

Application to Subdivide Land

1. Location of Land to be Subdivided:

The City of Moose Jaw
 Municipality (City, Town, Village, RM)

_____ 1/4 Sec. _____ Twp. _____ Rge. _____ Mer. 1

Lot(s) 47 Block(s)/Parcel(s) 109 Plan No. 99MJ06781

2. The Proposed Subdivision involves:

Plan of Proposed Subdivision

Parcel Tie Removal
 (describe and include parcel pictures)

Other Subdividing Instrument (lease, easement)

3. Legal and Physical Access to the Subdivision is via:

Paved Gravel Unimproved

Grid Road Highway Resource Road Northern Crown Land

Main Farm Access Urban Street Road Allowance Trail

4. Physical Nature of the Land to be Subdivided:

a) What is the physical nature of the proposed lot(s) or parcel(s)?

Wooded/Treed Cultivated Pasture Hilly Level/Flat Low/Swampy Adjacent to a Lake, River, or Creek

Describe the physical nature in more detail: Downtown Commercial developed lot with retail/service business store front. The Current property has two businesses with existing wall separating. Both businesses currently have separate entrances, power and gas.

b) Drainage:
 How will the proposed lot(s) or parcel(s) be drained?

Natural Ditches Curb and Gutter Storm Sewer

Do you propose to discharge surface water into a highway ditch or waterway? Yes No

Show drainage courses on the Plan of Proposed Subdivision.

5. Land Use:

a) What is the land presently used for?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial Other

Describe the present land use in more detail: Small business - service and retail.

b) What is the **intended** use of the proposed lot(s) or parcel(s)?

Agriculture Residential Seasonal Recreation (Cottage) Commercial Industrial Other

Describe the intended use in more detail: To remain as current use of small business, service & retail.

c) Are there any buildings on the land being subdivided? Yes No

Indicate the location, distance from the property boundary and use of all buildings and utility lines on the Plan of Proposed Subdivision/ Parcel Picture.

6. Services:

- a) Water Supply is: Existing Proposed Not Required
- Communal System Cistern Lake / Waterbody
- Municipal Well Private Well Other

Describe / specify proposed water source: N/A

- b) Sewage Disposal is: Existing Proposed Not Required
- Municipal Private-On-site (please specify below)
- Mound Chamber Holding Tank
- Jet Type Absorption Field Other

Describe / specify proposed sewage disposal system: N/A

Please show all set back distances from the property boundary, house, well and water course(s) on the plan of proposed subdivision.

7. Utility Services:

- Electrical Power is: Existing Proposed Not Required Not Available
- Telephone service is: Existing Proposed Not Required Not Available
- Natural Gas is: Existing Proposed Not Required Not Available

8. Surrounding Land Uses:

If the proposed subdivision is in a Rural Municipality, are any of the following within 5 km; or
 If in an Urban Municipality, are any of the following within 500 m? Check all that apply.
 Use Section 9 (Additional Comments) to identify surrounding land use details.

If checked, please state distance

<input type="checkbox"/> Airport	_____	
<input type="checkbox"/> Intensive Livestock Operation	_____	
<input type="checkbox"/> Sewage Treatment Facility or Sewage Lagoon	_____	
<input type="checkbox"/> Landfill for disposal of garbage or refuge	_____	
<input type="checkbox"/> High Voltage Power Transmission Line	_____	
<input type="checkbox"/> High Pressure Gas Transmission Line, Oil Line (specify)	_____	
<input type="checkbox"/> Industrial Commercial Operation (specify)	_____	
<input type="checkbox"/> National, Provincial or Regional Park	_____	
<input type="checkbox"/> Residential Lot(s)	_____	
<input type="checkbox"/> Water Body or Course	_____	
<input type="checkbox"/> Cemetary	_____	
<input type="checkbox"/> School Bus Route	_____	
<input type="checkbox"/> Urban Municipality	_____	
<input type="checkbox"/> Water Treatment Plant or Reservoir	_____	
<input type="checkbox"/> Oil or Gas Well or Facility (within 500 m)	_____	
<input type="checkbox"/> Other (specify)	_____	

9. **Additional Comments:**

10. **Other Requirements:**

1. Applications must include a copy of the title to the land being subdivided and the Basic Fees. Also include any relevant permits or approvals obtained from other agencies or a municipality.
2. Basic Fees are \$200 per proposed lot (non-refundable) plus \$150 for a issuance of a Certificate of Approval. The fees are exempt from GST & PST. Make a cheque or money order payable to the Minister of Finance.
3. Applicants may be asked for additional fees and information if found to be needed during the review of an application.
4. Until the review of an application is done and a decision is issued, no binding contracts for the land should be made and no construction or site preparation work should be started.
5. Personal information given on this form is collected pursuant to The Freedom of Information and Protection of Privacy Act and will be shared with other agencies involved in reviewing subdivision applications. If you do not want your personal information to be shared, contact the Community Planning Branch to discuss your concerns before submitting a completed form.

11. **Applicant(s):** *(persons making application and to whom correspondence should be addressed)*

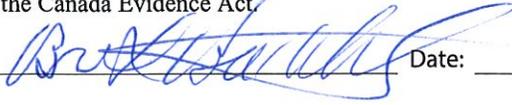
<p>a) Name of registered owner of land to be subdivided:</p> <p>Name: <u>BGTW Holdings Ltd.</u></p> <p>Address: <u>Box 908</u></p> <p>City/Town/Village: <u>Moose Jaw</u></p> <p>Prov.: <u>Saskatchewan</u> Postal Code: <u>S6H 4P6</u></p> <p>Email: _____ Tel.: <u>306-631-8034</u></p>	<p>b) Land Surveyor / Planner / Lawyer / Agent (specify):</p> <p>Name: <u>Estes Fonkalsrud</u> Company Name: <u>Advocate Law</u></p> <p>Address: <u>Suite 125A - 361 Main Street North</u></p> <p>City/Town/Village: <u>Moose Jaw</u></p> <p>Prov.: <u>Saskatchewan</u> Postal Code: <u>S6H 0W2</u></p> <p>Email: <u>reception@advocatelaw.ca</u> Tel.: <u>306-694-0422</u></p>
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c) Declaration by registered owner:

I, BRENT BOECHLER hereby certify that I
(Full name in block capitals)

am the registered owner of the land proposed for subdivision.

am authorized, in writing, to act as the registered owner per Sections 2(d) and 5(3) of *The Subdivision Regulations, 2014*, I hereby swear that all statements contained with this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the Canada Evidence Act.

Signature:  Date: NOV 4 2019

Name: BGTW HOLDINGS LTD. Address: Box 908

City/Town/Village: Moose Jaw Prov.: SK Postal Code: S6H 4P6 Tel: 306-631-8034

Replies are to be sent to (please specify): a b c