

Notice of Decision

CERTIFICATE OF APPROVAL

Under The Planning and Development Act, 2007

REGISTERED

Our File: SUBD-005307-2025
Your File: 25-0941

April 2, 2026

Mauricio Jimenez
CORE Geomatics
4503 – 300 Brisebois Dr. NW
Calgary AB T2L 2G3

Dear Mauricio Jimenez:

**RE: RM of Key West No. 70
SW ¼ 20-09-23-W2M
Proposed Residential Subdivision**

Under subsection 128(4) and section 129 of *The Planning and Development Act, 2007* (PDA), the proposed subdivision described below and shown on the attached plan/parcel picture is hereby **APPROVED subject to the following directives regarding development standards issued under section 130 of the PDA:**

Development Standards

In consultation with the Water Security Agency, it has been determined that the proposed parcel and the remainder of the site may be subject to periodic flooding that may result in damage to buildings and property improvements. Therefore, to minimize potential flood damage, all new permanent buildings or structures on the parcel shall be constructed above the 1:200 Estimated Peak Water Level elevation of 724.3 metres and flood proofed to an estimated minimum building elevation of 724.8 metres [vertical datum: CGVD28]. This approval is based on the understanding that the RM of Key West No. 70 will review any future development and apply this standard through its 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 130 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 with respect to the above development standards 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 subsection 183(a) of *The Planning and Development Act, 2007*, this proposal is exempt from providing municipal reserve land since it is the first lot subdivided from the quarter section.

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.

Fees

Thank you for payment covering our examination and approval fees.

Sincerely,



Michelle Sanson, RPP, MCIP
Director

Attachment

cc: RM of Key West No. 70
SaskTel
SaskPower
SaskEnergy
Ministry of Environment (epb.landreviews@gov.sk.ca)
Ministry of Environment, Lands Branch (landssouth@gov.sk.ca)
Canswan Farmland Ltd. (202-290 4th Ave NE MOOSE JAW SK S6H 0C6)

INTEREST

To the Registrar of Titles

Take notice that the Crown in Right of Saskatchewan as represented by the Director of Community Planning, as a duly authorized subdivision approving authority, claiming an interest under subsection 130(1)(a) of *The Planning and Development Act, 2007* in the need to ensure compliance with the following directive:

In consultation with the Water Security Agency, it has been determined that the proposed parcels may be subject to periodic flooding that may result in damage to buildings and property improvements. Therefore, to minimize potential flood damage, all new permanent buildings or structures on the parcel shall be constructed above the estimated 1:200 flood elevation of 724.3 metres and flood proofed to an estimated minimum building elevation of 724.8 metres [vertical datum: CGVD28]. This approval is based on the understanding that the RM of Key West No. 70 will review any future development and apply this standard through its permitting process.

In the following land:

All that portion of the SW ¼ 20-09-23-W2M described as Surface Parcel No. 109109358.

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.

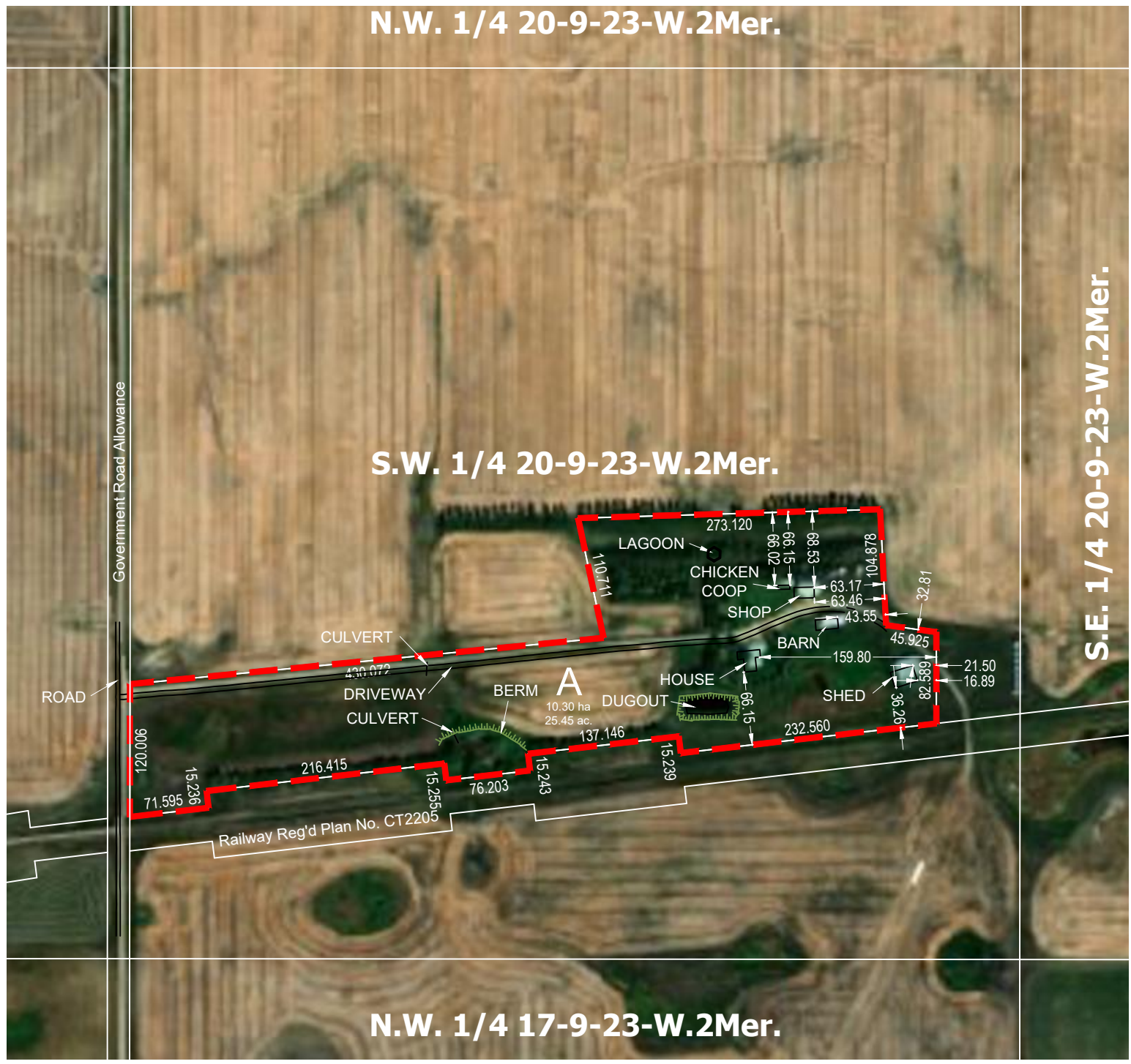
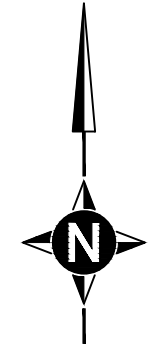
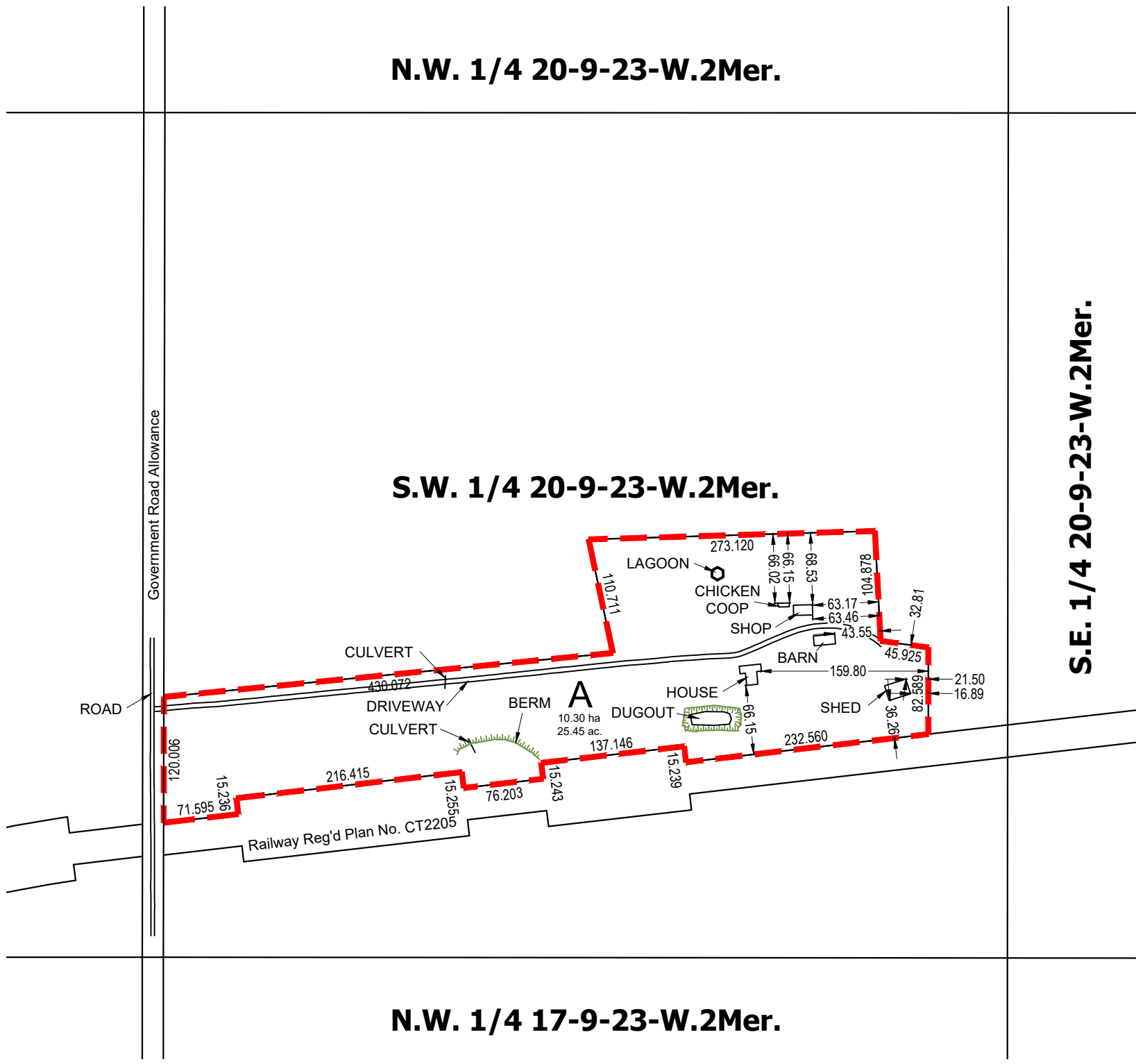
Dated this 2nd day of April, 2026.

My address in Saskatchewan is:

Government Relations
Community Planning
420 – 1855 Victoria Avenue
Regina, Saskatchewan
S4P 3T2



Michelle Sanson, RPP, MCIP
Director



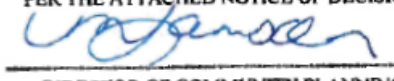
Overview
Scale 1:5000

Certified Correct
this 25th day of February, 2026


Mauricio Jimenez, RPP, MCIP



THE SUBDIVISION SHOWN WITHIN THE BOLD
DASHED LINE IS HEREBY APPROVED AS
PER THE ATTACHED NOTICE OF DECISION


DIRECTOR OF COMMUNITY PLANNING
VALID FROM April 2, 2026 FOR 24 MONTHS

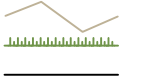
Owners: CANSWAN FARMLAND LTD.
Title No.: 154667425

Notes

Distances shown are metres and decimals thereof.
Area to be approved shown outlined in red bold dashed and
contains: 10.30 ha (25.45 ac)
Elevations shown are in metric geodetic datum and were obtained by
processing static base station data to the CSRS-PPP service.
Horizontal Datum: NAD83 CSRS (Epoch 1997.0)
Vertical Datum: CGVD28 (HTV2.0)

Some measurements are approximate and may
differ from the final plan by as much as 10 metres.

Major Contours
Slope
Water Line



Plan of Proposed Subdivision

Of Part Of
**S.W. 1/4 Sec.20 Twp.9
Rge.23 W.2Mer.**

RM of KEYWEST No. 070
Saskatchewan

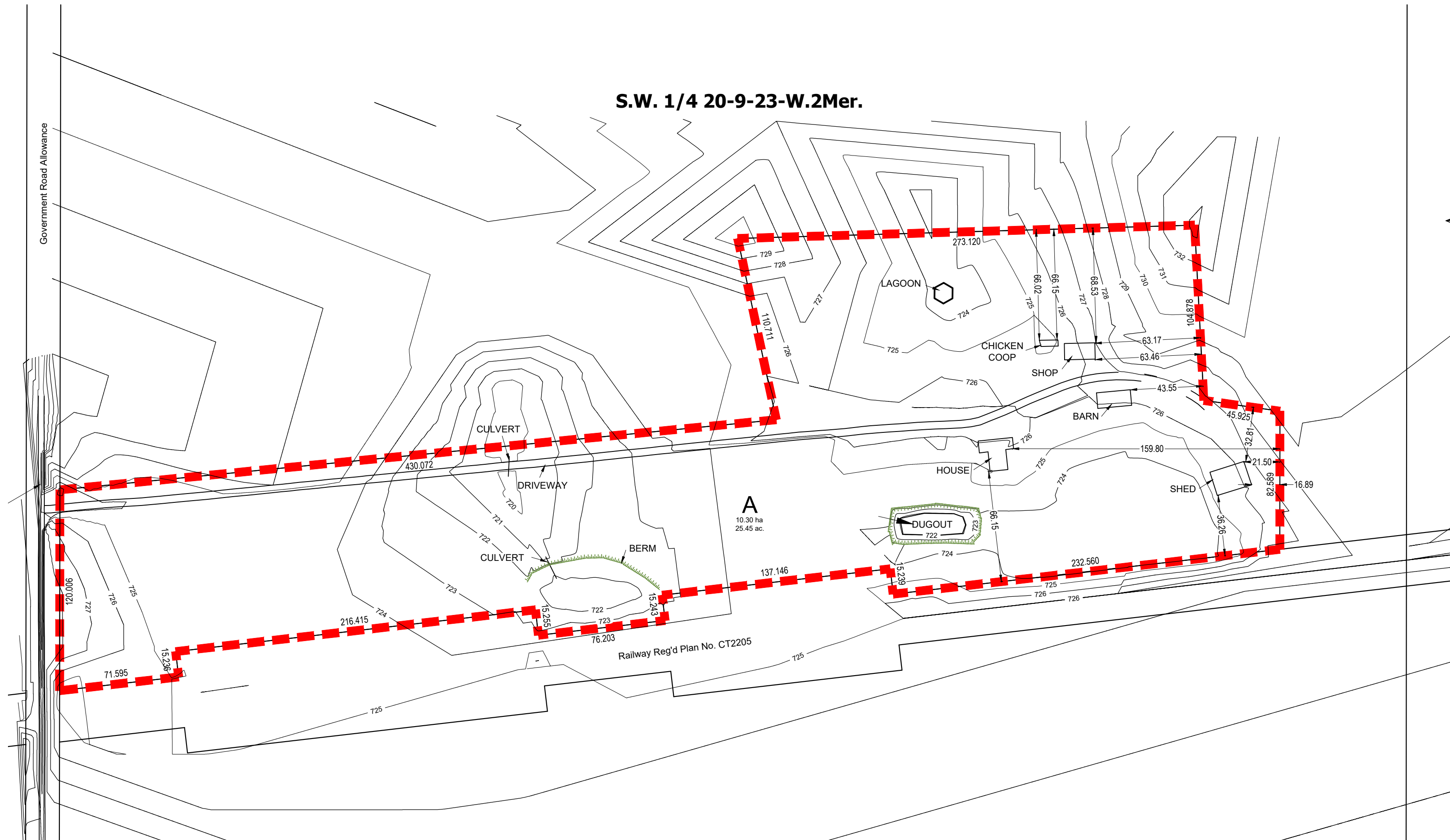
Scale 1:5000

Page 1 of 2

February 25, 2026

PC: MJ DR: TP CH: MJ
File: 25-0941 Dwg: 25-0941-TENT





Certified Correct
this 25th day of February, 2026

Mauricio Jimenez
Mauricio Jimenez, RPP, MCIP

REGISTERED PROFESSIONAL PLANNER
MAURICIO JIMENEZ
481
SASKATCHEWAN

Subdivision Approval

Owners: CANSWAN FARMLAND LTD.
Title No.: 154667425

Notes

Distances shown are metres and decimals thereof.
Area to be approved shown outlined in red bold dashed and contains: 10.30 ha (25.45 ac)
Elevations shown are in metric geodetic datum and were obtained by processing static base station data to the CSRS-PPP service.
Horizontal Datum: NAD83 CSRS (Epoch 1997.0)
Vertical Datum: CGVD28 (HTv2.0)

Some measurements are approximate and may differ from the final plan by as much as 10 metres.

Major Contours
Slope
Water Line

Plan of Proposed Subdivision

Of Part Of
S.W. 1/4 Sec.20 Twp.9
Rge.23 W.2Mer.

RM of KEYWEST No. 070
Saskatchewan

Scale 1:2000

Page 2 of 2