

Notice of Decision
CERTIFICATE OF APPROVAL
Under *The Planning and Development Act, 2007*

Our File: SUBD-003387-2024
Your File: 24-0588

September 17, 2024

Mauricio Jimenez, RPP, MCIP
CORE Geomatics
4503-300 Brisebois Dr. NW
CALGARY AB T2L 2G3

Dear Mauricio Jimenez:

RE: RM of Touchwood No. 248
NE ¼ 35-25-18-W2M
Proposed Industrial Subdivision & Tie Code Removal (Gravel Pit)

Under subsection 128(4) and section 129 of *The Planning and Development Act, 2007* (PDA), the proposed subdivision described on the attached plan is hereby **APPROVED**.

“Surface Parcel No. 145273529, (NE ¼ 35-25-18-W2M Ext 50) is subdivided from Surface Parcel No. 145273518, (NE ¼ 35-25-18-W2M Ext 49).”

Municipal Reserve

Section 181 of the PDA requires a landowner that is subdividing land, to provide without compensation, part of the land, or money in lieu of that part of the land, as municipal reserve for public use. Since neither dedicating such a parcel nor deferring the requirement appear desirable, and since the applicant has made payment to the municipality's Dedicated Lands Account, I hereby waive the dedication requirement under section 187 of the PDA.



Legal

To complete the registration of this proposal, you must submit this Certificate of Approval along with the documents required for registration to the Information Services Corporation. You can obtain further information about plan registration and title issuance at www.isc.ca.

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*.
- 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 \$100.00. If requested after the expiry date, such a request must be considered as a new application subject to the full examination fees in force.
- c) It does not eliminate the need to comply with the requirements of any other government ministry/department or authority, or with the municipality's building, zoning or other bylaws.

General Comments

People planning construction or excavations must contact **SaskTel, SaskPower, and SaskEnergy** for free cable, power, and pipeline location services, before starting work. Some utility and pipelines can be located by phoning SASK 1st CALL at 1-866-828-4888 or via the internet at www.sask1stcall.com. If any construction plans conflict with these facilities, the owner will be required to contact the applicable corporation to discuss details regarding the possibility of moving the facilities and related costs.

SaskTel, SaskEnergy and SaskPower may require the signing of an easement agreement related to this subdivision proposal. By signing the Utility Declaration Form, as submitted, the developer has indicated to the Community Planning branch that they will agree to an easement when requested by the utility companies. While the form is signed to expedite the subdivision review process, it does not replace the signing of easements for existing facilities required by utility companies.

The **Water Security Agency** has no objections to your proposal but offers the following comment:

Gravel pit development and operations can have indirect impacts, such as sedimentation and contamination, on adjacent watercourses and water bodies. Therefore, depending on their location, an Aquatic Habitat Protection Permit (AHPP) may be required before moving forward with these activities.

Please be advised that if any gravel extraction or development activities are proposed north of the existing road (Road Plan No. 20452) within NE 35-25-18 W2, WSA must be contacted for further information and review as an AHPP will likely be required. Please contact us at

866.727.5420 or visit our webpage (<https://www.wsask.ca/water-programs/aquatic-habitat-protection/>) for more information on AHPPs.

Fees

Thank you for payment covering our examination and approval fees.

Sincerely,



Shelby Williams
Director

Attachment

cc: RM of Touchwood No. 248
SaskTel
SaskPower
SaskEnergy
Heritage Conservation Branch
Land Baron Investments Inc.

Certified Correct
this 23th day of July, 2024




Mauricio Jimenez
Mauricio Jimenez, RPP, MCIP

Owners

Owner: LAND BARON INVESTMENTS INC.

Notes

Distances shown are metres and decimals thereof.
Some measurements are approximate and may differ from the final plan by as much as +/-5 metres.

Area to be approved shown outlined thus: 
and Parcel "A" contains: 9.459 ha. (20.37ac)
Parcel No. 145273529 contains: 3.060 ha. (7.56ac)

Plan of Proposed Subdivision and Parcel Tie Code Removal of Surface Parcel No. 145273529 all of part of N.E. 1/4 Sec 35 Twp 25 Rge 18 W2 Mer RM of Touchwood No. 248

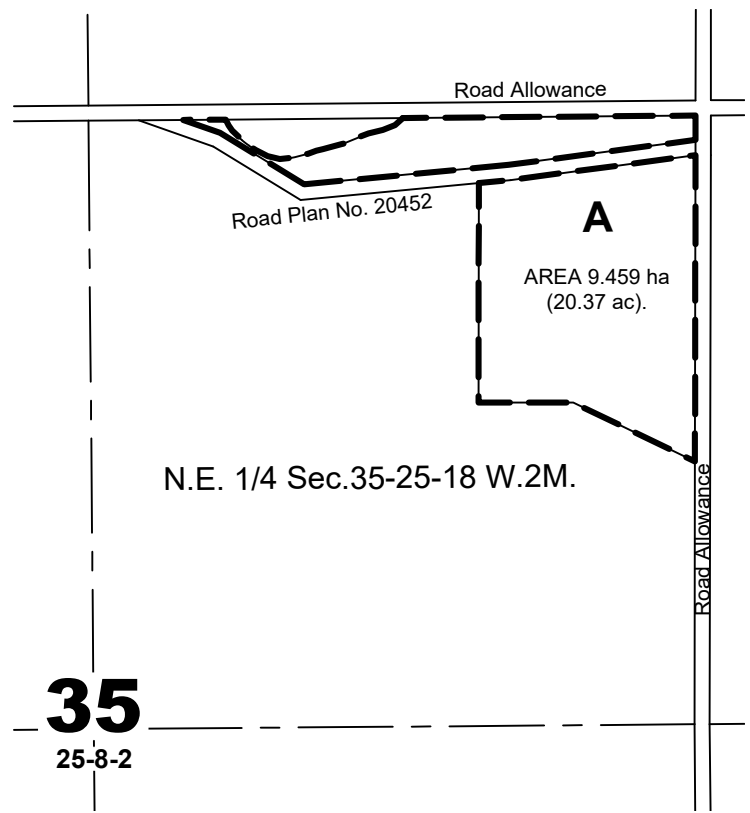
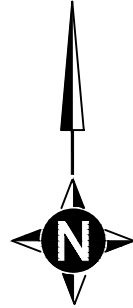
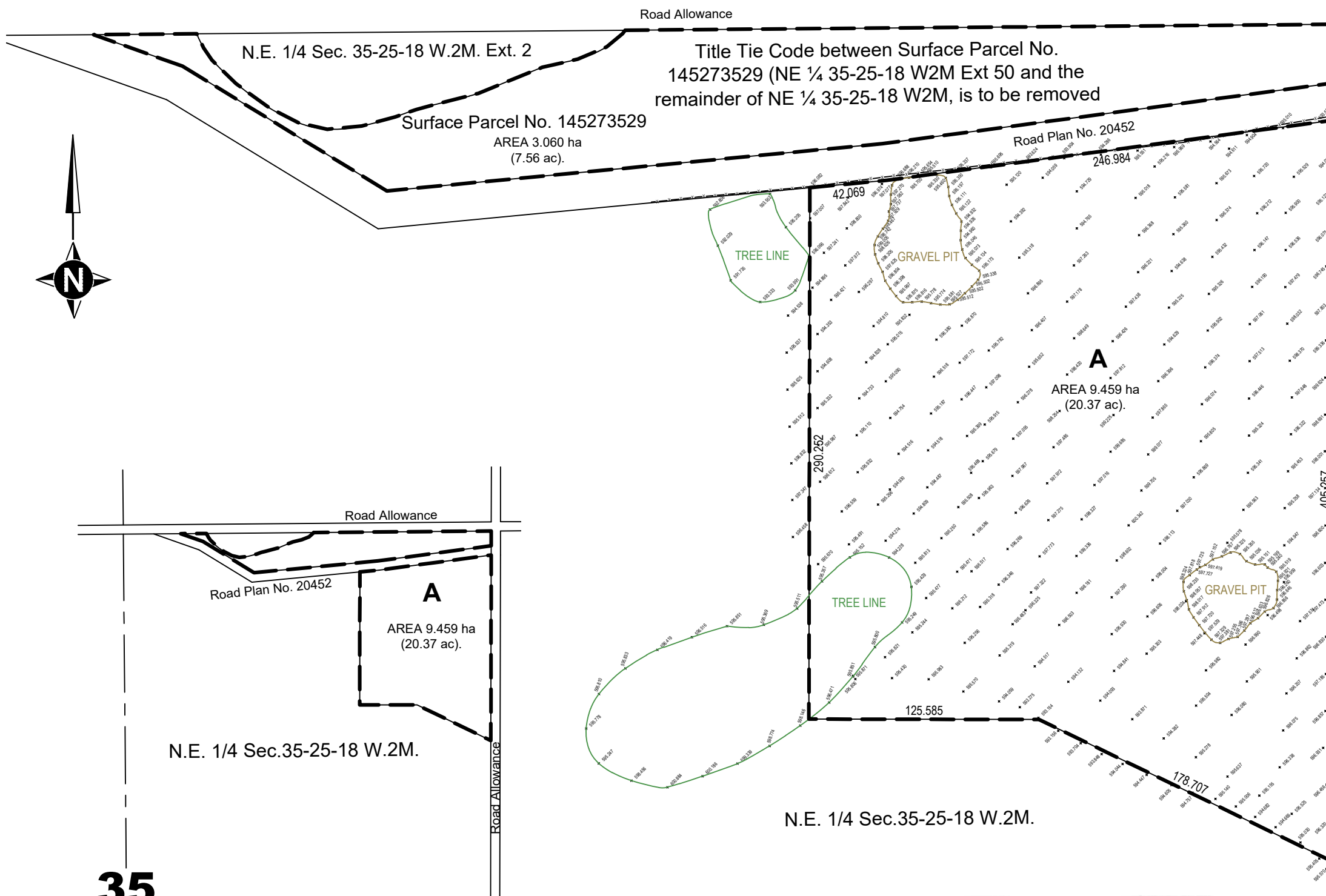
Scale 1:2500

July 23, 2024

PC: KB DR: JO CH: MJ

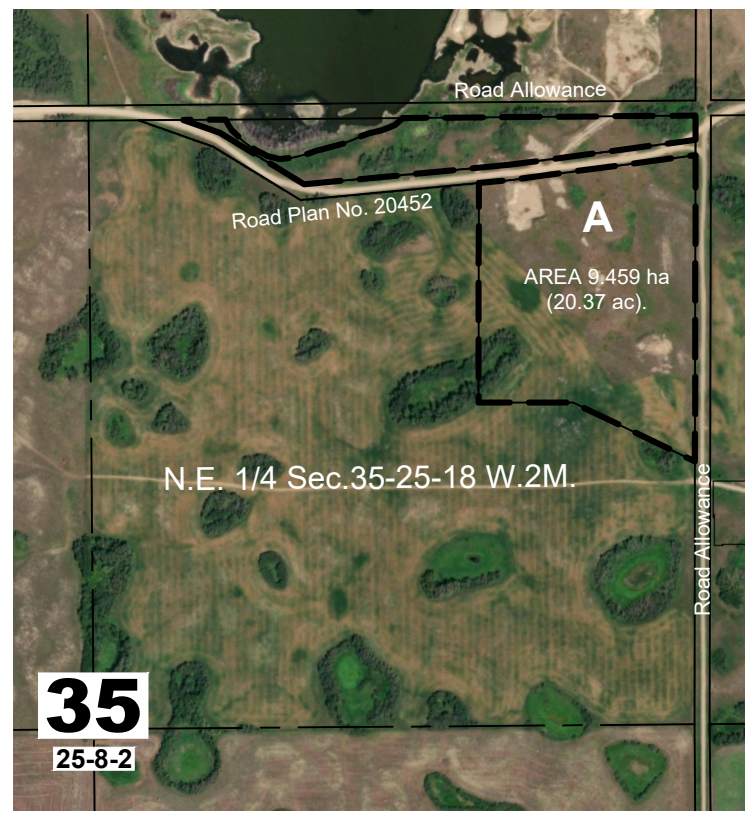
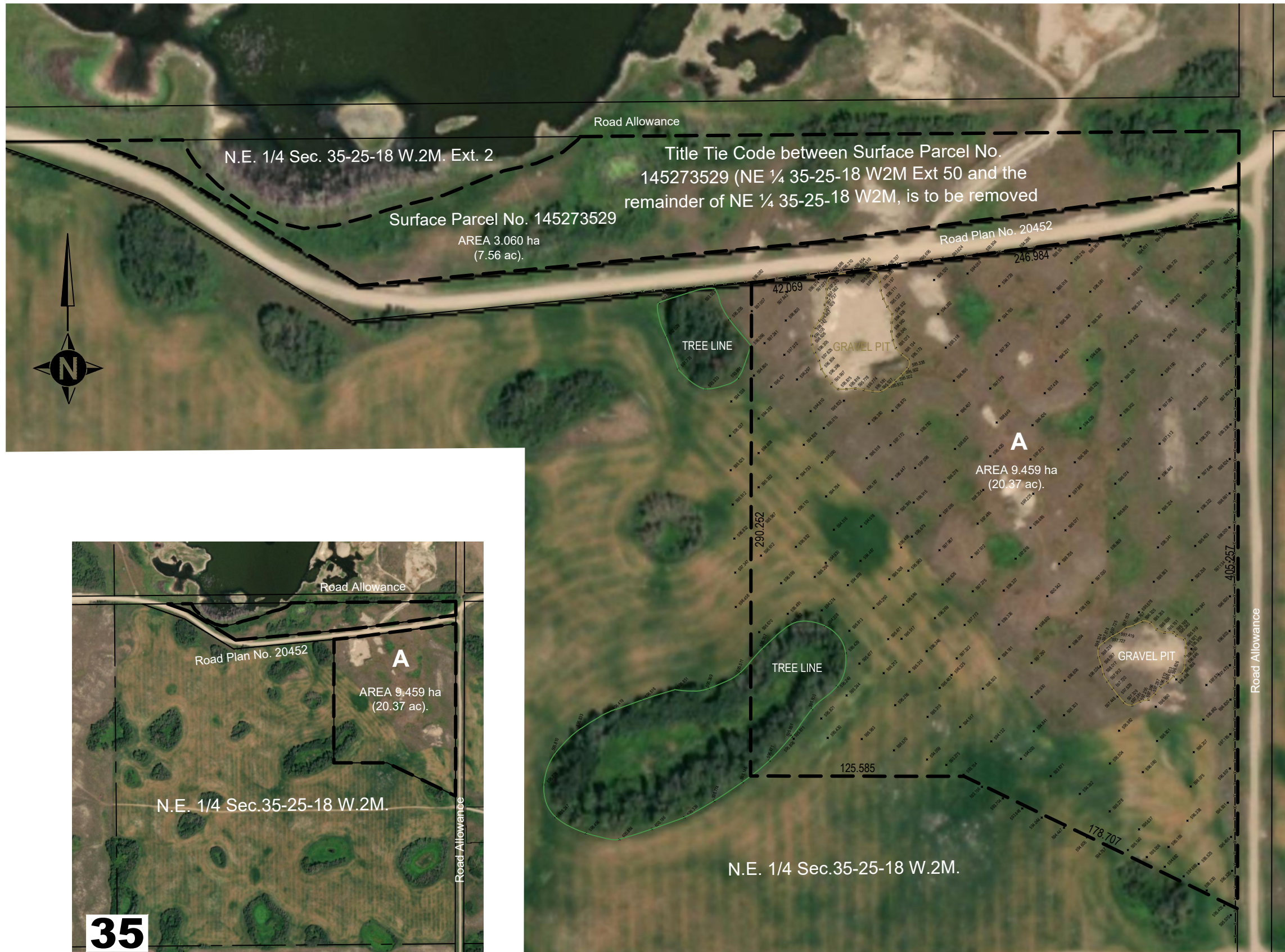
File: 24-0588

Dwg: 24-0588 Prop Sub



KEY MAP
Scale 1:10,000

THE SUBDIVISION SHOWN WITHIN THE BOLD DASHED LINE IS HEREBY APPROVED AS PER THE ATTACHED NOTICE OF DECISION
William
DIRECTOR OF COMMUNITY PLANNING
VALID FROM Sep 17, 2024 FOR 24 MONTHS



KEY MAP
Scale 1:10,000

Certified Correct
this 23th day of July, 2024



Mauricio Jimenez
Mauricio Jimenez, RPP, MCIP

Owners

Owner: LAND BARON INVESTMENTS INC.

Notes

Distances shown are metres and decimals thereof.
Some measurements are approximate and may differ from the final plan by as much as +/-5 metres.

Area to be approved shown outlined thus:
and Parcel "A" contains: 9.459 ha. (20.37ac)
Parcel No. 145273529 contains: 3.060 ha. (7.56ac)

Plan of Proposed Subdivision and Parcel Tie Code Removal of Surface Parcel No. 145273529 all of part of N.E. 1/4 Sec 35 Twp 25 Rge 18 W2 Mer RM of Touchwood No. 248

Scale 1:2500

July 23, 2024		
PC: KB	DR: JO	CH: MJ
File: 24-0588		
Dwg: 24-0588 Prop Sub		

