



## Land For Sale

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CIVIC ADDRESS: 1215 Dundonald Avenue  
ZONING DISTRICT: R2  
LEGAL DESCRIPTION: Lot 41, Block 13, Plan No. 101345048  
RESERVE BID: \$ 210,000

CIVIC ADDRESS: 3101 Dieppe Street  
ZONING DISTRICT: R2  
LEGAL DESCRIPTION: Lot 1, Block 20, Plan No. G792  
RESERVE BID: \$ 238,000

**SOLD**

## Instructions to Bidders

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**Bids must be accompanied by a certified cheque or bank draft payable to the City of Saskatoon for 10% of the reserve price, and must be submitted on the attached standard tender form. The deposit cheques received from the unsuccessful bidders will be returned.**

Bids must be determined independently from any other bidder or potential bidder. If, in the opinion of the City, there is any appearance that a bidder has consulted another bidder or potential bidder regarding:

- (a) prices;
- (b) methods, factors or formulas to calculate prices;
- (c) the intention or decision to submit, or not submit, a bid; or
- (d) any other indication of conclusion regarding bid prices;

The City may, in its discretion, take any action it considers appropriate including rejecting any bid or disqualifying any bidder from bidding on this tender or another tender.

**Only one property may be acquired per purchaser (company or individual). A prospective purchaser may submit bids on multiple properties, but only one successful bid will be accepted. If a purchaser has the highest bid on multiple properties, they will be asked to choose only one property to purchase; the unchosen property(s) would then go to the next highest qualified bid.**

No bids less than the Reserve Bid will be accepted.

Bidders who are either a councillor or official with the City of Saskatoon must identify they are employed by the municipality on the front of the sealed bid.

Property sold "As Is".

## Development Controls

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Development controls for Lot 41, Block 13, Plan No. 101345048 (1215 Dundonald Avenue) are as follows:

- 1) 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;
- 2) All dwellings must be constructed with a minimum double-wide 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;
- 3) On the front building façade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and
- 4) House plans submitted in support of a Building Permit Application must be reviewed by City of Saskatoon, Saskatoon Land; and
- 5) The garage must be located on the right side of the property when facing the property from the street.

Development controls for Lot 1, Block 20, Plan No. G792 (3101 Dieppe Street) are as follows:

- 1) 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:
  - j. 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;
- 2) All dwellings must be constructed with a minimum double-wide 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;
- 3) On the front building façade, a minimum of two exterior building materials are required, with each material being no less than 100 square feet in area; and
- 4) House plans submitted in support of a Building Permit Application must be reviewed by City of Saskatoon, Saskatoon Land;
- 5) On the side building wall, closest to the flanking street, a secondary exterior building material is required, being no less than 40 square feet in area; and
- 6) The garage must be located on the side of the property that is furthest from the intersection.

## **Build Time Requirement**

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These lots have a three-year build time requirement to complete construction. Construction may begin once possession of the lot is granted. The three-year building requirement will commence from the date of possession. Construction includes final building inspection and completion of all deficiencies within this three-year time frame.

## **Sale Agreement**

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The successful bidder must enter into a Sale Agreement within 30 days of notification of award of tender.

## **Services**

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The Sale Price includes the sum required to prepay services. These services include sidewalk, curb, boulevard, street paving, street lighting, street signing, watermains, sanitary sewer mains, trunk sewer levies, and primary watermain levies.

The City's Connections Desk indicates the cost for servicing from the street is approximately \$7,000. The purchaser will be responsible for installing the sewer and water connections from the sewermain and watermain to the respective sites.

In addition, natural gas, electrical power and phone service will be provided to the property line to a point to be determined by the respective utility agencies. Any costs associated with service connections or private crossings are the responsibility of the successful bidder.

## **Possession**

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The successful bidder will be granted possession of the property after payment in full has been received.

The following outlines the conditions for possession:

On or before the possession date, the successful bidder will deliver to Saskatoon Land the following:

1. A 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. Properly executed and sealed copies of the Sale Agreement.

The purchaser is responsible for fees of Transfer Title. The purchaser must provide the name of

his/her solicitor who will undertake to register the Transform Authorization to the purchaser's solicitor upon receipt of the balance of the purchase price.

Property taxes will be adjusted as per the possession date.

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

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The lot(s) are being sold "as is". There are no representations or warranties, expressed or implied, as to the fitness of the land for any particular purpose. The land is currently vacant.

## **Zoning and Building Restrictions**

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These lots are zoned R2. Bidders are advised to consult with Planning and Development at 306-975-2645 as to permissible uses and other details regarding the zoning.

## **Conditions**

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There will be no exceptions as to the conditions of this tender.

**Please consult our office or the website prior to the tender closing date for any amendments to this package.**



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

# Montgomery Place Land

## Tender Form

I wish to submit the following tender:

❶

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

Civic Address : \_\_\_\_\_

❷

Amount Tendered: \$ \_\_\_\_\_ (before GST).\*

❸

A certified cheque in the amount of \$ \_\_\_\_\_ is attached. \*\*

\*All bids are subject to Goods and Services Tax. The successful bidder will be required to pay the GST when forwarding the balance of the purchase price or provide a GST Registration Number.

\*\*This amount represents exactly 10% of the amount tendered and the cheque is made out to the City of Saskatoon.

Company: \_\_\_\_\_

GST Registration Number (if applicable): \_\_\_\_\_

Contact Name: \_\_\_\_\_

Address: \_\_\_\_\_  
(postal code)

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Solicitor: \_\_\_\_\_

Solicitor's Address: \_\_\_\_\_

**I have read and acknowledge the conditions as set out in the attached Instructions to Bidders.**

Signature \_\_\_\_\_

Date \_\_\_\_\_

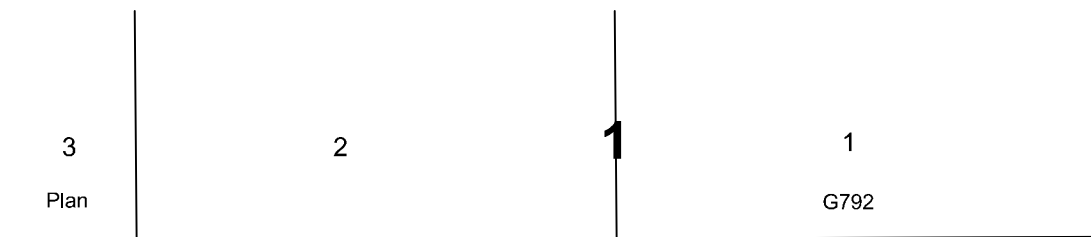
# 1215 Dundonald Ave



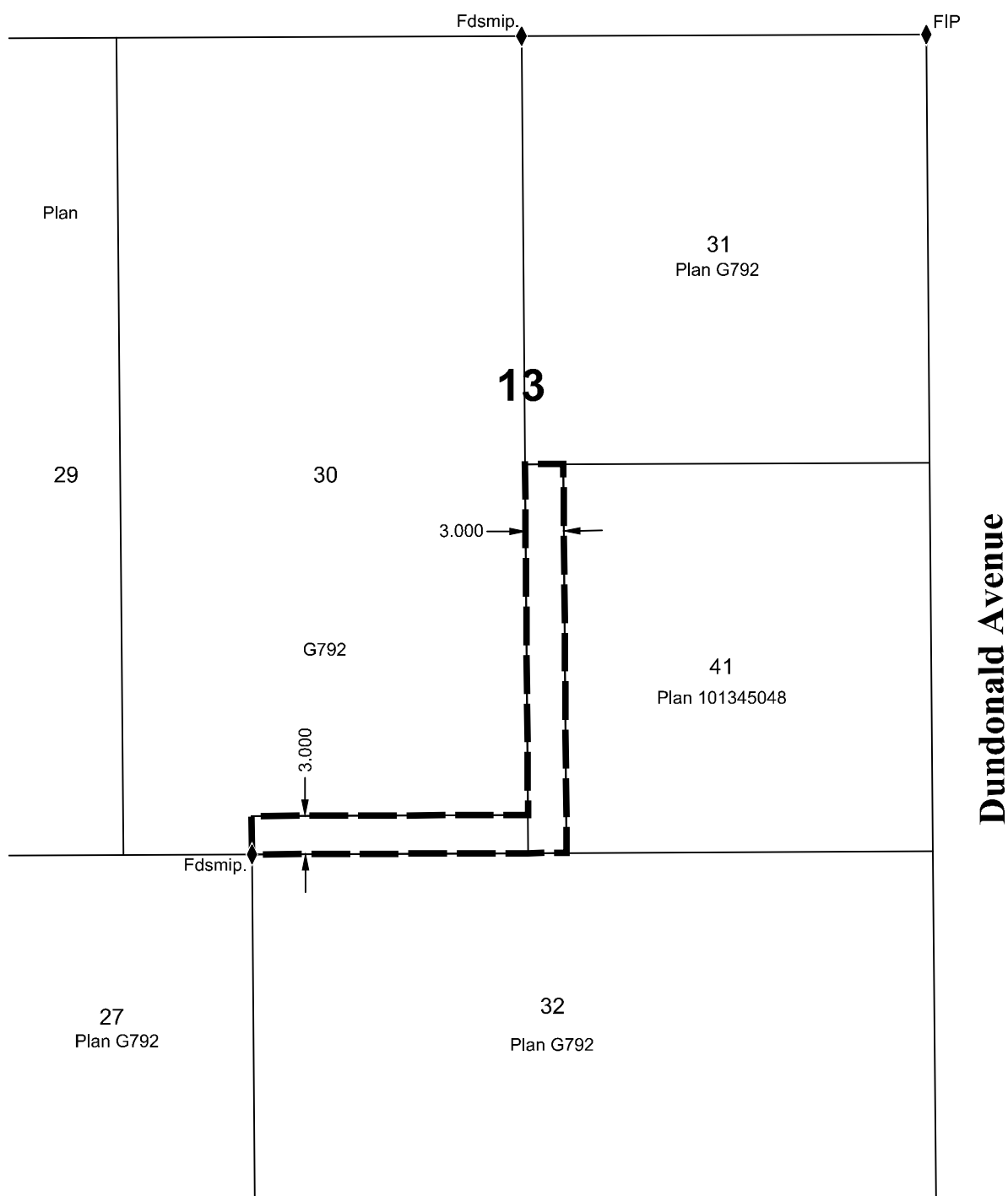
**3.0 meter utility easement**

 **City of  
Saskatoon**  
Saskatoon Land - September 2014

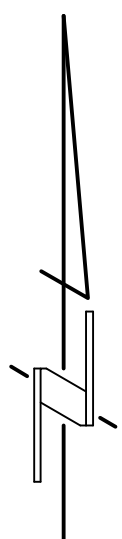
NOTE: The information contained on this map is for reference only and not to be used for legal purposes. This map contains information that is conceptual and will change. This map may not be reproduced without the expressed written consent of Saskatoon Land.  
DRAWING NOT TO BE SCALED



Caen Street



Dundonald Avenue

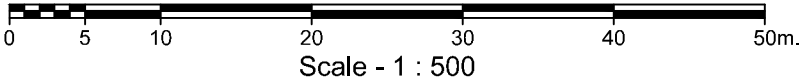


LEGEND:

Monuments found are shown thus — — — — — ♦  
Measurements are in metres and decimals thereof and are copied.  
Area to be approved is outlined by a heavy dashed line.  
All parcels within the line of approval have an extension 0 unless otherwise shown.

Descriptive Plan - Type II  
Showing  
**FEATURE UTILITY RIGHT-OF-WAY**  
Within  
**Lot 41, Block 13, Plan 101345048**  
**And**  
**Lot 30, Block 13, Plan G792**  
**N.W. ¼ Section 24**  
**Twp. 36 - Rge. 6 - W.3Mer.**  
**City of Saskatoon**  
Saskatchewan

By: D.L. Codling, S.L.S.  
Date: July 7th - 9th, 2014



Initials: DS-JP-DC
Client File:
Job No. : 177920
Drawing No.: 177920D2