



Notice of Decision

CERTIFICATE OF APPROVAL

Under *The Planning and Development Act, 2007*

File: R0323-10R

Your File:

July 12, 2011

Robert P. Pattison, S.L.S.
Harding, Boss & McLeod Surveys Ltd.
A division of Midwest Surveys Inc.
405 Maxwell Crescent
REGINA, SK S4N 5X9

Dear Mr. Pattison:

**RE: RM of Edenwold No. 158
Parcel X1 – Plan 101989312 Portions of Sections 14 & 15 17-18 W2M
Proposed Residential Subdivision**

Under Sections 128(4)(c)(ii) and 129 of *The Planning and Development Act, 2007* (the Act), the proposed subdivision shown on the attached plan is hereby **APPROVED** subject to the following directives regarding development standards issued under Section 130 of the Act.

Section 15(2) of *The Subdivision Regulations* requires that:

“An approving shall not approve and application for subdivision approval for residential purposes if the land that is the subject of the application is situated within 300 metres of land that is used or authorize for use as a sewage treatment plant or a sewage lagoon unless, having regard to the circumstances of the intended development and the site”.

The approving authority is satisfied that the creation of lots 15, 16, 18, 19 and 20, Block X1 is justified and approves such creation subject to the Development Standard identified below. Under Section 133(a) of the Act, I hereby grant relief from compliance with the requirement as this lagoon is in the process of being relocated and the lagoon 300 metres setback would not interfere with the establishment of a suitable building site in each of these lots.

Development Standard

To minimize any potential nuisance to the development from the existing sewage facilities, all new residential buildings are to be situated more than 300 metres from the sewage lagoons. The property owner shall be responsible to apply horizontal setbacks from the sewage lagoons to minimize any potential impacts, and it is understood the municipality will enforce this standard through their development permitting process.

Notice of Appeal

Within 30 days of your receipt of Notice, you may appeal this decision under Section 228 of the Act. To appeal you must send a written notice of appeal to the: **Planning Appeals Committee, Saskatchewan Municipal Board, 2151 Scarth Street, REGINA, SK, S4P 3V7**. We would appreciate a copy of your notice of appeal for our file.

Interest Registration

Accordingly, pursuant to Section 133 (c) of *The Planning and Development Act, 2007*, to ensure that the above provincial interests and development standards are protected, the Director of Community Planning has registered an interest at Information Services Corporation of Saskatchewan. A copy is enclosed for your records. Our interest will remain on the land unless directed otherwise by the Saskatchewan Municipal Board.

Municipal Reserve

Under Section 183(e) of *The Planning and Development Act, 2007*, this proposal is exempt from providing municipal reserve land since it involves land previously subject to the requirement.

Legal

This certificate is subject to the following legal limitations and qualifications:

- a) It does not establish the method of registration prescribed under *The Land Titles Act, 2000*. In order to register the approved subdivision in the Saskatchewan Land Titles Registry, this Certificate must be submitted with other documents to the Controller of Surveys.
- b) It is valid for 24 months from the date of issue. If requested before the expiry date, it may be reissued for a fee of \$25.00. After the expiry date, such a request must be considered a new application subject to the full examination fees.

- c) It does not eliminate the need to comply with the requirements of any other government department or authority, or with the municipality's building, zoning or other bylaws.

General Comments

If any digging or excavating is to be done **SaskTel**, **SaskPower**, and **SaskEnergy** must be contacted for a free cable, power, and pipeline location service. Please contact SASK 1st CALL at 1-866-828-4888 for line locates. If any construction plans conflict with these facilities, the owner will be required to contact the corporation to discuss details regarding the possibility of moving the facilities and related costs.

SaskTel, **SaskEnergy** and **SaskPower** may require easement agreements or forms related to this proposal. By signing the utility declaration form, as attached, the landowner has committed to granting all such requests.

TransGas Limited has facilities which could be affected by the proposed development. While construction and development typically can occur to the edge of their right-of-way, TransGas monitors activity around their right-of-way to ensure public safety and the integrity of their pipelines. We are attaching a copy of their letter outlining TransGas requirements with regard to development adjacent to their pipeline for the applicant's information.

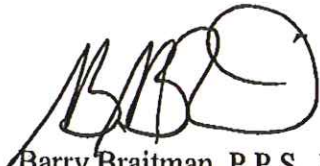
Should you have questions regarding the above comments or carry out development adjacent to the TransGas pipeline, please contact TransGas Crossing Coordination at (306) 777-9666, fax (306) 777-9146 or e-mail engfax@transgas.com.

The Ministry of Education has also reviewed the proposal and has concerns with the affect that the proposed subdivision may have on the White City School which is presently at capacity. With the potential increase of 13 lots, they indicate that there may be a need for an additional school site. They would also like to stress that if the municipal reserve requirement is dealt with by either monetary settlement or deferral, that there is presently adequate municipal reserve land in a functional size, shape and grade to be used for future projects.

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Fees

Thank you for the payment covering our examination and approval fees.



Barry Braitman, P.P.S., M.C.I.P.
Director of Community Planning

Attachment

cc: RM of Edenwold No. 158
Town of White City
SaskTel (Land Department)
SaskPower (Land Department)
SaskEnergy (Land Department)
Regina Qu'Appelle Health Region
Saskatchewan Watershed Authority
Saskatchewan Ministry of the Environment
Education (Barry Andrie)
Aspen Village Properties Ltd 310 Emerald Park Road
Emerald Park SK S4L 1B9

INTEREST

To the Registrar of Titles

Take notice that Her Majesty the Queen (Saskatchewan) as represented by the Director of Community Planning, Government Relations, claiming pursuant to subsection 133 (c) of *The Planning and Development Act, 2007* an interest as the duly authorized approving authority in the following directive:

Section 15(2) of *The Subdivision Regulations* requires that:

“An approving shall not approve and application for subdivision approval for residential purposes if the land that is the subject of the application is situated within 300 metres of land that is used or authorize for use as a sewage treatment plant or a sewage lagoon unless, having regard to the circumstances of the intended development and the site”.

The approving authority is satisfied that the creation of lots 15, 16, 18, 19 and 20, Block X1 is justified and approves such creation subject to the Development Standard indentified below. Under Section 133(a) of the Act, I hereby grant relief from compliance with the requirement as this lagoon is in the process of being relocated and the lagoon 300 metres setback would not interfere with the establishment of a suitable building site in each of these lots.

Development Standard

To minimize any potential nuisance to the development from the existing sewage facilities, all new residential buildings are to be situated more than 300 metres from the sewage lagoons. The property owner shall be responsible to apply horizontal setbacks from the sewage lagoons to minimize any potential impacts, and it is understood the municipality will enforce this standard through their development permitting process.

In the following land:

All that portion of the NE ¼ 15-17-18 W2M describe as Parcel X1, Registered Plan No. 101989312, Surface Parcel Number 164800706.

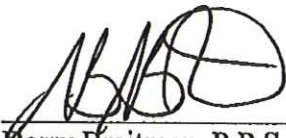
Mines and Minerals Excepted,

And forbid the registration of any transfer or other instrument affecting the said land or the granting of a Certificate of Title thereto except subject to the claim herein set forth.

Dated this 12th day of July, 2011.

My address in Saskatchewan is:

Ministry of Municipal Affairs
Community Planning
420 – 1855 Victoria Avenue
Regina, Saskatchewan
S4P 3T2

A handwritten signature in black ink, appearing to read 'BB', written over a horizontal line.

Barry Braitman, P.P.S., M.C.I.P.
Director of Community Planning

CANADA
Province of Saskatchewan

Utility Requirements under
The Planning and Development Act, 2007
The Saskatchewan Telecommunications Act, The
SaskEnergy Act and The Power Corporation Act.

I (We), GREGORY BRUCE JAHNKE, of
(Full legal name - no initials)

(Address or Community of Residence)

White City SK
in the Province Saskatchewan, hereby declare:

1. That I am (We are) the registered owner, as defined by Section 2(b.2) of *The Subdivision Regulations*, of the land being subdivided on the attached plan of proposed subdivision (plan) dated March 30, 2010 and signed by _____, Saskatchewan Land Surveyor;
2. That the legal description of the land being subdivided is:
Parcel Number X1, Title Number _____
Reference Description: 1/4 Section _____ Township _____ Range _____ W _____ M or
Lot _____, Block _____, Parcel _____, Plan 101989312; and

(Strike out the non-applicable paragraph)

3. That I (We) have no objection to the location of the utility lines on the land being subdivided as shown on the plan and will grant any easement agreements or forms as may be required by the utility company owning a line.

OR

3. That I (We):
 - a) Require removal or relocation of those utility lines indicated on the plan and have contacted the utility company owning the lines* and
 - b) Have no objection to the location of other utility lines shown on the plan and will grant any easement agreement or form as may be required by the utility company owning a line.
4. That, if an easement is granted, I (We) will not sell or transfer any part of the land until the easement is returned to the utility company and registered on the title to the land, if required.

*Please supply the name, address and phone number of the utility company representative(s) contacted about moving existing lines or extending new lines.

Transgas 600-1777 Victoria Ave Regina SK S4P4K5

Signed in the _____

in the Province of Saskatchewan,
this 30 day of March, 2010

[Signature]
Signature of Landowner

Signature of Landowner

Once completed, this form must accompany a completed *Application to Subdivide Land*.

Community Planning file: _____

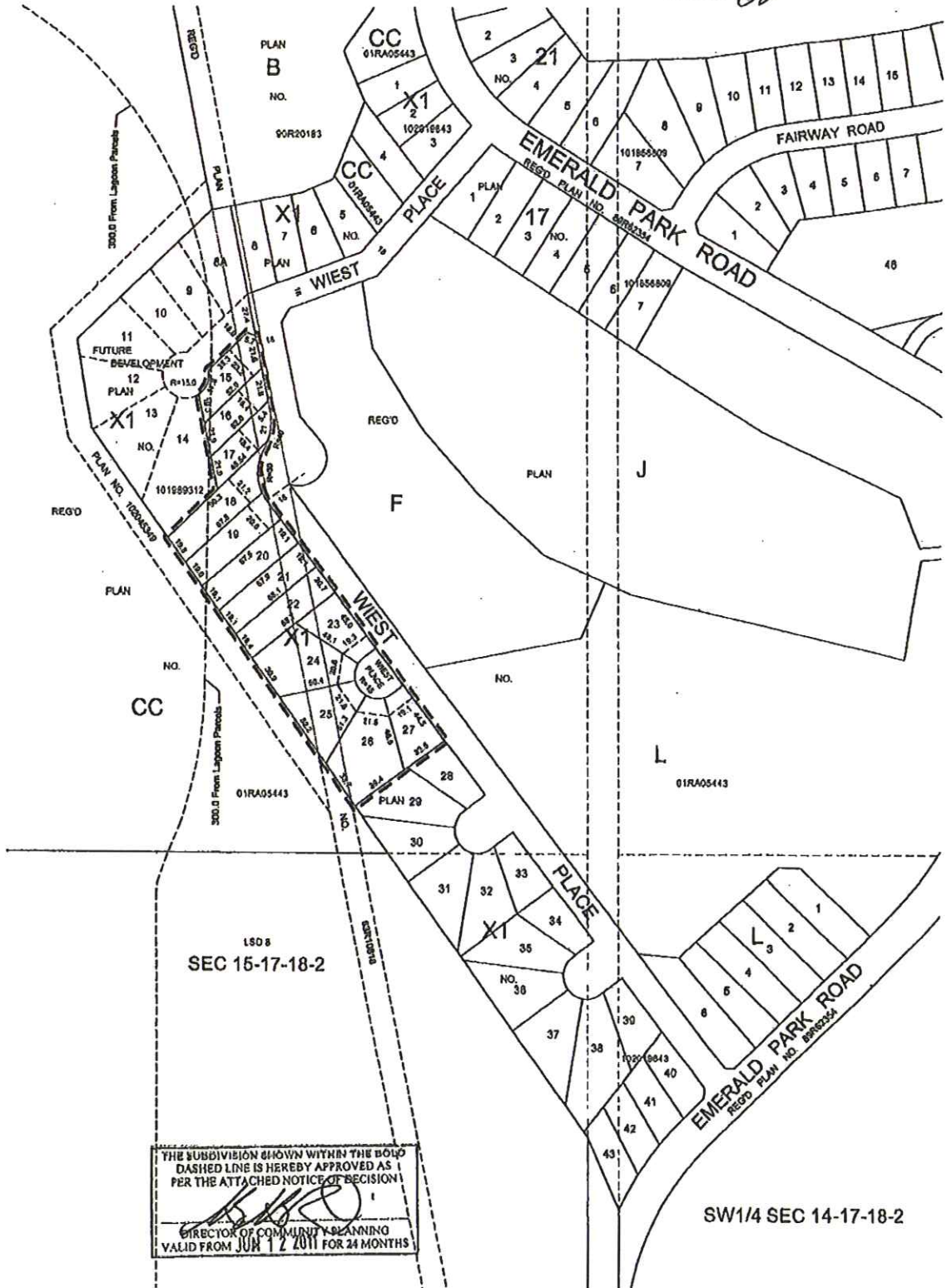
PLAN SHOWING
 PROPOSED SUBDIVISION
 OF PART OF
 PARCEL X1, PLAN NO. 101989312
 RM OF EDENWOLD No. 158
 EMERALD PARK, SASKATCHEWAN
 SCALE 1 : 2500



NOTE:
 -Measurements are in metres and decimals thereof.
 -Lot widths are all a 10 metre setback.
 -Some measurements are approximate and may differ from the final Plan of Survey by as much as 1.0 %.
 -Area to be approved is outlined by a bold dashed line and contains 1.81 ha.

MARCH 31, 2010
 Date
 Revision: June 27, 2011

[Signature]
 Saskatchewan Land Surveyor



THE SUBDIVISION SHOWN WITHIN THE BOLD DASHED LINE IS HEREBY APPROVED AS PER THE ATTACHED NOTICE OF DECISION
[Signature]
 DIRECTOR OF COMMUNITY PLANNING
 VALID FROM JUN 12 2011 FOR 24 MONTHS

Owner : Aspen Village Properties

MIDWEST SURVEYS INC.
 FILE NO. R-0050-10
 800-999-8227

