

ASPEN RIDGE



Aspen Ridge Phase 2 Lot Draw

122 lots in the City's newest neighbourhood in the popular University Heights Sector, including walk-out lots, which back onto the Northeast Swale, which is one of the largest pieces of unbroken prairie in the Saskatoon region.

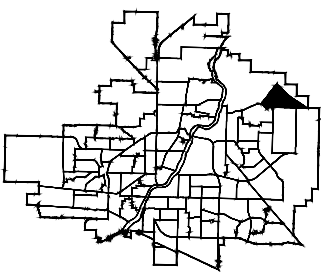


City of
Saskatoon
Saskatoon Land



Phase 2 - Lot Information Map

122 Lots - Bolstad Turn, Link, Manor & Way



Legend:

- Single Family
- Single Family No Roof Slope Requirement
- Residential Care Home
- Multi-Unit Parcels Low Density - RM1, RM2
- Multi-Unit Parcels Low/Medium Density - RMTN
- Multi-Unit Parcels Medium Density Multi-Unit - RMTN1
- Mixed Use Commercial
- Municipal Reserve Conceptual Park Design

- Easement 2m
- Easement 3m
- Easement 5m
- Lot Number
- Civic Address
- Transformer
- Service Pedestal
- Concrete Pad

- Light Standard
- Corner Garage Location
- Mail Boxes
- Utility Corridor
- Fire Hydrant
- Walkout Basement
- Decorative Fence
- Wildlife Fence

Temporary Water Circulator

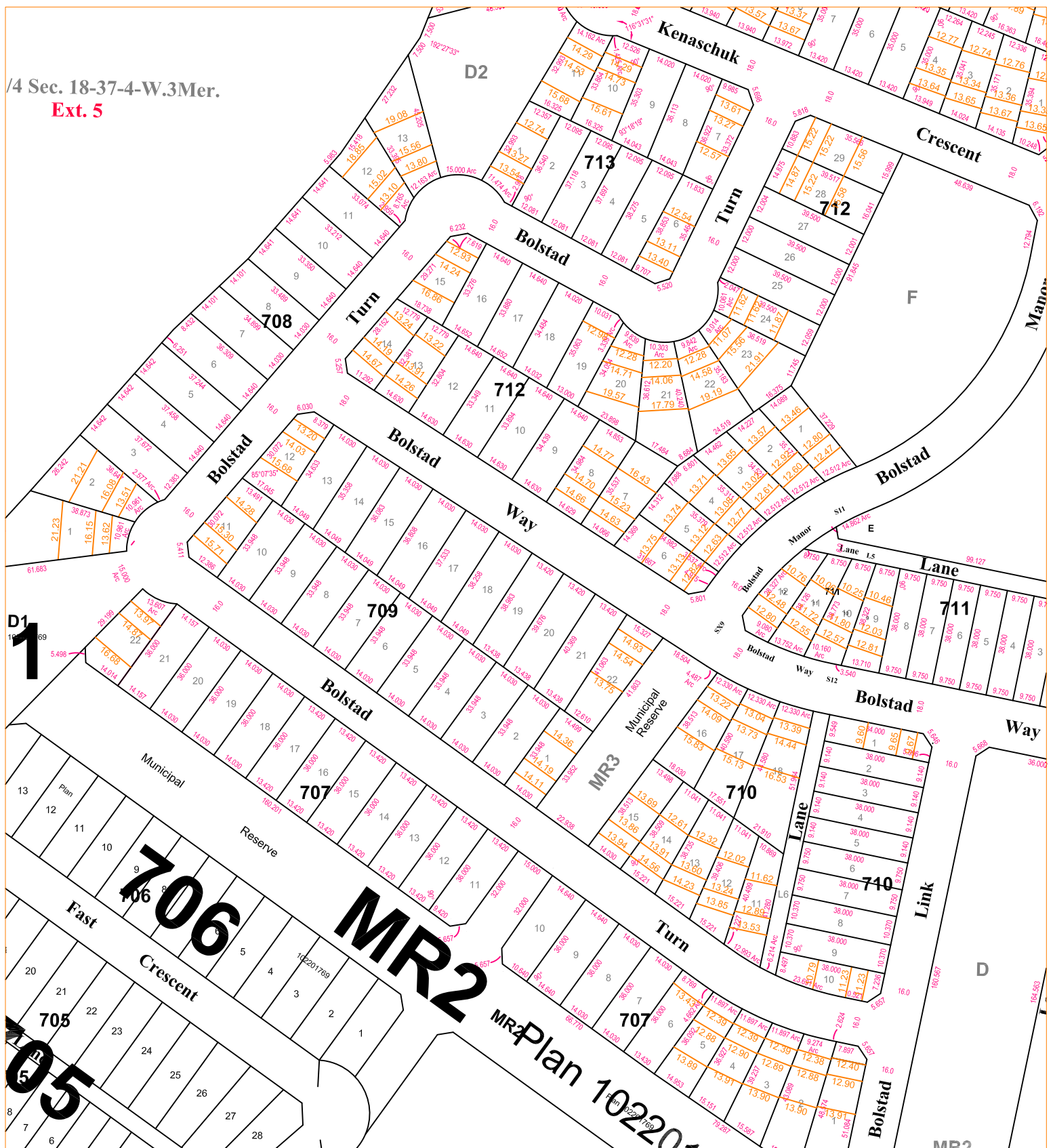
City of Saskatoon

AF - Saskatoon Land - March 2017

Note: This map is conceptual and may change.

Note: The Saskatoon Land does not guarantee the accuracy of this plan. Lot dimensions and the location of other features are compiled from available information and are subject to change without notice. Park and buffer renderings are for illustrative purposes only and does 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.

Aspen Ridge Phase 2 Lot Setbacks





DETAIL "G"
NOT TO SCALE

S.E. 1/4 Sec. 18-37-4-W.3Mer.

DETAIL "F"
NOT TO SCALE

LEGEND:

Standard Road Allowances on this plan are 20.117 metres in width.
Measurements are in metres and decimals thereof.
Area to be approved is outlined by a heavy dashed line.
The extensions of all parcels affected by this feature are 0 unless otherwise shown.

Monuments found are shown thus ————

Reference points are shown thus ———— ○ RP1 ○ RP2

The Datum Used: NAD83 (CSRS)
The Projection Used: UTM Zone 13N Extended
Geo-referenced points derived from GPS observations
RP Coordinates were derived on November 13th, 2015

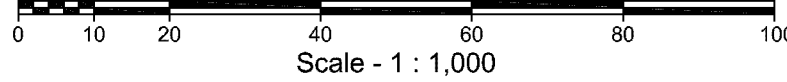
CITY OF SASKATOON ASPEN RIDGE PHASE 2

Descriptive Plan - Type 2
Showing
FEATURE UTILITY RIGHT-OF-WAY
Within

- Lots 1-22, Block 707
- Lots 1-13, Block 708
- Lots 1-22, Block 709
- Lots 4-8 & 11-18, Block 710
- Lots 2-6 & 8-11, Block 711
- Lots 1-29, Block 712
- Lots 1-11, Block 713
- Lots 1-30, Block 714
- Lots 1-22, Block 715
- Lots 1-17, Block 716
- Lots 1-16, Block 717
- Lots 1-14, Block 718
- Lots 1-11, Block 719
- Parcels D, D2, D3, D4, E, F,
- Municipal Reserve MR3 & MR4,
- Municipal Buffers MB2, MB3 & MB4

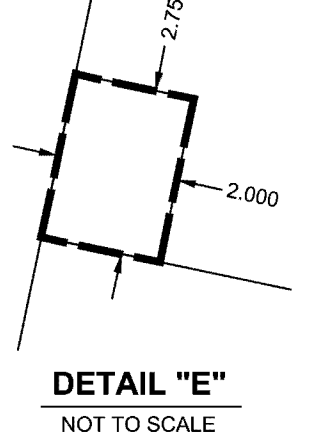
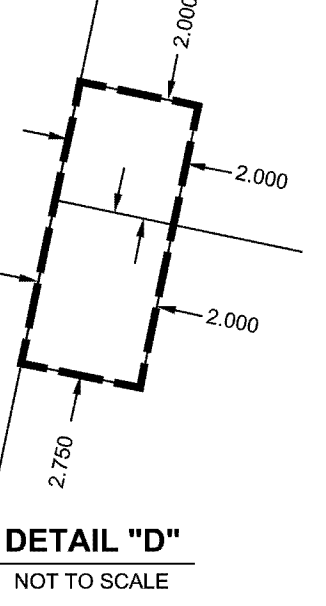
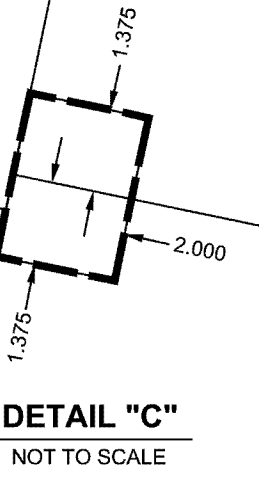
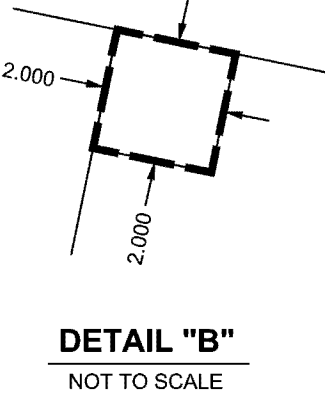
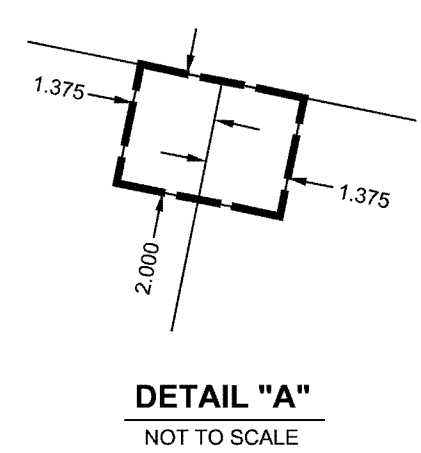
Plan 102207912
In E. 1/2 Section 18
Twp. 37 - Rge. 4 - W.3Mer.

City of Saskatoon
Saskatchewan
By: Calvin W.A. Bourassa, S.L.S.
Date: November 13th, 2015



Altus Geomatics
LIMITED PARTNERSHIP

Initials: CB/UT-AP-CB
Client File:
Job No.: 170217
Drawing No.: 170217D2_B



LEGEND:

Measurements are in metres and decimals thereof.

Area to be approved is outlined by a heavy dashed line.

The extensions of all parcels affected by this feature are 0 unless otherwise shown.

Monuments found are shown thus — — — — — ◆

Reference points are shown thus — — — — — ○ RP1 ○ RP2

The Datum Used: NAD83 (CSRS)

The Projection Used: UTM Zone 13N Extended

Geo-referenced points derived from GPS observations

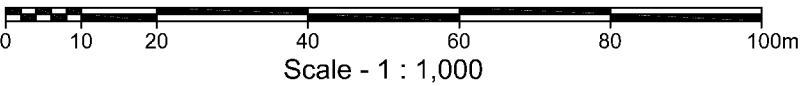
RP Coordinates were derived on March 8th, 2017

CITY OF SASKATOON

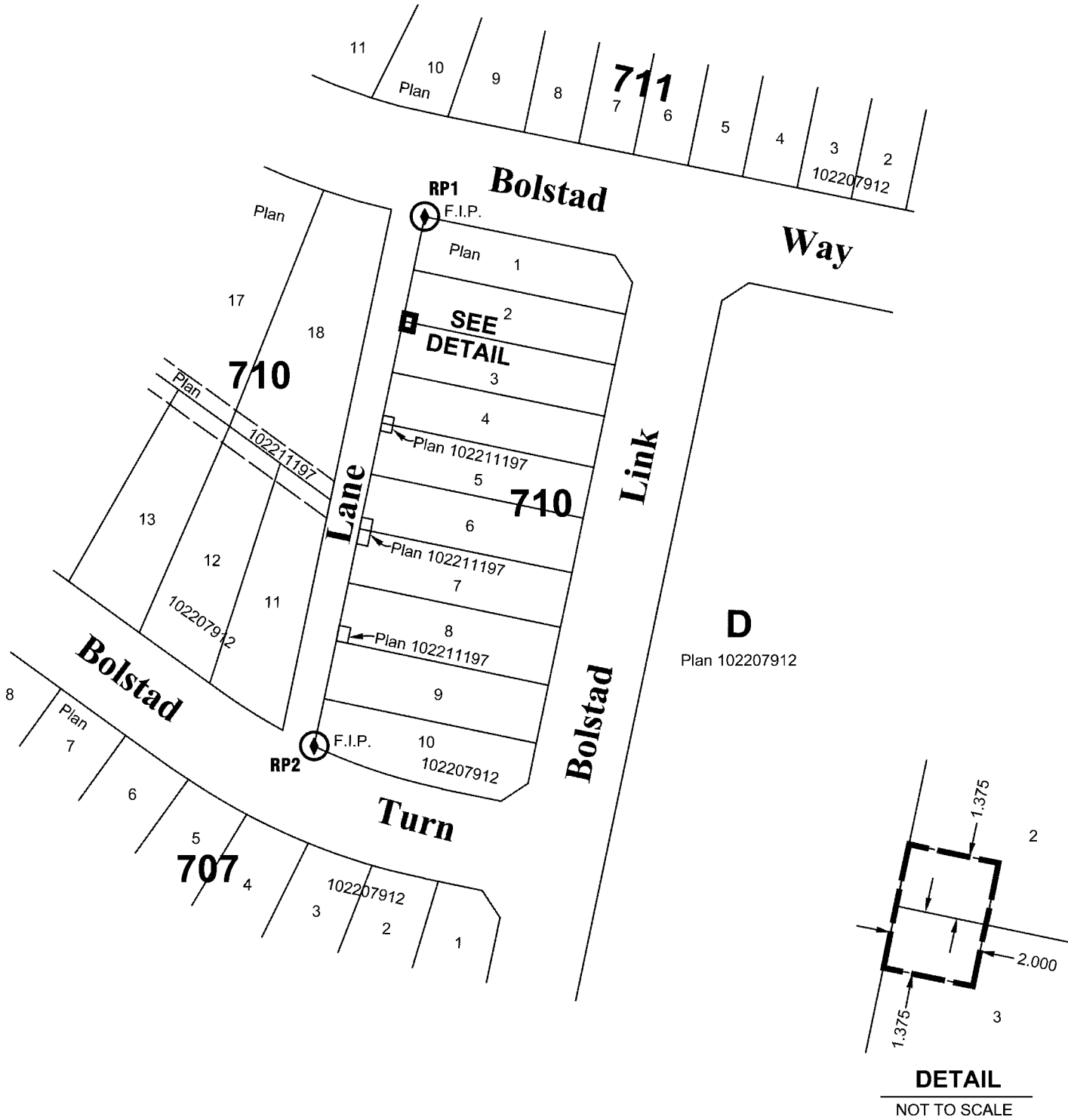
Descriptive Plan - Type 2
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FEATURE UTILITY RIGHT-OF-WAY

Within
Lots 2-3, Block 710
Plan 102207912
S.E. 1/2 Section 18
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City of Saskatoon
Saskatchewan

By: Calvin W.A. Bourassa, S.L.S.
Date: March 8th, 2017



| |
|-------------------------|
| Initials: AM-AP-CB |
| Client File: |
| Job No. : 170217 |
| Drawing No.: 170217D2_C |



Terms of Sale

Eligible Contractors

Down Payment

At the time of lot selection, an Agreement for Sale will be entered into with a minimum down payment required of 13 percent of the total price (GST to be self-assessed). Eligible Contractors will be given 5 business days after lot selection to pay the deposit and have the Agreement for Sale signed. Failure to meet this requirement will result in a loss of the sale, and the lot will be returned to Saskatoon Land's inventory.

Resale of Lot

Lots are **not** to be resold. Builders are purchasing City lots to construct homes for potential homebuyers. If a lot is no longer required, please review the Cancellation Policy.

Individuals

Down Payment

At the time of lot selection, an Agreement for Sale will be entered into with a minimum down payment required of 13 percent of the total price of the lot plus GST on the price of the lot (less the \$3,000 deposit during lot draw process).

Residency Requirement

Lots purchased have a four-year residency requirement. The four-year period begins the same day Title is transferred into the purchaser(s) name. The original purchaser(s) name must remain on Title to maintain the four-year requirement.

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 sold to an Individual. Should the dwelling be completed within the required three years from the date of possession, the mortgage will be forgiven on a monthly basis over the final

three years of the four-year residency period starting from the day Title is transferred into the individual purchaser(s) name.

General Terms of Sale

Interest

Saskatoon Land is offering competitive financing options on 2017 inventory. The temporary adjustment to the lot payment terms includes:

- 0% interest for the first 8 months of the lot being under an Agreement for Sale;
- after 8 months, no additional deposit required, but the interest rate increases to 5%; and
- after 12 months, a further payment of 5% of the purchase price is required to extend for an additional 4 months. Full payment of the lot is due in 16 months.

Possession of Land

All 122 lots will be sold with immediate possession.

Build Time Requirement

All lots purchased have a three-year time requirement to complete construction. Construction may begin once possession of the lot is granted, utility servicing is complete and the roadways are at gravel base. The build requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within the three-year time frame; if it is not met, no forgiveness of the mortgage will be granted. Contractors not meeting this requirement may be removed from the Eligible Contractors list.

Taxes

Property taxes become the responsibility of the purchaser(s) effective the first of the month following the latter of the date of the Agreement for Sale or possession date on lots waiting for service completion. For an estimate of the taxes on the land only, please call the Assessment Division at 306-975-3227.

Transfer of Title

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

- under the 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

An Agreement for Sale is defaulted when any of the terms are not met within the time of the agreement. In the event of cancellation or default, a \$500 processing fee is charged plus a restocking fee for the time the purchaser has held the lot. The restocking fee is one percent of the purchase price of the lot plus GST, multiplied by the number of months (no charge for first 30 days) which have elapsed between the date of the Agreement of Sale and the date of the Quit Claim. The restocking fee is deducted from monies paid (i.e. down payment) and any remaining portion is refunded. Voluntary cancellation cannot occur once construction has begun or Title has been transferred into the purchaser(s) name.

Architectural Controls

Once a lot is purchased, you will be provided with the *Aspen Ridge Phase 2 Architectural Controls* and the *Architectural Review Form* in the technical appendix.

Building Plans must be submitted and approved by Saskatoon Land prior to applying for a Building Permit. When Building Plans and the Approval Form are delivered to the Building Standards Division, Saskatoon Land will re-evaluate architectural plans to ensure it conforms to the *Aspen Ridge Phase 2 Architectural Controls* and the original approved plans that were submitted to Saskatoon Land. Complete information and approval by Saskatoon Land before applying for a Building Permit will ensure no delays in the Building Permit Process.

Please be advised that if the dwelling is constructed in violation of the Architectural Controls as approved and initialed in the Sales Agreement, the City may take legal action to require compliance. Issuance of a Building Permit will not absolve the Purchaser from meeting this requirement. Such action could result in the demolition or partial demolition of the building at the expense of the Purchaser.

Zoning

If you require more information on zoning, please visit (www.saskatoon.ca) and search zoning bylaw, or contact the Planning and Development Division at 306-975-2645.

The lots within this phase of Aspen Ridge are zoned R1A and R1B Districts. Please consult the City's Zoning Bylaw for the development standards of these two districts.

Aspen Ridge Natural Features

Northeast Swale

The Northeast Swale is an ancient river channel formed by glacial activity that took place thousands of years ago. The Swale provides the rare opportunity of building a neighbourhood that borders on a natural, greenspace that will be protected for generations to come. This allows you to plan the construction of your new home around some of the best natural views in the City. In order to ensure this amenity is conserved for you and your neighbours, it is important to be mindful of the swale through the construction and occupancy of your new home. To help with this, the Meewasin Valley Authority has provided an educational summary on the Swale. See Attachment 10 in the Technical Appendix for more information on the Swale and some things to consider when constructing your home.

The Greenway

The Greenway is a transitional zone between the back of lots in Aspen Ridge and the development bordering the Northeast Swale, meant to help ensure neighbouring development is compatible with the desire to conserve the Swale. It provides a buffer between the neighbourhood and the Swale, while also providing space to accommodate overland drainage, and a recreational trail. The trail in the Greenway will link future neighbourhoods and provide access to the Meewasin Valley Authority's planned trails and interpretive areas within the Swale.

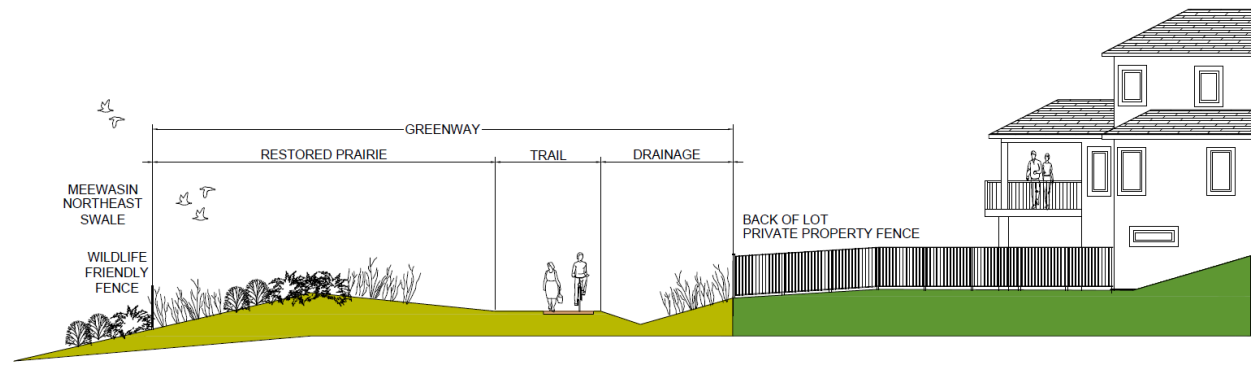


FIGURE 2: THE GREENWAY – CONCEPTUAL LAYOUT

All technical information is available in the Technical Appendix which is available upon request. It is the builders' responsibility to comply with any and all requirements that are outlined in the Technical Appendix.

LOTS TO CHOOSE FROM!

Cash back incentives.

Financing options and cash back landscaping and driveway incentives are available for 2017 inventory in Aspen Ridge:

FINANCING

0% INTEREST FOR THE FIRST **8 MONTHS***
* of the parcel being under an agreement for sale
then

5% INTEREST AFTER THE FIRST **8 MONTHS**
+ NO ADDITIONAL DEPOSIT

LANDSCAPING INCENTIVE REBATE

Year 1*
\$2000
cash back!

Year 2^
\$1000
cash back!

*Completion within one year of building permit issuance date.

^Completion within two years of building permit issuance date.

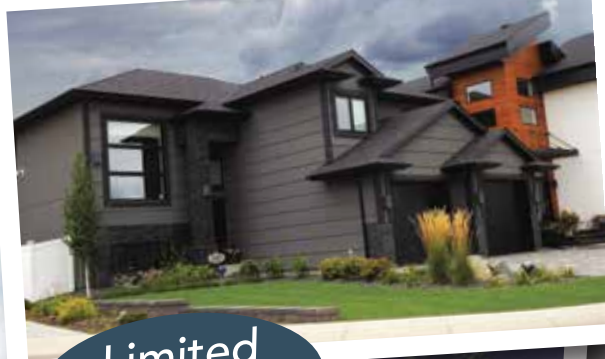
FRONT DRIVEWAY INCENTIVE REBATE

Year 1*
\$6000
cash back!

Year 2^
\$3000
cash back!

*Completion of driveway surfacing within one year of building permit issuance date.

^Completion of driveway surfacing within two years of building permit issuance date.



Limited time offer!



Pick up an Incentive Program guide for more details.

Contact Saskatoon Land
at 306-975-3278 or visit
saskatoonland.ca.

saskatoonland.ca

Incentives are also available for 2017 inventory in Kensington, Parkridge, Evergreen, Rosewood and Hampton Village communities.



City of
Saskatoon
Saskatoon Land