
Willowgrove - Phase 5

*Paton Crescent, Place, Way, Bay, Avenue, Lane, and Terrace
Wilkins Crescent, Lane, Court, Bay and Terrace
Zimmer Crescent and Terrace, Pickard Bay, Stensrud Road,
Willowgrove Court, Shepherd Way,
Trimble Crescent and Thode Avenue*

In this Phase 5 Willowgrove Lot Draw there are 235 un-serviced lots being Pre-Sold and eight lots that have already been serviced and are ready for sale.

TERMS OF SALE

The City of Saskatoon sells residential lots to:

- individuals who have not purchased a lot from the City within the last three years and who are purchasing a lot for the construction of their own personal residence; and
- home builders who are currently on the Eligible Contractor list.

Starting Construction

Possession of the site will not be granted for construction purposes until the completion of servicing, the Agreement for Sale has been signed and the down payment has been received.

NOTE: Lots are to be used for the construction of the successful applicant's personal residence and not for resale.

Building Permit Applications

Purchasers may not begin construction on lots before servicing is completed. A Terms of Pre-Sale Agreement will be issued at the time the lot is pre-selected. Purchasers may apply for a Building Permit by providing the Building Standards Branch with their copy of the Terms of Pre-Sale Agreement. The building permit review process will be undertaken at this time, however the building permit will not be issued until servicing of the lot has been completed, an Agreement for Sale has been executed and the Building Standards Branch has been notified.

Servicing Completion

Upon completion of servicing, the Agreement for Sale will be forwarded to your Solicitor at the contact address provided at time of lot selection. Prior to the effective date of the Agreement for Sale, the purchaser's Solicitor is to return the minimum down payment required, which is 13 percent of the total purchase price plus the GST due on the total purchase price, less the \$3,000 deposit. Interest will begin to accrue as of the effective date of the Agreement for Sale at any outstanding amount on that day and will be charged at:

- the prime rate of interest, on the date of the agreement; and
- five percent above the rate established in the agreement for any time beyond the term of the agreement if an extension is granted.

If the lots are not serviced by the date stated in the Terms of Pre-Sale, you will be notified and you will then choose whether you want to wait for the serviced lot (a new date will be provided) or if you want to cancel your pre-selection. If you want to cancel your pre-selection because the city is unable to deliver a serviced lot by the indicated time frame, the \$3,000 deposit will be refunded.

Down Payment on Serviced Lots

In addition to the lots being Pre-Sold at this time, there are eight fully serviced lots in this lot draw. For these lots, the minimum down payment must be made at the time of selection and an Agreement for Sale entered into. The minimum down payment required at this time is 13 percent of the total price of the lot plus GST on the total lot price, less the \$3,000 deposit, with interest paid on the unpaid balance charged at:

- the prime rate of interest, on the date of the agreement; and
- five percent above the rate established in the agreement for any time beyond the term of the agreement if an extension is granted.

Paying the Balance

The full balance (principal plus interest) is to be paid within the time of the agreement (i.e. eight months). The balance may be paid early with interest charged to and including the payout date.

Building Time Requirement

The purchaser will be required to complete construction (including completion of deficiencies) within two years from the date the Agreement for Sale is signed.

Residency Requirement

Lots purchased have a four-year residency requirement. The four year period begins the same day as Title is transferred into the purchaser(s) name.

Forgivable Mortgage

A Forgivable Mortgage for \$50,000, related to the build time and residency requirements held by the City of Saskatoon, will be registered against each lot. This mortgage will be forgiven on a

monthly basis over the final three years of the four-year residency period starting from the day the Title is transferred into the individual purchaser(s) name. The mortgage will not be forgiven if the residence is not built within two years from the date the Agreement for Sale is signed. In addition, a retroactive lifetime ban from purchasing city lots is now in place for those individuals not in compliance with the build and/or residency requirements.

Taxes

Property taxes become the responsibility of the purchaser effective the first of the month following the date of sale (i.e. date of down payment). For an estimate of the taxes on the land only, please call the Assessment Branch at 975-3223.

Transfer of Title

The Transfer of Title will be issued in one of the following ways:

- under appropriate trust conditions, the Transfer will be forwarded to the purchaser's solicitor; or
- upon receipt of payment in full, the Transfer will be forwarded to the purchaser's solicitor.

Default or Voluntary Cancellation

If you cancel your pre-service lot selection before the down payment under the Agreement for Sale is made, the \$3,000 will be forfeited.

If you cancel your pre-service lot selection after the down payment under the Agreement for Sale is made, the \$3,000 deposit is forfeited. An agreement is defaulted when any of the terms are not met within the time of the agreement. In addition, a \$100 processing fee is charged plus a restocking fee for the time the purchaser has held the lot. The restocking fee is 1 percent of the purchase price of the lot plus GST on the 1 percent, multiplied by the number of months (prorated to include any days in excess of the first 30 days), which have elapsed between the date of the Agreement for Sale and the date of the Quit Claim. The restocking fee is deducted from monies paid (i.e. down payment not including the \$3,000 deposit) and any remaining portion is refunded.

BUILDING RESTRICTION CAVEATS (DEVELOPMENT CONTROLS)

A number of different development controls exist in this phase of development in order to create character within the neighbourhood and to fulfil the original vision of the neighbourhood design. The controls vary from one area to another due to changes in housing styles and walkout basement grading.

Pre-Selection Un-Serviced Lots

Lot 32, Block 536, Plan 101917762

Lots 1, 2, 4, 5, 6 and 9, 10, 11 and 12, Block 547, Plan 101917762

Lots with Walkout Basements in the Wilkins area

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i) 1,200 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;
- b) 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;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch; and
- d) All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout units”).

Lots 33 to 35, Block 531, Plan 101917762

Lots 28 to 31, Block 536, Plan 101917762

Lots 11 to 35, Block 537, Plan 101928405

Lots 1 to 5, Block 545, Plan 101917762

Lots 1 to 6, Block 546, Plan 101917762

Lots 3, 7 and 8, Block 547, Plan 101917762

Lots near the Linear Park in Wilkins area and Cul-de-sacs on Paton Terrace and Bay

- a) No dwelling shall be constructed on any of the lots which has an above-grade floor area (excluding attached decks, patios and garages) less than:
 - i) 1,200 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;
- b) 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Lots 53-59, Block 542, Plan 101928405

Lots 10-18, Block 544, Plan 101917762

Lots on Stensrud Road

- a) No dwelling shall be constructed on any of the lots 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;
- b) 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;
- c) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling; and
- d) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Lots 163 to 194, Block 518, Plan 101928405; Lots 36 to 64, Block 531, Plan 101917762

Lots 36 to 42, Block 537, Plan 101928405; Lots 1 to 8, Block 538, Plan 101928405

Lots 4 to 7, Block 539, Plan 101928405; Lots 1 to 22, Block 540, Plan 101928405

Lots 1 to 22, Block 541, Lots 1 to 52 and 60 to 74, Block 542, all in Plan 101928405

Lots 1 to 10, Block 543, Plan 101928405; Lots 1 to 9, Block 544, Plan 101917762

Lots 6 to 14, Block 545, Plan 101917762; Lots 7 to 19, Block 546, Plan 101917762

All Other Lots

- a) No dwelling shall be constructed on any of the lots 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;
- b) 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Serviced Lots

Lot 54, Block 518, Plan 101874764

1202 Willowgrove Court

- a) No dwelling shall be constructed on any of the lots 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;
- b) 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;
- c) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling.
- d) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- e) Brick, stone or manufactured stone having an area of not less than 100 square feet will be required on the front elevation of all dwellings.

Lot 9, Block 530, Plan 101897275 and Lot 13, Block 534, Plan 101908133
 1007 Shepherd Way and 411 Trimble Crescent

- a) No dwelling shall be constructed on any of the lots 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;
- b) 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; and
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch.

Lot 40, Block 527, Plan 101908133
 1142 Stensrud Road

- a) No dwelling shall be constructed on any of the lots 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;
- b) 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;
- c) The roof of the principal dwelling shall have a minimum 6-in-12 pitch;
- d) Garages shall not protrude more than 2.4 metres (8 feet) from the façade of any habitable floor area of the dwelling.

Lots 24 and 25, Block 526, Plan 101877576
 367 and 371 Thode Avenue

- a) The minimum size for a bungalow, bi-level, or split-level dwelling will be 1,000 square feet. The minimum size for a two-storey dwelling will be 1,500 square feet.
- b) All dwellings must be constructed with a 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.

Garage Placement

Garage Placement Building Restriction Caveats have three individual locations as follows:

- Right** The garage must be attached to the front of the house and must be located on the right side of the property when facing the property from the street.
- Left** The garage must be attached to the front of the house and must be located

Corner on the left side of the property when facing the property from the street
The attached garage must be located on the side of the property that is furthest from the intersection.

See the attached maps for garage placement requirements.

LOT GRADING

The following information has been prepared to assist the homeowner, builder and contractor in setting house elevations and final lot grades.

During the initial stages of subdivision development all streets, easements, lanes, and walkways are pre-graded to design elevations set to accommodate drainage throughout the area. In the case of the utility easements, the grade is constructed approximately 100mm (4") below final design, which allows the homeowner to add topsoil without creating drainage problems for neighbouring yards.

Complete development of all lots in an area may occur over a number of years and, unfortunately, some homeowners landscape their lot without proper consideration for the pre-designed overland drainage pattern of the area. Early development does not preclude a homeowner's responsibility to maintain this drainage pattern. If a homeowner obstructs drainage in any way, thereby creating a flooding problem for neighbours upstream, that homeowner must correct the situation at their own expense. Similarly a lot should not be landscaped below design grades otherwise flooding may occur.

The following plans are attached and are briefly described as follows:

1. Lot Pre-Grade Details:

Shows the design elevations at property corners, direction of drainage and lot type. These elevations are required as a minimum for building plan approval.

2. Lot Grading Details:

This set of four drawings shows details of general types of lot drainage as well as specifics of back yard and side yard drainage. The four drawings are as follows:

- i) a three-dimensional view of the different types of lot grading that will direct runoff from the lot.
- ii) a side view of some typical types of lot drainage.
- iii) a drawing showing the details of construction of a back yard fence that will not impede back yard easement drainage.
- iv) a drawing showing the details of construction of a side yard fence that will not impede side yard drainage.

Lot Grading Do's and Don'ts:

Do's

1. Do require construction plans to include finished grade elevations around the house foundation and along property lines. *Do not leave your house and site grading to chance.* The Planning Department requires the submission of the lot corner elevations on the site plan submitted for building permit approval. It is strongly recommended that the plans also include finished elevations along the foundation and garage grade beam, garage slab, foundation windows, side property lines, edge of driveways and sidewalks (particularly along the side of the house), and the top and bottom of any retaining feature.
2. Do use a level to set the finished grades along the property line, particularly before installing sidewalks and fencing.
3. Do discuss with adjacent property owners final drainage grades along the property line. Proper lot drainage requires cooperation of adjacent homeowners.
4. Do undertake a final site inspection of easements, side yard and sidewalks with each sub trade prior to releasing final payment.

Don'ts

1. Don't excavate into the easement or berm. These contain critical utilities vital to the neighbourhood.
2. Don't fill the rear easements, as this will block the intended drainage.
3. Don't build raised flowerbeds against the fence/property lines without making provisions for drainage (see attached plans).
4. Don't try to build HIGHER than both adjacent neighbours. This leads to expensive provisions for retaining walls, and frequent flooding of neighbouring properties.

For more information please contact Don Drysdale, Municipal Engineering Branch, Infrastructure Services at 975-2744.

Grade Markers

The City of Saskatoon will be placing Grade Markers along the rear property lines of the lots in this subdivision to indicate proper rear property line grade elevations. These design elevations must be maintained to ensure proper lot drainage. Please keep these grades in mind when undertaking garage construction or any landscaping work.

Lot Grading - Walkout Basement Lots

Some of the lots in this development area have been graded to accommodate the inclusion of a walkout basement into the design of your home. Whether or not a particular lot will support the inclusion of a walkout basement depends on the slope of the lot, the final foundation elevation and the home design characteristics.

While some lots will accommodate walkout basements, others will not. In between these areas is a transitional area where the back lot grade slopes successively on each lot until walkout

basements can be accommodated. The grading design for this area is shown on the Final Design contour plans attached to this package of information. It is very important to review these plans to determine how your lot has been designed to slope. If there are any questions about this information, they should be directed to the Land Branch at 975-3278. The Lot Pre-Grade Sheets also provide important information indicating the specific elevations that must be maintained along the front and rear property lines.

Lots identified on the map as Walkout Basement Lots (“W”) are subject to the Building Restriction Caveat stating “All dwellings shall be constructed with direct access from the basement level to the backyard (“walkout unit”). Walkout basements must be constructed on these lots. Lots not identified with the “W” may or may not support walkout basements. The decision to build a walkout on these lots is up to the purchaser.

It is strongly recommended that all purchasers discuss their plans to develop their homes with their neighbours, in these areas in particular, to ensure that the grades between the houses will meet both of the neighbours needs. Retaining walls or other means may be necessary if one neighbour intends to build a walkout lot in an area where the grades transition from walkout to conventional. The cost of the retaining walls or other associated work is the responsibility of the neighbour who changes the grades from their current design shown on the Final Design contour plan. The Land Branch will accept no responsibility in this regard. The intent is that all areas have been graded 100 mm (4 inches) below final grade and that no additional grading would be required along the side yard and rear property lines.

FENCING

Decorative aluminium fence will be installed;
on the rear of:

Block 547, Lots 1, 2, 4, 5, 9, 10, 11, 12, and a portion of Lot 6
Block 537, Lots 11, 12, and 13

the side yards of:

Block 547, Lots 1 and 12
Block 536, Lot 32
Block 531, Lot 33.

All lots are adjacent to the linear park and pocket park. This fence is located 250mm inside purchaser’s property and the purchaser will therefore be responsible for all future maintained of the fence. The attached maps show the fence location and style.

A black chain link fence (6 feet high) has been constructed on the Municipal Buffer behind Lots 72 to 69, Block 542, on Pickard Bay along McOrmond Drive. The fence is built about 8 inches (+/-) onto the buffer. Purchasers will be allowed to connect their side yard fences to the chain link fence. Pedestrian and vehicle access to the buffer is not permitted.

BUFFER DEVELOPMENT EAST OF PATON CRESCENT

There will be no vehicular access across the 5 metre Municipal Buffer located east of Lots 187, 188 and 189, Block 518, on 431, 427 and 423 Paton Place. A temporary snow fence has been installed to prevent rear access to the above noted lots backing along Grid Road 3045. The

purpose of this fence is to prevent damage to the 5 metre buffer and ditch separating the residential lots from Grid Road 3045. Property owners are free to remove the temporary fence behind their lots when they erect their own permanent fence. Tree and shrub plantings along the buffer will occur as the development progresses to act as a windbreak and visual screen (see attached concept plan). **Please ensure basement excavations and all other construction waste materials are not deposited on the buffer. Regular inspections of the area will be done and any individual or company found illegally disposing of materials shall be liable of fines up to \$5,000 as outlined in City of Saskatoon Anti-Dumping Bylaw.**

BUFFER DEVELOPMENT NORTH OF PATON, ZIMMER & PICKARD

There will be no vehicular access across the 8 metre buffer located north of Lots 1 to 26, a portion of Lot 33, and Lots 34 to 45, and Lots 68, 67 and a portion of 66, all in Block 542. A temporary silt fence has been installed to prevent rear access to the above noted lots. The purpose of this slit fence is to prevent erosion along this slope. Property owners are free to remove this fence once their landscaping is complete. Planting of trees and shrubs will be the same as for the buffer on the east side (attached concept plan as above).

TYPE II RESIDENTIAL CARE HOME

The location of Type II Residential Care Homes (RCH's) in new areas are now being pre-designated by the City of Saskatoon prior to the sale of lots in the area. The following lots have been identified as potential Type II Residential Care Homes:

- Lot 1, Block 539, Plan 101928405, 510 Paton Crescent
- Lot 2, Block 539, Plan 101928405, 509 Paton Crescent
- Lot 3, Block 539, Plan 101928405, 502 Paton Crescent

Although these lots have been designated for Type II RCH's, the land use is identified as a discretionary use in the City of Saskatoon Zoning Bylaw. This means the final approval of each Type II RCH application is subject to the discretion of City Council as outlined in Section 4.7 City of Saskatoon Zoning Bylaw 7800.

A Type II Residential Care Home is defined in the Zoning Bylaw as a licensed or approved group care home with 6 to 15 residents, governed by Provincial regulations that provides, in a residential setting, 24 hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. Common examples of this type of housing in Saskatoon are Personal Care Homes with more than 5 residents. Typically, these homes are operated by social service agencies or private individuals, that offer accommodation, meals, and assistance or supervision for adults aged 18 and older.

For more information, please contact Development Services, Planning Branch at 975-2645.

DISCLOSURE OF ADJACENT PROPERTY OWNERS

Please note that in order to facilitate discussions between property owners respecting lot grading and fencing issues, the Land Branch will, upon request, disclose the names of purchasers to adjacent property owners.

CONSTRUCTION NOTE

In order to assist the utility companies, please post your civic address at the front of the property when construction begins.

LANDSCAPING OF CITY BOULEVARDS

It is the homeowner's responsibility to landscape and maintain the boulevard along both the front of their property and along the side of corner lots.

Boulevards are defined as the landscaping space between the edge of the roadway and the property lines. Where the sidewalk is attached to the curb, the boulevard is the space between the edge of the sidewalk and the property line. Where the sidewalk is not attached to the curb, the boulevard also includes the space between the curb and the sidewalk. These areas need to be landscaped and maintained by the homeowner at their expense.

Boulevard Tree Planting

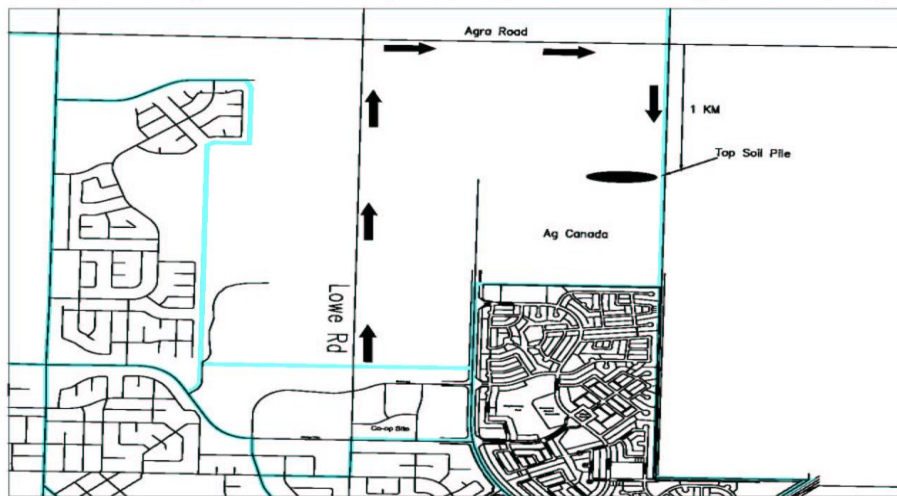
The Community Tree Planting Program was established in 1991 via pre-paid levies from the original sale of lots. This program hand plants 30mm (1.2") caliper trees on boulevards in recently developed neighbourhoods. Streets are selected for this Program based on a review of newly developed areas. We consider the number of lots that are developed and are up to grade. This review is completed the season prior to planting. The *Plant By Request Program* is also available to residents to request to have a tree planted in an available planting site on the boulevard. This program plants 30mm (1.2") caliper trees. For *Plant By Request Program* please contact the Urban Forestry Branch at 975-2890.

Topsoil For Lot Landscaping

Topsoil is available free of charge to homeowners to topsoil their properties. This topsoil was stripped from the whole development and stockpiled in the locations indicated on the map below. Sufficient material has been stockpiled to provide up to 150 mm of topsoil on all lots.

TOPSOIL IS NOT TO BE REMOVED FROM THE SUBDIVISION

Map showing Location of topsoil - for use on Willowgrove lots only



Earth Disposal Site

Contractors and individuals will be responsible for disposing of their own excess earth material, with the City landfill being the recommended disposal site. If arrangements are made with another landowner to dispose of the material anywhere within City Limits, they are to contact Central Dispatch at 975-2491 and they will maintain a log of locations. If disposing of material outside the City limits within the RM of Corman Park, the RM needs to be notified of those arrangements. **Please ensure basement excavations and all other construction waste materials are not deposited on adjacent properties or any other properties in the Willowgrove area without prior arrangements being made. Regular inspections of the area will be done and any individual or company found illegally disposing of materials on properties without the owner's permission shall be liable of fines up to \$5,000 as outlined in City of Saskatoon Anti-Dumping Bylaw.**

NOTE: The temporary earth disposal site located on Agra Road will be closing down soon. Alternative disposal options will need to be made by the purchaser.

GENERAL

Lots are sold "As Is". These terms are contained in the Agreement for Sale. The terms may change without notice. Any questions should be asked to ensure you understand the terms of your purchase.

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