

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 refuse | |
| <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)*

a) Name of registered owner of land to be subdivided:

Name: BGTW Holdings Ltd.

Address: Box 908

City/Town/Village: Moose Jaw

Prov.: Saskatchewan Postal Code: S6H 4P6

Email: _____ Tel.: 306-631-8034

b) Land Surveyor / Planner / Lawyer / Agent (specify):

Name: Estes Fonkalsrud Company Name: Advocate Law

Address: Suite 125A - 361 Main Street North

City/Town/Village: Moose Jaw

Prov.: Saskatchewan Postal Code: S6H 0W2

Email: reception@advocatelaw.ca Tel.: 306-694-0422

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