

Notice of Decision

**CERTIFICATE OF APPROVAL**

Under *The Planning and Development Act, 2007*

Our File: SUBD-005288-2025

Your File: 250723-1

November 12, 2025

Duncan Campbell, Reeve  
RM of Monet No. 257  
Box 370  
ELROSE SK S0L 0Z0

Dear Duncan Campbell:

**RE: Town of Elrose  
NE ¼ Section 09-26-15-W3M  
Proposed Public Utility and Road Right-of-Way Subdivision**

Under subsection 128(4) and section 129 of *The Planning and Development Act, 2007* (PDA), the proposed subdivision shown on the attached plan is hereby **APPROVED subject to the remainder portions of Parcel AA Plan 102135282 (Surface Parcel Number 202832322) remaining linked as a single site by parcel tie code.**

**Dedicated Land**

Under clause 183(f) of the PDA, this proposed subdivision is exempt from providing municipal reserve land as the land to be subdivided is intended solely for the purposes of a public highway, provincial highway or other government-owned roadway and a publicly owned reservoir or facility for the storage, treatment or pumping of water or sewage.

**Legal**

To complete the registration of the proposed subdivision and obtain a new title(s), 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](http://www.isc.ca).

This Certificate of Approval 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. After the expiry date, such a request must be considered a new application subject to the full examination fees pursuant to section 129 of the PDA.
- c) It does not eliminate the need to comply with the requirements of any other government department or authority, or with the municipality's building, zoning or other bylaws.

### **General Comments**

If any digging or excavating is to be done **SaskTel**, **SaskPower**, and **SaskEnergy** must be contacted for a free cable, power, and pipeline location service. Please contact SASK 1<sup>st</sup> CALL at 1-866-828-4888 for line locates. If any construction plans conflict with these facilities, the owner will be required to contact the corporation to discuss details regarding the possibility of moving the facilities and related costs.

**SaskPower** maintains service line facilities for which the right-of-way is not required. Overhead facilities may be present and the developer is to contact SaskPower Inspections for CSA clearance at [www.saskpower.com](http://www.saskpower.com). No ground disturbance is to occur adjacent to facilities without first contacting SaskPower customer service at 1-888-757-6937.

**SaskEnergy** maintains facilities for which the right-of-way has been granted. If the gas line has to be relocated, SaskEnergy will relocate the pipeline at the developer's cost. Please contact SaskEnergy at 1-866-828-4888 for line locations.

**Ministry of Highways** permits are required prior to building permanent development within 90 metres of a highway. The minimum setbacks from the centreline of the closest existing driving lanes are: 9 metres for homes, 4 metres for trees and shrubs; and 4 metres for commercial development. Any new approach will require a permit and must meet that ministry's safety requirements. For more information, visit:  
<https://www.saskatchewan.ca/business/transportation-and-road-construction/apply-for-a-roadside-development-permit> .

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**Fees**

Thank you for payment covering our examination and approval fees.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric MacDougall', with a stylized flourish at the end.

Eric MacDougall, RPP, MCIP  
Director of Community Planning

Attachment

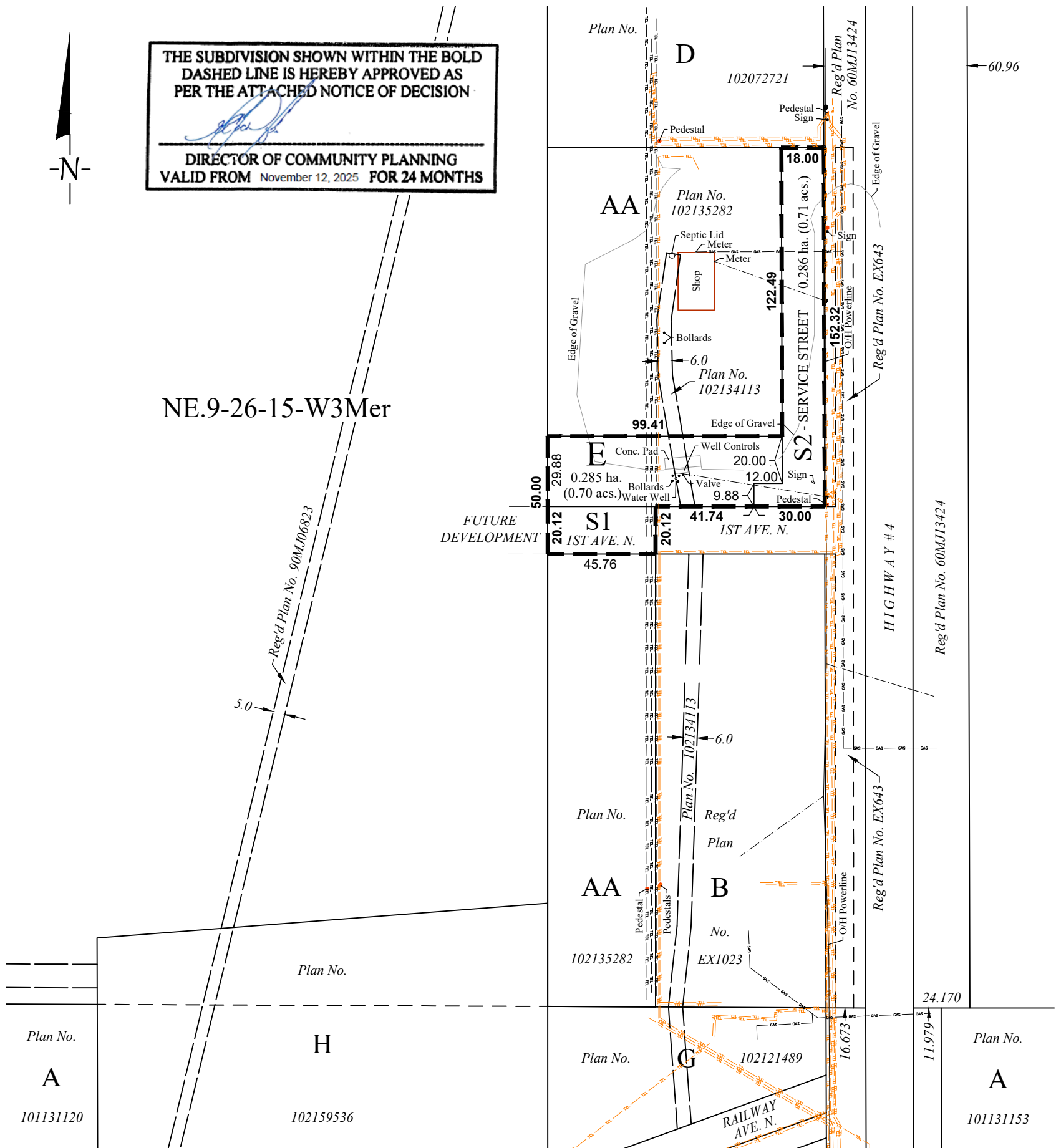
cc: SaskPower  
SaskEnergy/TransGas **25-7667**  
SaskTel  
Ministry of Highways: Central (roadside.central@gov.sk.ca) **C.S. 4-07 Sub**  
Ministry of Energy and Resources (er.servicedesk@gov.sk.ca) **CS0120181**  
Ministry of Environment (tracey.charabin@gov.sk.ca)  
Town of Elrose – C. Hopkins, Administrative Assistant (townofelrose@sasktel.net)  
RM of Monet No. 257 - M. Nickason, Administrator (rm257@sasktel.net)  
Duncan Campbell, Reeve (rm257@sasktel.net)  
Jamie Lehmkuhl, Palliser Surveys Inc. (jamie@pallisersurveys.ca)



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

DIRECTOR OF COMMUNITY PLANNING  
VALID FROM November 12, 2025 FOR 24 MONTHS

NE.9-26-15-W3Mer



Plan of Proposed Subdivision  
of part of  
Parcel AA, Plan No. 102135282  
within NE.1/4 Section 9  
Twp 26 - Rge 15 - W3M  
Elrose, Saskatchewan  
Scale 1:2000

Dated: August 12th, 2025



Jamie Lehmkuhl  
J.C. Lehmkuhl S.L.S.

Owner Approved (Parcel AA):

J L For:

RM of Monet, No. 257

Notes:

- \* Area to be subdivided is outlined with a bold, dashed line and contains 0.663 ha. (1.64 ac).  
Proposed Parcel E contains 0.285 ha. (0.70 ac).  
Proposed Parcel S1 contains 0.092 ha. (0.32 ac).
- \* Distances shown are expressed in metres and three decimals thereof and may vary  $\pm 1.0$  metres.
- \* Information shown on this plan was collected on the date of July 23rd, 2025.
- \* Severed Parcel AA to remain linked by Parcel Tie.
- \* The Location of underground Utility lines are copied:  
U/G Gasline shown as thus  
U/G Power shown as thus  
O/H Power shown as thus  
U/G Communications shown as thus  
U/G Communications (Abnd.) shown as thus



Job No.: 250723-1