

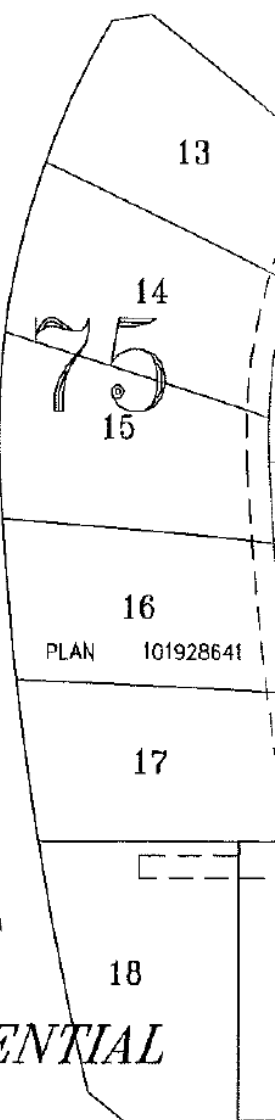
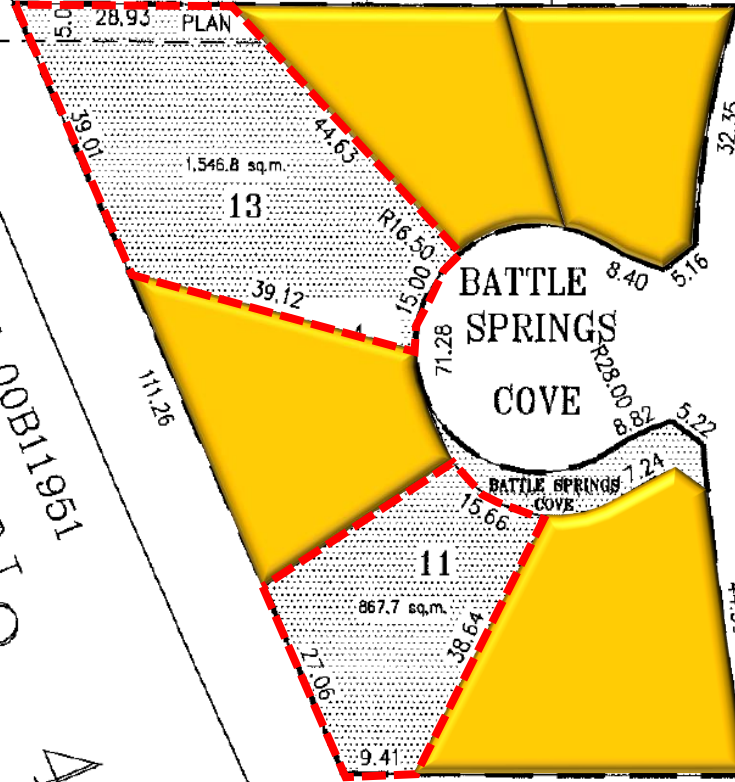
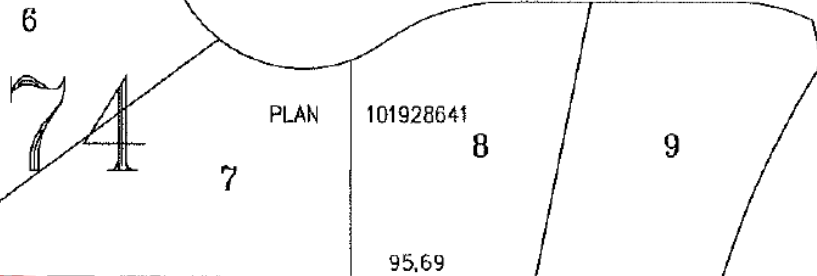




30  
80

HIGHWAY NO. 4  
PLAN 00B11951

BATTLE SPRINGS WAY



ALL LOTS ARE ZONED R1-RESIDENTIAL

80  
14

PLAN 00B11951



Sold



Available

**TOWN OF BATTLEFORD**



**UPDATED: JANUARY 2022**

**BATTLE SPRINGS SUBDIVISION - VIEW, TERRACE, RIDGE AND COVE LOTS**

									HOUSE
LOT	BLK	PLAN	#	CIVIC	SQ M	PRICE	GST	TOTAL	STYLE
1	76	102125731	11101	Battle Springs View	697.80	\$61,406.40	\$3,070.32	\$64,476.72	
8	76	102125731	11151	Battle Springs View	1110.20	\$97,697.60	\$4,884.88	\$102,582.48	FW
17	76	102125731	11133	Battle Springs Terrace	1102.70	\$97,037.60	\$4,851.88	\$101,889.48	BL
19	76	102125731	11143	Battle Springs Terrace	850.00	\$74,800.00	\$3,740.00	\$78,540.00	FW
20	76	102125731	11151	Battle Springs Terrace	993.60	\$87,436.80	\$4,371.84	\$91,808.64	FW
25	76	102125731	11101	Battle Springs Ridge	900.90	\$79,279.20	\$3,963.96	\$83,243.16	
28	76	102125731	11131	Battle Springs Ridge	881.60	\$77,580.80	\$3,879.04	\$81,459.84	BL
29	76	102125731	11141	Battle Springs Ridge	1667.60	\$146,748.80	\$7,337.44	\$154,086.24	BL
30	76	102125731	11151	Battle Springs Ridge	1248.70	\$109,885.60	\$5,494.28	\$115,379.88	FW
31	76	102125731	11161	Battle Springs Ridge	1297.40	\$114,171.20	\$5,708.56	\$119,879.76	BL
32	76	102125731	11171	Battle Springs Ridge	964.90	\$84,911.20	\$4,245.56	\$89,156.76	
11	74	102081248	12263	Battle Springs Cove	867.70	\$59,920.00	\$2,996.00	\$62,916.00	
13	74	102081248	12273	Battle Springs Cove	1546.80	\$67,920.00	\$3,396.00	\$71,316.00	

Subject to change without notice

FW - Full Walkout style homes only

BL - Bi-Level homes can be accommodated



## *Option Agreement Procedures Battle Springs Subdivision*

- 1) *All Option Agreements must be approved by Council.*
- 2) *Prior to signing the Option Agreement; ensure the house will fit onto the lot as per the R1-Residential District zoning regulations.*
- 3) *10% of the purchase price is due at the signing of the Option Agreement; balance due in 60 days; construction must commence within one (1) year of signing the Option Agreement.*

*Spec homebuilders 10% of the purchase price is due at the signing of the Option Agreement; balance due within six (6) months or sale of the home/transfer of title, whichever is less; construction must commence within one (1) year of signing the Option Agreement.*

- 4) *The current Incentive Program is valid for all lots purchased in the Town of Battleford; whether a town-owned lot (Battle Springs Subdivision) or a private lot including (Battleford West Subdivision – west side of town behind Tim Hortons) or (Riverbend Properties – north end of town).*
- 5) *Prior to commencing construction of the house; please obtain all required development and building permit forms and information from Town Hall.*

## *Battle Springs Subdivision Regulations*

- 1) *Battle Springs Subdivision is zoned R1-Residential District. Only single detached dwellings are permitted.*
- 2) *All houses built in the Battle Springs Subdivision must have an attached double car garage. The Town does not restrict the design or colour of the exterior house finishings (stucco, brick, siding).*



**RE: Battle Springs Subdivision (Terrace, View & Ridge) – Elevations & Landscaping**

Due to the design of the Battle Springs Subdivision, the Town needs to ensure that all owners adhere to the elevation map as established by the Town's Consultants, Catterall & Wright (see attached) prior to landscaping. If you are unsure of your lot number, please contact the Town.

The owner must submit a plot plan to the Town showing the proposed landscape plans to ensure that they are adhering to the elevation and not creating any drainage issues that may affect neighbouring property. We would also like to remind you that the planting of trees or shrubs on the Town's boulevard is not permitted.



**Construction Code Authority**  
Of Saskatchewan

**Building & Fire Code Services**

P.O. Box 535  
North Battleford, SK S9A 2Y7  
Ryan@ccask.ca  
306.441.3989  
www.ccask.ca

**ATTENTION:** ALL Contractors/Homeowners

**Re:** Battle Springs Subdivision  
Foundation Requirements

I have spoken with Ryan Rogal from Catterall & Wright Consulting Engineers as well as Ken Jamison from Garry Construction Ltd. About the fill that was brought into the Battle Springs Subdivision. The roadway to each Cul-de-sac was fill brought in and compacted with motor scrapers. The rear yards had minor amounts of fill brought in and are generally virgin soil.

Therefore the following applies to new Building Permit applications in the Battle Springs Subdivision:

1. Footings must rest on undisturbed soil. Wall systems located on the Cul-de-sac side will typically require over a meter of excavation. Rear yards are expected to have no fill material.
2. Concrete piles will not be an acceptable foundation for any portion of a structure. Pile and Grade Beams are also not acceptable foundations.
3. Footings must have a minimum of 4' of backfill for heated spaces. Garage footing foundations must be constructed as frost walls unless they are below frost.
4. Owners are responsible to ensure final grade meets the grading plan provided for this subdivision, fill may be required to be brought in. Have land surveyor mark final grades. (See Battle Springs Subdivision – Grading Plan)
5. Lots 5-6, 10-11, 16-18, 22-23, 28-29 and 31 may be constructed as Bi-Level or Walk-Out Foundations.
6. Lots 7-9, 19-21 and 30 must be constructed as walkout basements.
7. Foundation conforming to Part 9 are acceptable in this subdivision. Any design not conforming to this letter or Part 9 of the National Building Code of Canada will be required to hire the servicing of a Professional Engineer.

If you have any questions on the comments provided above please contact myself or the Town of Battleford.

Yours Truly,

*Ryan Shepherd, A.Sc.T.*  
Class 3 Building Official (#BOL0360)  
**CCA Construction Code Authority**

## 6 DISTRICT SCHEDULES

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### 6.1 R1 - LOW DENSITY RESIDENTIAL DISTRICT

#### 6.1.1 *Purpose*

The purpose of the **R1** - Low Density Residential district is to provide for residential development in the form of single detached dwellings and other compatible uses.

#### 6.1.2 *Permitted and Discretionary Uses*

Uses are listed and designated in Table 6-1.

#### Bylaw 17/2016 6.1.3 *Accessory Uses*

- (1) Accessory buildings and uses shall be permitted subject to Section 4.8.

#### 6.1.4 *Standards and Regulations*

- (1) Site and building requirements are shown in Table 6-1.

#### 6.1.5 *Standards for Discretionary Uses*

Council will consider discretionary use applications in the **R1** district with respect to Section 3.9.3 – General Discretionary Use Evaluation Criteria, Section 3.9.4 – Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

#### Bylaw 17/2016 6.1.6 *Off-Street Parking and Loading*

Off-street parking and loading requirements are subject to Section 4.9.

#### 6.1.7 *Outside Storage*

Outside storage, including waste material storage, is subject to Section 4.14.

#### 6.1.8 *Landscaping*

Landscaping is subject to Section 4.25.

#### 6.1.9 *Exceptions to Development Standards*

- (1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.



Table 6-1: R1 – Low Density Residential District Development Standards for the Town of Battleford											
Principal Use		Development Standards									
		Designation	Parking Category	Subject to Section(s)	Minimum Site Area (m²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Bldg Floor Area (m²)	Maximum Site Cvg (%)
Residential Uses											
(1)	Garden and garage suites	D	1	4.11.7	Refer to Section 4.11.7						
(2)	Residential care homes - type I	D	6	4.11.2	465 <sup>(1)</sup>	15 <sup>(2)</sup>	6	7.5	1.2 <sup>(3)</sup>	110	40
(4)	Secondary suites	D	1	4.11.10	Same as home						
(5)	Single detached dwellings	P	1		465 <sup>(1)</sup>	15 <sup>(2)</sup>	6	7.5	1.2 <sup>(3)</sup>	110	40
Commercial Uses											
(1)	Adult day care – type I	P	6	4.11.2	465 <sup>(1)</sup>	15 <sup>(2)</sup>	6	7.5	1.2 <sup>(3)</sup>	110	40
(2)	Adult day care – type II	D	6	4.11.2	465 <sup>(1)</sup>	15 <sup>(2)</sup>	6	7.5	1.2 <sup>(3)</sup>	110	40
(3)	Bed and breakfast homes	D	3	4.11.3	465 <sup>(1)</sup>	15 <sup>(2)</sup>	6	7.5	1.2 <sup>(3)</sup>	110	40
(4)	Convenience stores	D	5	3.9.4(18 )	510	17	6	--	3 <sup>(4)</sup>	--	40
(5)	Daycare centres and preschools	D	14	4.11.4	465 <sup>(1)</sup>	15 <sup>(2)</sup>	6	7.5	1.2 <sup>(3)</sup>	110	40
(6)	Home based business – type I	P	0	4.11.8	Same as home						
(7)	Home based business – type II	D	0	4.11.8	Same as home						
(8)	Parking lots	D	0		510	17	6	7.5	3 <sup>(4)</sup>	--	--
(9)	Short terms rentals	D	3	4.11.12	Same as home						
Other Uses											
(1)	Community centres	D	4	3.9.4(1)	510	17	6	7.5	3 <sup>(4)</sup>	--	40
(2)	Municipal facilities	P	0		--	--	--	--	--	--	--
(3)	Parks and playgrounds	P	0		--	--	--	--	3 <sup>(4)</sup>	--	10
(4)	Places of worship	D	15	3.9.4(1)	--	--	6	3	3 <sup>(4)</sup>	--	40
(5)	Public elementary, and secondary schools	D	17,18		--	--	--	4.5	3	--	40
(6)	Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0		--	--	--	--	--	--	--

**Use Designations:**

(P) - Permitted Use: Any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations contained in this zoning bylaw.

(D) - Discretionary Use: Any use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, and contained in this zoning bylaw.

**Special limitations and standards regarding Table 6-1 and the R1 district:**

- (1) where the site is served by a lane; otherwise 510 m<sup>2</sup>
- (2) where the site is served by a lane; otherwise 17 m
- (3) except for corner sites, where it shall be 3 m along the flanking street
- (4) or ½ the side wall height, whichever is greater



TOWN OF BATTLEFORD  
RESIDENTIAL BUILDERS INCENTIVE PROGRAM  
**APPLICATION GUIDELINES**

Implemented – March, 1992

Revised – June 6, 2017

**ELIGIBILITY:**

The program is open to any individual(s) desiring to construct a new residential dwelling or a new RTM (ready to move) home in the Town of Battleford. Homes built for speculation purposes by contractors are subject to certain conditions. The incentive also applies to new properties constructed for rent. The incentive does not include existing homes to be moved into Town or Mobile Homes.

**INCENTIVE:**

All approved applicants will be eligible for the following incentive:

- 1) **No municipal taxes** will be levied for a 3-year period, commencing 90 days from the date the building permit is approved.

**APPLICATION PROCEDURES:**

Applicants are encouraged to proceed as follows:

- 1) Determine eligibility by discussion with Town Office Staff.
- 2) Submit an application, on the approved form (see reverse side), prior to construction. No applications will be accepted once construction commences, with the exception of spec homes.
- 3) Applications should be submitted at the same time as the building permit application is forwarded to Council for approval.

**CONDITIONS OF DWELLINGS BUILT ON SPEC BY CONTRACTORS:**

The person making application for a house built on spec by a contractor must:

- 1) Be the first owner and occupant of the residence.
- 2) The start date and incentive of the program remain the same as stated in the section INCENTIVE. (date of application, not date of offer to purchase between the contractor / buyer).
- 3) If the house is not approved under this program before it becomes taxable, the house no longer qualifies for the incentive program.

**TRANSFERABILITY:**

The Incentive Program applies only to the original applicant(s) and is not transferable. The Incentive Program terminates should the property be sold.

***Council reserves the right to amend these guidelines from time to time or cancel as deemed necessary (without notice). Please ensure you have the most recent application guidelines.***

Application on Reverse



TOWN OF BATTLEFORD  
RESIDENTIAL BUILDERS INCENTIVE PROGRAM  
**APPLICATION FORM**

\_\_\_\_\_  
Date

I / We, \_\_\_\_\_  
(Print) Name(s)

of \_\_\_\_\_  
Mailing Address

hereby make application for a Residential Builders Incentive for the construction of:

\_\_\_\_\_ Residential Dwelling \_\_\_\_\_ RTM \_\_\_\_\_ Contractor Spec \_\_\_\_\_ Rental Property

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

Street Address: \_\_\_\_\_

I / We understand the Incentive is as follows:

1) **No municipal taxes** will be levied for a 3-year period, commencing 90 days from the date the building permit is approved.

I / We further agree and understand that the program applies only to the original applicant(s) and is not transferable, but terminates should the property be sold.

\_\_\_\_\_  
Applicant(s) Signature

\_\_\_\_\_  
Applicant(s) Signature

**APPLICATION APPROVAL**

The above applicant(s) are hereby approved for the Residential Builders Incentive Program at the location

specified in the above application and as set out in the Building Permit No. \_\_\_\_\_ approved on the

\_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Administrative Officer

=====

**FOR OFFICE USE ONLY:**

Date of Building Permit Approval: \_\_\_\_\_

Date of Incentive Application Approval: \_\_\_\_\_

Tax Exemption Period: Start: \_\_\_\_\_ Expiry: \_\_\_\_\_

Exemption: Land ☐ Improvements ☐