECTION 35  
AND PART OF  
PARCEL D, PLAN 101709783  
WITHIN SW.1/4 SECTION 35  
ALL IN TWP.36 - RGE.6 - W.3Mer.  
SASKATOON, SASKATCHEWAN  
M.M. VANSTONE, S.L.S.  
SEPTEMBER, 2014 - OCTOBER, 2014  
SCALE: 1:1000



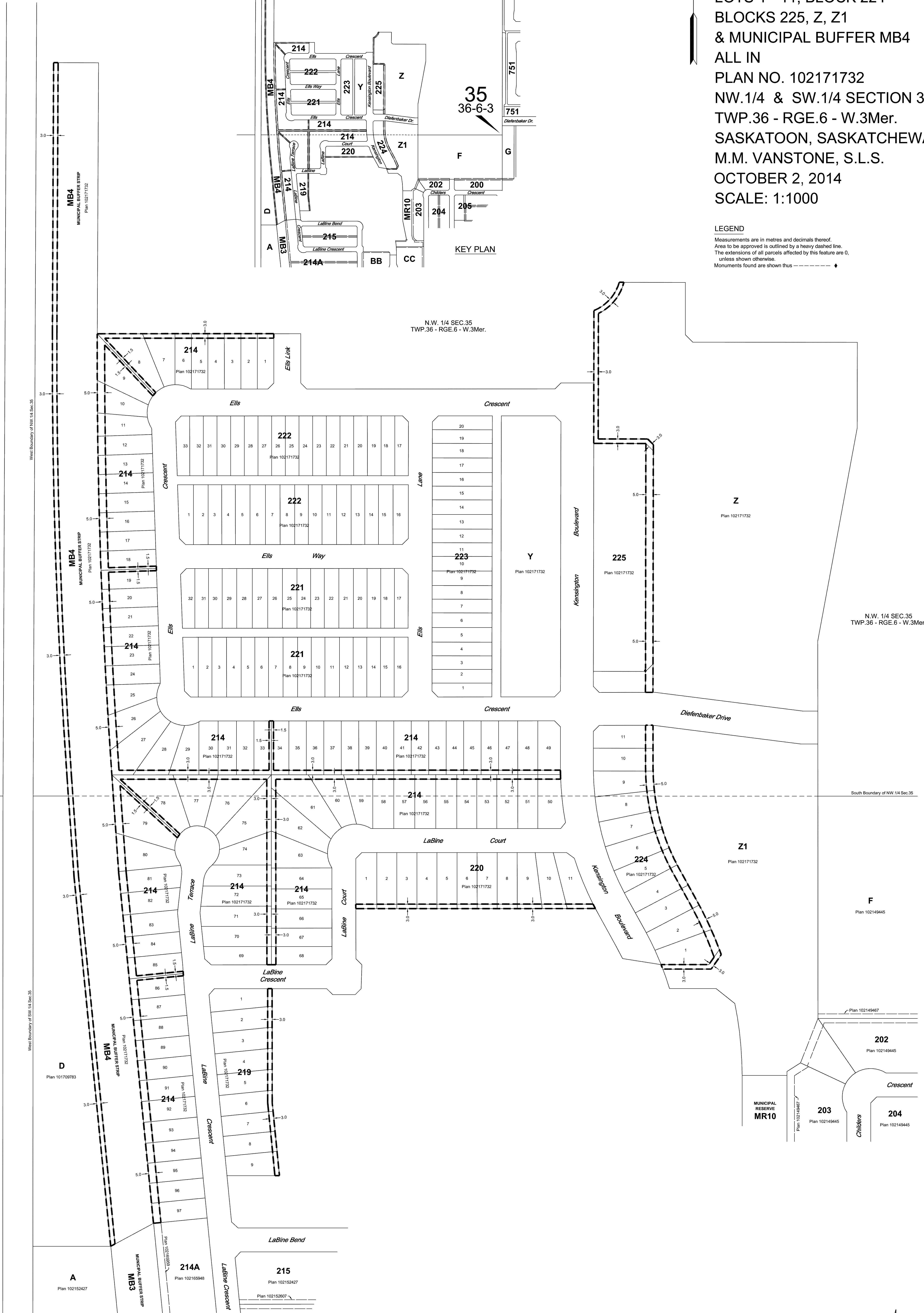
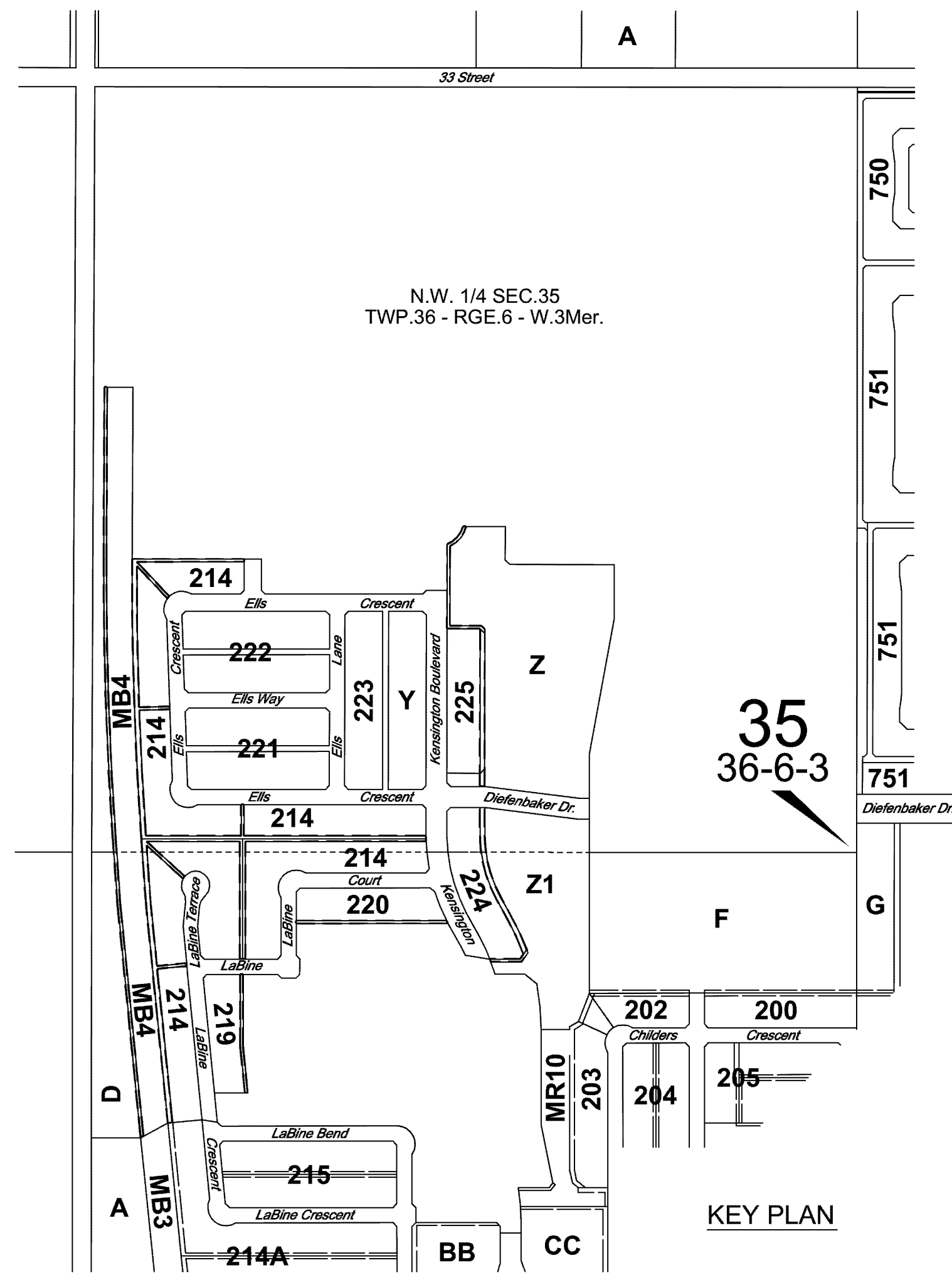
**LEGEND**  
Measurements are in metres and decimals thereof.  
The Unique Identifier of S030 has been stamped on all established Standard Iron Posts.  
Area to be approved is outlined by a heavy dashed line.  
Monuments found are shown thus:   
Standard iron posts planted are shown thus:   
Lot corners are marked by 0.15 x 0.45 iron posts unless otherwise shown.  
Standard road allowances on this plan are 20.117m in width.  
All parcels within the line of approval have an Extension 0.

Title to the dedicated lands shown hereon is to issue to the: City of Saskatoon  
222 3rd Ave. N.  
Saskatoon, SK  
S7K 0J5

DESCRIPTIVE PLAN - TYPE II  
SHOWING  
FEATURE UTILITY RIGHTS OF WAY  
IN  
LOTS 1 - 97, BLOCK 214  
LOTS 1 - 9, BLOCK 219  
LOTS 1 - 11, BLOCK 220  
LOTS 1 - 11, BLOCK 224  
BLOCKS 225, Z, Z1  
& MUNICIPAL BUFFER MB4  
ALL IN  
PLAN NO. 102171732  
NW.1/4 & SW.1/4 SECTION 35  
TWP.36 - RGE.6 - W.3Mer.  
SASKATOON, SASKATCHEWAN  
M.M. VANSTONE, S.L.S.  
OCTOBER 2, 2014  
SCALE: 1:1000

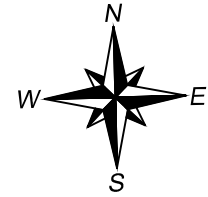
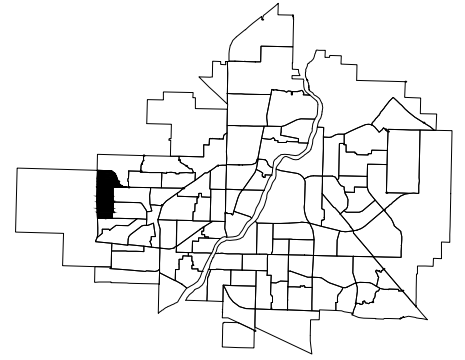
LEGEND

Measurements are in metres and decimals thereof.  
Area to be approved is outlined by a heavy dashed line.  
The extensions of all parcels affected by this feature are 0,  
unless shown otherwise.  
Monuments found are shown thus --- ◆



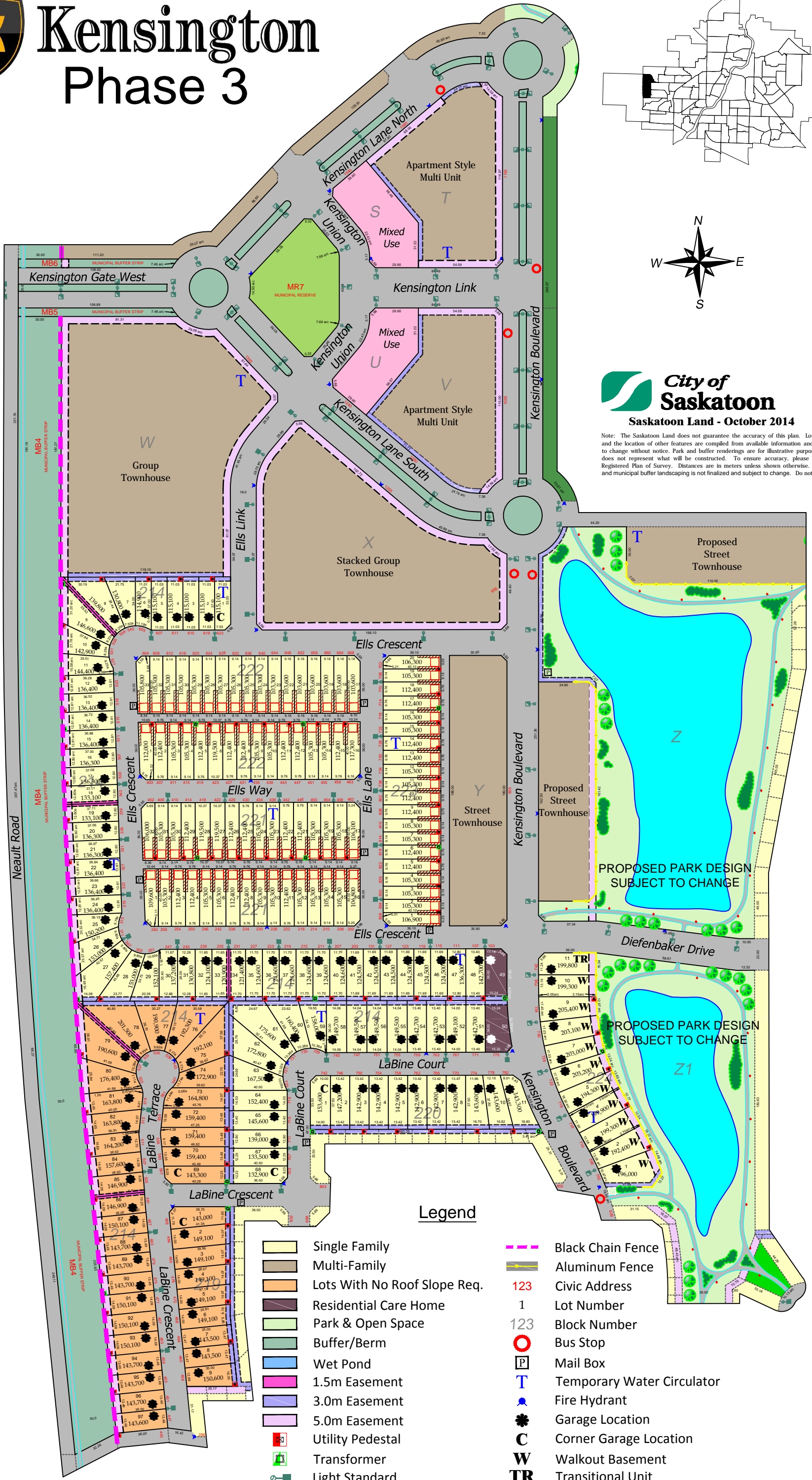


# Kensington Phase 3



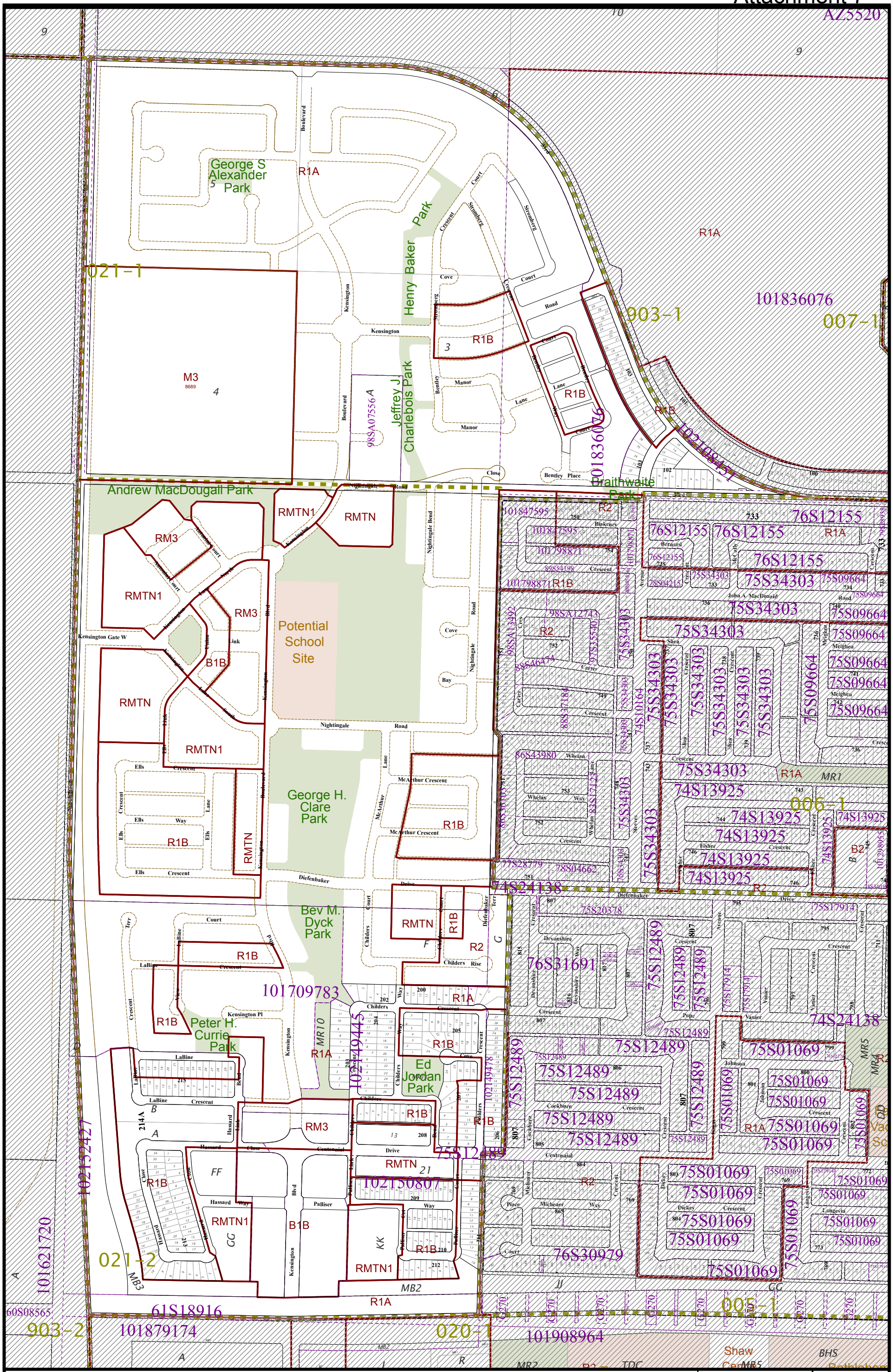
**City of Saskatoon**  
Saskatoon Land - October 2014

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. Park design and municipal buffer landscaping is not finalized and subject to change. Do not scale.



### Legend

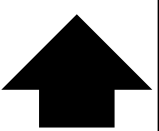
- |  |                              |  |                            |
|--|------------------------------|--|----------------------------|
|  | Single Family                |  | Black Chain Fence          |
|  | Multi-Family                 |  | Aluminum Fence             |
|  | Lots With No Roof Slope Req. |  | Civic Address              |
|  | Residential Care Home        |  | Lot Number                 |
|  | Park & Open Space            |  | Block Number               |
|  | Buffer/Berm                  |  | Bus Stop                   |
|  | Wet Pond                     |  | Mail Box                   |
|  | 1.5m Easement                |  | Temporary Water Circulator |
|  | 3.0m Easement                |  | Fire Hydrant               |
|  | 5.0m Easement                |  | Garage Location            |
|  | Utility Pedestal             |  | Corner Garage Location     |
|  | Transformer                  |  | Walkout Basement           |
|  | Light Standard               |  | Transitional Unit          |



# Zoning map of Kensington

Scale 1:6,800

## 021-0



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

Bylaw 8770

Aug 13, 2014

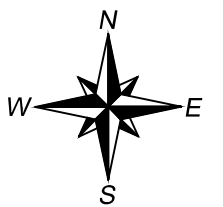






## Legend

- 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.

