

PROPERTY FOR SALE

TYPE II RESIDENTIAL CARE HOME LOT

ADDRESS: 107 McCallum Lane, Hampton Village
LEGAL DESCRIPTION: Lot 2, Block 979, Plan 101962010
PRICE: \$118,600.00

Terms of Sale

A 10% non-refundable deposit by means of a certified cheque or bank draft payable to the City of Saskatoon will be required for this lot. This deposit is subject to the conditions outlined under the section of Discretionary Use Application – Type II Residential Care Home.

Property sold “As Is”.

Zoning and Building Restriction

This lot is zoned R1A.

Development controls will be applied as a condition of sale:

- No dwelling shall be constructed on the lot which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i) 1,000 square feet in the case of a bungalow, bi-level or split-level dwelling;
 - ii) 1,500 square feet in the case of a two-storey dwelling; and
- The dwelling 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; and
- Garage Placement Building Restriction: See the attached maps for each lot's garage placement requirement.

Services

Price includes the sum required to prepay services.

Services are at the perimeter of the site only and include curb and sidewalk, boulevard,

street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies and primary watermain levies. Any costs associated with service connections or private crossings are not included in the price and are the responsibility of the purchaser.

Final site grading is the responsibility of the purchaser and must be approved by the City Infrastructure Services Department. The purchaser is also responsible for top soiling and seeding or sodding boulevards adjacent to their property.

Easements

Please see attached map showing the easements. The purchaser will be required to grant the utility agencies any additional easements at no cost.

Discretionary Use Application – Type II Residential Care Home

This lot has been pre-designated by the City of Saskatoon as potential locations for Type II Residential Care Homes. It should be noted; however, that it would be the sole-responsibility of the purchaser to make an application to the City of Saskatoon for a discretionary use approval to operate a Type II Residential Care Home on this lot. Information regarding the application process and fees can be obtained from the Planning and Development Branch (975-2645). The purchaser shall be responsible for all fees and related expenses.

A period of no longer than six months will be permitted for the purchaser to gain approval from City Council. If the purchaser is unable to gain approval within six months, they shall forfeit their non-refundable 10% deposit and the lot will be made available for purchase over-the-counter on a first-come, first-served basis.

Please note that if after one year from the date of the public tender, any or all of the properties identified in the public tender are not purchased for the purpose of a Type II Residential Care Home, they shall be made available for sale over-the-counter, for the purpose of one-unit dwelling units, on a first-come, first-served basis.

Transfer of title to the purchaser's name will not occur until the discretionary use permit has been approved by City Council or the Development Officer and the purchase price has been paid in full.

Sale Agreement

The purchaser must enter into a Sale Agreement within 30 days of the deposit being received. Failure to enter into the Sale Agreement within the prescribed time period will be deemed in default of the terms of the sale and the deposit will be forfeited.

The conditions of possession are as follows:

On or before the possession date, the purchaser will deliver to the City of Saskatoon Solicitor's Office the following:

- 1) Certified cheque, bank draft or solicitor's trust cheque for the balance of the purchase price;
- 2) A written statement acknowledging acceptance of the environmental condition of the property;
- 3) Approved Discretionary Use Development Permit; and
- 4) Properly executed and sealed copies of the Sale Agreement.

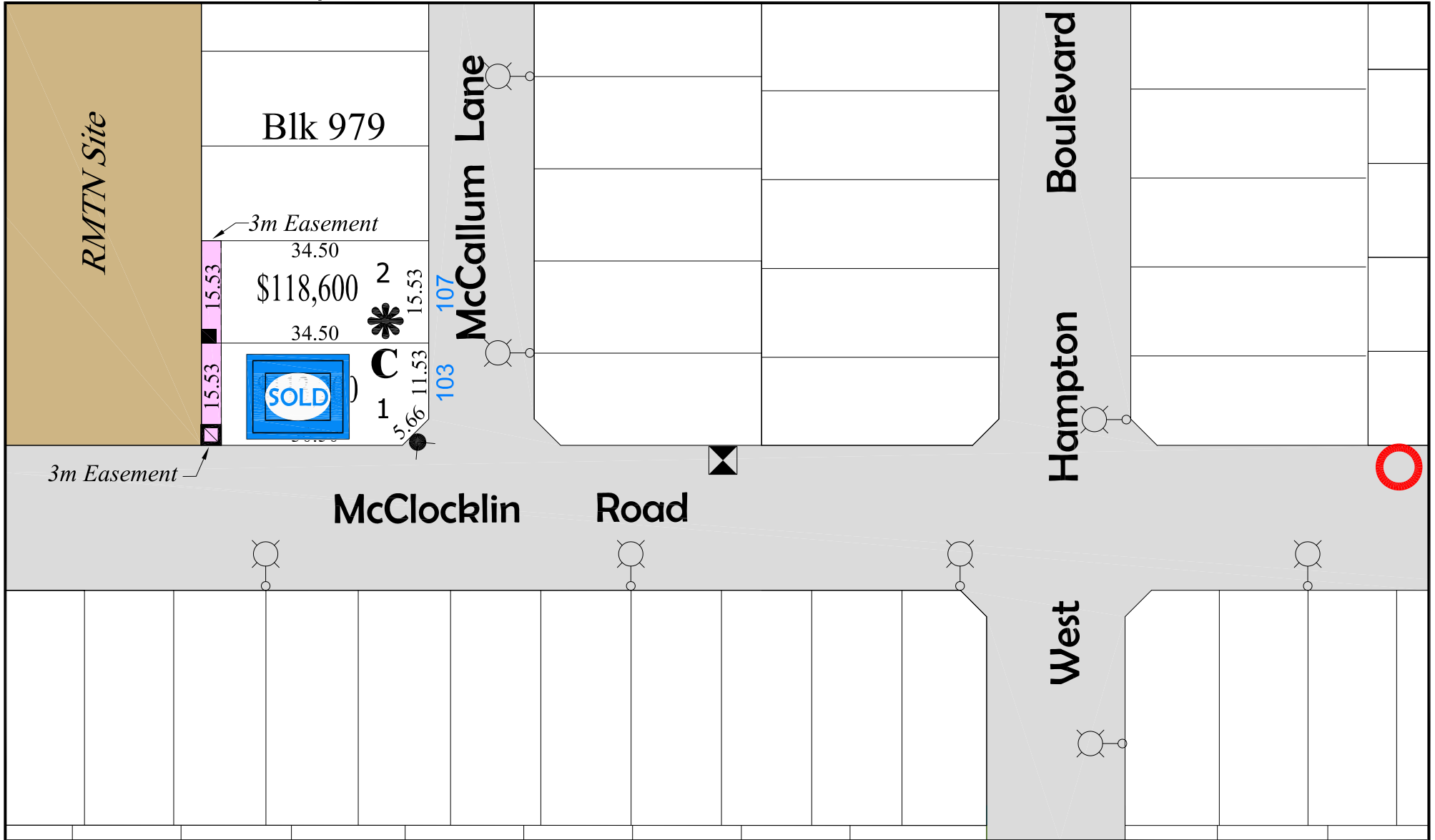
Taxes will be adjusted at the possession date.

The property is sold as is.

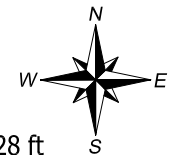
Please contact the Land Branch for a complete Lot Information Package.

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

Hampton Village Residential Type II Care Homes Lot Information, McCallum Lane



Note: The Land Branch does not guarantee the accuracy of this plan. To ensure accuracy, please refer to the Registered Plan of Survey. This plan is not to scale. Distances are in metres unless shown otherwise. This is not a legal plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. For verification please check with the appropriate authority. Do not scale.



1 m = 3.28 ft

Legend			
Civic Address	1234	Mailbox	
Fire Hydrant		Proposed Bus Stop	
Garage Location		Transformer	
Corner Garage Location		Utility Pedestal	
		Light Standard	