

Please complete and email all 6 pages of this application if you are interested in purchasing lot blocks ("parcels") and participating in the Low-Density Residential (Presale) Lot Block allocation to land@saskatoon.ca . **Applications will be accepted beginning December 5, 2025 until February 6, 2026 at 4:00 p.m. local time.**

The purpose of this form is to provide information to Saskatoon Land regarding a desire to purchase property in Aspen Ridge, Phase 10 and/or Kensington Phase 8 and is not an offer or a contract nor does it constitute an interest in the land. The completion of this form in no way obligates the applicant to purchase the land in question and is not in any way binding upon Saskatoon Land.

Saskatoon Land will review the Application Form and supporting documents and contact you if successful. 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

Company Name

Contact Name

Contact Phone Number

Contact Email Address

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

1. Deposit/Possession:

- i) Payment terms, including final payment deadlines and deposit structures, will be negotiated with purchasers. Total deposit amount for each lot block will be 10% of the final purchase price.
- ii) Purchasers must pay a 2% non-refundable deposit on each parcel within ten (10) business days of Chief Financial Officer approval and enter into a Holding Agreement.
- iii) Purchasers will be notified of servicing completion and given ten (10) business days to provide a further deposit and enter into an Agreement for Sale.
- 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 purchasers to enter negotiations on parcels with multiple offers will be determined by the following:

No.	Category	Weighting (points)
1	Offer price and deposit	40
2	Builder 5-year purchase to completion ratio	20
3	Financial capacity	20
4	Quality and conformance with architectural controls and sustainability commitments	20
BONUS	Balanced Growth	10
Total Potential Points		110

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

3. Special Terms and Conditions:

- i) Applicants must be in good standing on Saskatoon Land's Eligible Contractor List for the duration of the application period.
- 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 controls.
- v) The purchaser covenants and agrees to construct a dwelling on each lot, with the dwellings being completed within the time parameters negotiated prior to 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.

I have read and accepted these terms:

Print Name

Print Title

Signature

Date



Pricing and Block Preference

Below, enter in your suggested block pricing and number your selections in order of most desired to least desired. For example, if you are only intending to purchase 5 blocks in Aspen Ridge, number your selections 1 through 5. You do not need to fill in preference numbers on each offered block.

This application is to purchase _____ total lot blocks between Aspen Ridge Phase 10 and Kensington Phase 8.

I am interested in _____ lot blocks in Aspen Ridge Phase 10:

Parcel Number	Frontage at 6m setback	List Price	Offer Price ¹	Parcel Preference Number ²
1a	97.482	\$ 1,560,000.00	\$	
1b	138.362	\$ 2,220,000.00	\$	
2	112.62	\$ 1,810,000.00	\$	
3	176.303	\$ 2,830,000.00	\$	
4	176.305	\$ 2,830,000.00	\$	
5	176.305	\$ 2,930,000.00	\$	
6a	144.498	\$ 2,320,000.00	\$	
6b	152.473	\$ 2,440,000.00	\$	
6c	157.947	\$ 2,530,000.00	\$	
6d	93.524	\$ 1,500,000.00	\$	
7	126.617	\$ 2,030,000.00	\$	
8	136.883	\$ 2,200,000.00	\$	
9	141.191	\$ 2,260,000.00	\$	
10	151.388	\$ 2,430,000.00	\$	
11a	72.816	\$ 1,170,000.00	\$	
11b	82.88	\$ 1,330,000.00	\$	
12a	83.114	\$ 1,350,000.00	\$	
12b	82.88	\$ 1,340,000.00	\$	
13	67.761	\$ 1,090,000.00	\$	
14	170.406	\$ 2,730,000.00	\$	
15	168.636	\$ 2,700,000.00	\$	
16	90.83	\$ 1,510,000.00	\$	
17	80.961	\$ 1,350,000.00	\$	
18	167.929	\$ 2,790,000.00	\$	
19	166.134	\$ 2,760,000.00	\$	

¹ – The final purchase price will be negotiated with the applicant to form the Holding Agreement.

² – Applicants must number each parcel they are submitting this offer on in order of preference with number 1 being most desirable and number 25(or highest amount of parcels intending to purchase) being least desirable. Different parcels cannot be the same preference number.

I am interested in _____ lot blocks in Kensington Phase 8:

Parcel Number	Frontage at 6m setback	List Price	Offer Price ¹	Parcel Preference Number ²
1	124.178	\$ 1,990,000.00	\$	
2	124.073	\$ 1,990,000.00	\$	
3	123.842	\$ 1,980,000.00	\$	
4	167.424	\$ 2,690,000.00	\$	
5	167.424	\$ 2,690,000.00	\$	
6	90.000	\$ 1,450,000.00	\$	
7	90.000	\$ 1,450,000.00	\$	
8a	65.242	\$ 1,230,000.00	\$	
8b	65.242	\$ 1,230,000.00	\$	
8c	65.242	\$ 1,230,000.00	\$	
8d	65.242	\$ 1,230,000.00	\$	
9	107.992	\$ 1,740,000.00	\$	

¹ – The final purchase price will be negotiated with the applicant to form the Holding Agreement.

² – Applicants must number each parcel they are submitting this offer on in order of preference with number 1 being most desirable and number 12(or highest amount of parcels intending to purchase) being least desirable. Different parcels cannot be the same preference number.

Aspen Ridge Phase 10 & Kensington 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 10 & Kensington 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:

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) Provide an address within a Saskatoon Land development area 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 _____

d) 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

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