



## Hampton Single-Family

### Land For Sale

#### GROUP 1

CIVIC ADDRESSES: 3250, 3246, 3242, 3238, 3234, and 3230 37<sup>th</sup> Street West  
ZONING DISTRICT: R1A  
LEGAL DESCRIPTION: Lots 23 – 28, Block 960, Plan 101877228  
RESERVE BID: \$681,200.00  
LAND USE: Single-Family

#### GROUP 2

CIVIC ADDRESSES: 3226, 3222, 3218, 3214, 3210, 3206, and 3202 37<sup>th</sup> Street West  
ZONING DISTRICT: R1A  
LEGAL DESCRIPTION: Lots 29 – 35, Block 960, Plan 101877228  
RESERVE BID: \$785,800.00  
LAND USE: Single-Family

### Development Controls

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The following development controls are registered against the Titles of these lands:

1. No dwelling shall be constructed on any of the lots which have an above-grade floor area (excluding attached decks, patios and garages) less than:
  - a. 1,200 square feet in the case of a bungalow, bi-level or split-level dwelling;
  - b. 1,500 square feet in the case of a two-storey dwelling; and
2. All dwellings must be constructed with a minimum double-wide attached garage. The garage must be constructed at the same time as the dwelling is built. Minimum inside dimensions shall be 5.4 metres wide and 6.0 metres long.

A separate interest will be registered against the title of each single-family lot with a front-attached garage indicating which side of the lot the garage must be placed against.

In addition to these development controls, geotechnical investigations have indicated that footings are not recommended unless the footings would be based in the underlying native soils. Due to the significant layer of backfill in this area of Hampton Village, the Building Standards Branch requires that the foundations for the buildings on these lots be designed, signed and sealed by an engineer licensed to practice in Saskatchewan.

### Zoning

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Purchasers are advised to consult with the Planning and Development Branch at 975-2645 as

to permissible uses and other details regarding the zoning.

## **Services**

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The purchase price includes the sum required to prepay services. Services will be at the perimeter of the site only and include curb and sidewalk, boulevard, street paving, street lighting, street signing, water mains, sanitary sewer mains, trunk sewer levies and primary water main levies.

## **Easements**

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See attached map for easements. The purchaser is required to agree to grant the utility agencies any further easements, which may be required, at no cost.

Purchasers are advised that in 1989, the Dundonald sewage lift station was constructed on Lots 34 and 35, Block 960, Plan 101877228 (3206 and 3202 37<sup>th</sup> Street), straddling the common property line. This lift station was decommissioned in the spring of 2010 at which time the building was removed and concrete from the main floor down to two metres below grade was demolished. The wet and dry well structures below ground were filled to the top of the remaining concrete and the remaining area of excavation was backfilled, compacted and levelled to grade with the surrounding site. The removal of the existing facility was carried out with the objective of causing as little disturbance as possible to the site. An easement has been applied to the foot print of the former lift station and is shown on the attached easement map.

## **Representations, Warranties and Environmental Condition**

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The properties are being sold “as is”. A geotechnical report will be provided to the winning bidder.

## **Possession**

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The purchaser will be granted possession of the property after payment in full has been received. Payment in full must be secured no later than 45 days from the date of the initial 10% deposit. The deposit will be forfeited if the balance is not received. Titles for the lots will be transferred upon receipt of the balance owing on the lots.

The following outlines the conditions of possession:

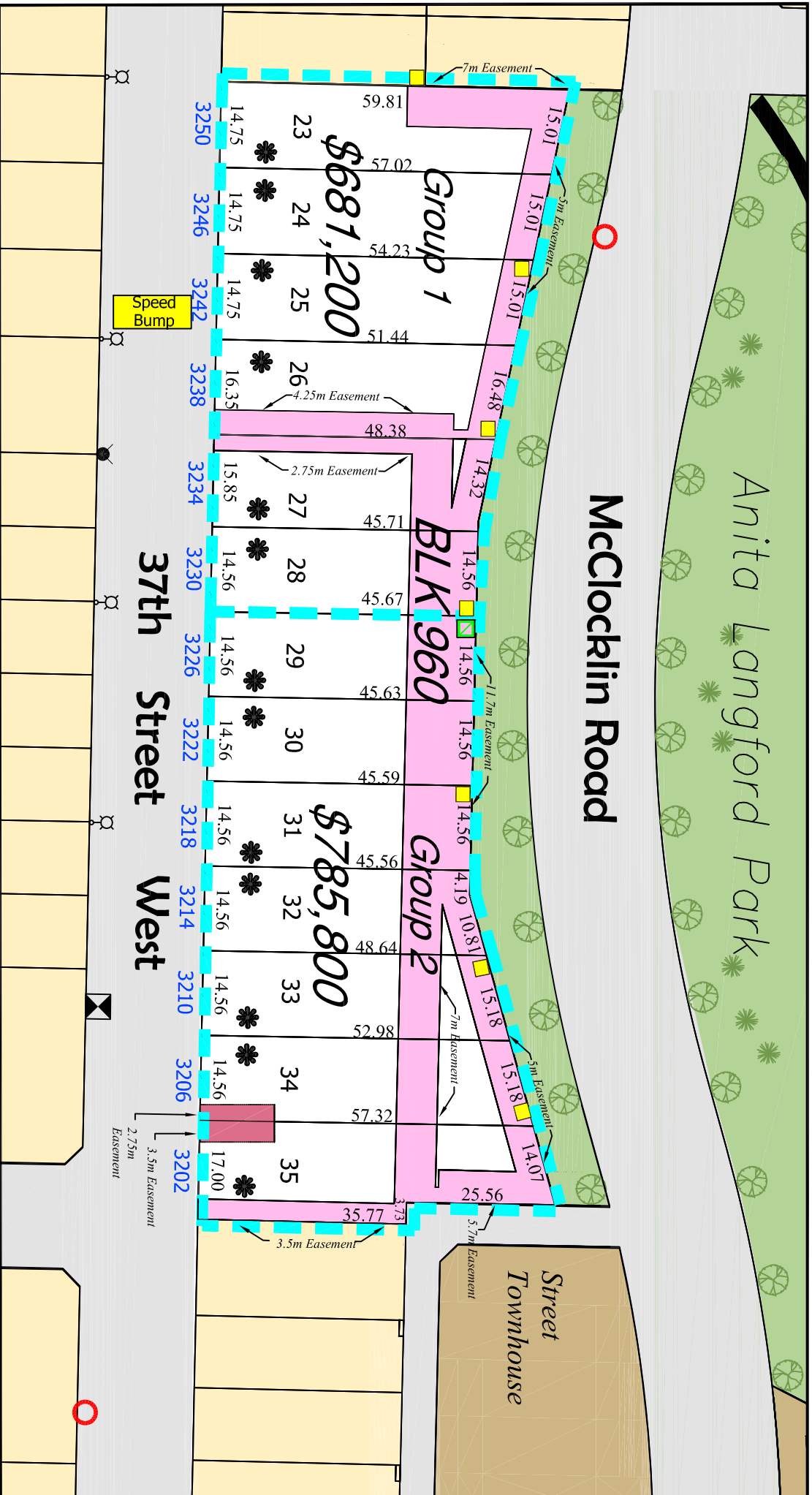
1. On or before the possession date, the purchaser will deliver to the City of Saskatoon Solicitor's Office the following:
  - a. A certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price;
  - b. A written statement acknowledging acceptance of the environmental condition of the property; and
  - c. Properly executed and sealed copies of the Agreement for Sale.

2. Property taxes will be adjusted at the possession date.
3. The Purchaser is responsible for fees to transfer Title. The Purchaser must provide the name of their solicitor who will undertake to register the Transfer Authorization on their behalf. The City of Saskatoon will provide a Transfer Authorization to the Purchaser's solicitor upon receipt of the balance of the purchase price.
4. Construction on all lots must be finished and the home must pass the final building inspection within three year from the date of the Agreement for Sale.

**Land Branch  
201 Third Avenue North  
Saskatoon, SK S7K 2H7  
Phone: (306) 975-3278 ● Fax: (306) 975-3070  
Website: [www.saskatoon.ca](http://www.saskatoon.ca)  
E-mail: [land@saskatoon.ca](mailto:land@saskatoon.ca)**

# Hampton Village Lot Information Map

37th Street West



Civic Address	1234	Light Standards		30 Km/Hr Speed Bump	
Lot	12	Hydrants		Easements	
Block	BLK 123	Transformer		Former Lift station Easement	
Mail Box Location		Utility Pedestal		Existing Parks/Buffers	
Garage Locations		Existing Residential		Parcel Groups	
Bus Stops		Multi-Family			

**City of Saskatoon**  
 Community Services - Land Branch - July 2011

Note: The Land Branch does not guarantee the accuracy of the plan. Lot dimensions and the location of features are based on the registered plan and are subject to change without notice. To ensure the accuracy of features such as utility pedestals, mailboxes, bus stops, easements, and garage locations check with the appropriate authority. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in metres unless shown otherwise. Do not scale.

## HAMPTON VILLAGE

DESCRIPTIVE PLAN - TYPE II  
SHOWING  
FEATURE UTILITY RIGHT OF WAY  
AFFECTING

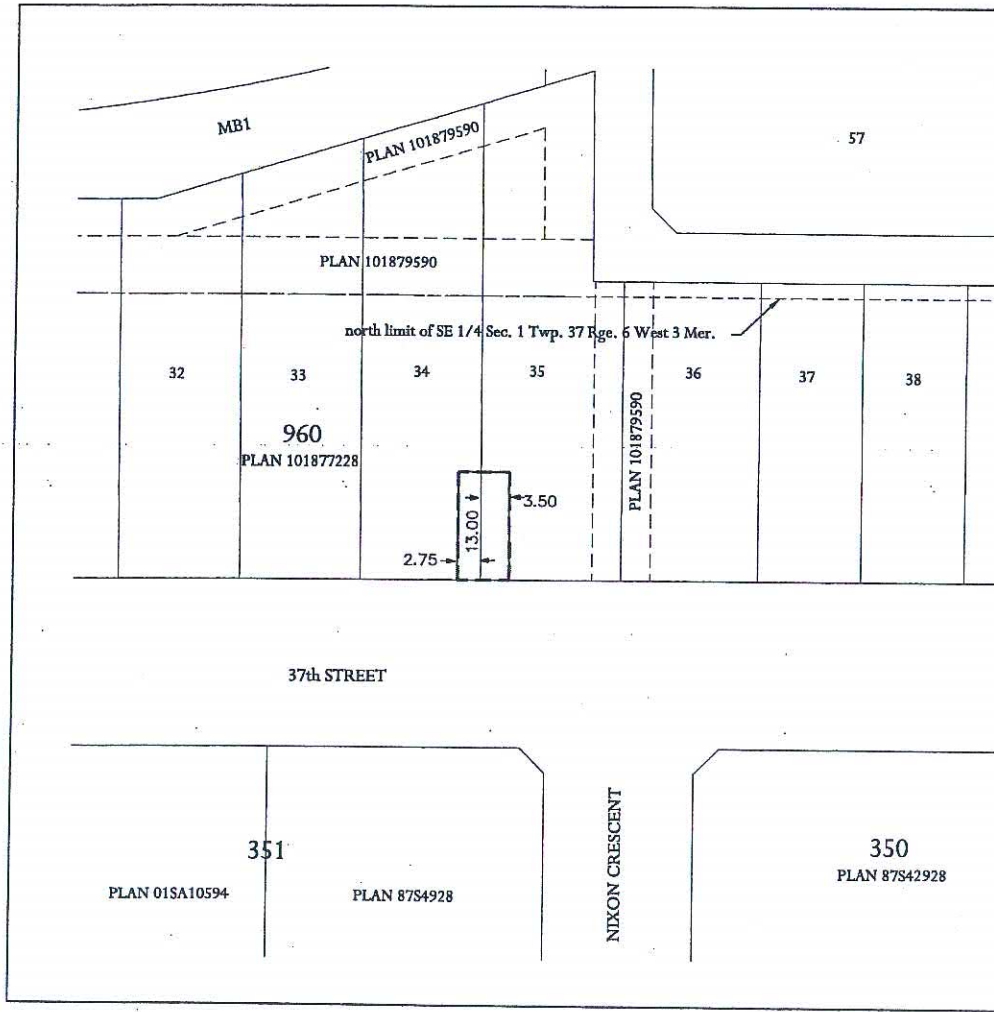
LOTS 34 AND 35, BLOCK 960, PLAN 101877228,  
IN THE S.E. 1/4 SEC 1-TWP. 37-RGE. 6-W3M

SASKATOON, SASKATCHEWAN

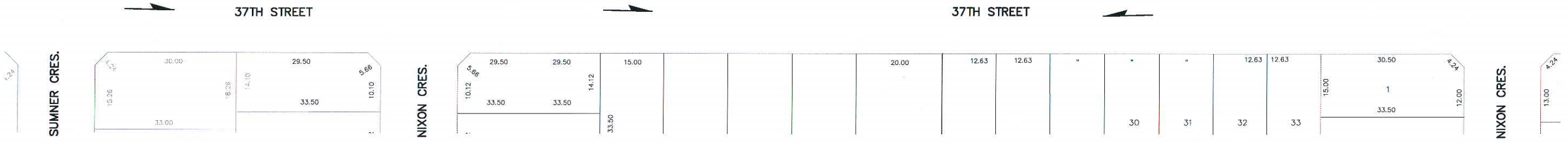
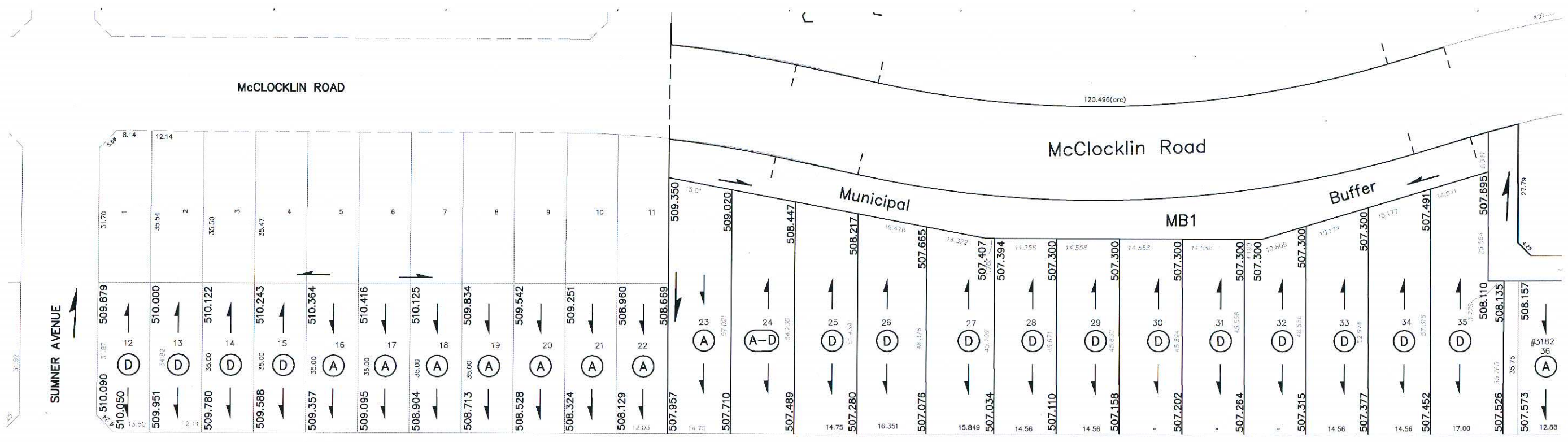
PREPARED BY CITY OF SASKATOON  
MAY 17, 2011  
SCALE 1:500

**NOTES:**

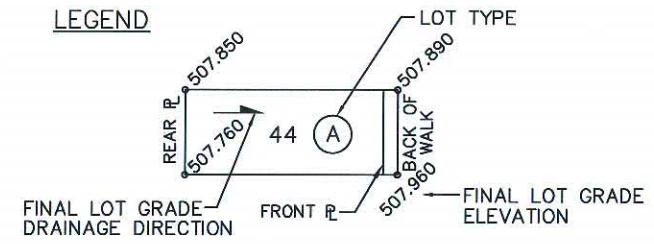
- Measurements are in metres and decimals thereof.
- Area to be approved is outlined by a heavy dashed line.
- Widths of Right of Way are as shown.
- All parcels affected by this feature have extension 0 unless otherwise shown.



Schedule "A"



**LEGEND**



**LOT DRAINAGE DETAILS**

LOT TYPE 'D' - SEE DRAWING 102-0022-017  
 LOT TYPE 'A' - SEE DRAWING 102-0022-016  
 LOT TYPE 'A-D', 'D-A' - SEE DRAWING 102-0022-013

**NOTE:**  
 1. PREGRADES REPRESENT THE DESIGN ELEVATION AT THE BACK OF WALK (B.O.W.)

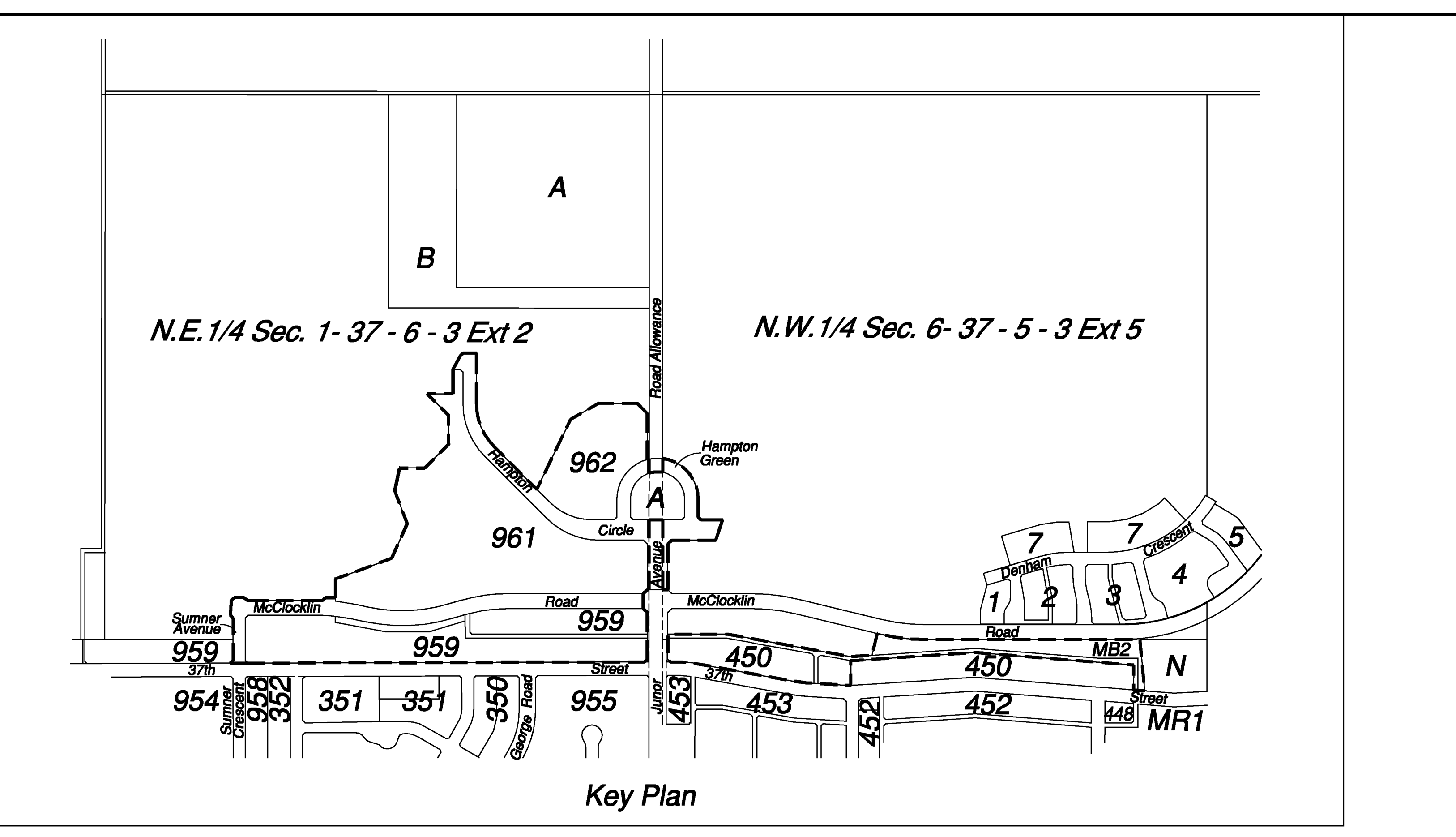
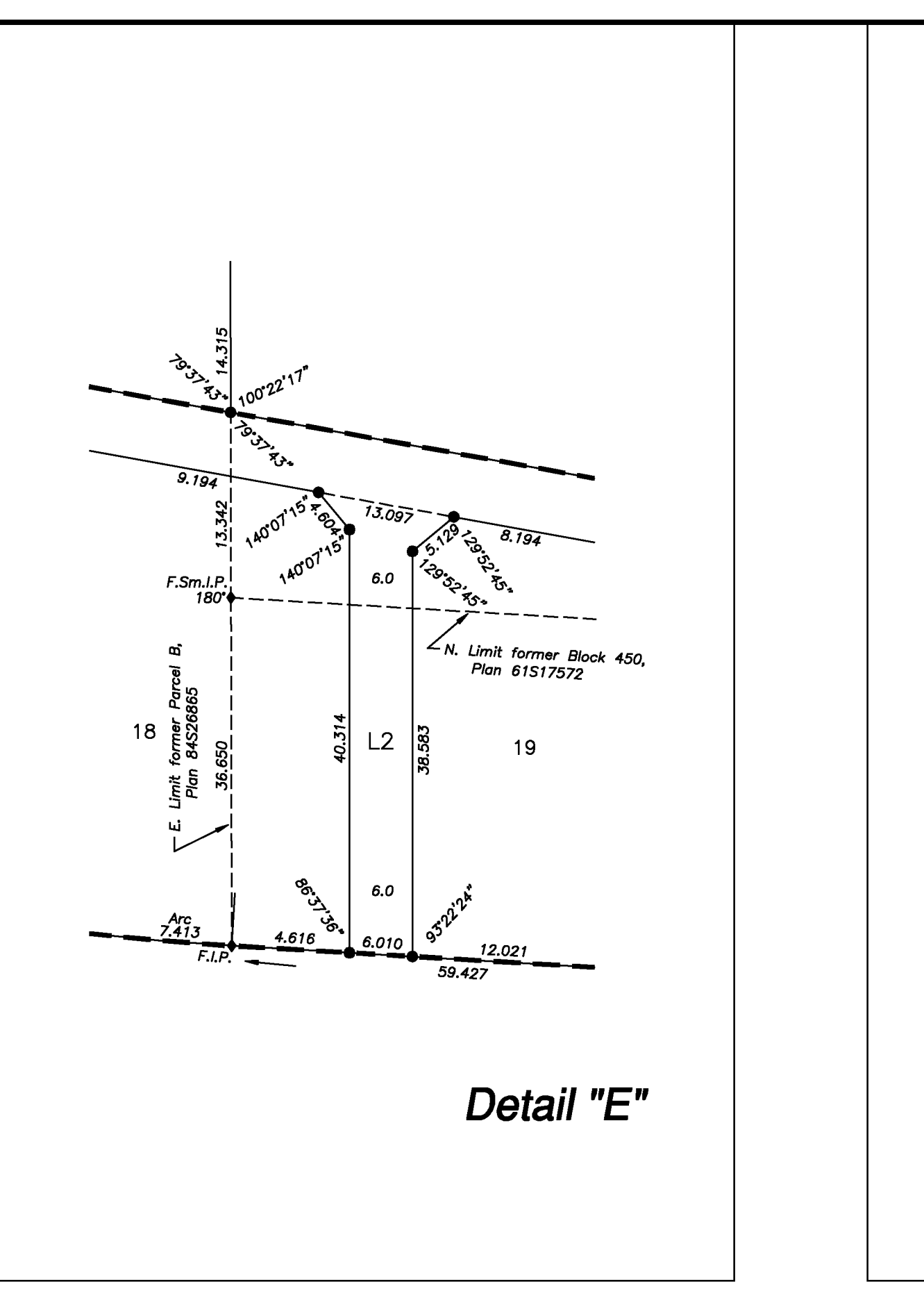
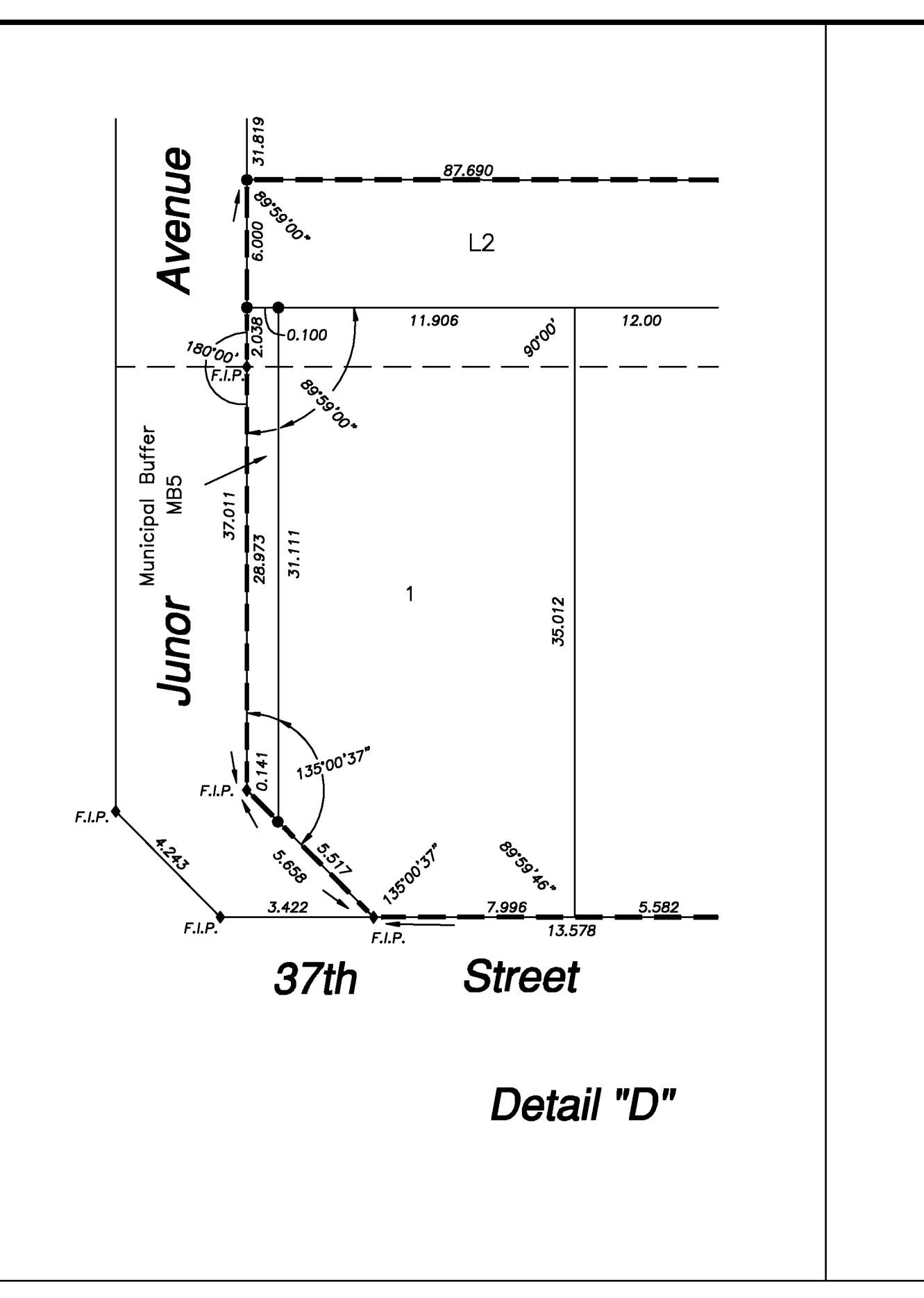
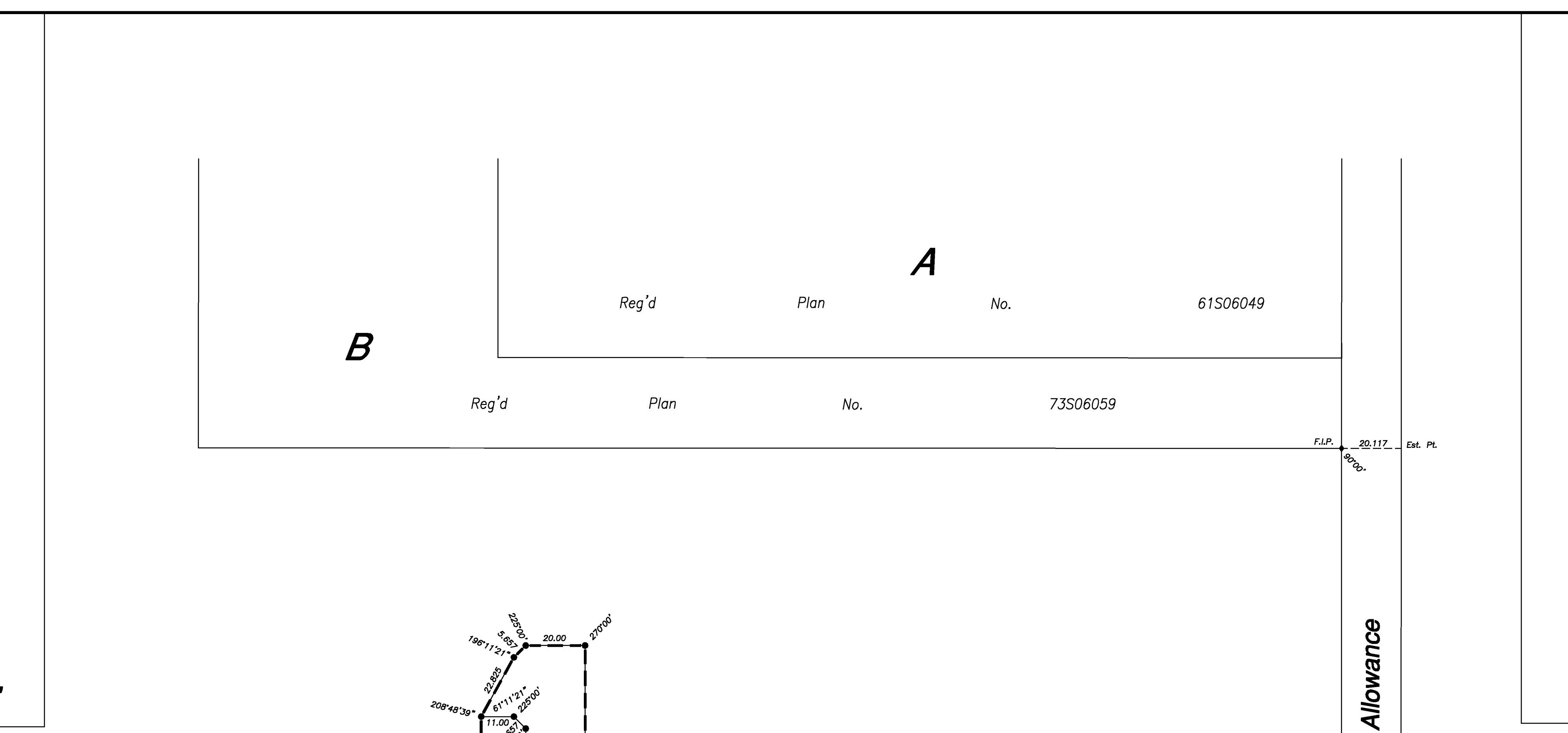
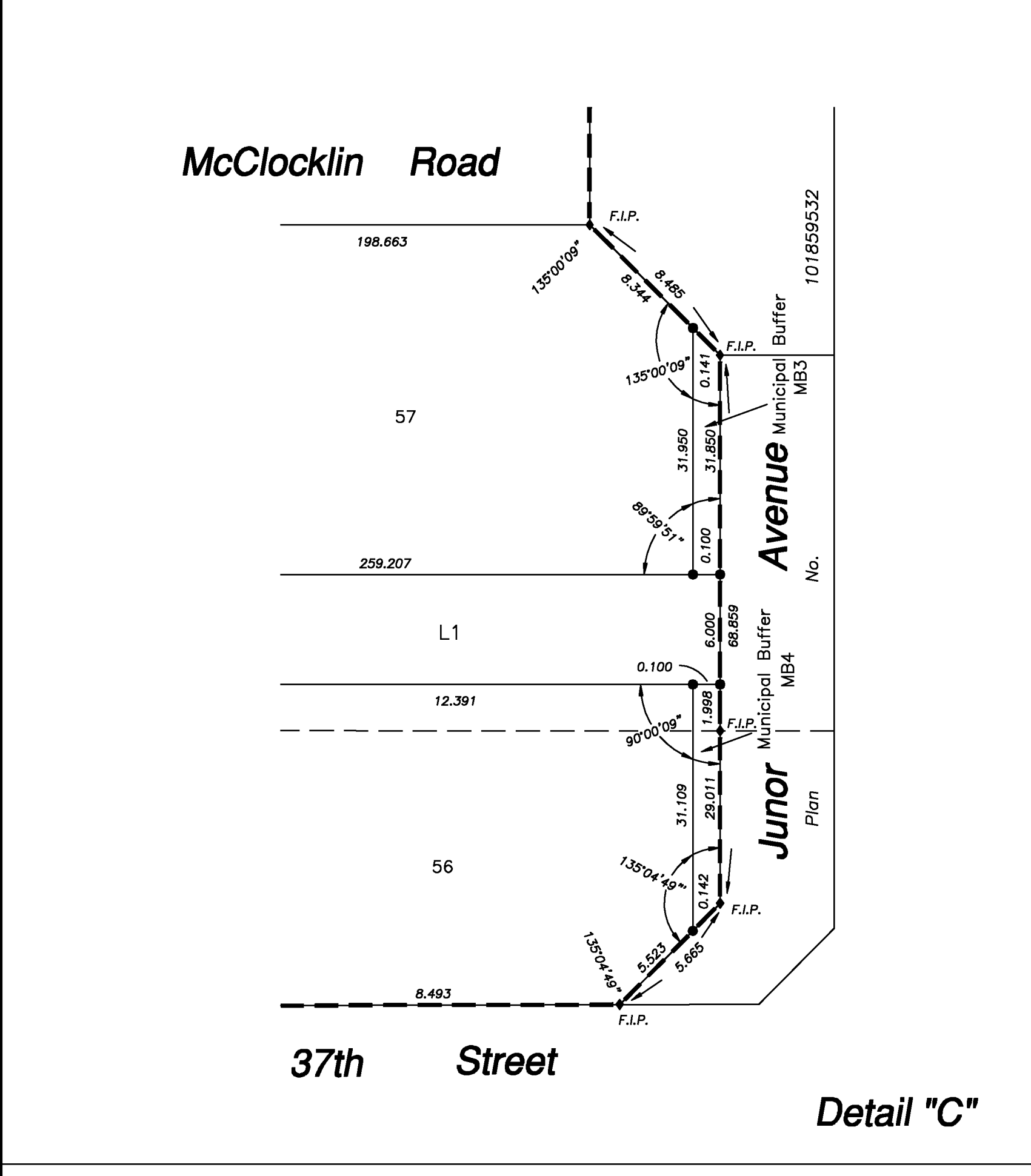
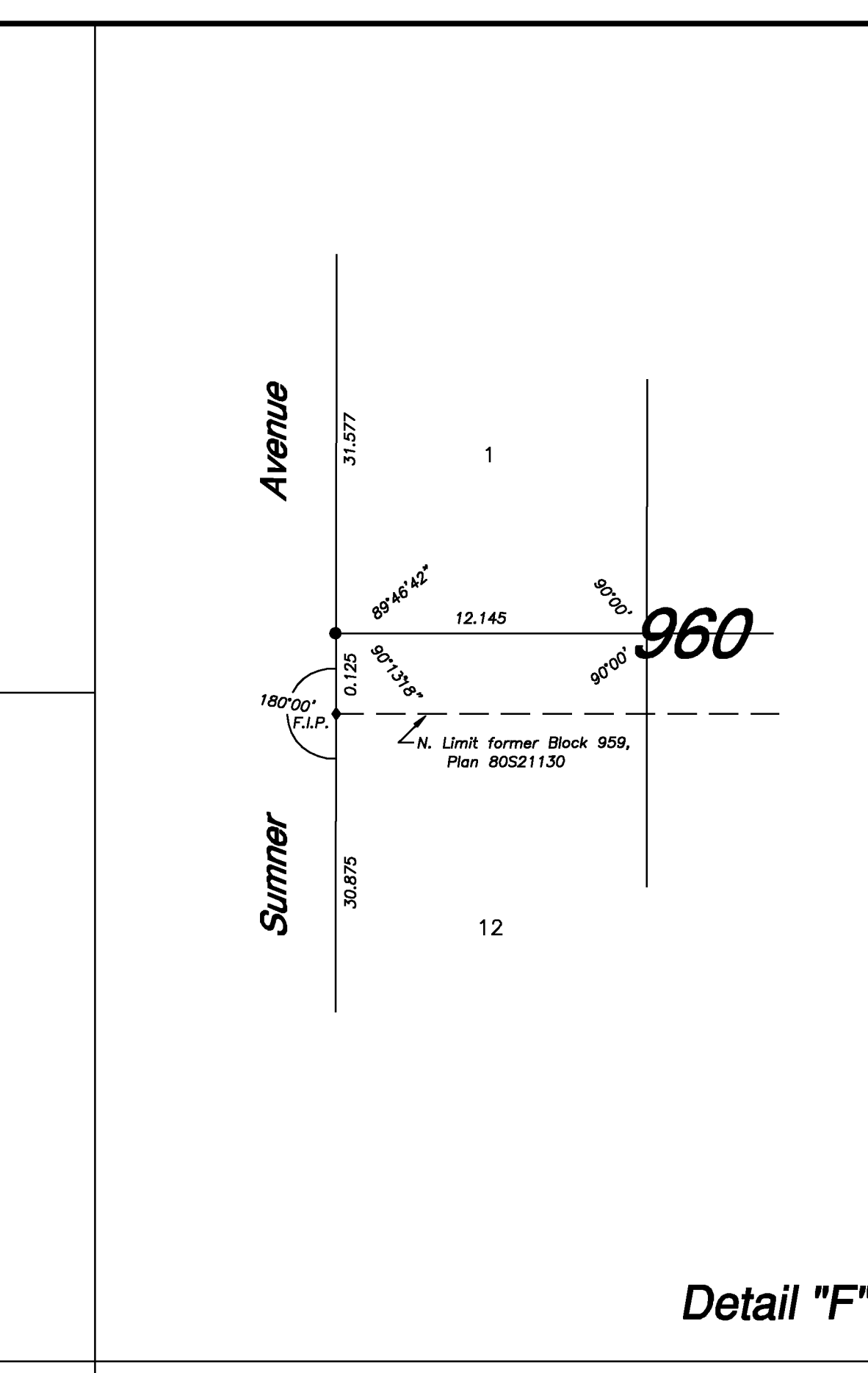
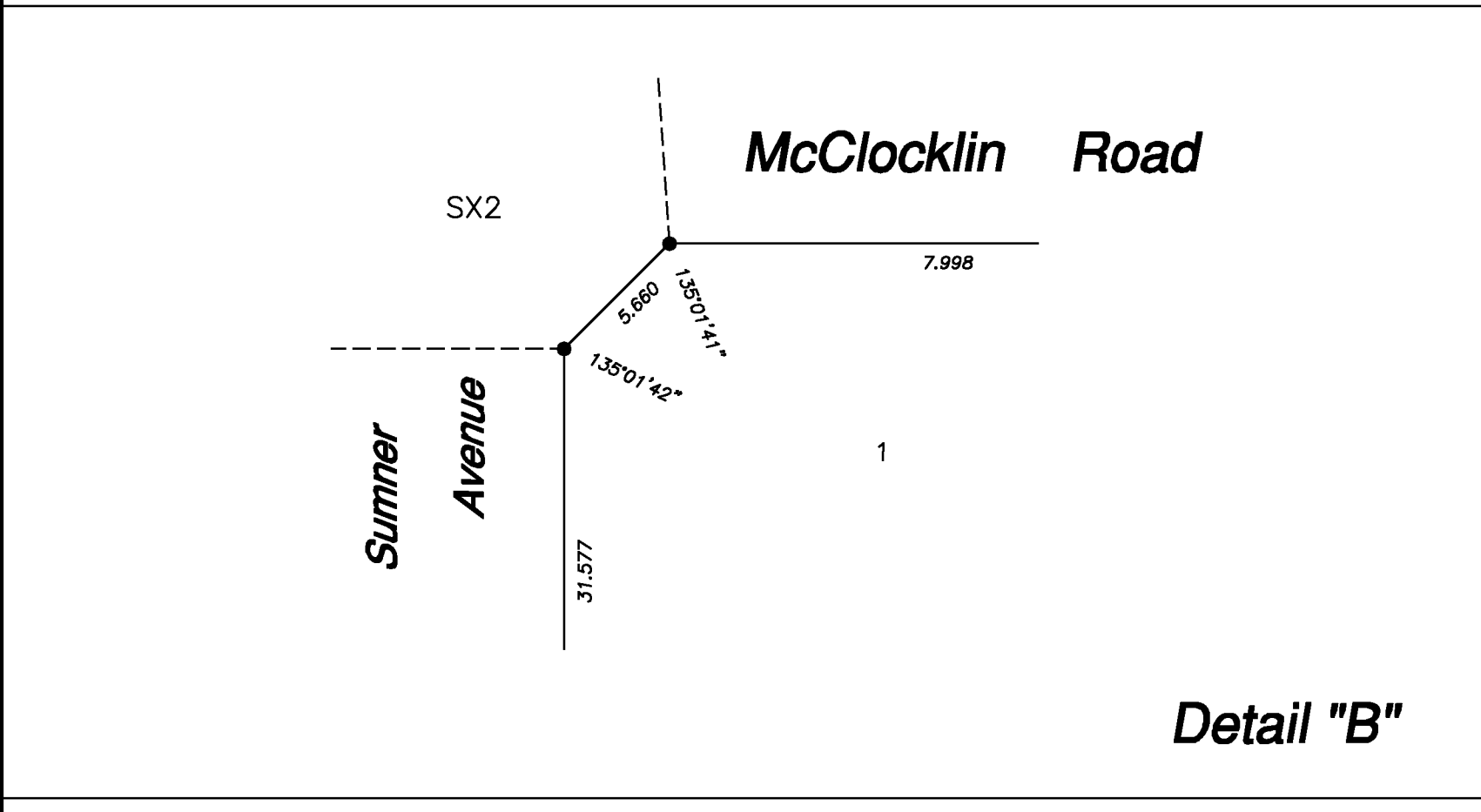
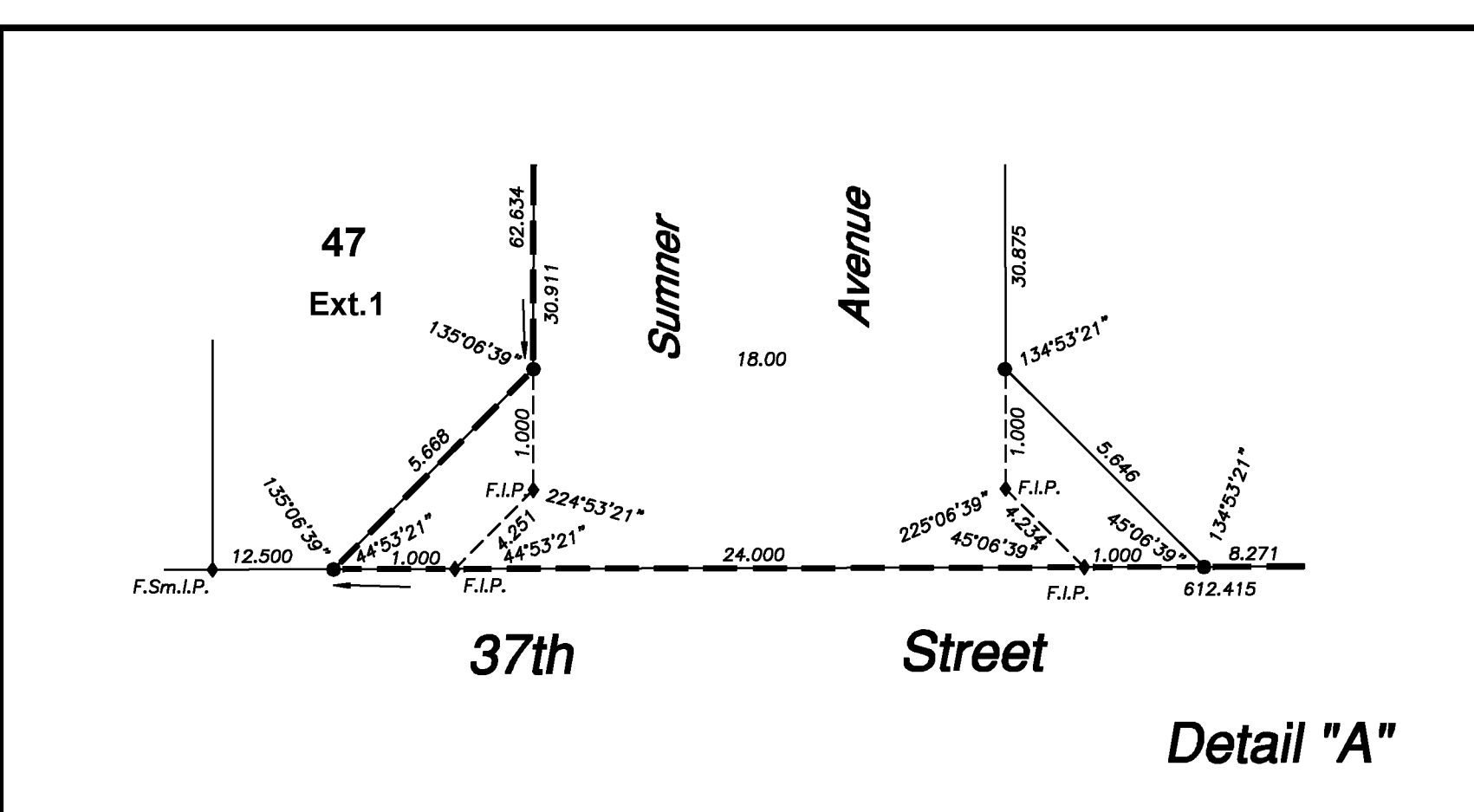
NO.	DESCRIPTION	DATE	NO.	REVISIONS	DATE	BY
1	BASE PLAN	06-06-23				RV
2	ADJUSTED REAR ELEVATIONS LOTS 23-28,34,35	07-08-26				RV
3	NEW REG'D PLAN LOT LINE WORK	07-07-12				RV
4	CHANGED LOT GRADE TYPES - LOTS 23-35	11-07-04				KAS

MUNICIPAL ENGINEERING		PUBLIC WORKS	
ENGINEER	ENGINEER	ENGINEER	ENGINEER
ENGINEER	ENGINEER	ENGINEER	ENGINEER
DRAWN BY: _____	DRAWN BY: RV	DRAWN BY: _____	DRAWN BY: _____
DATE: _____	DATE: 06-06-23	DATE: _____	DATE: _____
CHECKED BY: _____	CHECKED BY: _____	CHECKED BY: _____	CHECKED BY: _____
DATE: _____	DATE: _____	DATE: _____	DATE: _____

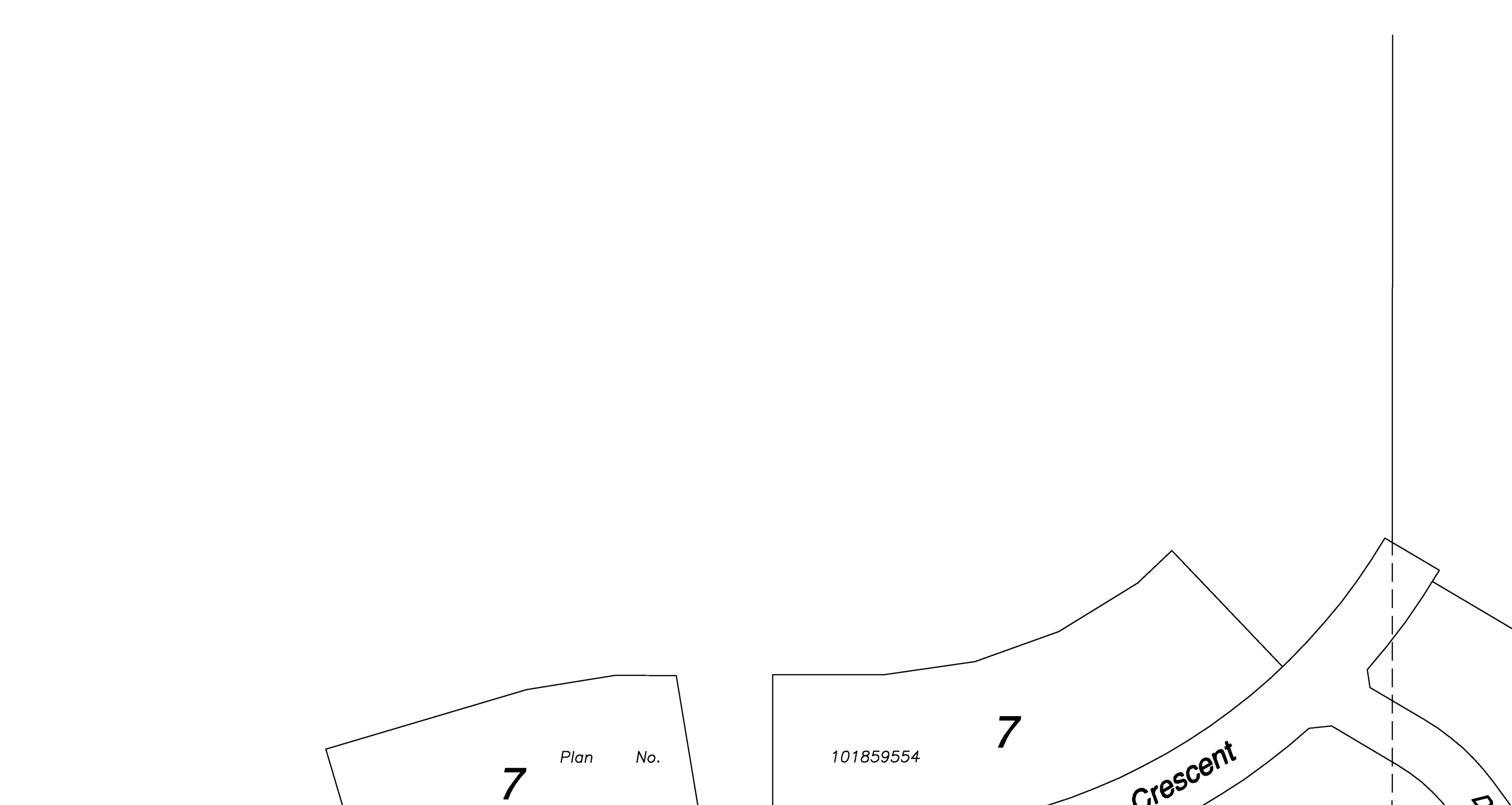
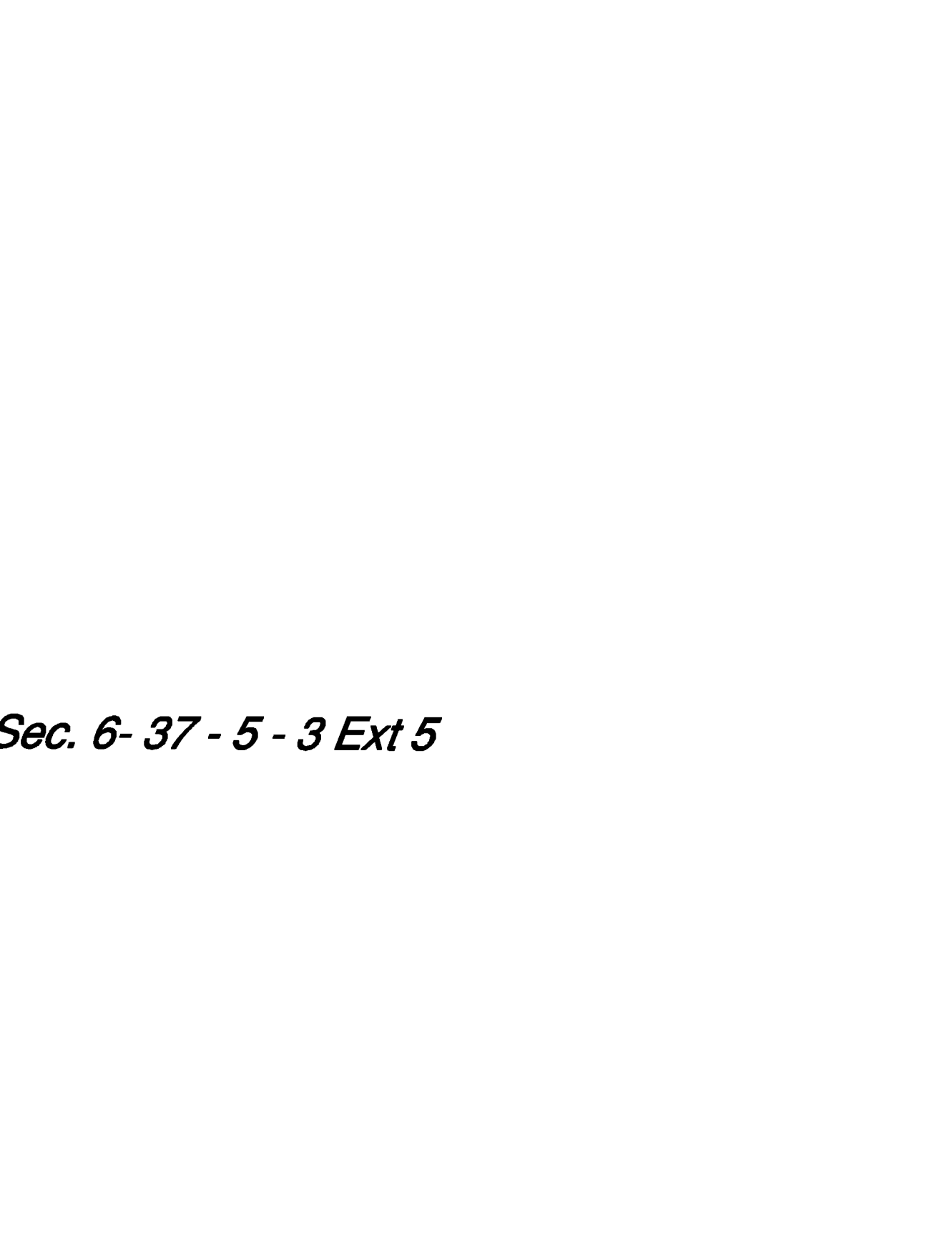
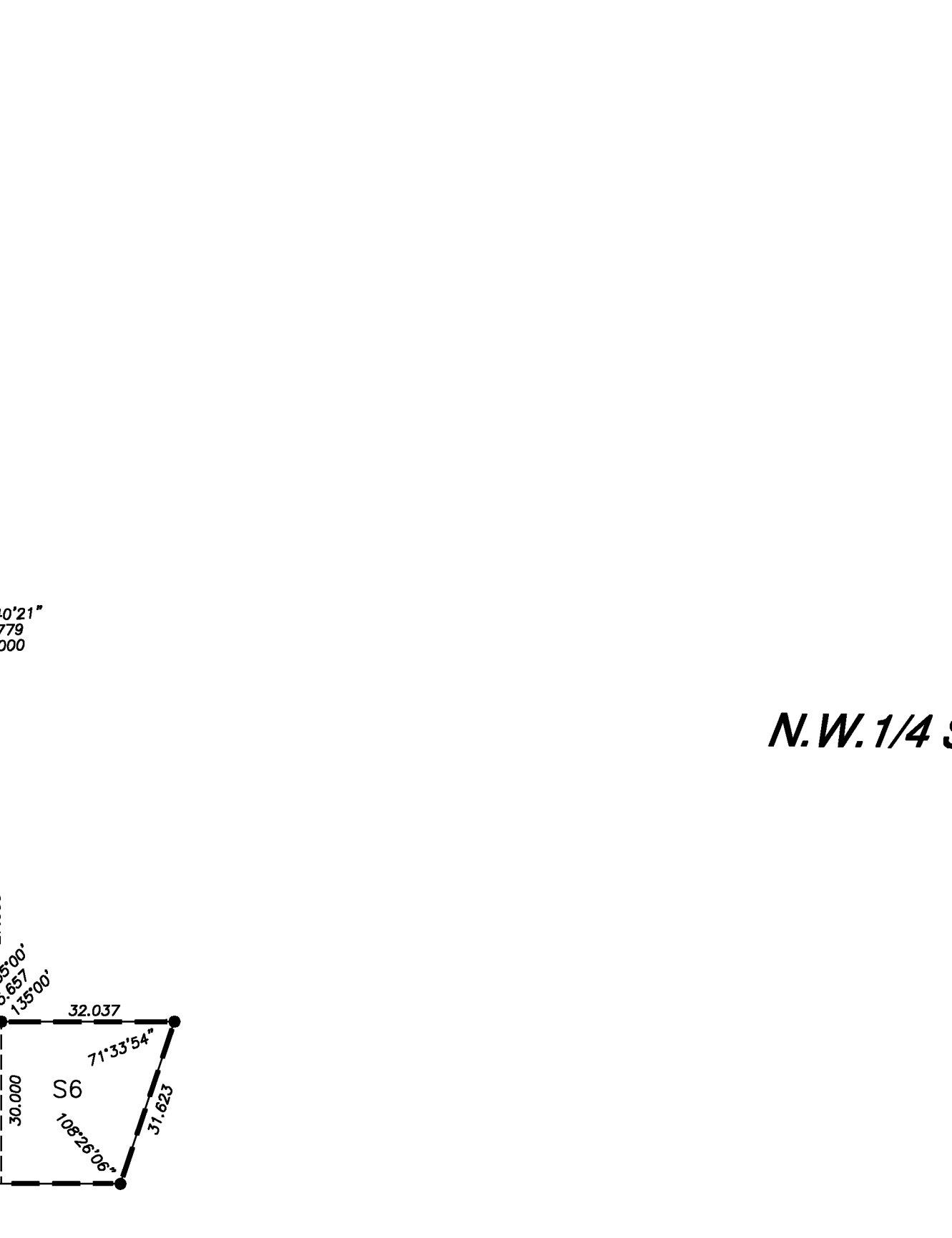
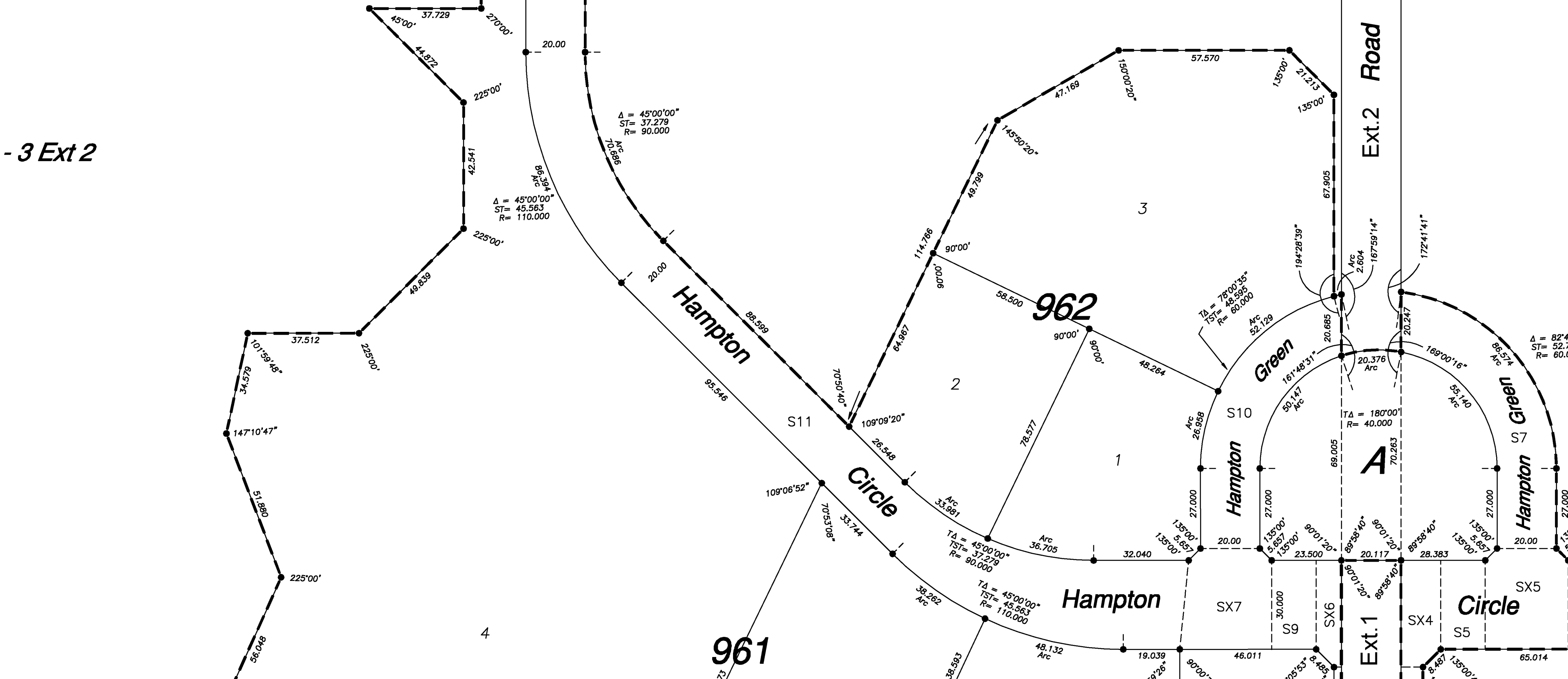
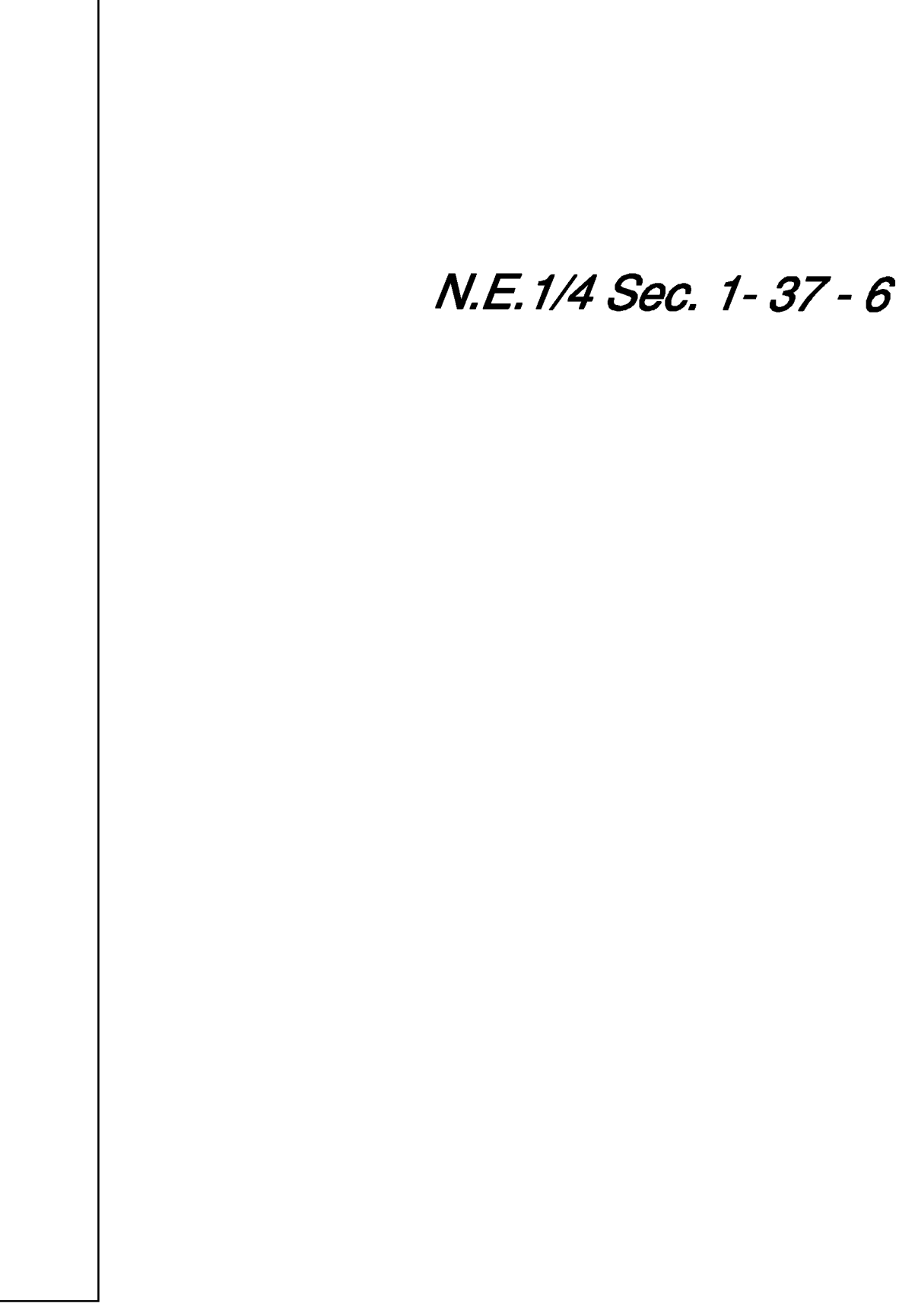
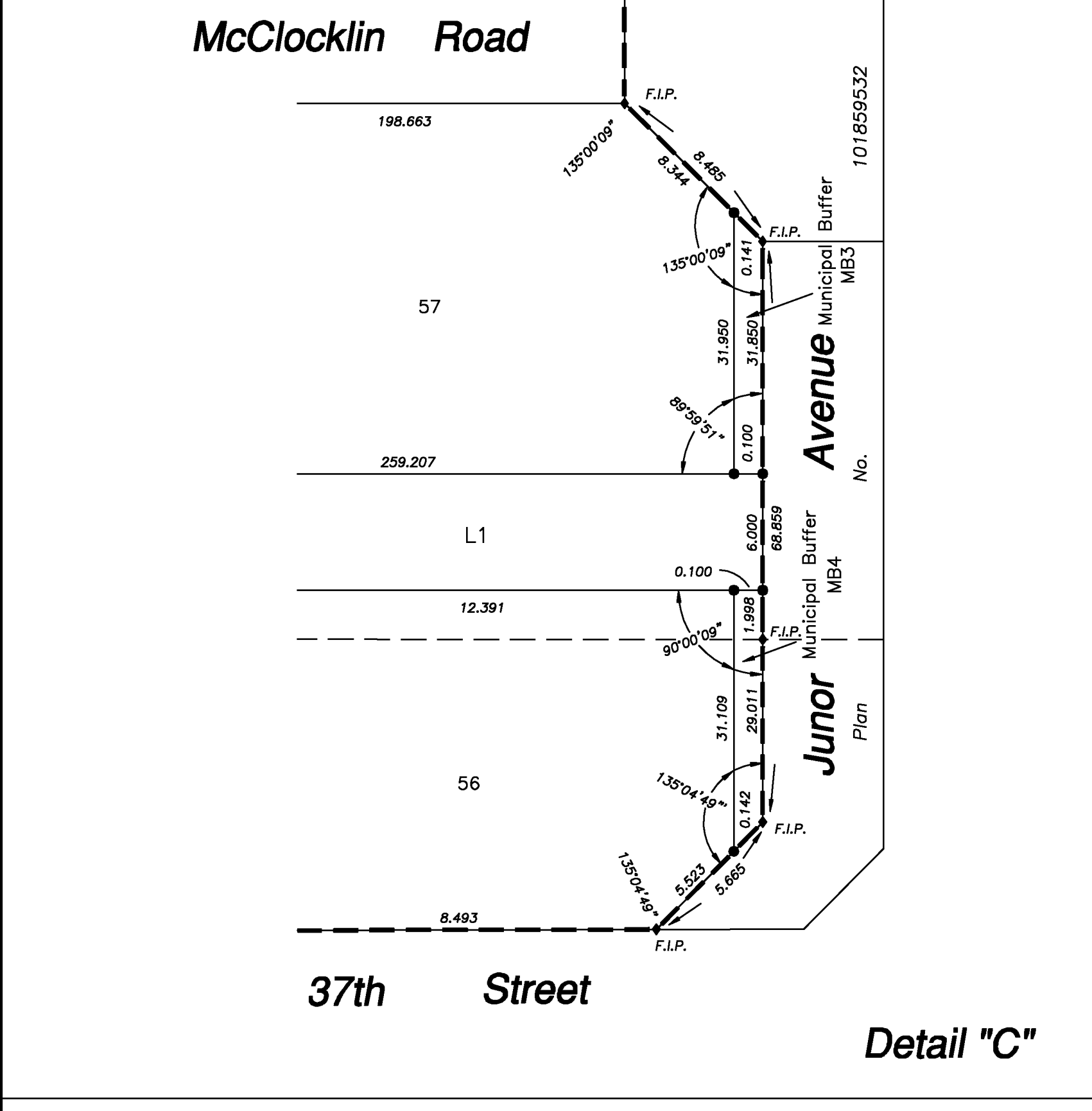


HAMPTON VILLAGE DEVELOPMENT	
37TH STREET NIXON CRESCENT TO SUMNER AVE	

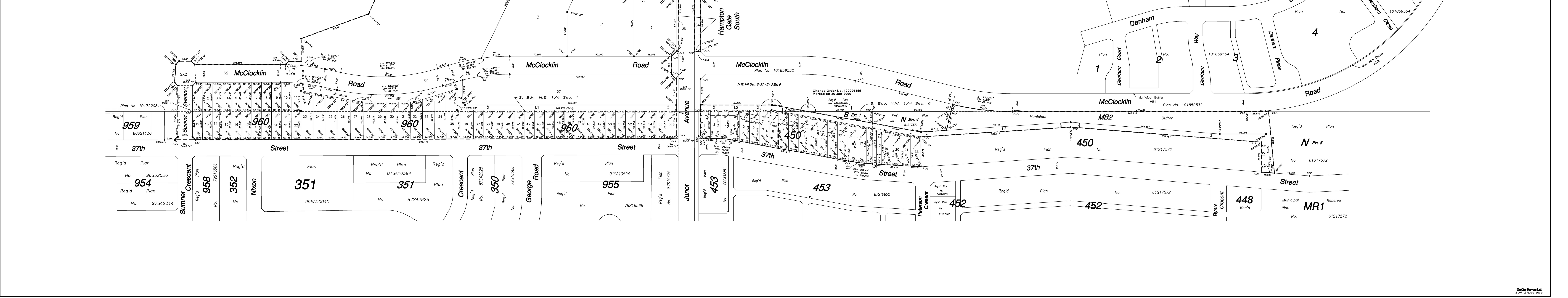
GENERAL MANAGER	P. ENG
DATE	
SCALES:	SHEET NO.
HOR. 1:1000	
VERT. 1:100	
PLAN NO.	
112-0079-003r004	



**PLAN OF SURVEY**  
 showing SURFACE SUBDIVISION  
 of part of Block 959, Reg'd Plan No. 80S21130,  
 part of Block 959, Reg'd Plan No. 79S16566,  
 all of Block 450, Reg'd Plan No. 87S10852,  
 all of Block 450, Reg'd Plan No. 61S17572,  
 part of Parcel B, Reg'd Plan No. 84S26865,  
 part of Parcel N, Reg'd Plan No. 61S17572,  
 part of N.W. 1/4 W. 1/2 Sec. 6-Twp.37-Rge. 5-W3rd Mer,  
 part of N.E. 1/4 E. 1/2 Sec. 1-Twp.37-Rge. 6-W3rd Mer,  
 and part of the Road Allowance  
 between the Said Quarters  
**SASKATOON, SASK.**  
 By: R.J. Morrison S.L.S.  
 July, 2004 - September, 2005  
 Scale 1:1000



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**NOTES:**  
 AREA TO BE APPROVED IS OUTLINED IN A HEAVY DASHED LINE.  
 MEASUREMENTS ARE IN METRES AND DECIMALS OF A METRE.  
 MONUMENTS FOUND ARE SHOWN THIS: .....  
 STANDARD IRON POSTS PLANTED OR RE-ESTABLISHED IN THIS SURVEY ARE MARKED WITH UNIQUE I.D. NUMBER "3002".  
 ALL PARCELS WITHIN THE LINE OF APPROVAL HAVE AN EXTENSION 0, UNLESS OTHERWISE SHOWN.  
 ALL LOT CORNERS, NOT MARKED BY A STANDARD IRON POST, ARE MARKED BY 0.013 x 0.450 SMALL IRON POSTS.  
 STANDARD ROAD ALLOWANCES SHOWN ON THIS PLAN ARE 20.117 METRES IN WIDTH.  
 ALL DETAILS SHOWN ON THIS PLAN ARE "NOT TO SCALE".



