Welcome

MGBHLM HOLDINGS & COMMERCIAL DEVELOPMENT GP LTD.

CONCEPT PLAN & REZONING OPEN HOUSE

We are here today to:

- **Present** information on the proposed development.
- **Provide** clarity on the Municipal Approval requirements, including Concept Plan and Rezoning Applications.
- **Listen and respond** to your questions and comments about the proposed development.



MOSQUITO GRIZZLY BEAR'S HEAD LEAN MAN FIRST NATION

TREATY 4 TREATY 6

Proponent:	Mosquito Grizzly Bear's Head Lean Man First Nation & MGBHLM Holdings & Commercial Development GP Ltd.
Prepared by:	T.i. Studios Architecture Inc., and CIMA + / B&A Studios
In Partnership with:	Associated Engineering, MNP, JCK Engineering Inc, P.Machibroda Engineering Ltd., Graham Construction & Engineering Inc.

The information presented at this Open House is subject to Municipal Review and Approval and may change as the planning process progresses.

LAND ACKNOWLEDGEMENT

The project team acknowledges that the MGBHLM Holdings & Commercial Development GP Ltd. project is located on lands within Treaty 6.

We are the beneficiaries of this land, its history, and knowledge. We are grateful for the benefits this land provides us. Treaty 6 is home to the Nêhiyawak, Nakawe, Dene, Lakota, Nakota, Dakota, and Métis people. We respect and honour the Treaty and are committed to moving forward in partnership.

MOSQUITO GRIZZLY BEAR'S HEAD LEAN MAN FIRST NATION

The **MGBHLM Holdings and Commercial Development GP Ltd. Project** will protect and implement Treaty 4 and 6 while advancing economic development initiatives, as identified in the Nation's Community Development Plan (2020), through the officially incorporated MGBHLM Economic Development Corporation Ltd. & the MGBHLM Holdings & Commercial Development GP Ltd.



Project Opportunities

Being the largest Indigenous-led investment in Saskatchewan and the largest land sale in North Battleford's history, the project stands as a celebration of Indigenous leadership, an opportunity for diverse partnerships, and long-term prosperity for both the Nation and North Battleford.

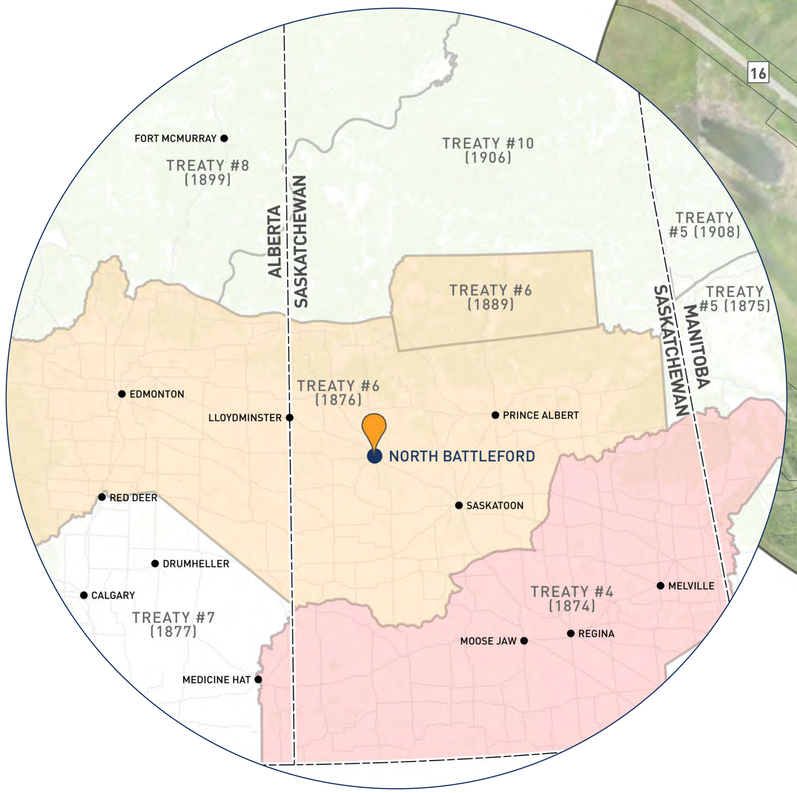
- **Job Creation** – As a long-term development initiative, the project will generate employment and economic opportunities for the Nation and the broader Battlefords community.
- **Business Partnerships** – Retail, services, the Gold Eagle Casino, and hotel uses will create diverse investment and partnership opportunities, stimulating local and regional commerce
- **Community Enhancements** – By providing housing options and enhanced open spaces, the development will be a leader in community design and Indigenous placemaking.

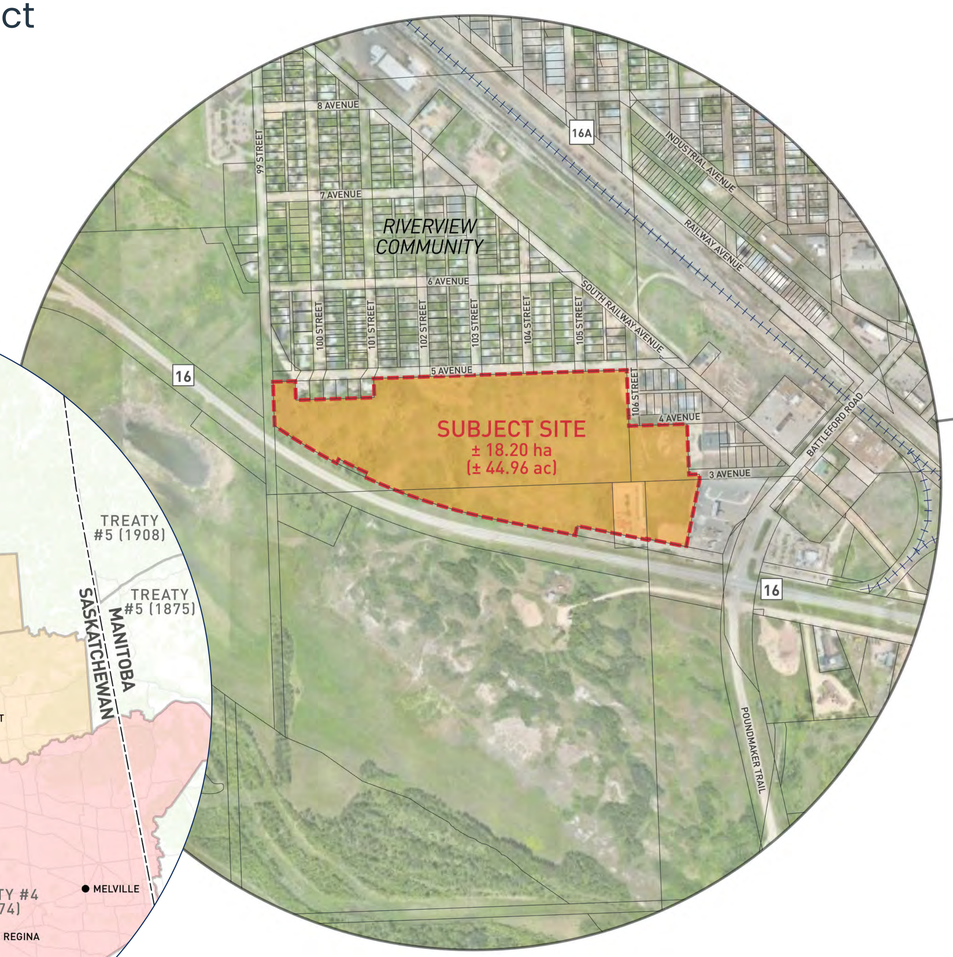
PROJECT VALUES

- ACTS OF RECONCILIATION
- INDIGENOUS SOVEREIGNTY
- BRIDGING COMMUNITIES
- TOURISM EXCELLENCE
- HARMONIZED USES
- DISTINCTIVE DESIGN

SITE LOCATION

The **± 18.20 ha (±44.96 ac)** Subject Site is located in west-central Saskatchewan, within Treaty 6 territory, in the south portion of North Battleford.



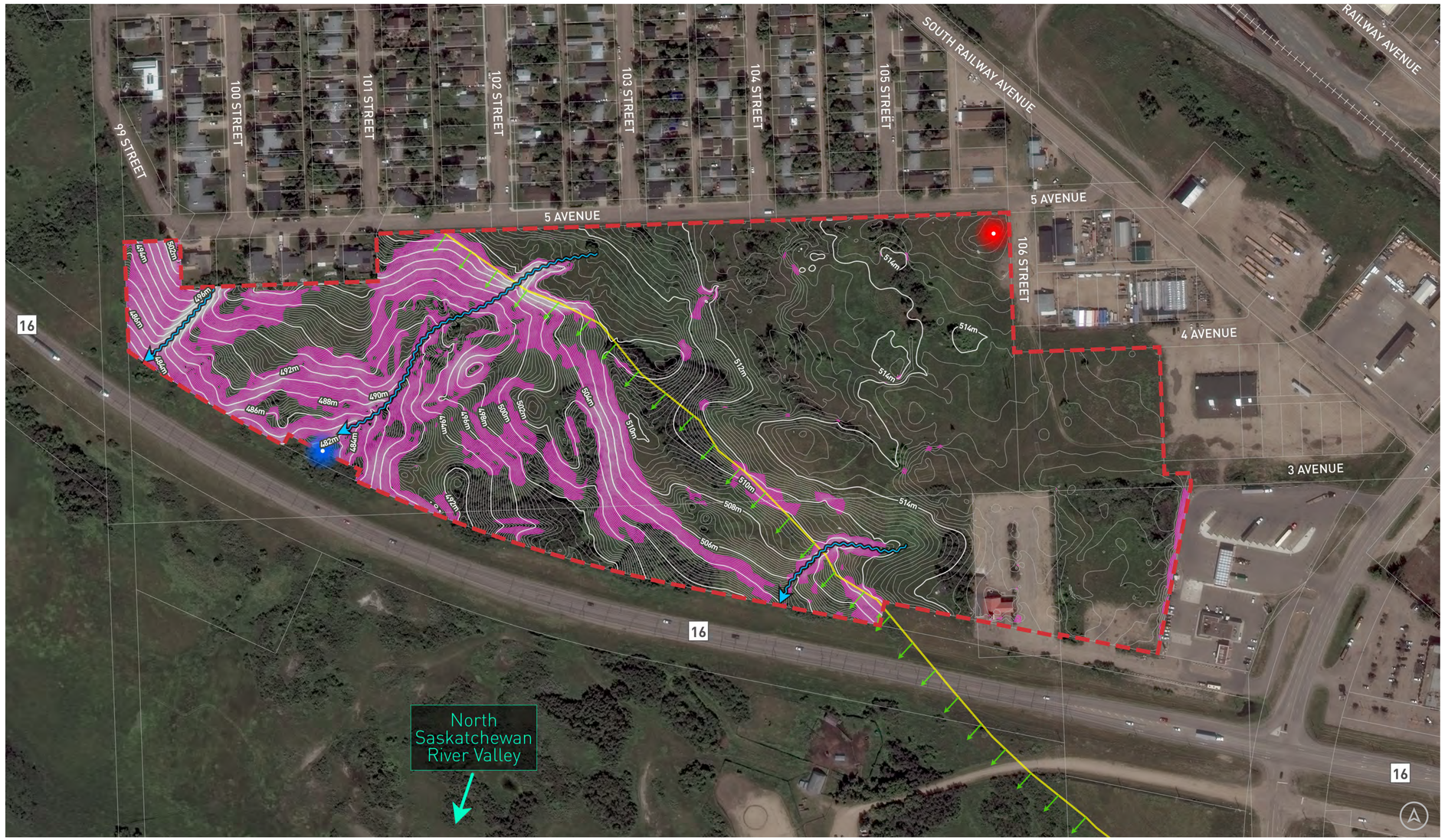




- **N** 5th Avenue & Riverview
- **S** HWY 16 & North Saskatchewan River Valley
- **E** HWY 40 & HWY 4
- **W** Battleford Rd & Industrial/ Commercial Uses

Site Location
Subject Site
MGBHLM FN Urban Reserve
Canadian National (CN) Railway
Major Road
Road
Municipal Boundary
Neighbourhood Boundaries
Parcel
Waterbodies

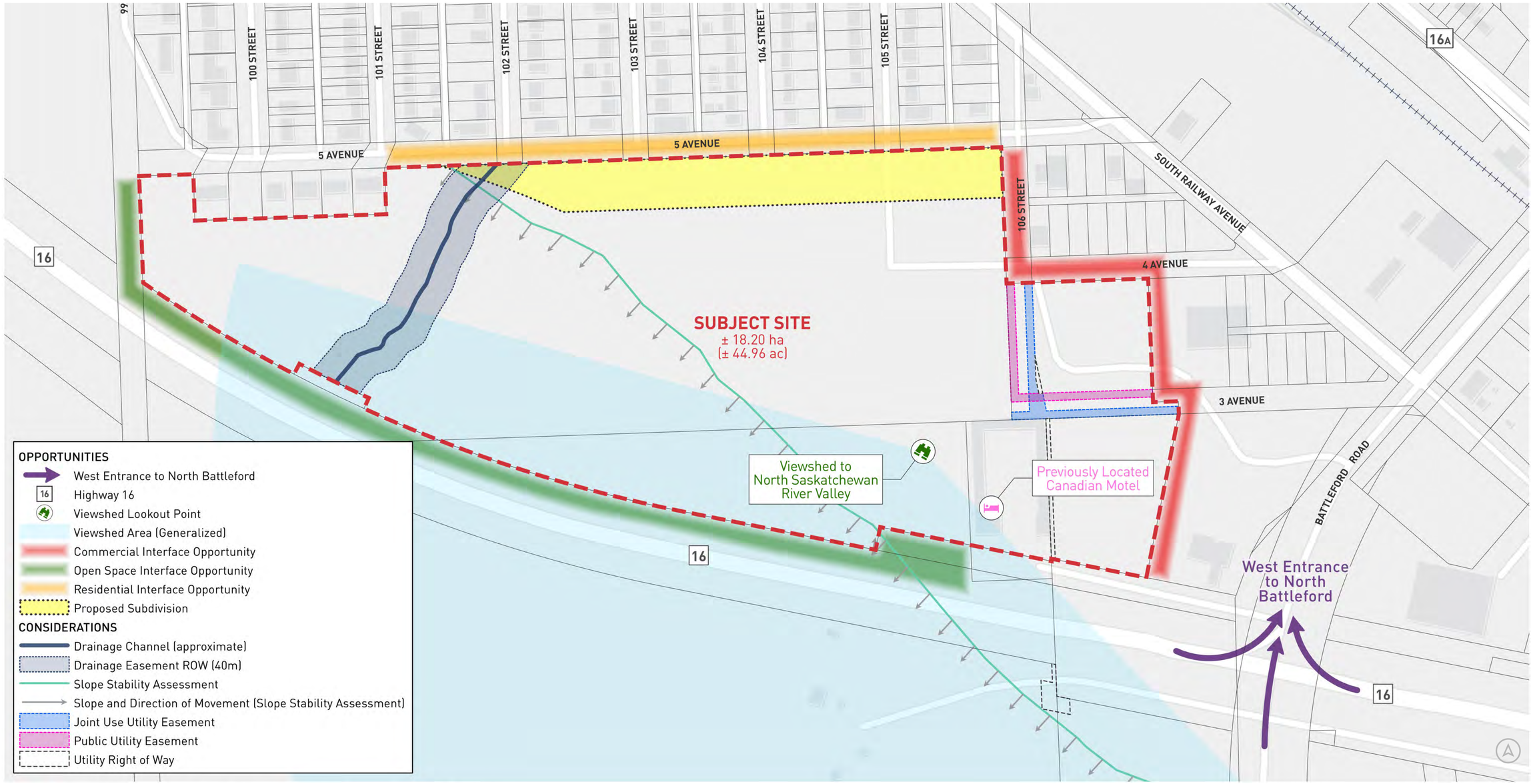
SITE ANALYSIS



Technical studies support the proposed development by providing preliminary findings about the Subject Site's existing conditions.

- A **Geotechnical Investigation** identified the land is suitable for structural development, north of the Slope Stability Assessment line.
- **Environmental Site Assessments** revealed no significant environmental constraints in terms of contamination.
- The Site's **Topography & Drainage** is flat terrain, transitioning to steeper slopes in the south-west.
- Proposed development exceeds **'Development in Proximity to Railway Guidelines (2013)'** minimum requirements for development setbacks.

OPPORTUNITIES & CONSIDERATIONS



Opportunities

- Compatible Adjacent Uses
- Entrance Transformation
- Viewsheds to North Saskatchewan River Valley

Considerations

- Slope Stability
- Sensitive Integration with Adjacent Uses

POLICY & REGULATORY CONTEXT

The **MGBHLM Holdings & Commercial Development GP Ltd. Project** is subject to policy alignment and approvals from both the Nation, the Municipality and the Province. As such, the project requires the following Planning Applications to support the proposed development.

- Concept Plan Application
- Rezoning Application
- Addition to Reserve Application

These applications are developed in alignment with the MGBHLM FN Community Development Plan (2020), North Battleford's Official Community Plan (2007) , Transportation Master Plan (2017), Strategic Plan (2025-2029), and Zoning Bylaw (No. 1971), in addition to the Province of Saskatchewan's Planning & Development Act (2007), and the Ministry of Highways Planning Studies.

Planning Policy & Regulatory Hierarchy



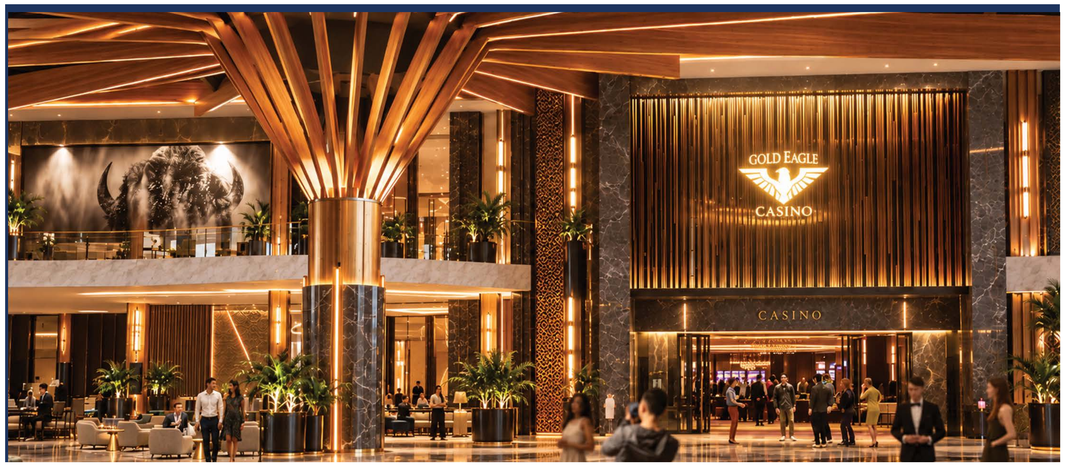
CONCEPT PLAN

What is a Concept Plan?

The **MGBHLM Holdings & Commercial Development GP Ltd. Concept Plan** is a report outlining the development's proposed Land Use Strategy, complete with preliminary transportation, servicing and phasing frameworks. Submitted alongside the Rezoning Application, it will be subject to Municipal Review & Approvals. If approved, it will be incorporated in North Battleford's Official Community Plan (2007) to guide future development phases on the Subject Site.







ARCHITECTURAL INSPIRATION

Conceptual Renderings of the Casino & Resort Building

The **MGBHLM Holdings & Commercial Development GP Ltd. Project** is anticipated to demonstrate design excellence that will inspire community and cultural identity through distinctive architectural and urban design characteristics. These include attractive building designs which reflect the cultural identity of the MGBHLM FN and a high-quality public realm with landmark entrances, public-facing plazas, and thoughtfully landscaped elements all of which will contribute to a coherently designed destination.



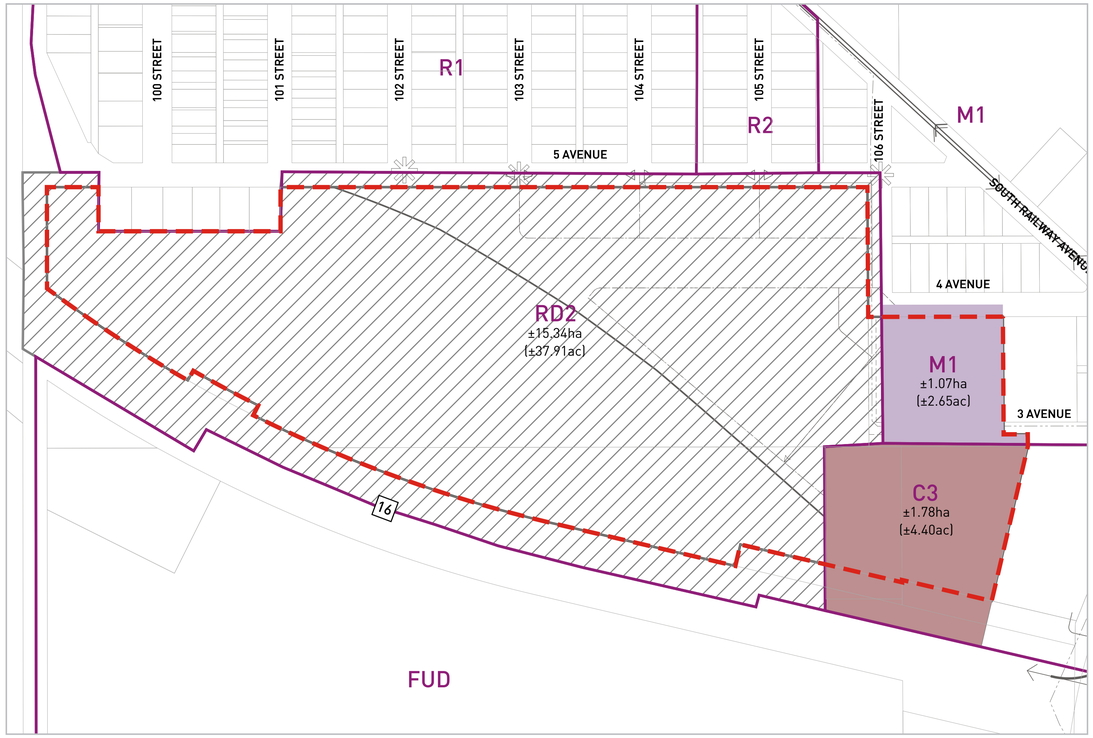




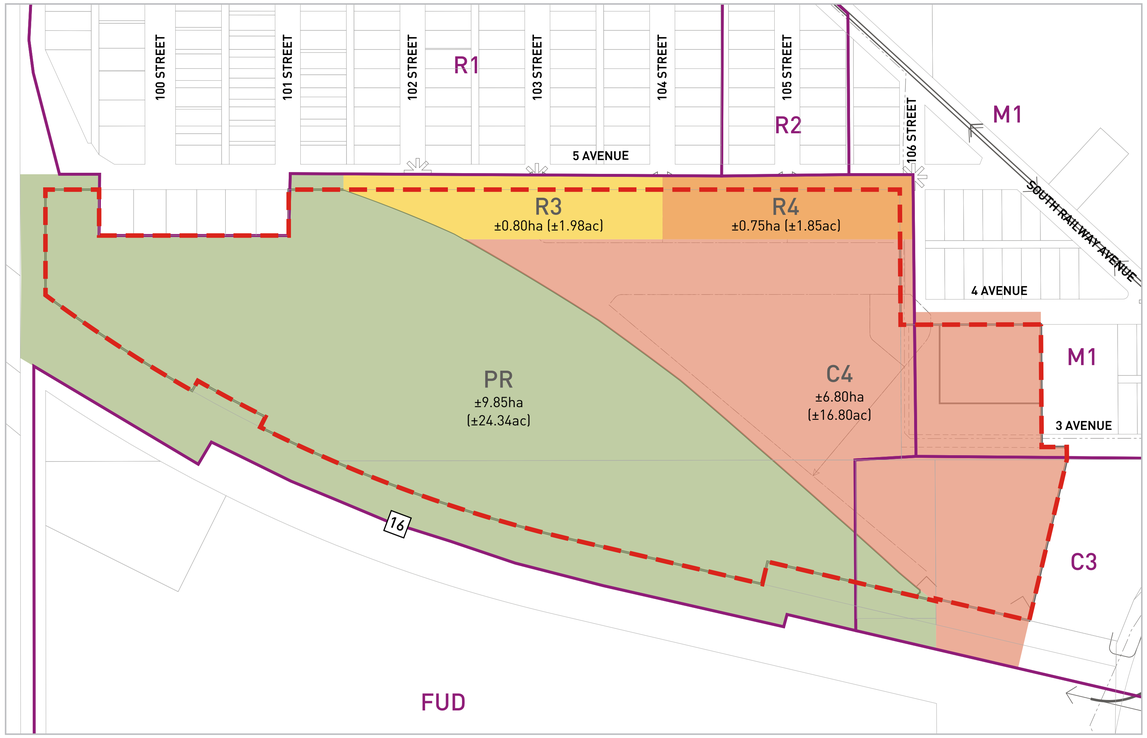


Precedent image - taza.ca

REZONING



Existing Zoning



Proposed Zoning

What is a Zoning District?

North Battleford's Zoning Bylaw (No. 1971) establishes Zoning Districts that regulate land development. Each District outlines permitted uses and development standards, such as building placement, setbacks, height, parking, and landscaping requirements.

C4	The C4 District is intended to provide for development in the form of retail outlets, commercial establishments, offices and other compatible uses developed on a single location.
R4	The R4 District is intended to provide for residential development in the form of multiple-unit dwellings, dwelling groups and for other compatible uses. Although this District has no maximum height restrictions, the proposed development anticipates 3 Storeys.
R3	The R3 District is intended to provide for residential development in the form of single detached, semi-detached, two-unit dwellings, multiple-unit dwellings, dwelling groups, and other compatible uses.
PR	The PR District provides for parks and recreation development and other compatible uses.

- Subject Site
- FUD Existing Land Use & Boundary
- R3 - Medium Density Residential District
- R4 - High Density Residential District
- PR - Parks and Recreation District
- RD2 - Restricted Development 2
- C3 - Arterial Commercial
- C4 - Regional Commercial District
- M1 - Light Industrial

LAND USE STRATEGY



This Concept Plan will be reviewed by North Battleford and is subject to Approvals from Council.

MGBHLM Holdings & Commercial Development GP Ltd.	
---	Subject Site (18.20 ha / 44.96 ac)
Land Uses	
	Casino & Resort (3.70 ha / 9.15 ac)
	Commercial Retail & Services (2.70 ha / 6.67 ac)
	Residential (1.55 ha / 3.83 ac)

Open Space	
	Open Space (9.85 ha / 24.33 ac)
	Pedestrian Corridor
	Natural Pathway System
	Pathway Entrance & Lookout

Transportation	
	Commercial, Casino & Resort Access & Circulation
	Grand Entrance Node
	Residential Access & Circulation
	Service Road Access & Circulation

DEVELOPMENT VISION

Conceptual Site Design Rendering



Please note, this rendering is for discussion purposes only. Final design details with be subject to Municipal Approvals through future Development Permits.

- **A** Casino & Resort
- **B** Commercial Retail & Services
- **C** Residential
- **D** Open Space

The **MGBHLM Holdings & Commercial Development GP Ltd. Project** is envisioned as a mixed-use destination that combines hospitality, tourism, commercial retail & services, housing options and indoor and outdoor amenity spaces. The Project has been created to ensure a cohesive and coordinated development that transforms the western gateway into North Battleford, while maintaining sensitive transitions to its surroundings.

A CASINO & RESORT

Tourism, Hospitality & Culture

The heart of the development, the **Casino & Resort** consists of approximately **± 3.70 ha (± 9.15 ac).** It functions as a primary destination and visitor-oriented component of the project, advancing local and regional tourism, hospitality and economic development.

The new Gold Eagle Casino building, designed by T.i. Studios Architecture Inc. will be accessed via a Grand Entrance Node featuring a roundabout and a landmark structure to signify entry into the area.

The Casino & Resort building is anticipated to be built out over two parts, with parking provided through a combination of a parkade and surface stalls.





CASINO & RESORT:

550 - 700* | ESTIMATED JOBS

**Job estimate calculations for casino and associated uses is based on the SIGA Annual Report (2024-2025), for the Gold Eagle Casino, which indicates 191 jobs for a 40,000 SF building, or 4.89 jobs/1,000 SF.*

PART 1 (74,684 SF) = 365 jobs. PART 2 (54,049 SF) = 264 jobs.

ANTICIPATED USES – PART 1

- Casino
- Hotel
- Restaurants
- Gym
- Pool
- Plazas with Outdoor Seating Areas
- Surface Parking & Parkade

ANTICIPATED USES - PART 2

- Conference Centre
- Trade Show Area

B COMMERCIAL RETAIL & SERVICES

Shops, Services & Employment

Providing a transitional buffer between the Casino & Resort and Residential Area is the **Commercial Retail & Services.** It consists of approximately **± 2.70 ha (±6.67 ac)** and will feature commercial retail units (CRUs) that benefit both the development and surrounding community needs.

COMMERCIAL RETAIL & SERVICES:

100 – 150* | ESTIMATED JOBS

**Job estimate calculations for commercial uses are based on a methodology used by Saskatoon in the University Heights Sector Plan (2013). It assumes an average of 45 jobs/ha.*

ANTICIPATED USES

- Retail Shops
- Service Shops
- Day Care
- Convenience Store
- Gas Station
- Other



Precedent image - Adobe Stock



Precedent image - taza.ca



Precedent image - mosquitofn.ca



Precedent image - tsuutinagas.com



Precedent image - dakotadunesresort.com

C RESIDENTIAL AREA

Housing Options & Community Cohesion

Creating cohesion between the proposed development and its existing residential community of Riverview, the **Residential Area** will be located along the northern edges of the Subject Site, south of 5th Avenue. The Residential Area is approximately **± 1.55 ha (± 3.88 ac)** and is envisioned to contribute to diverse housing needs while responding to future market demands.

The housing options are anticipated to include townhomes and a potential apartment building with approximately 80 total units. These options may benefit new families, young professionals, or retired community members.



Precedent image - taza.ca



Precedent image - taza.ca



Precedent image - mosquitofn.ca

ANTICIPATED HOUSING TYPOLOGIES

- Apartments (60 units)
- Townhomes (20 units)

D OPEN SPACE

Natural Amenities & Gathering Spaces

Consisting of almost 50.0% of the total Subject Site. The **Open Space** accounts for **± 9.85 ha (±24.33 ac)** and will offer enhanced outdoor amenity spaces that are expertly designed and integrated into the proposed development.

The area south of the Slope Stability Assessment line will feature non-structural development, in the form of pathways, possible interpretive signage, public art, landscaping and viewpoints. This area aims to encourage utilization of this outdoor amenity space, enhancing the overall destination experience.



Precedent image - parks.canada.ca

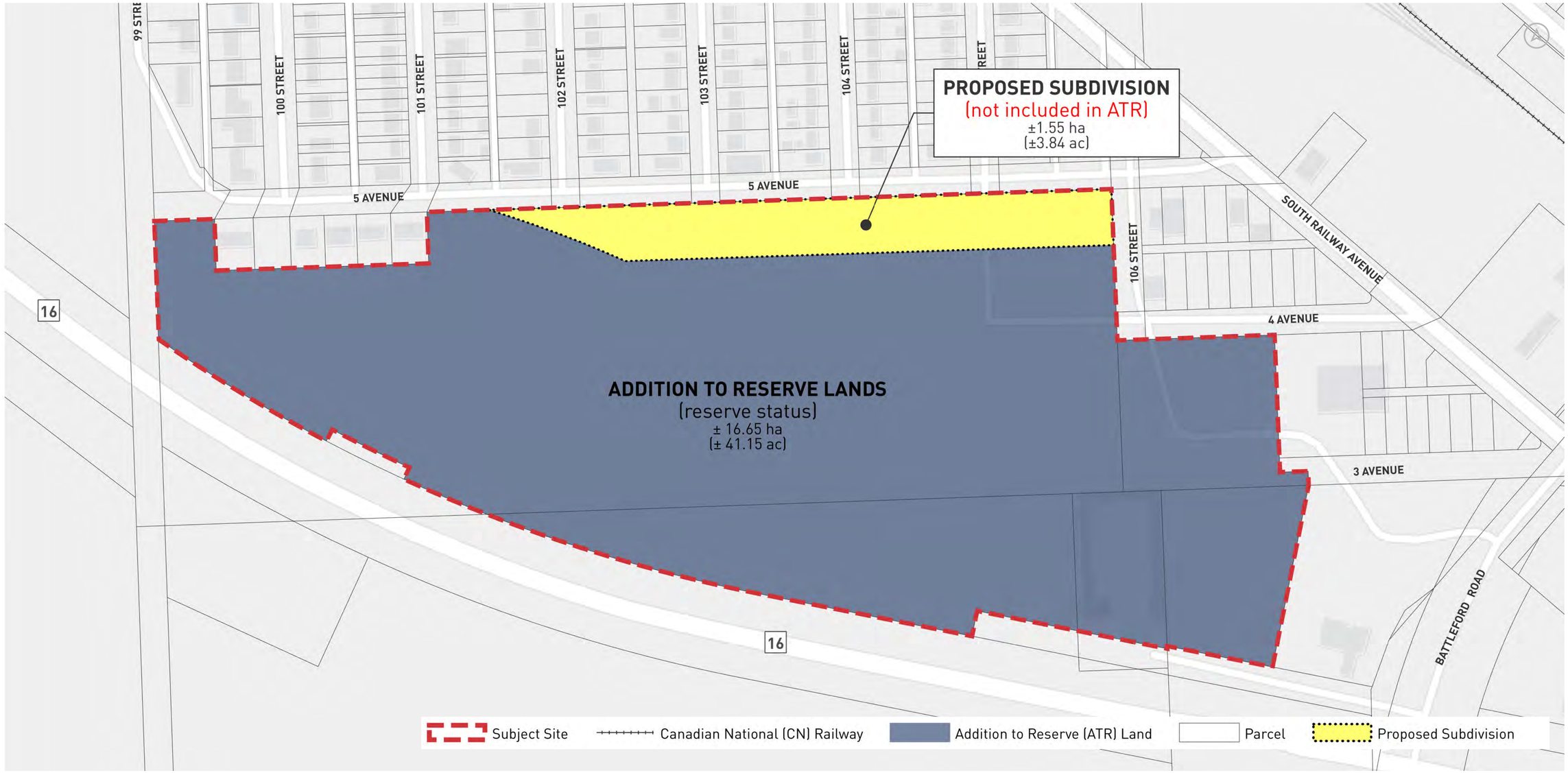


Precedent image - parks.canada.ca


Precedent image - mosquitofn.ca


Precedent image - rivervalley.ab.ca

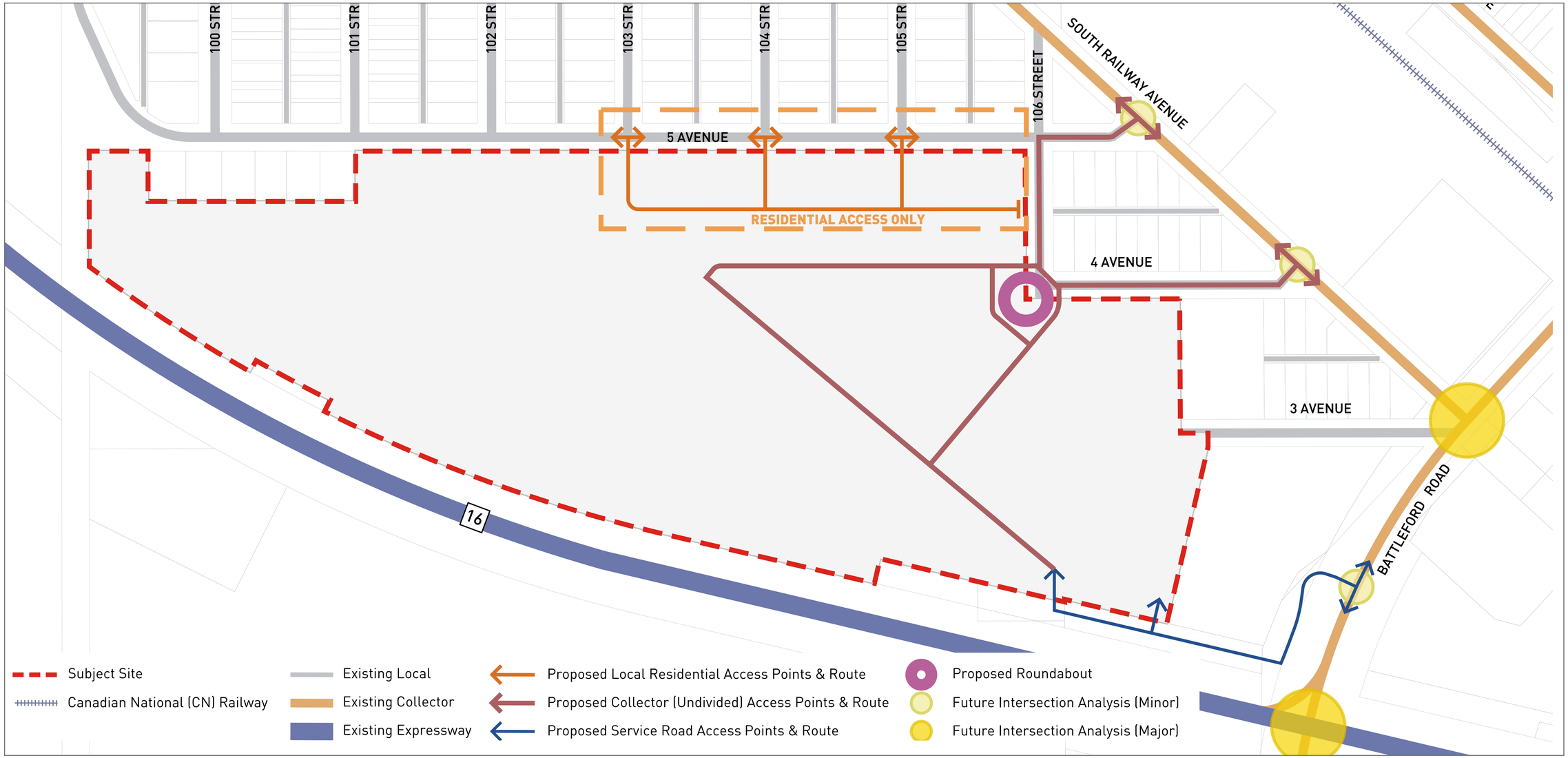
ADDITION TO RESERVE



Application & Process

Approximately 91.50% of the Subject Site, or **±16.65 ha (± 41.15 ac)**, will undergo the Additions to Reserve (ATR) process, led by MGBHLM FN. The conversion from Freehold land to Reserve land means that the lands will be brought under MGBHLM FN's jurisdiction. The remaining **± 1.55 ha (± 3.83 ac)** of **Residential Area** will be excluded from the ATR process and will remain Freehold land. The Residential Area is currently subject to an active subdivision application filed with North Battleford.

TRANSPORTATION STRATEGY

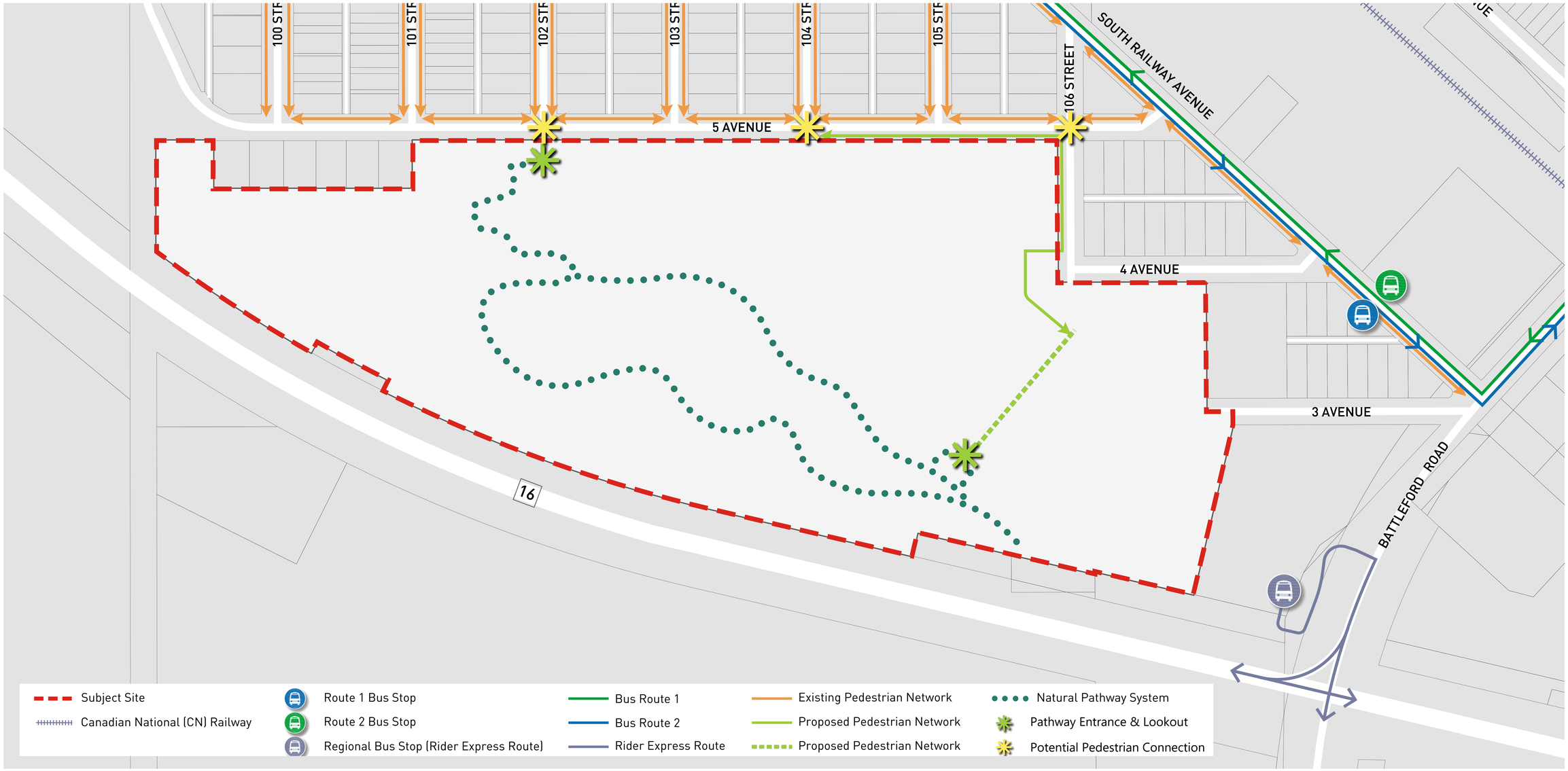


Functional, Use-Based Transportation Network

The **MGBHLM Holdings & Commercial Development GP Ltd. Project** will feature a functional transportation network to support higher intensity uses within the Casino & Resort, while preserving localized access in the Residential Area. A **Transportation Impact Assessment**, complete with traffic modelling will inform any future or potential network upgrades. This will be determined through further analysis at each phase of the development.

The proposed roadway classifications as well as access points and routes are conceptual and are subject to Municipal Reviews and Approvals.

ACTIVE TRANSPORTATION STRATEGY



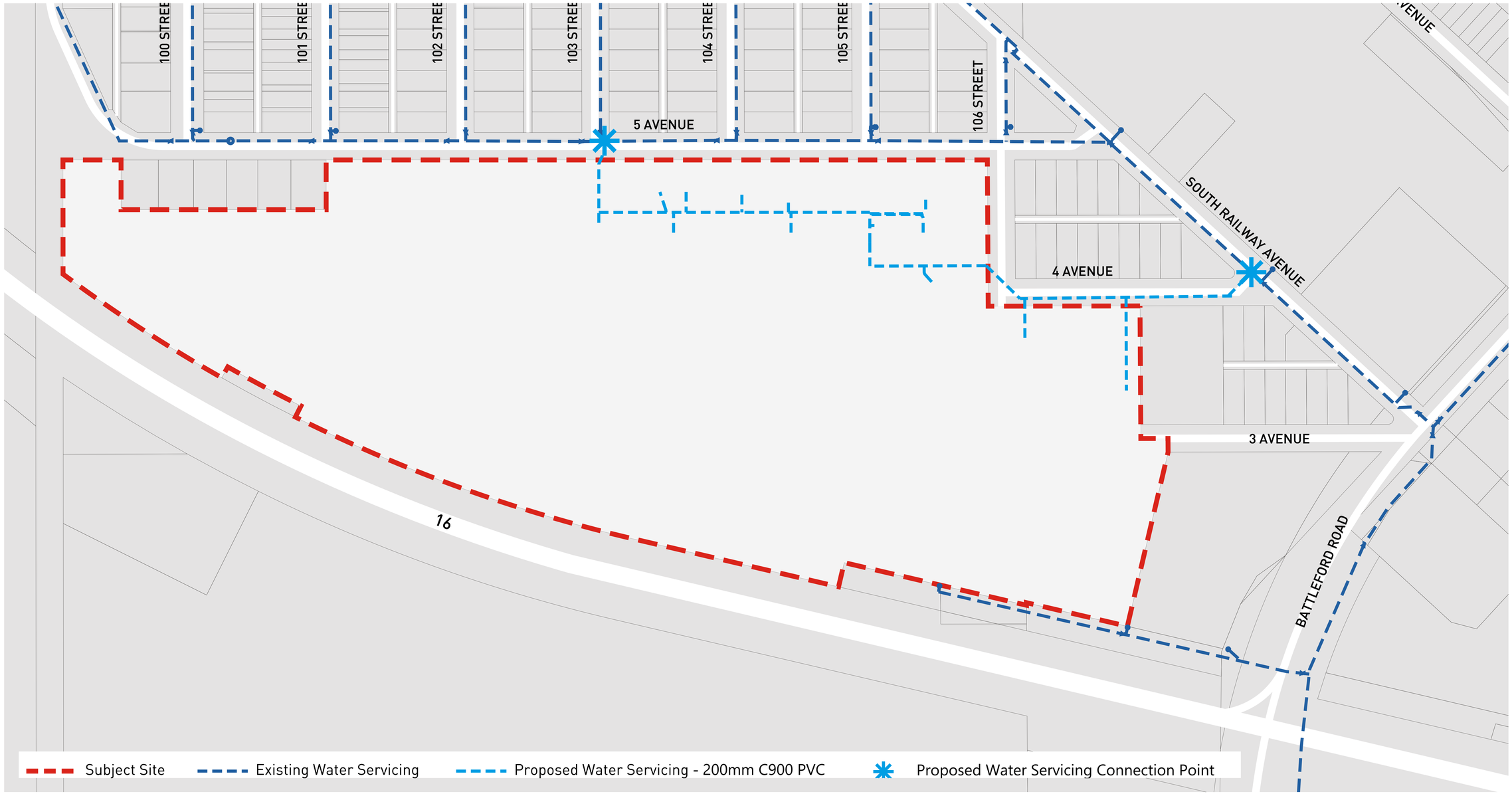
Pedestrian Network

The **MGBHLM Holdings & Commercial Development GP Ltd. Project** will support active transportation modes realized through potential cycling infrastructure, pedestrian pathway connections and enhanced crosswalks.

Transit Network

Existing transit routes at South Railway Avenue and Battleford Road will support accessible transportation options for employees and residents while contributing to inter-municipal and regional access to the development.

WATER SERVICING STRATEGY

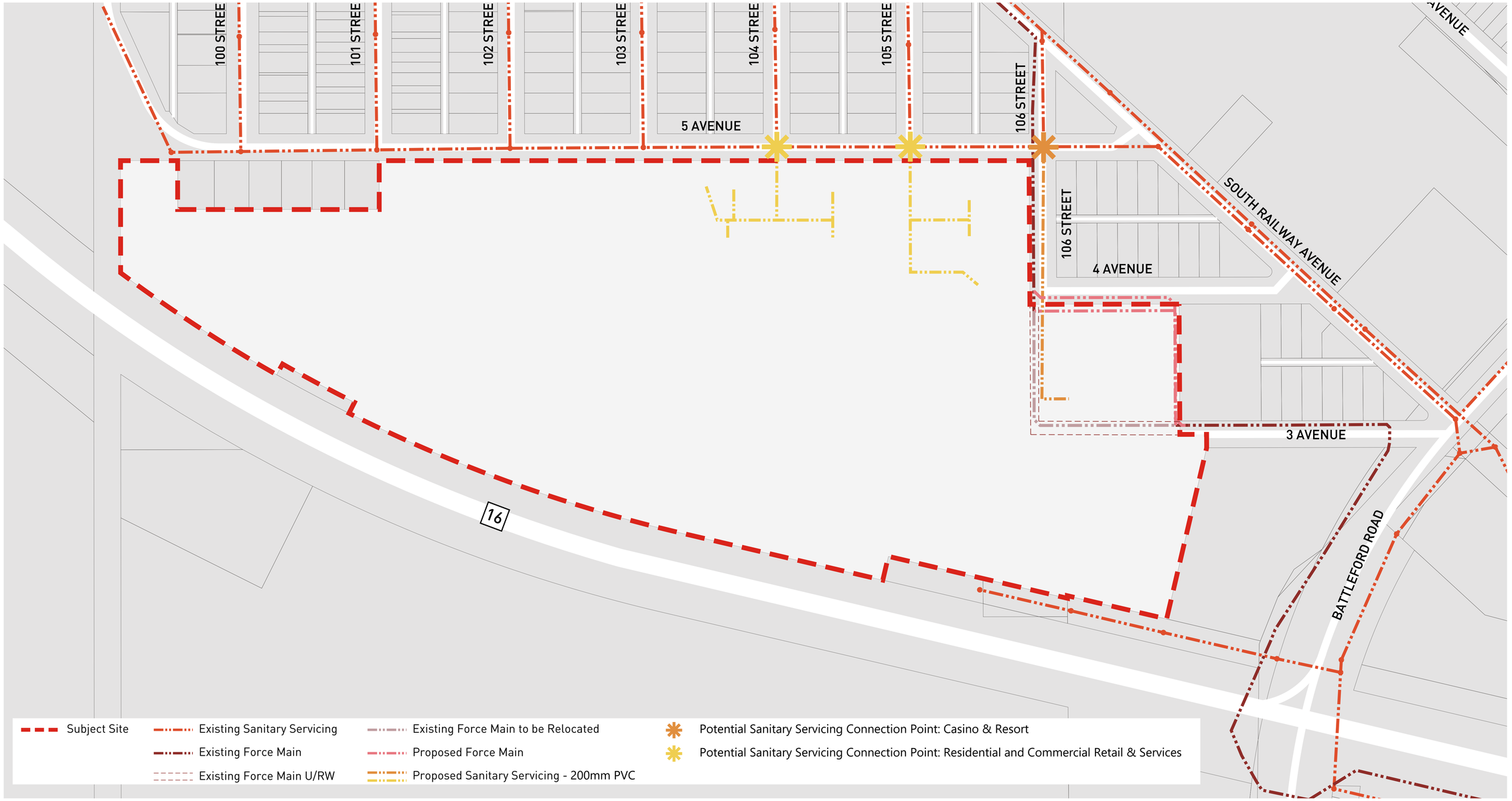


✳ Potable Water

The proposed water network will connect to North Battleford's potable water system, with infrastructure along the Site's northern portion and tie-ins at 102nd Street and 5th Avenue, and 4th Avenue and Railway Avenue. A **Servicing and Utilities Study** will inform servicing capacities and tie-in locations at the detailed design stage.

All infrastructure networks will be consistent with municipal engineering standards and applicable regulatory requirements, in addition to the long-term growth objectives of North Battleford's Official Community Plan.

SANITARY SERVICING STRATEGY



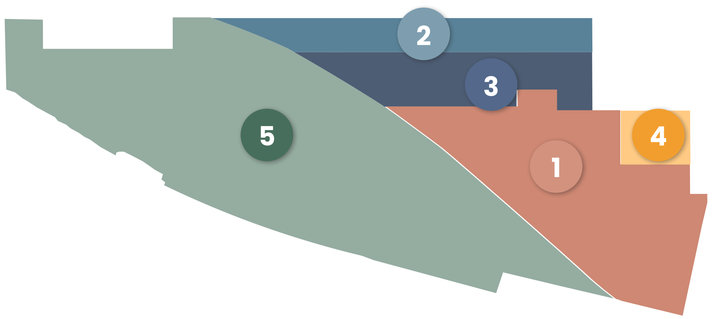
✳ Sanitary Collection

The sanitary network will connect to North Battleford's collection system, with infrastructure along the Site's northern portion and potential tie-ins at 106th street and 5th Avenue, and 104th Street and 105th Street. There is an existing Sanitary Force Main, which is proposed for relocation to accommodate the development.

All infrastructure networks will be consistent with municipal engineering standards and applicable regulatory requirements, in addition to the long-term growth objectives of North Battleford's Official Community Plan.

DEVELOPMENT PHASING





1. Phase 1 – Casino & Resort (Part 1)
2. Phase 2 – Residential Area
3. Phase 3 – Commercial Retail & Services
4. Phase 4 – Casino & Resort (Part 2)
5. Phase 5 – Open Space

MUNICIPAL APPROVALS

North Battleford and its associated consultant team will review the Concept Plan (Land Use Strategy) & Rezoning Applications in tandem, assessing the feasibility of the proposed development. The following is a proposed timeline from today up to Development of Phase I.

Spring/Summer 2026
Concept Plan & Rezoning Application Development

WE ARE HERE

OCTOBER 2026
Public Open House

Fall 2026
Applications Submitted
Concept Plan & Rezoning

Winter 2026/2027
Applications Review
Concept Plan & Rezoning

Spring 2027
Public Hearing
Council Decision

Summer/Fall 2027 +
Application Submissions
Development & Building Permits (Phase I)

FEEDBACK & NEXT STEPS

We want to hear from you!

Please share your feedback. Comments provided today will be recorded, reviewed and considered as part of the Concept Plan & Rezoning Applications.

Scan the QR code to access the online survey

If you have additional comments or would like to speak with us further, please submit your request via email to:

Martha McClary
Communications and Engagement Specialist
mmcclary@bastudios.ca

Thank you for attending the Open House!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