

Eagle Heights Country Estates



Applicant:	101120614 Saskatchewan Ltd., c/o Chris Cebryk
Address:	103 Baldwin Crescent Saskatoon, SK S7H 3M5
Phone:	(306) 717-7457
Email:	ccebryk@shaw.ca
Planning Consultant:	Associated Engineering Ltd. 1-2225 Northridge Drive Saskatoon, SK Project Manager: Bill Delainey RPP, MCIP
Legal Land Location:	SW of Section 11-37-4-W3 and NW of Section 11-37-4-W3
Proposed Number of Lots	95 (in three phases)
Average Lot Size	1.0 hectares (2.47 acres)
Proposed Lot Density:	0.32 units/acre

Development Summary

101120614 Saskatchewan Limited is applying to rezone and subdivide land located in the W½ of Section 11-37-4-W3M within the RM of Corman Park No. 344 for the purpose of developing a 95-lot country residential development. The proposed development comprises 129.5 hectares (320 acres) of land and is known as Eagle Heights Country Estates. The proposed development is located approximately 1.5 km northeast of the City of Saskatoon along Highway 41 directly east of Eagle Ridge Estates. The development site is strategically situated in the Strawberry Hills to take full advantage of the vista views provided from the land to the west and the varied topography combined with the natural vegetation contained on the property lends itself to the accommodation of a variety of housing styles and residential options. The development is intended to exclusively host single detached dwellings on various sized properties maintaining a minimum average of 1 hectare (2.47 acres) within the three planned phases of development. The proposed residential subdivision has been specifically designed to positively integrate with and complement Eagle Ridge Estates which is located directly west of the development site.

Local Topography and Existing Features

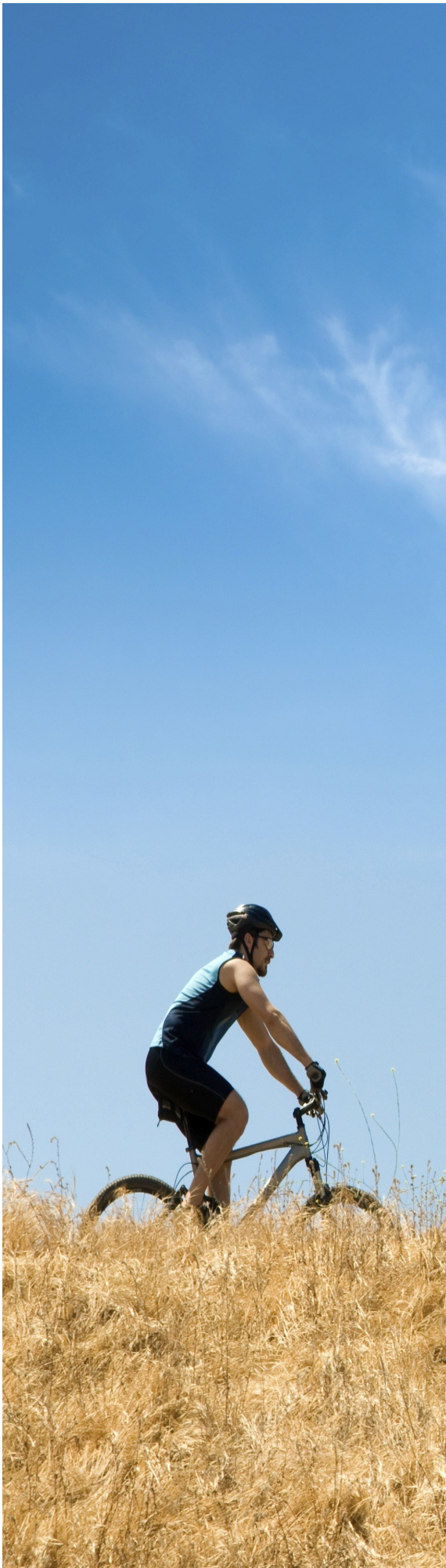
The development site is located at the plateau of the Strawberry Hills and the local topography of the area ranges from near level in the southeast corner to gently sloping across the site to the north, as shown on the attached Site Plan. The site consists primarily of farmland with significant uncultivated natural vegetation and bluffs located along the eastern portion of the site.

The development site contains four natural ponding areas with the natural drainage of the property generally flowing west through Eagle Ridge Estates and north across Fleury Road. An engineered conceptual drainage plan has been prepared by Associated Engineering for the site, confirming the ability to manage a 1:100 year storm event by utilizing and enhancing the site's natural drainage systems. It is anticipated that a certain amount of additional land surrounding these ponding areas will be set aside as public land to further insulate the development from increasingly frequent storm events and to enable public access to these areas as a four season recreational amenity.

In addition to utilizing the existing topography to naturally manage any incremental increase in runoff due to the development of the lands, the proposed design promotes the retention of significant natural vegetation along the eastern boundary of the site through the implementation of larger sites within these areas of the development. By incorporating larger sites in these areas, the likelihood of a property owner clearing significant tracts of vegetation in advance of housing construction on the lot is significantly decreased. Alternatively, this expands the opportunities provided to home owners to site a dwelling on high, dry land while maximizing the retention of the natural forested areas. The gentle slopes will enable the construction of a wide variety of housing types including walk-outs to taking full advantage of the natural vistas to the west.

The public lands surrounding the natural ponding areas and dedicated internal trail system designed to follow the internal roadways and access the ponding areas provides recreational opportunities for local residents to utilize these areas for pedestrian and bicycle trails and other seasonal recreational uses. Utilizing the existing topography and natural conditions of the land for these recreational uses will help to keep the development unique through the creation of natural linkages within the development.

A preliminary geotechnical investigation has been completed for the site by SNC Lavelin confirming its suitability for the proposed development. The investigation concluded that the site offers no issues with slope stability, high ground water tables or propensity for flooding making the site ideal for the proposed development.



Land Use Integration



Eagle Heights Country Estates is located approximately 5.5 kilometres northeast of Saskatoon and east of Highway No. 41. The Strawberry Hills has historically been an area in high demand for this form of development with several significant existing residential communities located within the vicinity of the subject site including Eagle Ridge Country and Discovery Ridge Estates in Corman Park along with Mission Ridge and Strawberry Hills Estates which are located north and east of the subject property in the RM of Aberdeen.

The location is ideal for hosting country residential development due to its close proximity to the City of Saskatoon and its associated amenities via Highway No. 41. The height of land not only promotes positive site drainage but it also offers great views of the surrounding rural countryside. Residents will be able to enjoy the rural lifestyle of Corman Park while still being in close proximity to the City and its amenities.

The development site is fully accessible along an existing chip sealed municipal roadway currently accessing Eagle Ridge Country Estates, which is adjacent to the development. Clustering country residential developments along an existing improved roadway in the direct vicinity of a provincial highway provides immediate amenity to future residents, enables a focused municipal investment in the area and expands the source of funding for maintaining improved municipal roadways.

The proposed development concept acknowledges and seeks to positively integrate with the existing natural and built conditions in the area while successfully offering a diverse range of lot sizes and housing opportunities to satisfy a broad demand for country residency. For example, the concept design employs complementary lot sizes in the direct vicinity of Eagle Ridge Estates transitioning to smaller acreages within more interior locations as a means of positively integrating the new development with existing residential development.

The following existing land uses are located within 1.6 kilometres of the development site and are illustrated on the attached Location Plan:

Land Use	Distance from Development Site	
Intensive Livestock Operation	None	
Single Residences or Farmsteads	North	SW 14-37-4-W3 (160 m) SE 15-37-4-W3 (201 m) SW 13-37-4-W3 (900 m)
	East	None
	South	SW 2-37-4-W3 (1270 m)
	West	NE 10-37-4-W3 (345 m) SW 10-37-4-W3 (1550 m)
Existing Multi-parcel Country Residential Development	Eagle Ridge Country Estates (50 m)	
Landfill or Waste Disposal Site	None	
Urban Municipality	None	
Airport	None	
Lagoon	None	
Existing Commercial or Industrial Development	None	
Mineral Extraction Operations	None	

The Canada Land Inventory Soil Capability rating for the development site is Class 3, which is considered to have moderately severe limitations that restrict the range of crops or require special conservation practices. Generally, Class 3 agricultural lands in Saskatchewan are considered moderate agricultural land. The natural depressions and significant swaths of natural vegetation along the eastern boundary of the development site have limited the agricultural productivity of the site and make the site better suited to country residential usage. The development of the site is not expected to impact the continued but limited agricultural production in the area. Agricultural activity in the areas surrounding the development site are limited to some cultivated farmland, scrub areas and pasture lands. There are no intensive livestock operations in the vicinity and the main property access road is not currently used to transport agricultural products or machinery.

Development Phasing and Servicing

Development of Eagle Heights Country Estates will occur in three equal phases as summarized below and illustrated on the attached Concept Plan:

Phase	Number of Lots
1	35
2	32
3	28
TOTAL	95

The internal roads within the development will be constructed to an RM standard within a 30 metre right of way and are intended to be chip sealed to match the existing municipal access road and to minimize traffic disturbance on existing and future residents of the area.

SaskEnergy, SaskPower, and SaskTel will provide shallow utilities for the development, which currently service adjacent developments, and there are no foreseen issues in accommodating the development. A low-pressure rural water utility line is proposed to service the development and would be supplied by the Highway 41 Water Corporation. A water service line and connection will be provided to the property line and each individual owner will be responsible to manage their own services with the water utility.

Wastewater and sewage disposal will be the responsibility of each lot owner. Solid waste generated by landowners will be hauled off-site and individual lot owners will be required to contract for this service. There are companies in the Saskatoon area that provide solid waste removal for a fee.

The proposed site has knob and kettle topography and there are four natural low areas which will contain any runoff water from the development. The site drainage is intended to be conveyed overland via ditches adjacent to roads, culverts at driveways and intersections, and grassed drainage swales. The drainage pattern moves in two directions, with the southeast corner flowing west and merging with the natural drainage in Eagle Ridge Country Estates. The remainder of the development flows through the ponding areas following a north easterly direction to a larger collection area along the north road allowance in an existing slough. An engineered storm water management plan has been prepared for the development confirming the management of surficial water discharges within the property and will be submitted within the final Comprehensive Development Review Report.



Developer Experience

Eagle Heights Country Estates is being developed by a family who has owned the land for over 75 years. The development group includes:

- ◇ A local real estate agent who specializes in residential real estate in the Saskatoon area and has a degree in economics. He brings a keen awareness of market trends relating to residential development in the Saskatoon area and has substantial development knowledge obtained through his experience as a licensed realtor.
- ◇ A senior economist with over 25 years of experience in economic research and market analysis in both the private and public sectors.
- ◇ An active investor in the residential real estate market with over 50 years experience buying, selling, developing, and marketing numerous residential and commercial properties.

This knowledge is supplemented by the experienced professional planners and engineers of Associated Engineering who bring a wealth of experience and professional expertise to the project as well as a strong understanding of the policies and procedures associated with this form of development within the RM of Corman Park. The developers have spent the last year planning this development in collaboration with Associated Engineering to ensure they have met the criteria required to move forward with such a development. They have proceeded with conceptual engineering to confirm the site services and have completed a preliminary geotechnical investigation to confirm the suitability of the site for the proposed development.

Bylaw Compliance

The proposed development site is currently zoned Agricultural District (AG) pursuant to the RM of Corman Park Zoning Bylaw. An amendment to the Zoning Map to rezone the development site to a Country Residential 1 District (CR1) will be required to accommodate the proposed subdivision. It is anticipated that a holding provision would be applied to phases 2 and 3 of the subdivision to reflect the development staging. The phased development brings the overall development area into compliance with the RM of Corman Park Official Community Plan and individual site areas comply with the minimum and average size requirement defined within the bylaws for the CR1 zone.

RM of Corman Park Evaluation Criteria

Proximity to amenities

<3 km to school	1	The development is located in the Prairie Spirit School Division (PSSD), however the nearest schools will be the future Willowgrove Schools (Approximately 13 km, Estimated Date of Completion 2014). The closest schools in the PSSD are approximately 25 km away in the Town of Aberdeen or Village of Clavet.
Along school bus route	1	The development is served by the PSSD along an existing bus route.
<3 km to community hall	1	The Bergheim School is located approximately 3.8 km northeast from the development.
<3 km to park/beach	1	There is park space intended to be provided within the development along the periphery of the storm water retention facilities.
<3km to convenience shopping	1	There is an existing convenience store/gas bar located at the junction of Highway Nos. 5 and 41, which is just over 3.5 km from the development site.
Access to existing waterline	1	Highway 41 Water Utility has confirmed that they will provide potable water to the development site.

Road implications

<3 km to paved roadway	3	The development is adjacent to an existing chip sealed road which was constructed to provide dust-free access to Eagle Ridge Estates which leads to an existing intersection at Highway No. 41. The Ministry of Highways and Infrastructure has been contacted regarding the existing access point and has indicated that it can continue to be used at this location for Eagle Heights Country Estates. It is expected that a Traffic Impact Study will be prepared to confirm the suitability of the alignments and traffic management systems at this location.
Adjacent to primary grid	2	The development is adjacent to two primary grids running both north south and east west. The north-south road allowance is an upgraded all weather roadway.
Off-site upgrading beneficial	2	The development proposes to upgrade a small section of Fleury Road adjacent to the northern boundary of the development site.
Minimize provision of internal roads	2	The area proposed for roadways represents 8.7% of the total development area.

Use of natural resources (i.e. conservation)

Wetlands/natural drainage retained	2	Eagle Heights Country Estates has been designed to utilize the natural topography to facilitate overland drainage to existing ponding areas contained through the development.
Stormwater management / drainage concept	3	An engineered stormwater management plan has been prepared for the development and will be submitted within the final Comprehensive Development Review. Stormwater is intended to be managed overland via drainage channels and swales, internal roadways and culverts.
Natural vegetation and topography retained	2	The design of the development takes advantage of the natural vegetation contained within the development and the topography of the area to manage drainage and provide building sites with excellent vistas. The lot sizes along the eastern portion of the development are larger to allow minimal disturbance of the natural vegetation during site preparations.

Wildlife habitat links retained	2	As the natural topography and vegetation is intended to be as minimally disturbed as possible, the impact on the current wildlife habitat links will be minimal.
Habitat conservation/enhancement	2	The Conservation Data Centre online database indicates that there are no at risk wildlife or vegetation located on the development site.
Not located on hazard lands (flood prone, slope instability)	3	The preliminary geotechnical report prepared for the development confirms that the site is not flood prone or susceptible to slope instabilities and is suitable for the type of development proposed. A copy of the geotechnical will be submitted with the final Comprehensive Development Review.

Community concept

Demographics provided	2	The development is intended to be marketed for single detached dwellings to those people who want to live the country lifestyle but remain very close to the amenities of a larger urban centre. Based upon available census data, it is expected that development of all three phases will result in an estimated increase in local population 285 people.
Pedestrian/bicycle trails planned	2	A dedicated pathway is planned to be incorporated within the 30-metre right-of-ways within the development providing for a separation of vehicular and non vehicular movements within the subdivision and to enable a circulation of a variety of forms of traffic within the subdivision. Additionally, the walking trails will also extend into the areas identified as storm water management ponds.
Purposeful public open/park space amenity	2	The ponding areas feature undeveloped park space around them, which will be available to the public for recreational use throughout all four seasons with minimal maintenance required.
Provision of public facility (school, art/cultural/community centre)	2	N/A

Neighbourhood fit

Shows integration/buffering with adjacent areas	2	Recognizing the impacts of introducing additional development into an area already hosting this form of development, the subdivision has been intentionally designed to positively integrate with Eagle Ridge Estates by providing properties of a similar acreage along the interface of the two developments and gradually transitioning to smaller site areas within the internal lots.
Unlikely conflict with agriculture	2	The surrounding land uses include existing country residential development, some cultivated farmland, scrub areas and some pasture lands. Further country residential development in this location is not likely to negatively impact the limited agricultural production in this area. No intensive livestock operations are located in the vicinity of this development.
Located on non-prime agricultural land (class 4-7)	2	The development is located on Class 3 agricultural lands, which according to the Canadian Land Inventory, have moderately severe limitations for agricultural development. These lands are a prime candidate for conversion to country residential use, as it will cluster similar land uses in one area making conflicts with other land uses even more unlikely and allowing for greater assistance with municipal servicing.
Adds social/cultural diversity	1	The wide range of lot sizes promotes diversity as they will appeal to different segments of the market.

Supports local businesses	2	Increased population in the area means there are more people who will support local businesses, including people who provide services directly to the development (such as sewage hauling).
Assist municipal servicing	2	Development clustering provides an increasingly focused tax base in the area to assist with the costs of municipal servicing. In addition, new services required to support the development will be provided through the further private investment of the developer.

Design features

Significant landscaping/buffering considerations	2	The subdivision design accommodates smaller lots within the central area of the development transitioning to larger sites along the outer peripheral areas of the development to enable the retention of large tracts of existing vegetation and to encourage positive integration with adjacent country residential development in Eagle Ridge Estates. The development does not utilize, nor is it deemed to be necessary to utilize any additional formal landscaping to buffer the development from adjacent lands. The property's higher elevation along the ridge also eliminates any degradation of the view to the west within the existing Eagle Ridge Estates.
Deliberate building siting considerations (location & orientation)	2	The topography of the area and natural drainage patterns influenced the location and orientation of the lots. The size of the individual lots allows the lot owners flexibility in determining the optimal placement of the building on the parcel.
Energy conservation	2	The intention of the development is to retain as much natural vegetation as possible, which provide shelter to the homes within the development.
Incorporates solid waste management (reduction, recycling)	3	This will be left up to individual lot purchasers to manage their own waste. There are options for recycling within the City of Saskatoon, which allow residents to manage their own recycling.
Uses new/innovative technology in liquid waste management	3	The development is planned to utilize private onsite waste disposal systems designed and constructed to meet the requirements of the Saskatoon District Health Region. The installation and management of these systems will be left up to individual lot owners.
Inclusion of public art	1	N/A
Building and site design guidelines	2	The location and orientation of the lots are developed to utilize the topography of the development and the lots comply with the minimum standards set out in the RM zoning bylaw.

Uniqueness

New subdivision design	3	The subdivision features an organic curvilinear design, which honours the natural topography and drainage of the site.
New housing or land use mix	2	The wide range of lot sizes will help to provide a mix of housing options within the development
Social equity (non-market housing, special needs, etc)	2	There are grants available to encourage individual lot owners to provide socially equitable housing options, such as secondary suites, subject to conformance with the RM zoning bylaw.
New public amenity and/or facility	1	There will be public lands provided around the ponding areas, which provide a recreational amenity to the area that were not previously available.

Developer's qualifications

Experienced in residential development	3	The development group includes three individuals comprising of a residential real estate agent, economist, and residential land developer. Planning and engineering services are supplied by Associated Engineering.
Has significant related experience	3	The development group consists of: <ul style="list-style-type: none"> ◇ A local real estate agent who specializes in residential real estate in the Saskatoon area and has a degree in economics. He brings a keen awareness of market trends relating to residential development in the Saskatoon area and has substantial development knowledge obtained through his experience as a licensed realtor. ◇ A senior economist with over 25 years of experience in economic research and market analysis in both the private and public sectors.
Shows clear development knowledge	3	<ul style="list-style-type: none"> ◇ An active investor in the residential real estate market with over 50 years of experience buying, selling, developing, and marketing numerous residential and commercial properties. <p>The development group is supported by Associated Engineering, which is a firm which has over 60 years of experience providing professional engineering and planning services throughout Saskatchewan and Canada.</p>

Market analysis

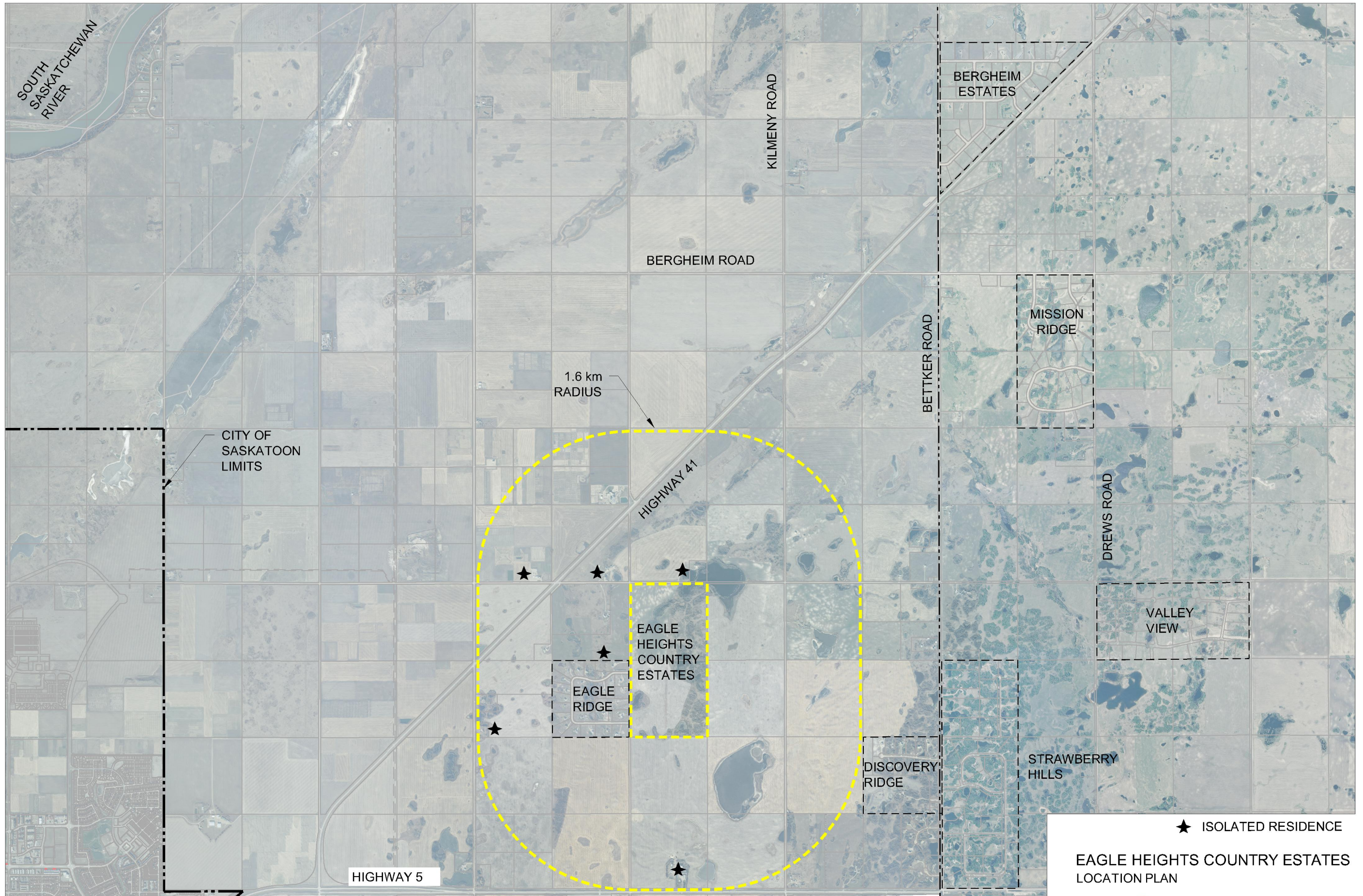
Analysis of current information	2	The Strawberry Hills has historically been an area in high demand for this form of development with several significant existing residential communities located within vicinity of the subject site including Eagle Ridge Country Estates, Discovery Ridge, Mission Ridge Estates and Strawberry Hills Estates. Market analysis has been undertaken by the developers for this project and this analysis has been ongoing since 2007. With economic projections for the city of Saskatoon and the province continuing to be favorable for development and point to steady population growth and gains in personal income, the developers began the initial steps towards developing Eagle Heights Country Estates. With 25 years of experience in economic research and market analysis, a partner in the development corporation, worked as a leading economic researcher and consultant where they undertook many large-scale projects that included detailed demographic analysis, industrial analysis and studies on the benefits and costs of large major construction projects across the country. Many of these projects included a detailed analysis of the impact on the municipalities in which they were located.
Experienced in residential marketing	2	The development group includes a licensed Realtor specializing in residential real estate, who holds a degree in economics and is skilled in providing research, analysis and marketing for residential developments.
Target/known market demographics	2	The development group studied the market demographics to determine which demographic group to target through the sale of the lots within the development. The development will target residents who wish to enjoy the rural lifestyle of Corman Park while still being in close proximity to the City and its amenities.
Phasing strategy	2	The development is intended to be completed in 3 phases

Contribution to area

New business and employment onsite	1	There is a possibility that home owners may want to pursue a home based business as allowed for under the RM of Corman Park bylaws. The development does not anticipate the generation of any commercial activity within site. The incremental increase in local populations will help to support existing convenience commercial developments within the City and surrounding areas including within Sunset Estates to the southeast.
New public amenities or services	2	There will be public lands provided around the ponding areas, which provide a recreational amenity to the area that were not previously available. The formalized trails within the development will also provide amenity to residents within Eagle Ridge Estates.
Integrated lifestyle diversity	1	Eagle Heights Country Estates provides an excellent opportunity for people to live in a community and experience the rural country lifestyle and expanded recreational opportunities that are associated with the country life while enjoying easy access to urban amenities and services.
Clear environmental benefits	3	The development seeks to retain the natural vegetation and ponding areas, which have environmental benefits relating to carbon sinks and footprint, air quality, and wildlife habitat areas.

OCP/Zoning Bylaw

Meets current Zoning Districts policies (density, lot size, etc)	3	The development has been designed to comply to all requirements of the Country Residential 1 District.
---	---	--



★ ISOLATED RESIDENCE

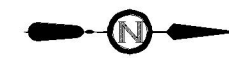
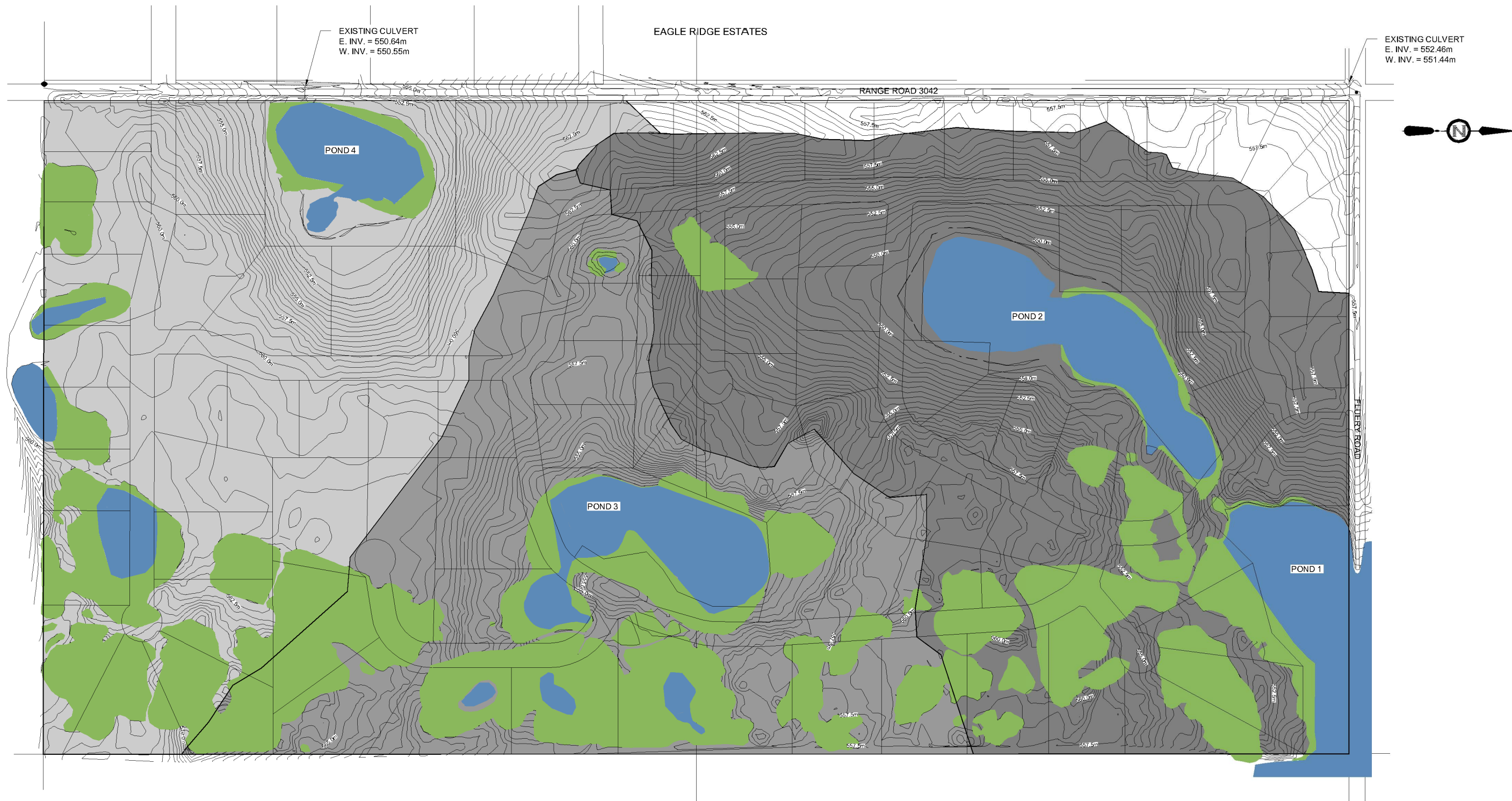
EAGLE HEIGHTS COUNTRY ESTATES
LOCATION PLAN





**Associated
Engineering**

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

P:\2012\165100_Cebryk_Res_Devel\Working_Dwgs\100_Civil\Sketches & Figures\165-FG-101.dwg
DATE: 2013-06-20, Ryan Seabrook



LEGEND:

-  EXISTING PONDING AREAS
-  EXISTING TREE AREAS

NOTE:
ALL SOIL IS CLAS S 3

EAGLE HEIGHTS COUNTRY ESTATES
SITE PLAN

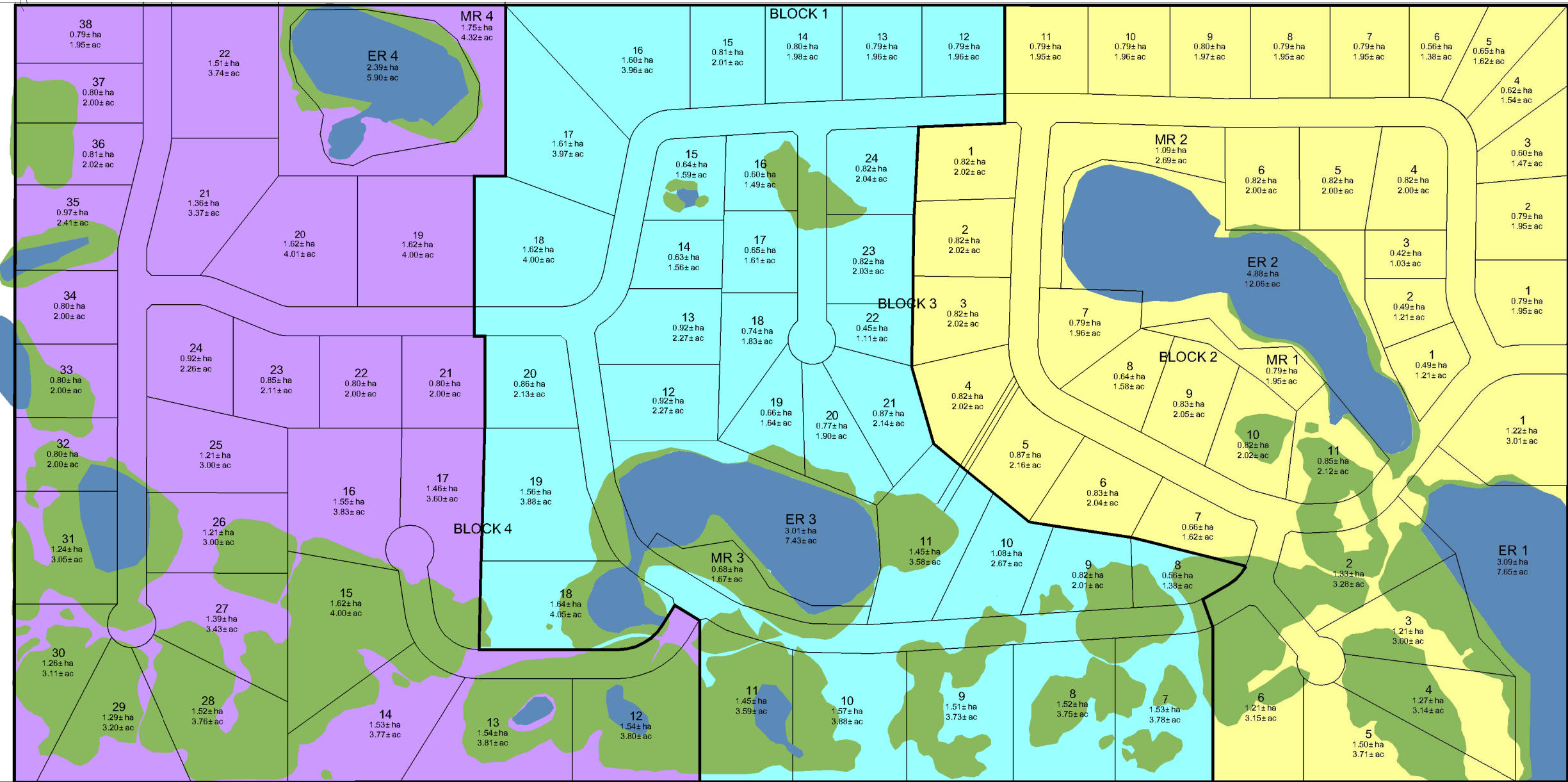
EAGLE RIDGE ESTATES



RANGE ROAD 3042

FLUERY ROAD

W 1/2 SEC 11 - 37 - 04 - W3M



LEGEND:

- PHASE 1
- PHASE 2
- PHASE 3
- EXISTING PONDING AREAS
- EXISTING TREE AREAS

EAGLE HEIGHTS COUNTRY ESTATES
CONCEPT PLAN

