

# ASPEN RIDGE



Connect. Relax. Enjoy.

Phase 8 Low-Density Residential (Presale)  
Lot Block Allocation



## Low-Density Residential (Presale) Lot Block Allocation

Saskatoon Land is offering 23 unsubdivided and unserviced blocks for sale as part of the Low-Density Residential (Presale) Lot Block Allocation Process. This Presale is targeted to builders who have an interest in purchasing entire blocks and will enable them to provide desired lot widths that best suit their business models. All Eligible Contractors in good standing who are actively on Saskatoon Land's Builder List, and builders (applicants) who would otherwise qualify under [Policy C09-001 - Residential Lot Sales - Contractor Allocations](#), may apply for the presale allocation of blocks. The selected applicants (purchasers) would enter into a Holding Agreement and work with Saskatoon Land staff to design lots for subdivision. The 23 blocks being offered for sale through the Low Density Residential (Presale) Lot Block Allocation are within Phase 8 of the Aspen Ridge neighbourhood.

These blocks will be sold with a delayed possession estimated to be granted by December 31, 2024. Should there be unforeseen delays that may prevent the completion of servicing, subdivision, and titling by this date, possession will be granted by no later than August 31, 2025.

- Blocks will require one deposit at Holding Agreement and additional deposits upon signing the Agreement for Sale when servicing and subdivision is complete and possession granted.
- property taxes become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale signing.
- Specific terms for the build time requirements and payment on the balance owing will be negotiated during block allocations and will be generally consistent for all selected applicants who enter into the Agreement for Sale. These terms will be added to the Agreement of Sale which is required to be signed before possession.



## Property Details

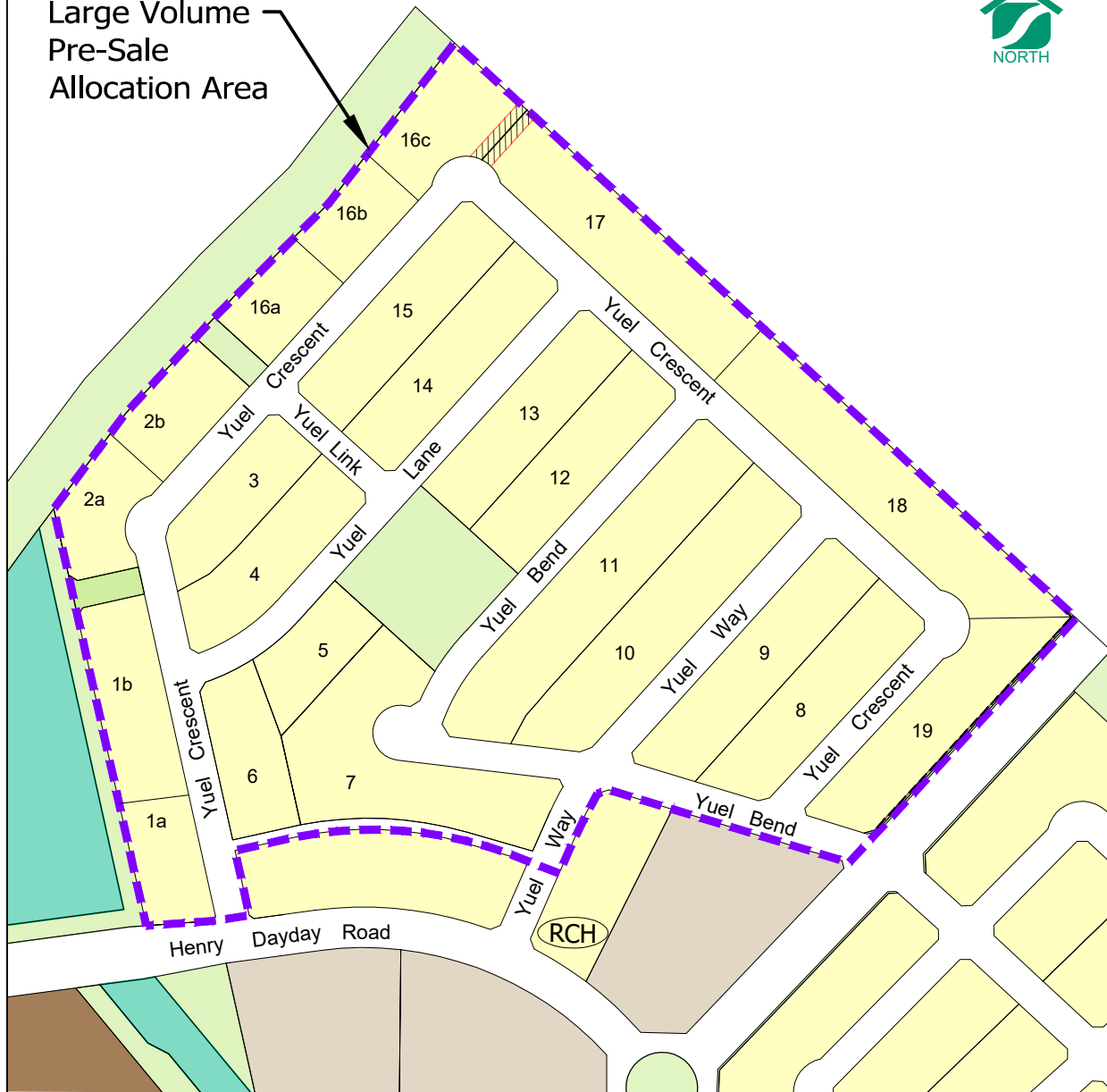
Table 1: Block Offerings

Block Number	Block Area (ha)	Approx. Block Depth (m) <sup>1</sup>	Frontage (calculated at 6m setback) <sup>1</sup>	Concept Plan Land Use	Block Shape	List Price <sup>2</sup>	Walk-Out Block
<b>1a</b>	0.26	38	69.7	Low Density	Irregular	1,146,787.00	Y
<b>1b</b>	0.42	38	111.42	Low Density	Irregular	1,833,213.00	Y
<b>2a</b>	0.27	38	62.6	Low Density	Irregular	1,076,380.00	Y
<b>2b</b>	0.28	38	70	Low Density	Irregular	1,203,620.00	Y
<b>3</b>	0.35	36	92.97	Low Density	Irregular	1,390,000.00	
<b>4</b>	0.43	36	127.9	Low Density	Irregular	1,950,000.00	
<b>5</b>	0.26	36	65.02	Low Density	Irregular	980,000.00	
<b>6</b>	0.33	36	87.11	Low Density	Irregular	1,310,000.00	
<b>7</b>	0.79	34	178.17	Low Density	Irregular	2,670,000.00	
<b>8</b>	0.51	37	134.7	Low Density	Irregular	2,020,000.00	
<b>9</b>	0.57	36	163.64	Low Density	Irregular	2,450,000.00	
<b>10</b>	0.73	38.5	181.91	Low Density	Irregular	2,720,000.00	
<b>11</b>	0.83	38.5	223.46	Low Density	Irregular	3,390,000.00	
<b>12</b>	0.47	35.5	131.66	Low Density	Rectangular	1,970,000.00	
<b>13</b>	0.47	35.5	132.27	Low Density	Rectangular	1,980,000.00	
<b>14</b>	0.5	35.5	139.78	Low Density	Rectangular	2,100,000.00	
<b>15</b>	0.5	35.5	140.4	Low Density	Rectangular	2,100,000.00	
<b>16a</b>	0.23	38	60.96	Low Density	Irregular	1,043,871.00	Y
<b>16b</b>	0.22	38	60.72	Low Density	Irregular	1,039,761.00	Y
<b>16c</b>	0.35	38	55.85	Low Density	Irregular	956,368.00	Y
<b>17</b>	0.68	39	175.03	Low Density	Irregular	2,600,000.00	
<b>18</b>	0.82	39	195.85	Low Density	Irregular	2,930,000.00	
<b>19</b>	0.56	37	144.78	Low Density	Irregular	2,170,000.00	

<sup>1</sup> - Block measurements noted above are subject to change slightly at time of survey.

<sup>2</sup> - List Price includes servicing costs (see section on Services for more information)

Large Volume  
Pre-Sale  
Allocation Area



Anticipated Servicing Completion Date: 2024

## Legend

- Low Density
- Low Density Multi Unit
- Landscaped Drainage Open Space
- Open Space
- Proposed Pre-Sale Allocation Boundary

Disclaimer:  
Boundaries illustrated in this drawing are subject to change.

Large Volume Pre-Sale  
Allocation Map

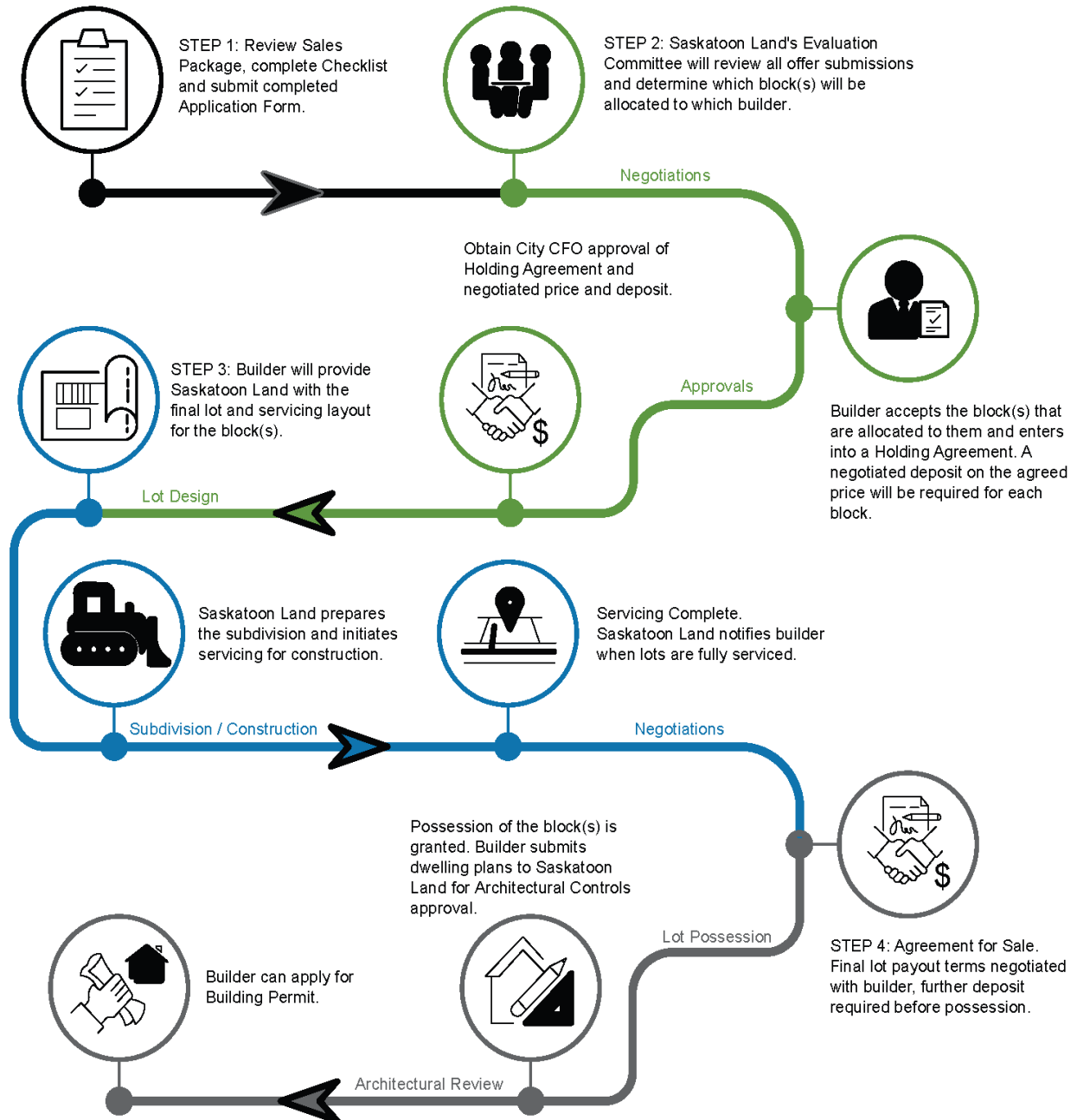


**City of  
Saskatoon**  
Saskatoon Land - January 2024

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are supplied from available information and are subject to change without notice. Park and buffer readings are for illustrative purposes only and do not represent what will be constructed. To ensure accuracy, please refer to the Registered Plan of Survey. Distances are in meters unless shown otherwise. Do not scale.



## Low-Density Residential (Presale) Lot Block Allocation Process



## **Step 1: Application Process**

- Contact Saskatoon Land prior to submission to confirm eligibility status.
- Complete Checklist and submit the Application Form and Architectural Criteria Form to Saskatoon Land's office no later than Friday, March 22, 2024, at 4:00 p.m. local time.
  - The Application Form and supporting information shall be dropped off at: Saskatoon Land 201 3rd Ave North, Saskatoon SK S7K 2H7 or emailed to [land@saskatoon.ca](mailto:land@saskatoon.ca)
- The Application Form must be deemed complete and received before the application deadline noted above. It is the applicant's responsibility to review the Checklist and confirm that all the documents that make up the Application Form have been received.
- Multiple Eligible Contractors cannot submit one application together to form a group.
- An application submission requires a minimum purchase of one block. Multiple block purchases will be permitted pending overall interest and offers received. Applicants must number each block in order of preference on the Application Form. For example, number 1 would be the applicant's most desired block.
- Applicants are required to submit an offer price and suggested deposit percentage for each block of interest by filling in the Application Form as provided. Saskatoon Land provided a List Price in Table 1 (page 3 of this package) for each block. Saskatoon Land will either accept the offer price and deposit percentage provided or enter into negotiations with the applicant to attempt to arrive at a mutually accepted offer.
- Applicants must provide a lot layout design for each block of interest. Lot widths for each lot must be dimensioned in metric units on the provided Digital AutoCAD DWG file. Other formats may be acceptable assuming dimensions are clearly illustrated on submitted drawings. Please contact Saskatoon Land prior to deadline to confirm method if AutoCAD is not used to dimension lots.
- Applicants are required to provide a minimum of three quality dwelling designs showing three or more different front elevations that the applicant is considering constructing on each block of interest. Acceptable dwelling designs are: drafted front elevations, photos of completed dwellings your company has built, or brochures/renderings illustrating front elevations. These illustrations will be reviewed against the Architectural Controls for the Aspen Ridge neighbourhood. On the application form, the applicant must explain the types of materials they will use on the front elevation as well as the style of garage door for each dwelling elevation submitted.

- An application submission provides information to Saskatoon Land regarding a desire to purchase property in Aspen Ridge as part of the Low-Density Residential (Presale) Lot Block Allocation. The completion of the Application Form in no way obligates the applicant to purchase the properties in question and is not in any way binding upon Saskatoon Land.
- Applicants must agree to the terms and conditions on the Application Form.

## **Step 2: Application Review, Negotiations, and Holding Agreement**

After the application deadline, the Evaluation Committee made up of Saskatoon Land staff will review all submissions. In the event multiple applicants have interest in the same blocks, Saskatoon Land will weigh the application submissions based on the following scoring criteria:

### **Offer Price and Suggested Deposit Percentage (40 points)**

- Offers that are considerably lower than the list price and not reflective of market value will not be accepted.
- The formula used to assign points to the offer price will be: (offer price / highest offer price received) x 40 points = points allocated.

### **Demonstrated Home-Building Experience (20 points)**

- The applicant must provide information that demonstrates their experience as a quality home builder that could complete this project.

### **Financial Capacity (20 points)**

- The applicant must provide documentation that shows they have the financial capacity to complete the project. Such documentation would include - but is not limited to - financial statements with an accompanying clean audit or review letter, or/and a redacted bank statement showing current balance. Saskatoon Land is open to review other documentation that shows the financial capacity to complete their project.
- Saskatoon Land will compile the current (as of the date of application close) Accounts Receivable report for each applicant.

### **Quality and Conformance with Architectural Controls and Sustainability Commitments (20 points)**

- The applicant must provide their lot layout design and dwelling types for each block of interest.
- The applicant must demonstrate how their dwelling types will comply with the Architectural Controls for the neighbourhood. Applicant to provide types of front elevation materials and garage doors styles. Dwellings will be scored higher based on how well the designs comply with the Architectural Controls showing the most aesthetic appeal. Similar designs with minimal architectural variety and detailing are strongly discouraged and will be scored lower.

- Applicants will also be scored based on their history of Architectural Controls compliance. Documented instances of past noncompliance with the architectural requirements in previous phases will result in lower scores under this category.
- As part of the review and evaluation process, the Evaluation Committee will take into consideration varying lot sizes and dwelling types that could interface to ensure compatibility along the street. Dwelling types from selected applicants that have interfacing blocks will be shared with both applicants as part of negotiations.

The following items are to be noted on the Architectural Criteria Form:

- The applicant must confirm if they are CHBA Net-Zero Qualified and a CHBA Net-Zero Builder, if they are intending to build any Net-Zero Ready or Net-Zero Compliant dwellings, and if they would be willing to enter into an Agreement for these dwellings.
- In compliance with the City of Saskatoon [Water Conservation Strategy](#), the applicant must indicate if they would be willing to enter into an agreement with Saskatoon Land to install quality-designed xeriscaped or artificial turf landscaping for some or all lots on their selected block(s).
- The applicant must comment if they will install lot fencing and backyard landscaping as part of their dwelling sales package for the block(s) selected.
- In compliance with the City of Saskatoon [Solid Waste Reduction and Diversion Plan](#), the applicant should provide examples, efforts, or plans they are willing to apply to their builds to reduce the amount of construction waste on future builds.

### **Negotiations and Holding Agreement**

- If required, the selected applicants will enter negotiations with Saskatoon Land based on their application submission and the block(s) allocated to them. The selected applicants will determine if they wish to proceed with the purchase of the allocated block(s) or opt to withdraw their application.
- If selection and negotiations are successful, the selected applicants must pay a minimum of 2% non-refundable deposit for each block within ten business days of Chief Financial Officer approval and enter into a Holding Agreement.
- Saskatoon Land will prepare the Holding Agreement and the selected applicant has ten business days from offer acceptance to execute the agreement and confirm lot design.
- Specific payment terms for the balance owing and build time requirements will be negotiated at block offering and will be generally consistent for all selected applicants.
- Upon execution of the Holding Agreement, the deposit becomes nonrefundable and will be applied to the purchase price when the sale closes.



- If the sale doesn't close due to the actions of the selected applicant, the deposit becomes the sole property of the City (Saskatoon Land).
- If Saskatoon Land cannot meet the agreed-upon timeline detailed in the Holding Agreement, specifically regarding the date of servicing completion and possession, the selected applicant may, upon request, withdraw from the agreement without penalty. In this case, the deposit (without interest) will be returned. This will not apply if the servicing schedule is impacted by reasonable unforeseen circumstances such as inordinate weather.
- Upon request, a Phase 1 Environmental Site Assessment Report for the neighbourhood will be supplied to the selected applicant.
- Any blocks not purchased through this Low-Density Residential (Presale) Lot Block Allocation will be subdivided, serviced, and offered for sale in a Multi-Lot Allocation or Lot Draw Allocation.
- Saskatoon Land reserves the right not to enter into a Holding Agreement with any applicant.

### **Step 3: Pre-Design and Infrastructure Construction**

- The selected applicants will have ten business days from being notified of a successful block allocation to confirm lot layout for the blocks.
- Lot service connection locations will need to be confirmed by the selected applicant based on their proposed dwelling types. Short connections cannot be under front attached garages.
- Saskatoon Land will legally subdivide and service the lots as per the agreed-upon lot layout design. Any costs incurred due to changes to the lot layout plan after being surveyed or serviced will be the applicant's responsibility.
- After easements are added to the Plan of Proposed Subdivision by the surveyor, the plan will be shared with the selected applicants.
- Saskatoon Land will prepare the construction drawings and initiate construction installation of the typical underground municipal infrastructure and utilities.
- Saskatoon Land will prepare roadway and curb construction drawings and commence construction of the required roadway/lane and curb/sidewalk infrastructure to relevant specifications.

### **Step 4: Execution of Agreements**

- Upon servicing completion for the blocks, purchasers will be required to attend the Saskatoon Land office within ten business days to comply with all sales terms and conditions and execute the Agreement for Sale to obtain possession. Additional deposits on the purchase price will be required for each block.
- Specific terms for the build time requirements and payment on the balance owing will come into effect upon signing of Agreement for Sale.

- Failure to enter into the Agreement for Sale will result in forfeiture of the Holding Agreement non-refundable deposit.
- After possession of the blocks is granted, the blocks may be returned following typical return process and fees. Any returns made at this point will impact the purchaser's ability to enter future presale or multi-lot allocations with Saskatoon Land.
- Property taxes become the responsibility of the purchaser effective the first of the month following the date of the Agreement for Sale.
- Prior to submitting a building permit to construct on the lots within the block, the purchaser must submit building plans to Saskatoon Land for architecture approval. Once approved, an Architectural Controls Approval Letter will be provided to the purchaser to attach to their building permit submission.



## Zoning

The existing land use allocated to these blocks through the Concept Plan is Low Density Residential. R2 Zoning District has been applied to all the blocks. To review all permitted uses, please visit the City of Saskatoon [Zoning Bylaw No. 8770](https://www.saskatoon.ca/zoning-by-law-no-8770) at [www.saskatoon.ca](https://www.saskatoon.ca).

## Services

Subdivision applications and lot servicing of the entire area will commence after the Holding Agreement is signed and the lot layouts are finalized. The list price of the blocks includes servicing costs. The lots will be fully serviced by Saskatoon Land, including curb, sidewalk, boulevard, street paving, street lighting, street signing, preliminary site grading, storm water mains, sanitary sewer mains, and offsite levies. Please note that utility services (water, sewer, power, gas, and communication lines) are adjacent to lots. As is typical, service connection costs are the responsibility of the respective builder.

## Architectural Review Process

Development on these blocks is subject to compliance with Saskatoon Land's Architectural Controls for Aspen Ridge. Information for the Architectural Controls can be found on [saskatoonland.ca](http://saskatoonland.ca), specifically in the following locations:

### [Aspen Ridge Architectural Controls](#)

Saskatoon Land is available to meet and review draft plans and discuss the architectural requirements with all selected applicants. Following the Holding Agreement, the selected applicant may begin to submit building plans to Saskatoon Land for Architectural Controls approval. Saskatoon Land reserves the right to allow up to two weeks to review and comment on plans after any submission is made by the selected applicant. If necessary, required changes will be discussed and submitted to the selected applicant prior to approval. After subdivision, successful architectural evaluation and possession is granted, an Architectural Controls Approval Letter will be provided to the purchaser to submit with their building permit package.

Prior to block selection, please note that building elevations facing a street on corner lots or elevations adjacent to open spaces are considered highly visible and are subject to additional Architectural Controls.

Changes made to the building's exterior after approval require revised plans sent to Saskatoon Land for Architectural Controls review and approval.

## Development Controls

### [Front and Side Yard Landscaping & Driveway](#)

Front and Side Yard Landscaping and Driveway installation **is mandatory** for all blocks.

### **Landscaping Requirements**

- Landscaping on all front yards and the addition of side yards on corner lots must be completed within 18 months of pre-backfill inspection approval and prior to home occupancy.
- The scope of materials are sod, artificial turf, trees, shrubs, plant materials, hardscaped elements, irrigation components, and edging.
- The following minimum standards apply for traditionally landscaped areas:
  - a) Topsoil installed to a minimum depth of 4 inches.
  - b) Sod (seeded lawns are not acceptable)  
*"Sod laying shall be performed during the active growing season for type of sod. Sodding during dry periods, at freezing temperatures or over frozen soil is unacceptable."* Canadian Landscape Standards, 2017.

- c) A minimum of one tree of a species suitable for Saskatoon's climate and soil types must be planted in the front yard of the following minimum size:
  - i. Deciduous trees must have a minimum 1 ¾ inches caliper measured 6 inches above ground; and
  - ii. Coniferous trees must be at a minimum 6 feet in height.
- d) Three shrubs must be installed in the front yard of each home.
- e) *Combined walk and curb lots* - The boulevard between the property line and the inside edge of the sidewalk must be landscaped with the same material as the front yard; or  
*Separate walk and curb lots* – The boulevard between the property line and the inside edge of the sidewalk and the boulevard between the outside edge of the sidewalk and the curb must be landscaped with the same material as the front yard.
- Xeriscaped landscaping requires pre-approval. The following minimum standards apply:
  - a) A minimum of one (1) tree is required to the same standards as outlined above. If you wish to substitute the tree for additional vegetation you must contact Saskatoon Land for approval;
  - b) All xeriscapes must include a mix of hard shrubs. The minimum shrub requirement is 3 shrubs with 2m spread at full growth; however, it is strongly encouraged to go beyond the minimum standard; and
  - c) Acceptable ground covers include mulch, rock, native grasses and wildflowers, and perennials. Rock ground cover is only permitted to cover 30% of the landscape. The remaining 70% must be covered by mulch or vegetation that is not sod such as perennial plant ground cover and/or native grasses and wildflowers.

### **Driveway Requirements**

- The driveway must be completed within 18 months of pre-backfill inspection approval and prior to home occupancy.
- Attached-garage dwelling – a paved driveway is mandatory on all lots.
- Acceptable concrete driveway types: broom-finished, stamped and coloured, exposed aggregate, and pavers (driveway types not listed will be at the discretion of Saskatoon Land).

### **Fencing**

A decorative aluminum fence will be built by Saskatoon Land parallel to the rear property lines of Blocks 1, 2, & 16, and parallel to the side yard property lines of Blocks 1, 2, 5, 7, 12, 13, & 16 that are adjacent to open spaces.

A precast concrete or masonry fence will be built by Saskatoon Land parallel to the rear property line of Block 19 and may wrap around the corner of Yuel Link.

The centreline of these fences will be located approximately 10" inside of the property line and will become the property of the lot owner. No gates will be installed in these sections of fence\*.

*\*subject to change based on final grading.*

### **Residential Care Homes**

There are currently planned pre-designated Residential Care Home – Type II, Pre-School, Day Care Centre lots on Block 750 (east entrance of Yuel Crescent and Henry Dayday Road). These will be released by Saskatoon Land via public tender at a later date.

### **Open Space (Park) Development**

Open Space construction will start the year following roadway completion.

The Open Space between Block 1 and 2 may be required as an access parcel for stormwater pond (forebay) maintenance.

### **Easement**

A 12-metre utility easement will be shared on Blocks 16 and 17.

### **Attached Garage**

All lots in Block 7 must have a front attached garage.





# Phase 8 Low-Density Residential (Presale) Lot Block Allocation

## Application Documents



## Aspen Ridge Phase 8 Low-Density Residential Pre-Sale Application Form

Please complete this application if you are interested in purchasing lot blocks and participating in the Low-Density Residential (Presale) Lot Block allocation. **Applications will be accepted beginning January 19, 2024 and Application Form Deadline is March 22, 2024 at 4:00 p.m. local time.**

This information provided is not an offer or a contract and does not constitute an interest in land. The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property in Aspen Ridge, Phase 8. The completion of this form in no way obligates the applicant to purchase the property/ies in question and is not in any way binding upon Saskatoon Land. This form is for information purposes only.

Saskatoon Land will review the Application Form and supporting documents and contact you to confirm whether Saskatoon Land will consider your application. Saskatoon Land, in its sole discretion, reserves the right to communicate with only those applicants it determines. Saskatoon Land reserves the right to amend or abandon any property listing without accepting any applicant's Application Form. Saskatoon Land can reject any application for any reason prior to entering into a Holding Agreement with the applicant.

### Applicant

Eligible Contractor Company Name: \_\_\_\_\_

Authorized Contact Person Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email Address: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

### Open Market (Standard Terms) Sales Approach – Terms and Conditions

#### 1. Deposit/Possession:

- i) Purchasers must pay a 2% non-refundable deposit on each block parcel within ten (10) business days of Chief Financial Officer approval and enter into a Holding Agreement.
- ii) Purchasers will be notified of servicing completion and given ten (10) business days to provide a further 10% deposit and enter into an Agreement for Sale.
- iii) Final payment terms to be negotiated with purchaser.
- iv) The purchaser shall have the right of possession upon the effective date of the Agreement for Sale.

#### 2. Conditions Precedent:

- i) Selection of potential purchaser to enter negotiations on parcels with multiple offers will be determined by the following:

No.	Category	Weighting (%)
1	Offer price and deposit	40
2	Demonstrated home-building experience	20
3	Financial capacity	20
4	Quality and conformance with architectural controls and sustainability commitments	20
<b>Total Points</b>		<b>100</b>

- ii) Approval of the purchase price and terms by the Chief Financial Officer.

#### 3. Special Terms and Conditions:

- i) Eligible Contractors must be in good standing on Saskatoon Land's Eligible Contractor List.
- ii) The property is sold "as is" and the purchaser shall assume all responsibility and liability, including any environmental matters existing as of the possession date.
- iii) Upon entrance into the Agreement for Sale, return of any of the subdivided lots will be consistent with the guidelines in Council [Policy C09-006](#), Residential Lot Sales – General Policy.
- iv) Development on these lots will be reviewed for consistency with Saskatoon Land's architectural and development controls.

## Aspen Ridge Phase 8 Low-Density Residential Pre-Sale Application Form

- v) The purchaser covenants and agrees to construct a dwelling on each lot, with the dwellings being completed within three years of the effective date of the Agreement for Sale, as evidenced by substantial completion of the dwelling unit, or such other date that the parties agree to acting reasonably.
- vi) The purchaser further agrees to grant to the City of Saskatoon, Saskatchewan telecommunications, Saskatchewan Power Corporation, SaskEnergy Incorporated, and any utility agency, any easement which may be required by any or all the said agencies at no cost.
- vii) The purchaser acknowledges receipt of Addendum no. 1 released March 12, 2024.

I have read and accepted these terms

Name of Respondent Representative: \_\_\_\_\_

Title of Respondent Representative: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

### Pricing and Block Preference

Parcel Number	Frontage	Offer Price <sup>1</sup>	Total Suggested Deposit Percentage <sup>1&amp;2</sup>	Parcel Preference Number <sup>3</sup>
1a	0.26	\$	%	
1b	0.42	\$	%	
2a	0.27	\$	%	
2b	0.28	\$	%	
3	0.35	\$	%	
4	0.43	\$	%	
5	0.26	\$	%	
6	0.33	\$	%	
7	0.79	\$	%	
8	0.51	\$	%	
9	0.57	\$	%	
10	0.73	\$	%	
11	0.83	\$	%	
12	0.47	\$	%	
13	0.47	\$	%	
14	0.5	\$	%	
15	0.5	\$	%	
16a	0.23	\$	%	
16b	0.22	\$	%	
16c	0.35	\$	%	
17	0.68	\$	%	
18	0.82	\$	%	
19	0.56	\$	%	

<sup>1</sup> – The Offer Price and Total Suggested Deposit Percentage will be negotiated with the applicant to form the Holding Agreement. Additional deposits will be required as part of the Agreement for Sale.

<sup>2</sup> – Total Suggested Deposit is a percentage of the Offer Price and will be considered during negotiations.

<sup>3</sup> – Applicants must number each parcel in order of preference with number 1 being most desirable and number 23 being least desirable. Different parcels cannot be the same preference

## Aspen Ridge Phase 8

### Quality and Conformance with Architectural Controls and Sustainability Commitments Form

**Company Name** \_\_\_\_\_

**Contact Name** \_\_\_\_\_

Fill in this form and submit it to Saskatoon Land along with your Aspen Ridge Phase 8 application package.

#### 1) **Architectural Controls**

Attach to the Application Package a minimum of three quality Dwelling Designs showing three or more different front elevations that you are considering constructing on each block of interest.

For each of the Dwelling Designs, list the types of front elevation materials and garage door you intend to use.

Design No.	Primary Material	Secondary Material	Garage Door Type
1			
2			
3			

**Material Types** could be: Brick, Cultured Stone, Aluminum, Acrylic Stucco, Stucco, Cement Board, Smart Board, Vinyl, other: please explain

**Garage Door Types** could be: Windows above the door, Glass panel door, inset windows (3 or more), carriage door, flush door, wood, wood grain, other: please explain

If 'other' material or garage door type is chosen, please explain here:

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**2) Previous Architectural Control Compliance**

No documents are required to be submitted by the applicant under this category. This evaluation section will be weighed by documented instances of past non-compliance with the architectural requirements in previous phases.

**3) Sustainability Commitments**

a) Is your company CHBA Net-Zero Qualified? Yes No

b) Is your company a CHBA Net-Zero Builder? Yes No

Please provide proof your company is CHBA Net-Zero Qualified if you are not checked off on the Saskatoon Land website:

<https://www.saskatoon.ca/business-development/land-development/find-builder>

c) How many of the lots would you be willing to enter into an agreement with Saskatoon Land to build Net-Zero Ready or Net-Zero dwellings on?

\_\_\_\_\_

d) Provide an address of a dwelling you completed where you have reduced water consumption by installing a quality xeriscaped or artificial turf front yard landscape.

Lot Address

\_\_\_\_\_

Neighbourhood

\_\_\_\_\_

e) Would your company be willing to enter into an agreement with Saskatoon Land to install quality-designed xeriscaped or artificial turf landscaping for all lots on your selected block(s)? Yes No

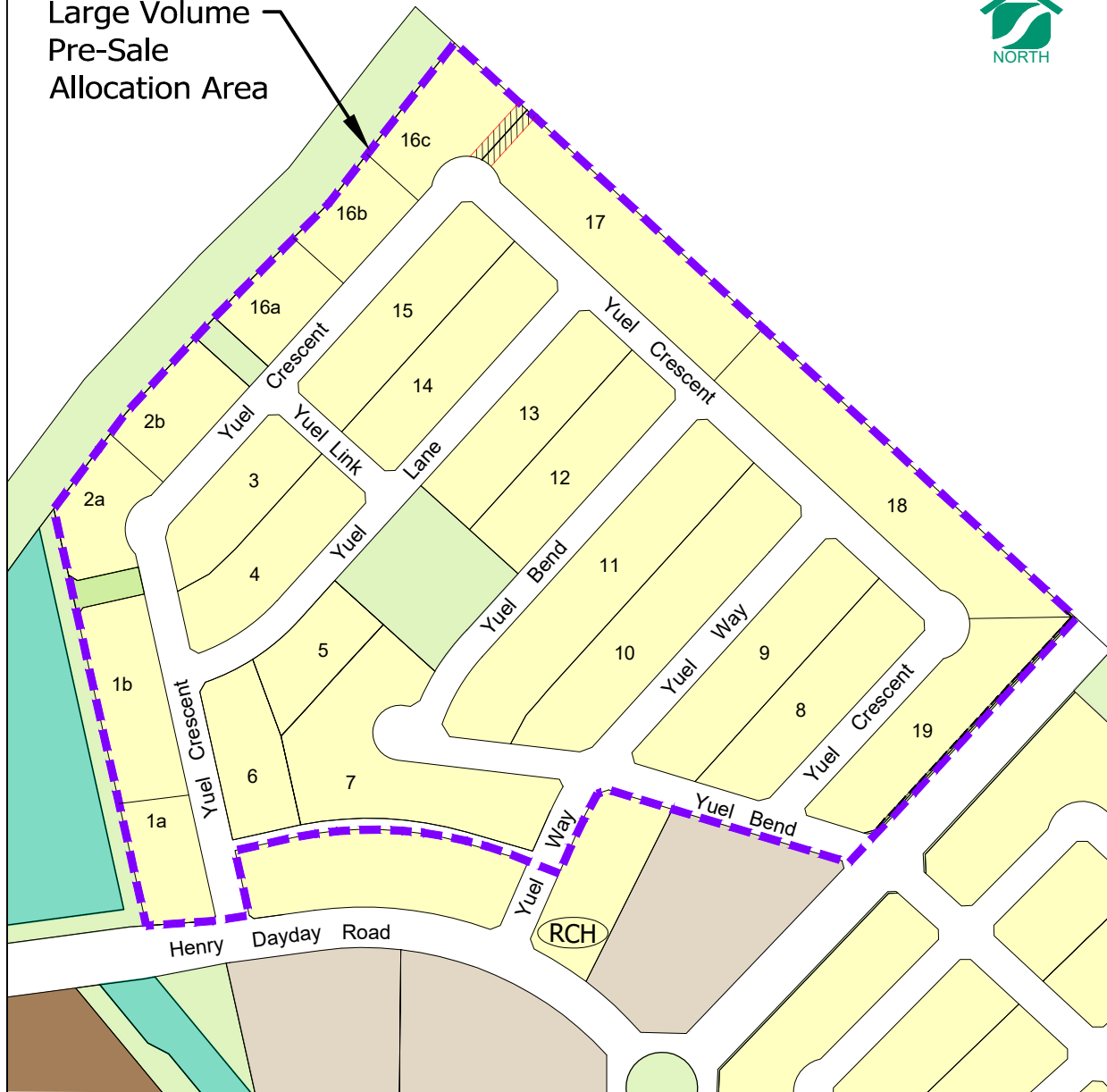
f) Will your company install lot fencing and backyard landscaping as part of the dwelling sales package(s) for the blocks selected? Yes No

g) Provide examples, efforts, or plans on how your company will reduce construction waste on future dwelling builds.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Large Volume  
Pre-Sale  
Allocation Area



Anticipated Servicing Completion Date: 2024

## Legend

- Low Density
- Low Density Multi Unit
- Landscaped Drainage Open Space
- Open Space
- Proposed Pre-Sale Allocation Boundary

Disclaimer:  
Boundaries illustrated in this drawing are subject to change.

Large Volume Pre-Sale  
Allocation Map

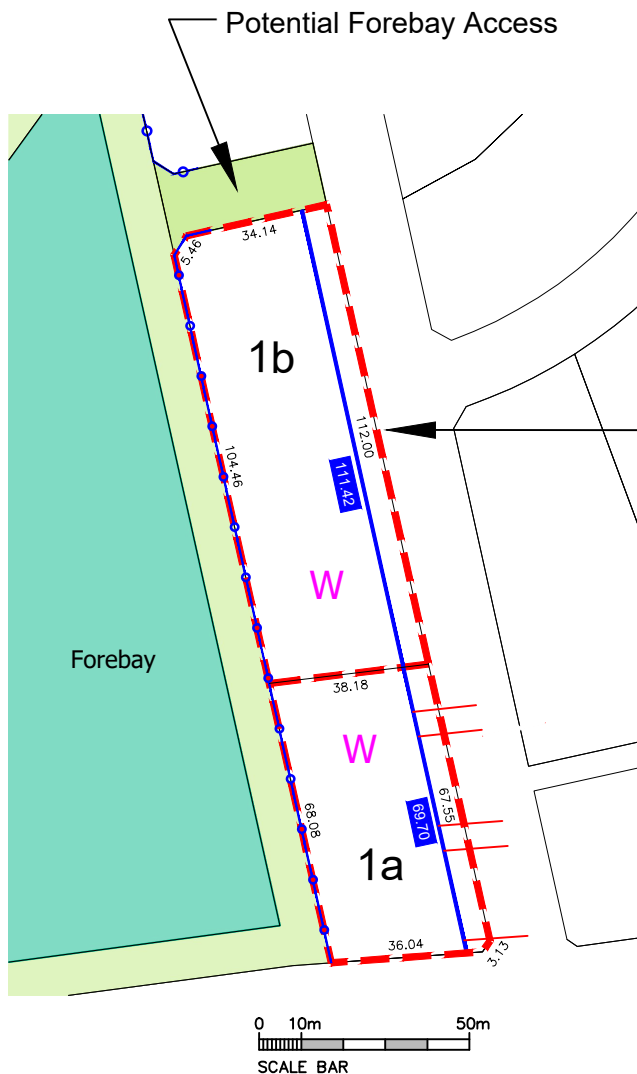


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## PARCEL 1a & 1b

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

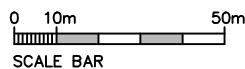
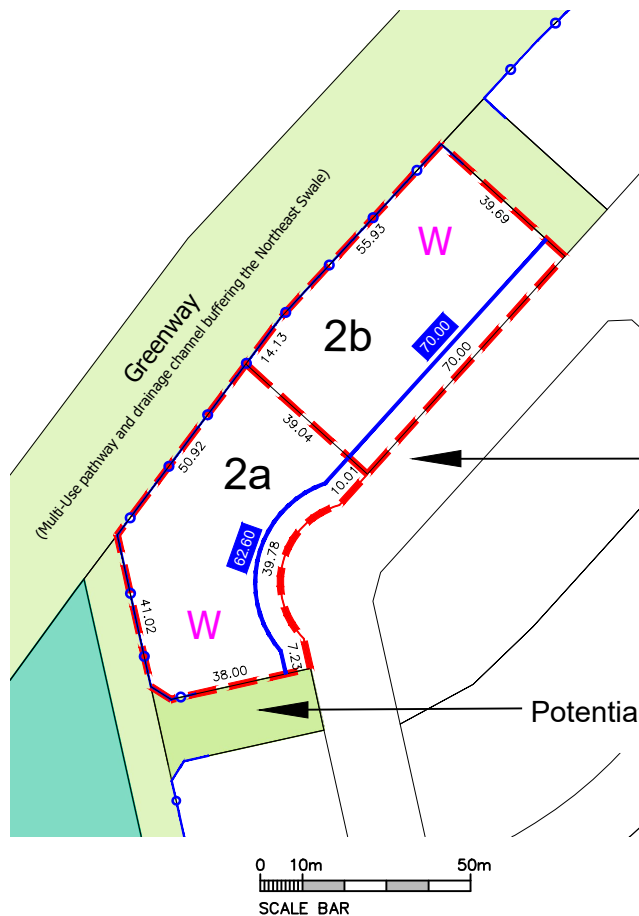
### LEGEND

-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel
-  Walkout Basement Parcel
-  Existing Service Connection





Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.



## PARCEL 2a & 2b



### LEGEND

-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel
-  Walkout Basement Parcel

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

Potential Forebay Access

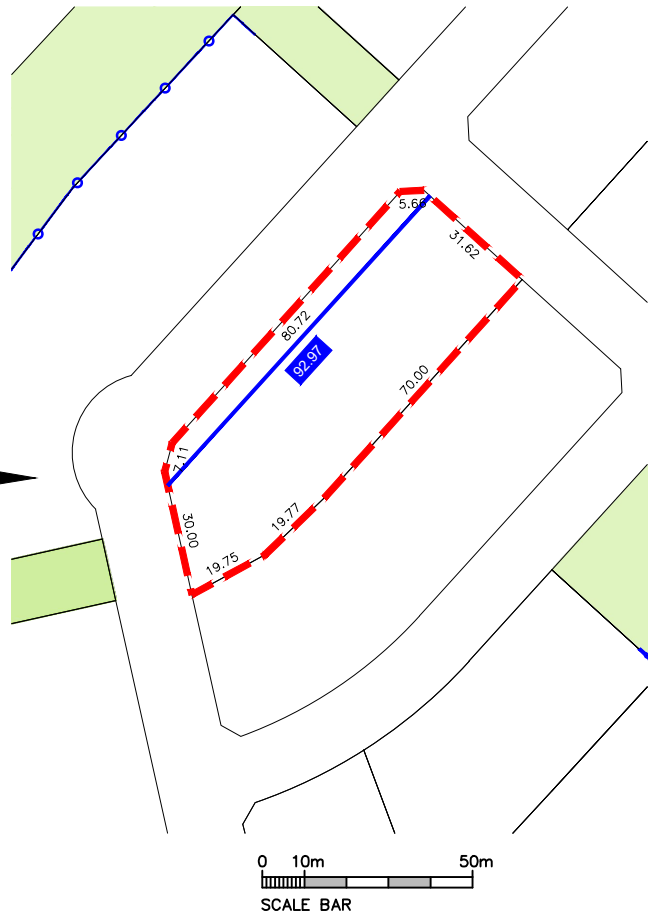
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.

## KEY PLAN





## PARCEL 3

Use this map to dimension your proposed lot layout and submit map with application form.



### LEGEND

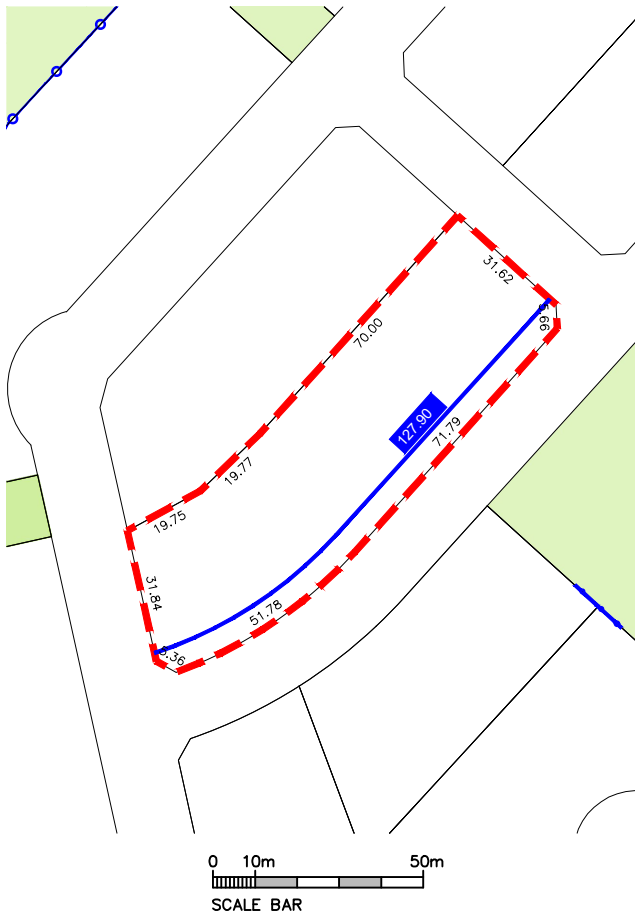
-  Frontage
-  Parcel Boundary

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.





## PARCEL 4

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

-  Frontage
-  Parcel Boundary

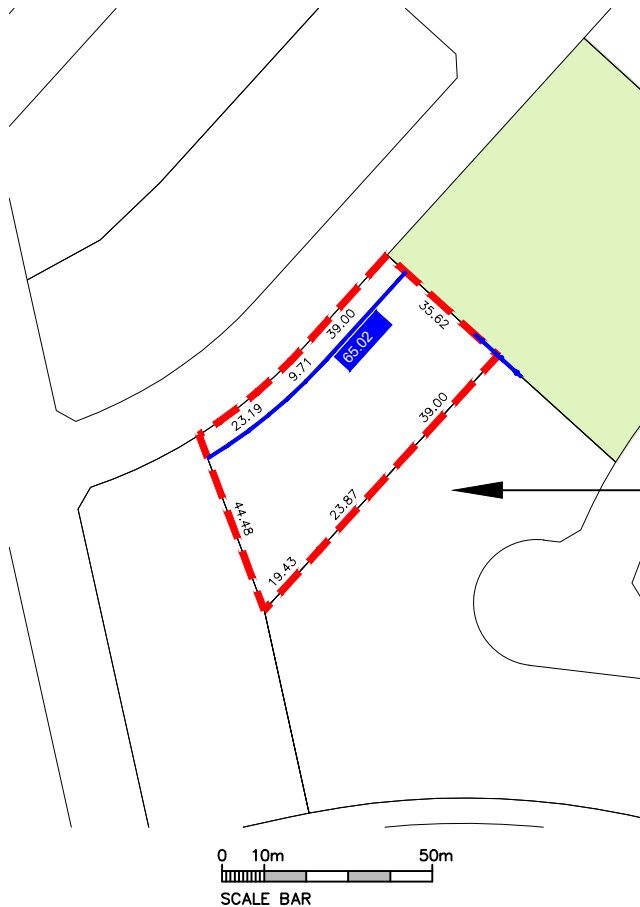
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.








## PARCEL 5

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

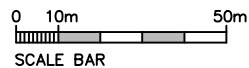
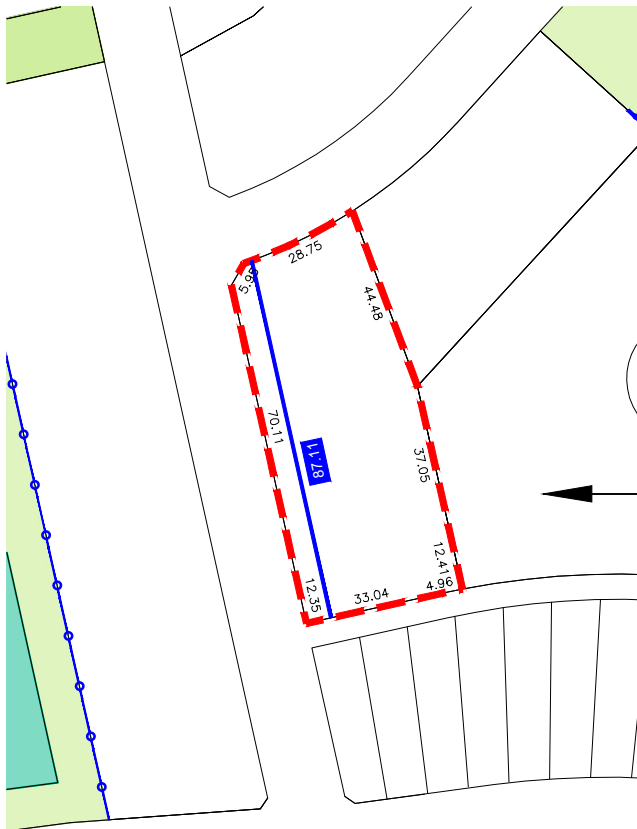
-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel

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## PARCEL 6

### KEY PLAN



### LEGEND

-  Frontage
-  Parcel Boundary

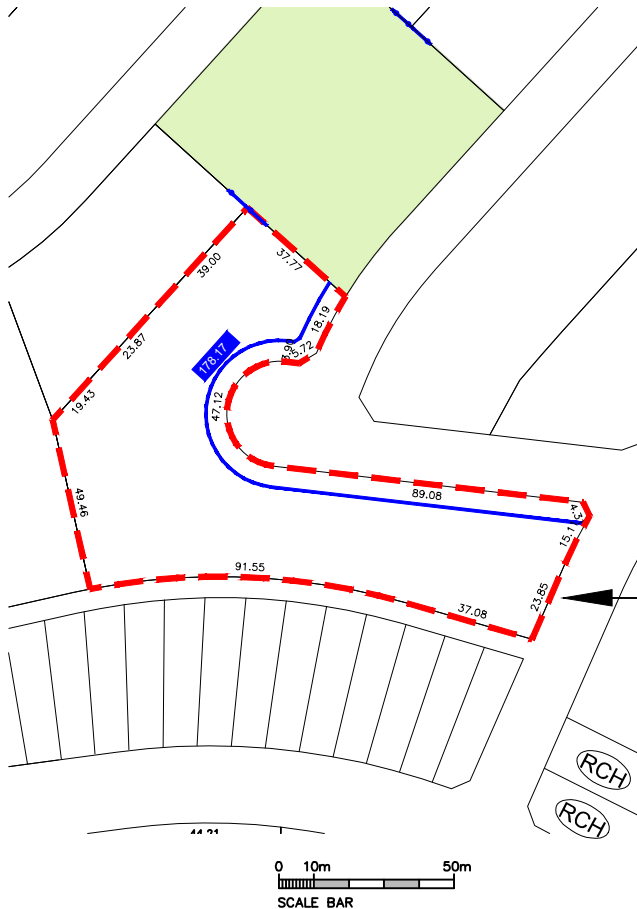
Use this map to dimension your proposed lot layout and submit map with application form.

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## PARCEL 7

### KEY PLAN



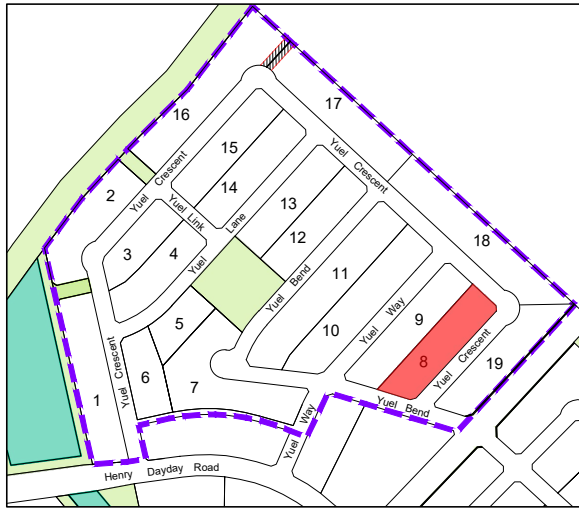
Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel
-  Residential Care Home Lot

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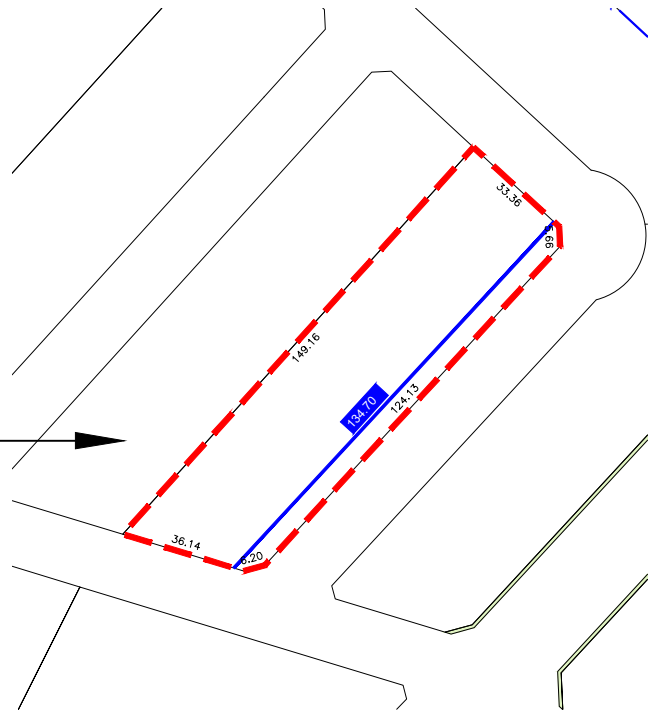
# KEY PLAN



## PARCEL 8



Use this map to dimension your proposed lot layout and submit map with application form.



### LEGEND

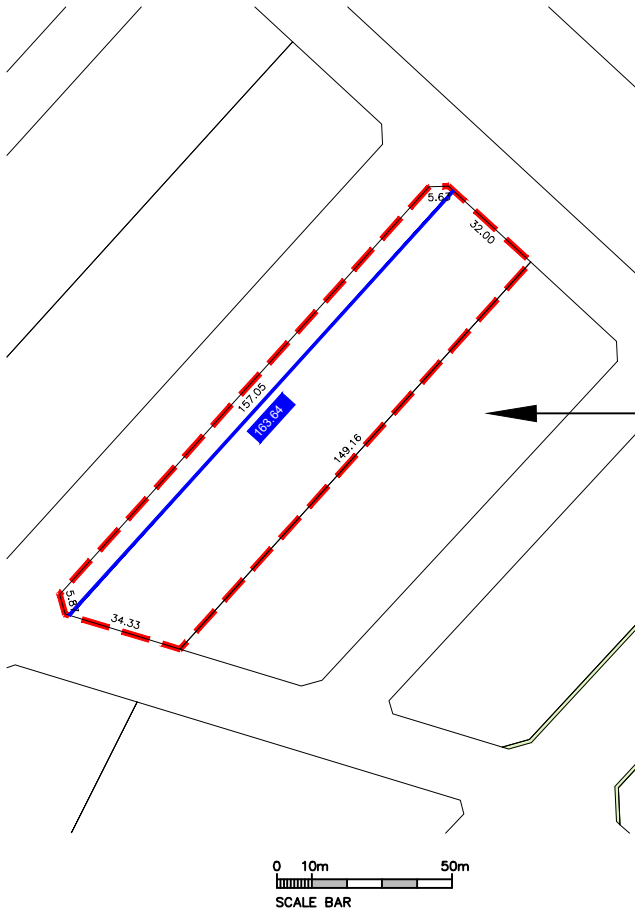
- Frontage
- - - Parcel Boundary

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## PARCEL 9

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

-  Frontage
-  Parcel Boundary

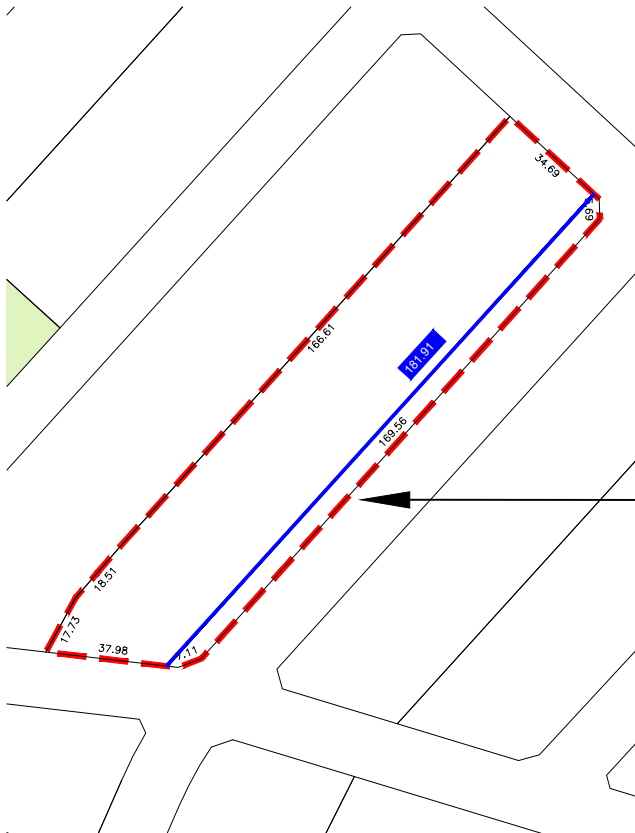
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.



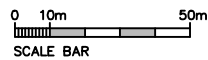


## PARCEL 10



### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.



### LEGEND

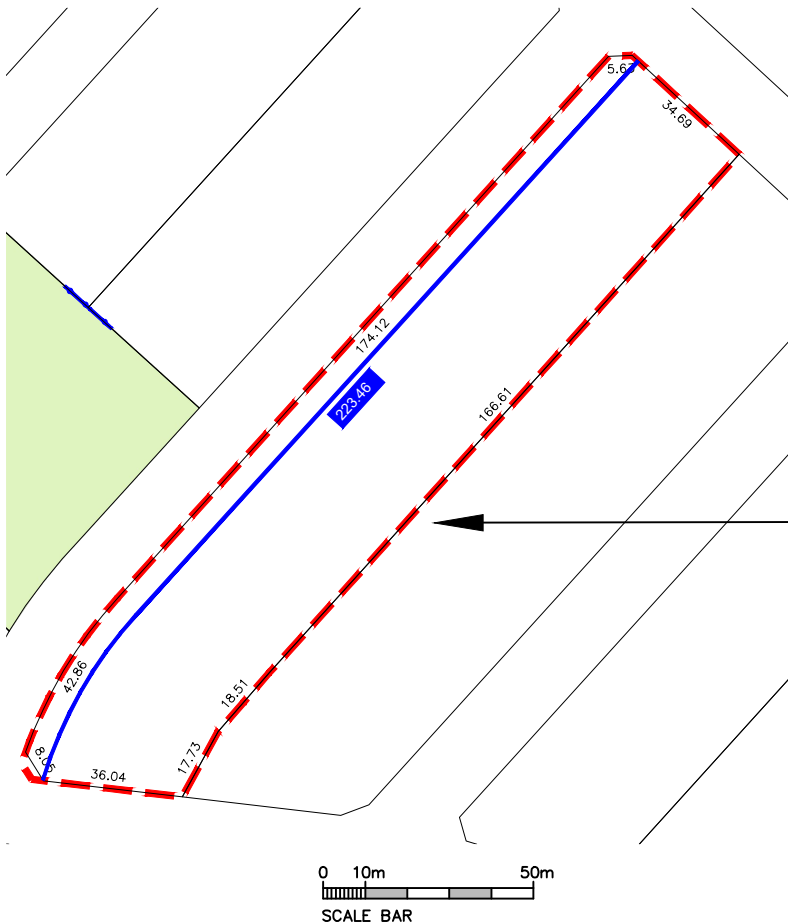
-  Frontage
-  Parcel Boundary

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## PARCEL 11

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

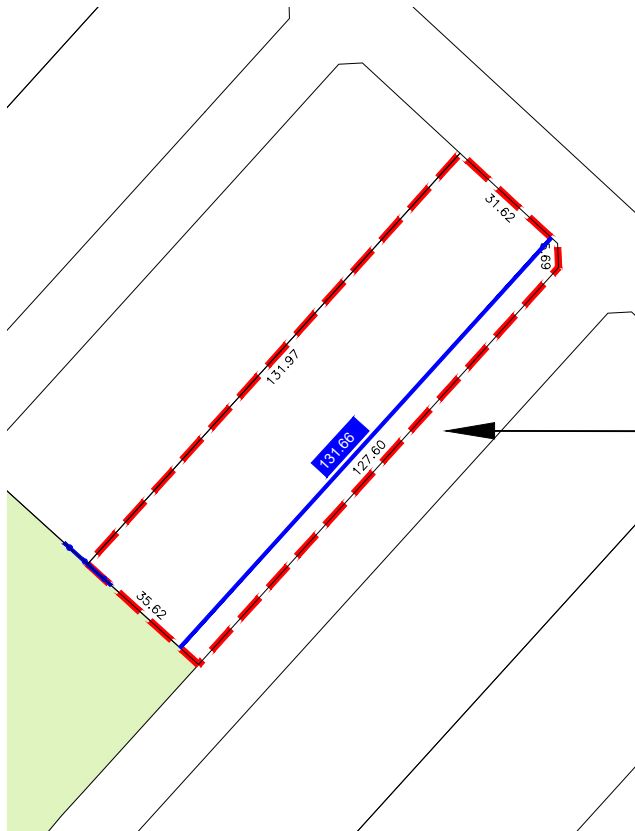
-  Frontage
-  Parcel Boundary

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## PARCEL 12

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

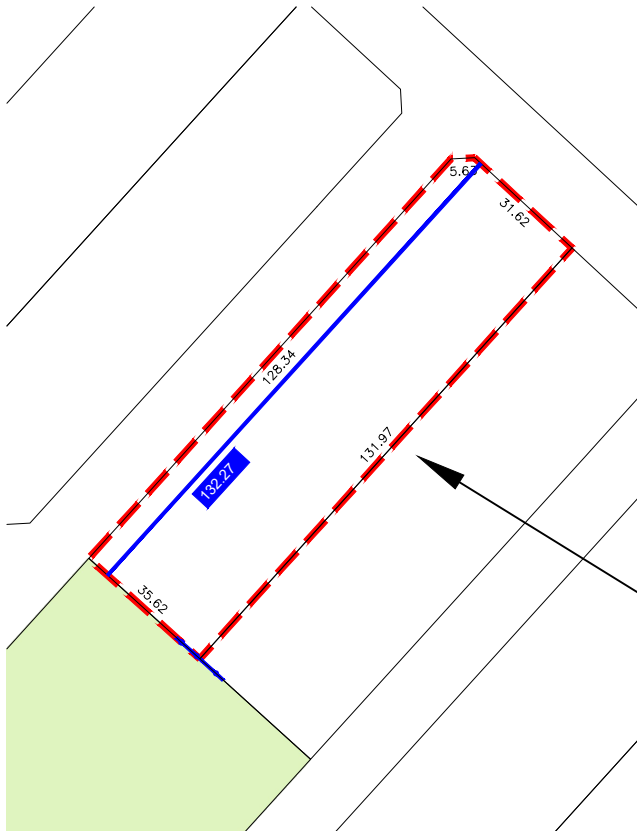
-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel

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## PARCEL 13

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

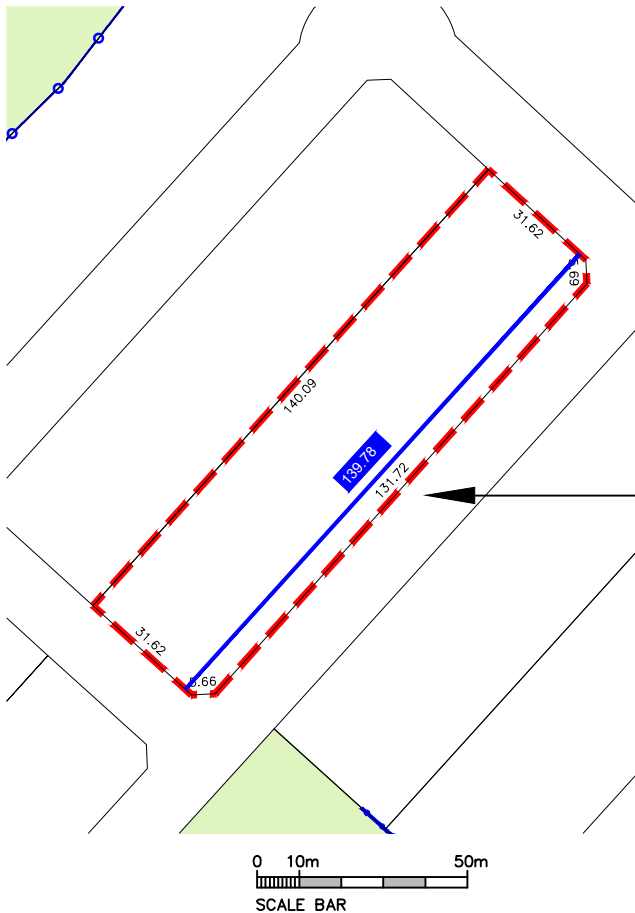
-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel

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## PARCEL 14

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

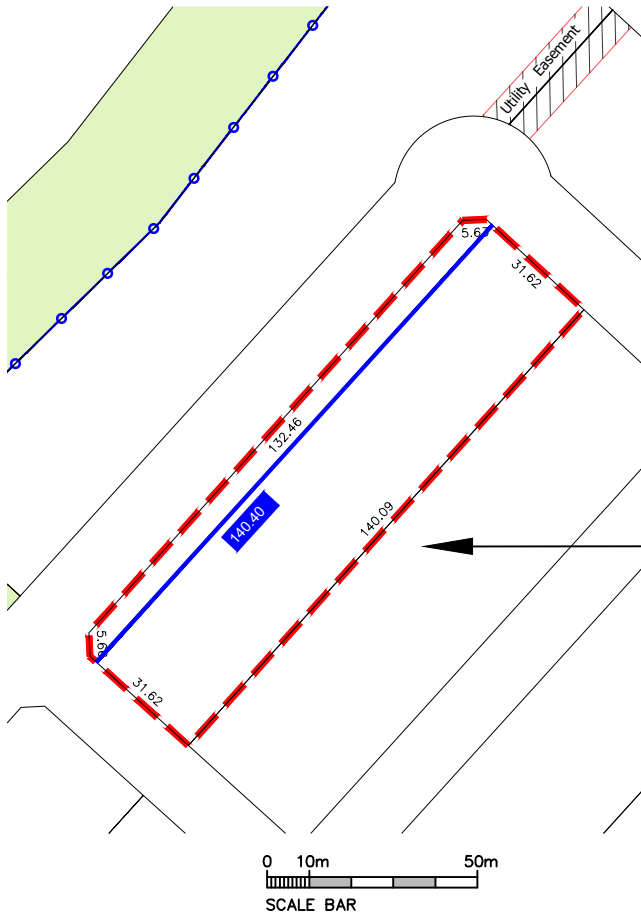
-  Frontage
-  Parcel Boundary

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## PARCEL 15

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

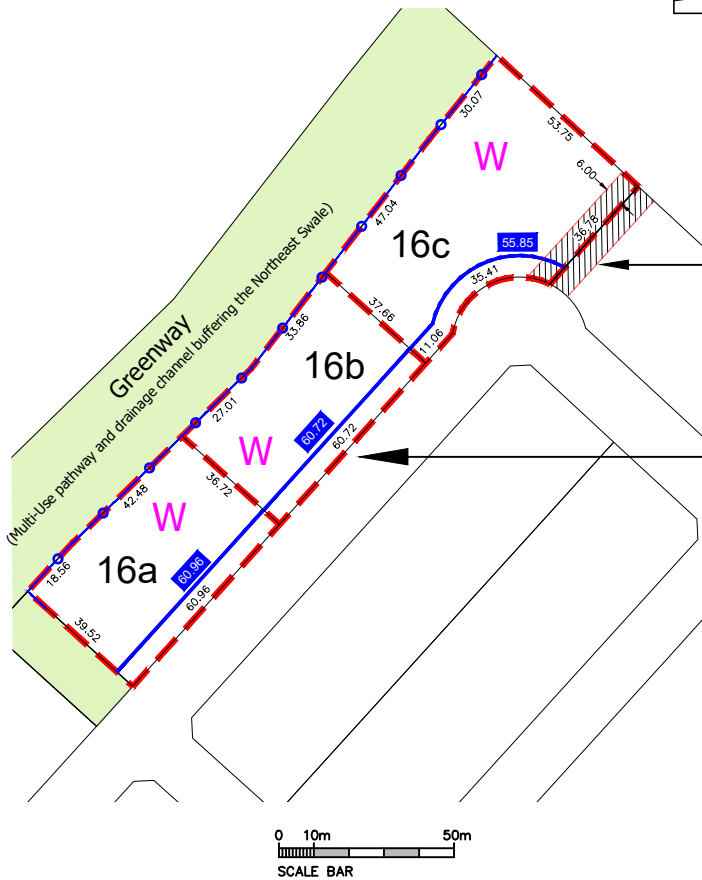
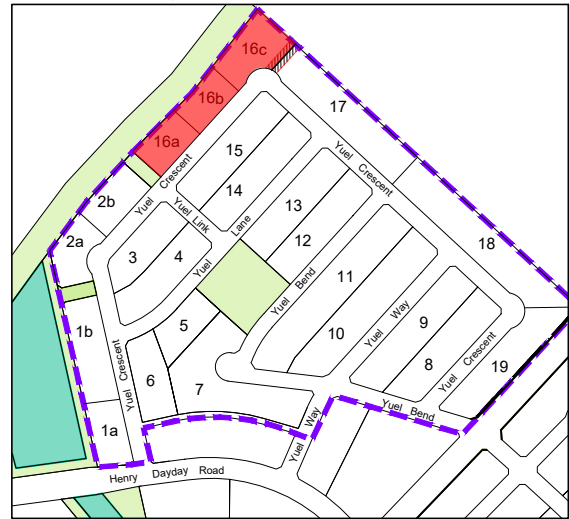
-  Frontage
-  Parcel Boundary

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## PARCEL 16a, 16b & 16c





### KEY PLAN



Utility Easement

Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel
-  Walkout Basement Parcel

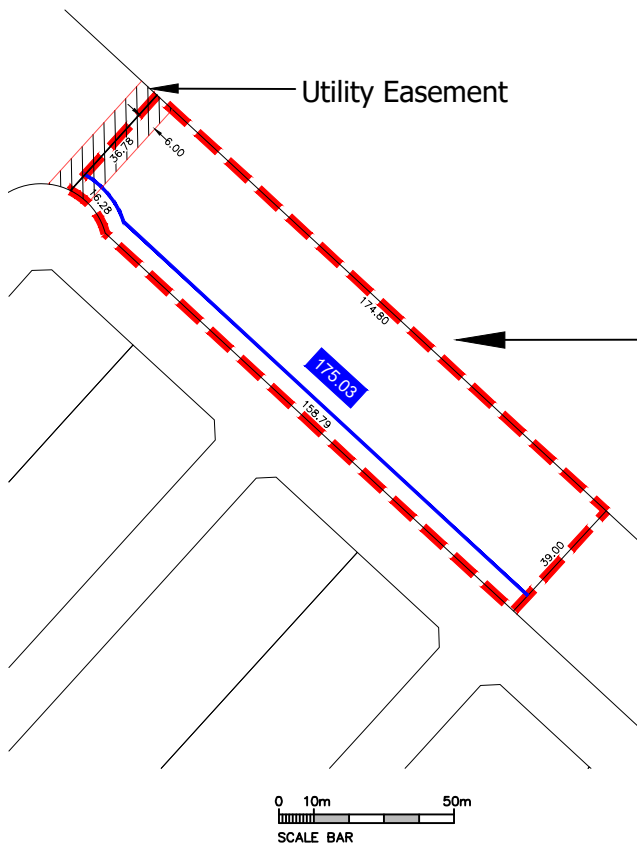
Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.







## PARCEL 17

### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

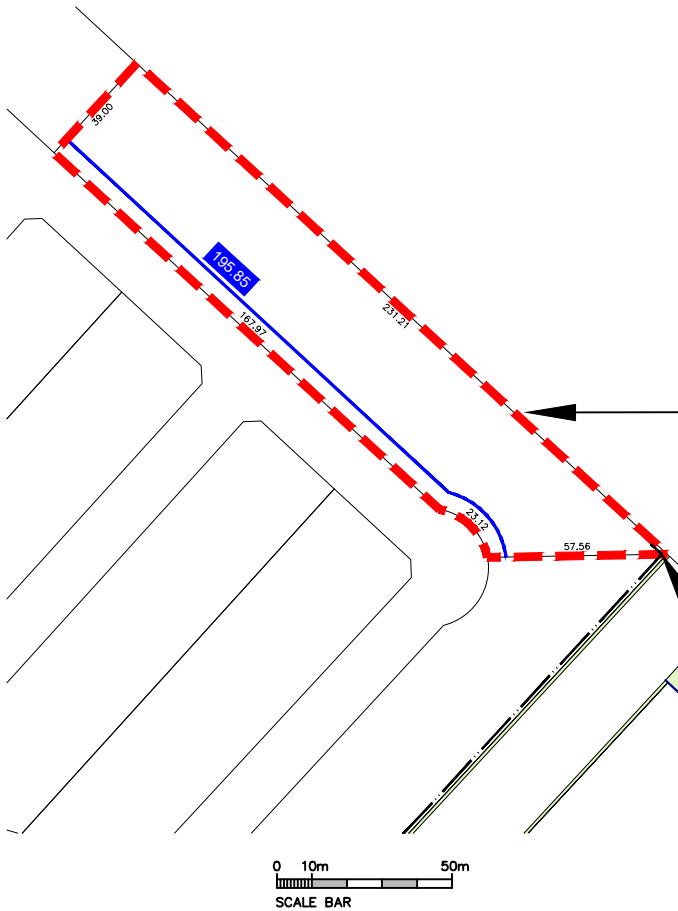
-  Frontage
-  Parcel Boundary

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## PARCEL 18




### KEY PLAN



Use this map to dimension your proposed lot layout and submit map with application form.

Masonry Fence

### LEGEND

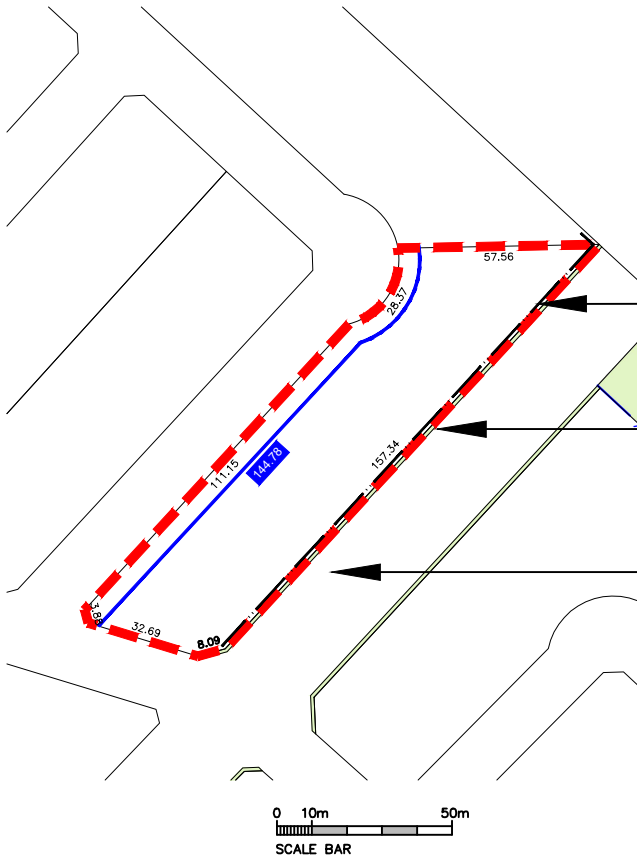
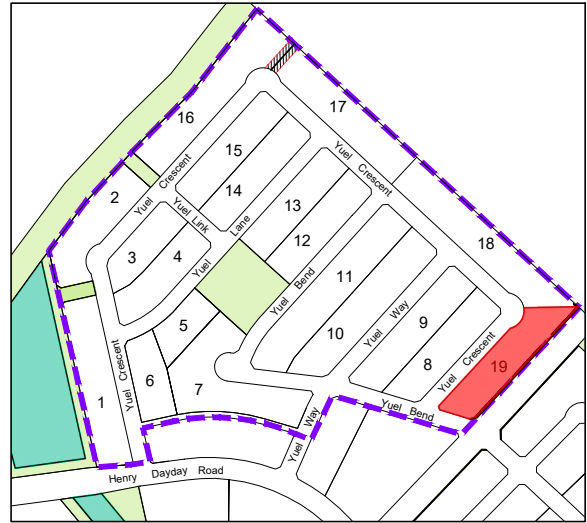
-  Frontage
-  Parcel Boundary
-  Masonry Fence

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## PARCEL 19

### KEY PLAN



Masonry Fence

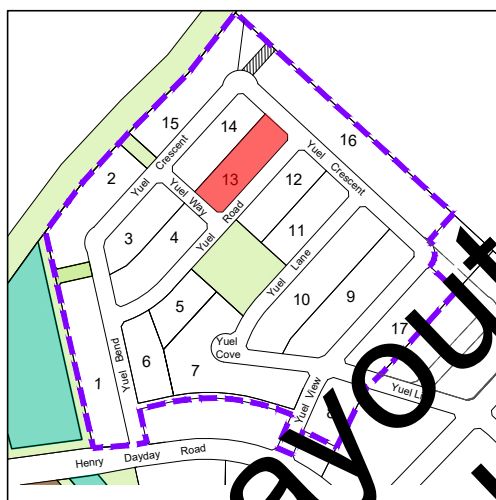
1m Municipal Buffer

Use this map to dimension your proposed lot layout and submit map with application form.

### LEGEND

- Frontage
- Parcel Boundary
- Masonry Fence

Note: The information contained on this map is for illustrative purposes only and should not be used for legal purposes. This is not a Plan of Survey and dimensions are subject to change. All required infrastructure to service parcels is not shown.



0 10m 50m

SCALE BAR

 Frontage  
 Parcel Boundary