

Package Addendum

For:

Brighton Phase II

Low Density Residential (Presale)

Lot Block Allocation

NEIGHBOURHOOD: Brighton

LOCATION: Phase II Low Density Residential (Presale)

Addendum	<u>2</u>	of	<u>2</u>
Page	<u>1</u>	of	<u>1</u>
Date:	<u>May 12, 2023</u>		

1. List price for two blocks was incorrectly stated on the original package.
 - Block 5 has changed from list price \$1,155,000 to \$1,197,000
 - Block 6 has changed from list price \$1,197,000 to \$1,276,000

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Addendum	<u>1</u>	of	<u>2</u>
Page	<u>1</u>	of	<u>1</u>
Date:	<u>May 4, 2023</u>		

1. Per Standing Policy Committee on Finance May 3, 2023, the Low Density Residential (Presale) Lot Block Allocation and all terms and conditions detailed in the sales package has been approved for sale.
2. Application Form has been amended to include verbiage regarding deposit amounts as follows:

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

1. i) Amended to include percentage amount of non-refundable deposit required on each block parcel.
1. ii) Amended to include percentage amount of further deposit required on each block upon servicing completion.

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a community connected

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



Low-Density Residential (Presale) Lot Block Allocation

Saskatoon Land is offering 9 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 and suggest zoning districts (in conformance with the Concept Plan) 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](#), may apply for the presale allocation of blocks. The selected applicants (purchasers) would enter into a Presale Holding Agreement and work with Saskatoon Land staff to design lots and apply zoning to their allocated blocks. The 9 blocks being offered for sale through the Low Density Residential (Presale) Lot Block Allocation are in the residential neighbourhood of Brighton.

These blocks will be sold with a delayed possession estimated to be granted in Fall of 2024.

- Final possession of these blocks will be dependent on subdivision and servicing completion. Blocks will require one deposit at Presale Holding Agreement and additional deposits upon signing the Agreement for Sale when servicing 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 payment terms for the balance owing and build time requirements will be negotiated at the time of possession and will be generally consistent for all selected applicants who enter into the Agreement for Sale.



Property Details

Brighton

Block Number	Block Area (ha) ¹	Approx. Block Depth (m) ¹	Frontage (calculated at 6m setback) ¹	Concept Plan Land Use	Block Shape	List Price ²	Walk-Out Lot
1	0.45	38	118.94	Low Density	Regular	\$1,690,000	
2	0.30	36	84.51	Low Density	Regular	\$1,184,000	
3	0.32	36	83.86	Low Density	Regular	\$1,175,000	
4	0.52	36	145.55	Low Density	Regular	\$2,089,000	
5	0.31	36	85.49	Low Density	Regular	\$1,197,000	
6	0.59	40	86.79	Low Density	Irregular /Pie	\$1,276,000	
7	0.64	40	149.55	Low Density	Irregular	\$2,199,000	Y
8	0.46	39	107.97	Low Density	Irregular	\$1,588,000	Y
9	0.68	70	179.66 ³	RMTN1	Irregular	\$2,516,000	

¹ – Block measurements noted above subject to change slightly at the time of survey

² – List Price includes servicing costs (see section on Services for more information).

³ – Subject to change upon Concept Plan Amendment approval



City of Saskatoon
Saskatoon Land - April 2023

Note: The Saskatoon Land does not guarantee the accuracy of this data. Lot dimensions and the location of other features are derived from available information and are subject to change. The location of other features will be confirmed. To ensure accuracy, please refer to the registered plan of survey. Information is for informational purposes only. Do not rely on this information.



Anticipated Servicing Completion Date: December 2024

Legend

- | | |
|-------------------------------------|---|
| Low Density | Mixed Use (Special Sub. Ctr/Arterial Comm) |
| Low Density Multi Unit | Open Space |
| Medium Density Multi Unit | Proposed Pre-Sale Allocation Boundary |
| Mixed Use (Comm/Res/Inst) | Future Lot Draw/Multi-Lot Allocation Boundary |
| Mixed Use (Industrial/Limited Comm) | Future Phasing |

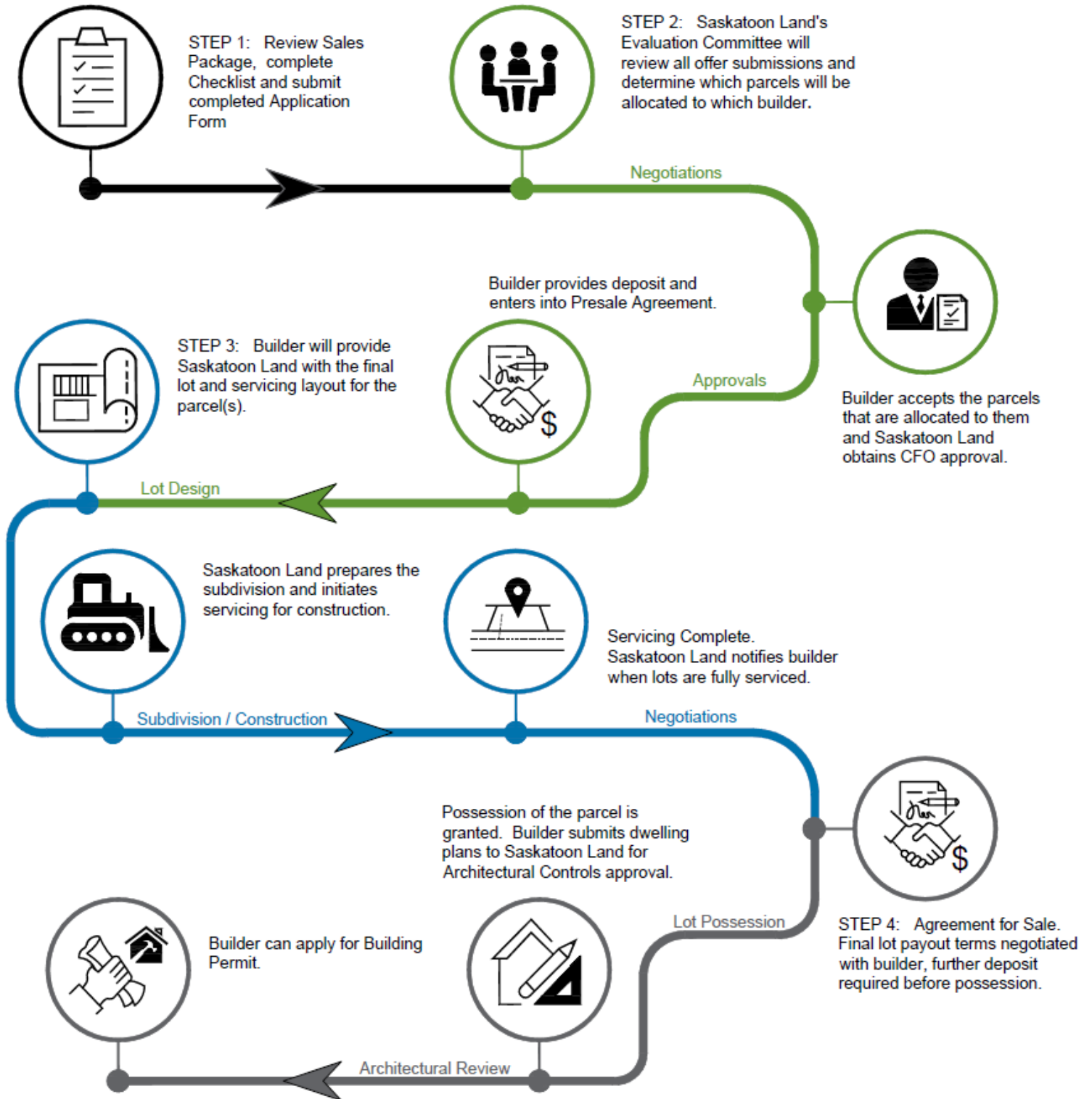
Disclaimer:
Boundaries illustrated in this drawing are subject to change.

Brighton



Low-Density Residential
(Presale) Lot Block
Allocation Map

Low-Density Residential (Presale) Lot Block Allocation Process



Step 1: Application Process

- Contact Saskatoon Land prior to submission to confirm Eligible Contractor status.
- Complete Checklist and submit the Application Form to Saskatoon Land's office no later than Monday, May 15th, 2023, 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
- 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 desirable block preference.
- Applicants must provide a lot layout design for each block of interest. Lot widths for each lot must be dimensioned on the attached maps. Digital AutoCAD DWG files for each block can be requested from Saskatoon Land prior to the application deadline. Lot layouts should be completed by a qualified draftsman (AutoCAD format preferred). Other formats are acceptable assuming dimensions are clearly illustrated on submitted drawings.
- Applicants are required to provide brochures, photos, and/or elevation drawings for proposed model/dwelling types for each block of interest. These illustrations will be reviewed against the Architectural Controls for the neighbourhood.
- 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 negotiations with the applicant to attempt to arrive at a mutually accepted offer.
- An application submission provides information to Saskatoon Land regarding a desire to purchase property in Brighton 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 page 2 of the Application Form.

Step 2: Application Review, Negotiations, and Presale 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: $(\text{offer price} / \text{highest offer price received}) \times 40 \text{ points} = \text{points allocated}$.

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.

Quality and Conformance with Respective Architectural Controls and Dwelling Types (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 appropriate neighbourhood architectural controls.
- 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.
 - 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 deposit for each block within ten (10) business days of Chief Financial Officer approval and enter into a Presale Holding Agreement.
- Saskatoon Land will prepare the Presale Holding Agreement and the selected applicant has 10 business days from offer acceptance to execute the agreement and confirm lot design.
- Upon execution of the Presale Holding Agreement, the deposit becomes non-refundable and will be applied to the purchase price in the event 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 Presale 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 Presale Agreement with any applicant.

Step 3: Pre-Design and Infrastructure Construction

- The selected applicants will have ten (10) business days from being notified of a successful block allocation to confirm lot layout and proposed zoning districts 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 (10) 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 payment terms for the balance owing and build time requirements will be negotiated as part of the Agreement for Sale and will be generally consistent for all purchasers.
- Failure to enter into the Agreement for Sale will result in forfeiture of the Presale 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

Noted in Tables 1 & 2, the existing land uses allocated to these blocks through the Concept Plan are Low Density blocks. Typically, the types of zoning districts that would be consistent with these land uses are: Low Density (R1, R1A, and R2). To review all permitted uses in each district, please visit the [City of Saskatoon Zoning Bylaw No. 8770](#) at www.saskatoon.ca.

Services

Subdivision applications and lot servicing of the entire area will commence after the Presale 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. These services include 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 Brighton. Information for the Architectural Controls can be found on saskatoonland.ca, specifically in the following locations:

[Brighton Architectural Controls](#)

Saskatoon Land is available to meet and review draft plans and discuss the architectural requirements with all selected applicants. Following the Presale 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. Upon approval, if necessary, required changes will be discussed and submitted to the selected applicant. After 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

Saskatoon Land's Incentive Program will not apply to any blocks that are part of the Low-Density Residential (Presale) Lot Block Allocation.

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 is sod, artificial turf, trees, shrubs, plant materials, hardscaped elements, irrigation components, and edging.
- The following minimum standards apply:
 - 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.

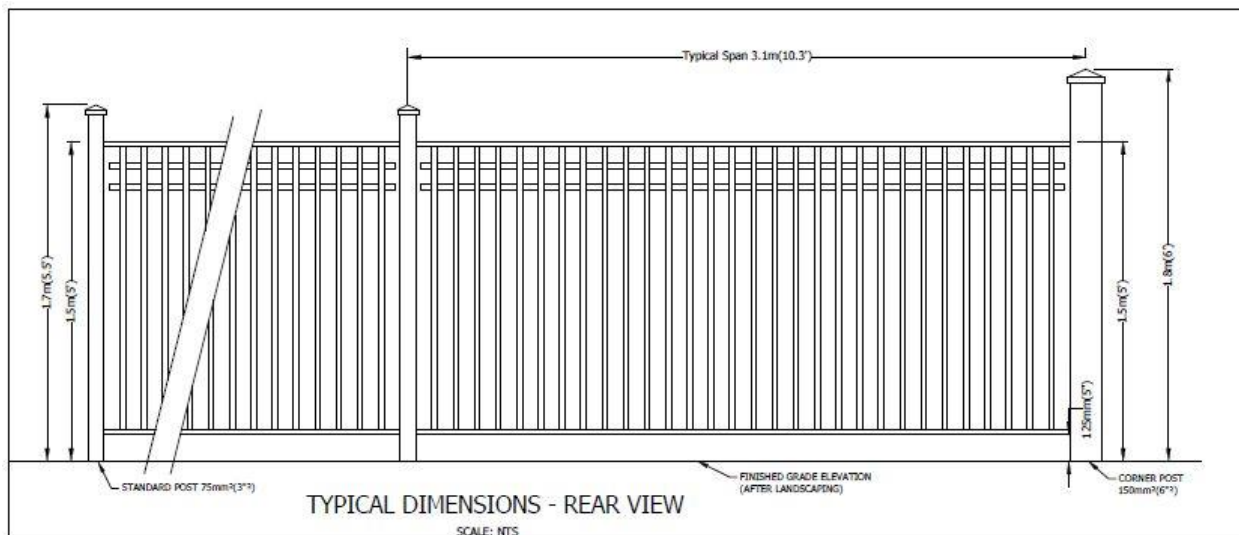
- e) *Combined walk and curb lots* - The boulevard between the property line and the inside edge of the sidewalk must be landscaped with the same material as the front yard; or *Separate walk and curb lots* – The boulevard between the property line and the inside edge of the sidewalk and the boulevard between the outside edge of the sidewalk and the curb must be landscaped with the same material as the front yard.

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 driveway types:
 - 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 7 & 8 and parallel to the side yard property lines of Blocks 2 & 3 in Brighton. The centerline of this fence 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.



Residential Care Homes

There are currently planned pre-designated Daycare/Residential Care Home – Type II Special Care Home and Special Needs Housing sites nearby on the east facing side on Block 141. These will be released in the future.

Existing pre-designated Residential Care Home – Type II Special Care Home and Special Needs Housing sites are located at 334 taskamanwa Street and 338 taskamanwa Street.

Park Development

Parks will be constructed over the next couple years, with an estimated completion of Fall 2026.

Application Checklist

To be considered, a submission must be complete and include the following:

- Applicant's contact information.
- Acknowledgment of Addendums
- Signed Terms and Conditions.
- Pricing and Block Preference Sheet (includes offer price, suggested deposit percentage, block preference, and proposed zoning district).
- Block maps showing lot layout widths (dimension lot widths in metres)
 - These maps can be photocopies of the maps attached or can be PDF prints of the block from the requested AutoCAD DWG file.
- Brochures, renderings, photos, or elevation plans for the proposed dwelling types.
- Financials – documentation that shows that the applicant has the financial capacity to complete the project.
 - This could be reviewed financial statements, a letter from the applicant's financial lender stating they will be working with the applicant on the project, or a letter from the applicant's accountant stating the applicant's current financial position is capable of proceeding with the project.

Submit your completed Application Form to:

Matt Noordhof at land@saskatoon.ca

or drop off delivery addressed to:

Saskatoon Land, 201-3rd Ave N Saskatoon, SK S7K 2H7

Application Form Deadline is Monday, May 15th, 2023, at 4:00 p.m. local time

It is the applicant's responsibility to ensure their application has been received at the Saskatoon Land office prior to the application deadline.



Application Form & Lot Design Package



City of
Saskatoon
Saskatoon Land

saskatoonland.ca

Brighton Phase 2 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 May 4, 2023 and Application Form Deadline is Monday, May 15, 2023 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 Brighton, Phase 2. 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: _____

We acknowledge receipt of the following addenda which shall be considered as part of the application form:

Addendum No. 1 Date: May 4, 2023

Addendum No. 2 Date: May 12, 2023

Addendum No. _____ Date: _____

Addendum No. _____ Date: _____

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 Presale 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 respective architectural controls	20
Total Points		100

- 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.
- 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.

I have read and accepted these terms

Name of Respondent Representative: _____

Title of Respondent Representative: _____

Signature

Date

Pricing and Block Preference

Block Number	Frontage	Offer Price ¹	Suggested Deposit Percentage ^{1&2}	Block Preference Number ³	Proposed Zoning District ⁴
1	118.94	\$	%		
2	84.51	\$	%		
3	83.86	\$	%		
4	145.55	\$	%		
6	86.79	\$	%		
7	149.55	\$	%		
8	107.97	\$	%		
9	179.66	\$	%		

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

² – The Suggested Deposit is a percentage of the Offer Price and will be added to the Offer Price.











³ – Applicants must number each parcel in order of preference. For example, number one would be the applicant’s most desirable parcel preference. Different parcels can not be the same preference number.

⁴ – Proposed zoning districts that are not consistent with the Concept Plan will not be considered by Saskatoon Land.



Anticipated Servicing Completion Date: December 2024

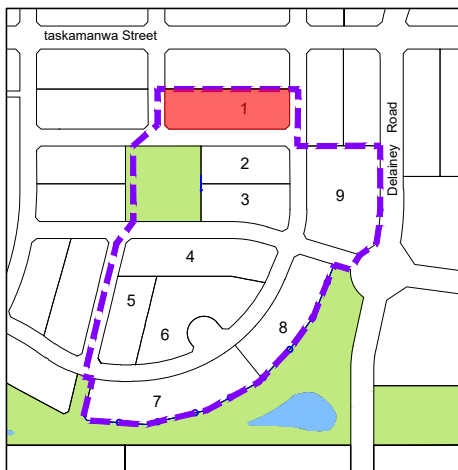
Legend

- | | | | |
|---|-------------------------------------|---|---|
|  | Low Density |  | Mixed Use (Special Sub. Ctr/Arterial Comm) |
|  | Low Density Multi Unit |  | Open Space |
|  | Medium Density Multi Unit |  | Proposed Pre-Sale Allocation Boundary |
|  | Mixed Use (Comm/Res/Inst) |  | Future Lot Draw/Multi-Lot Allocation Boundary |
|  | Mixed Use (Industrial/Limited Comm) |  | Future Phasing |

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



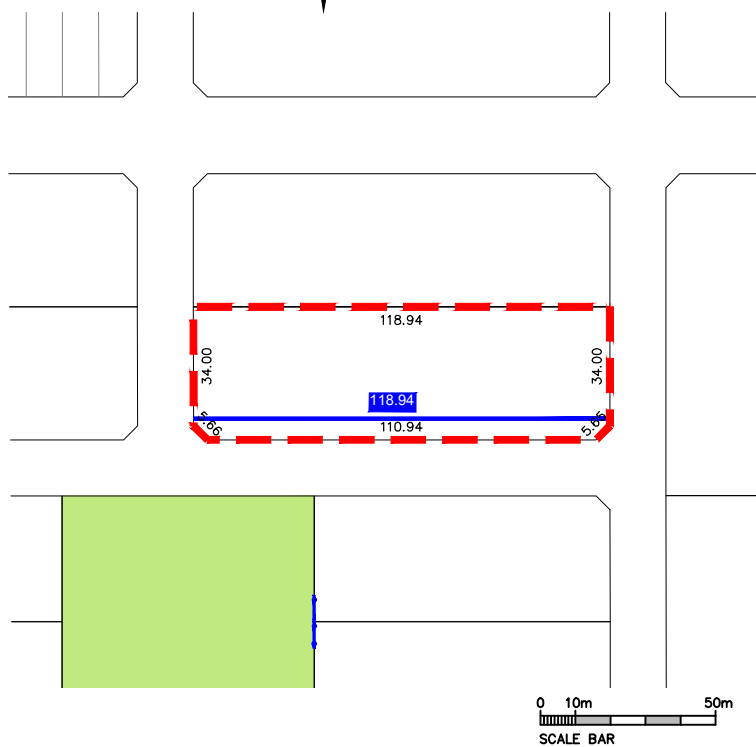
KEY PLAN 





Brighton

PARCEL 1

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

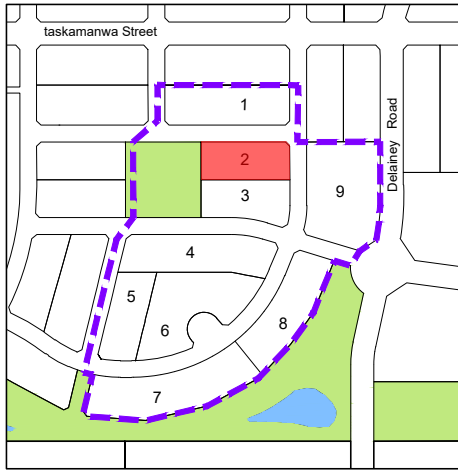


LEGEND

-  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.

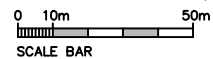
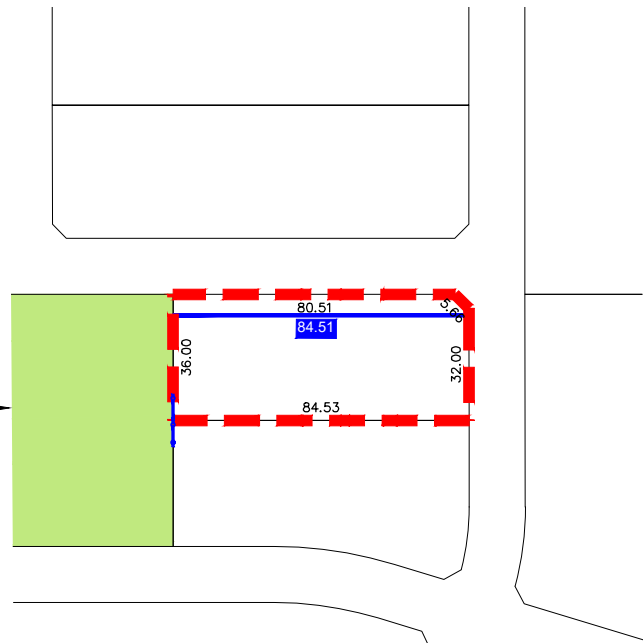
KEY PLAN 






Brighton

PARCEL 2

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

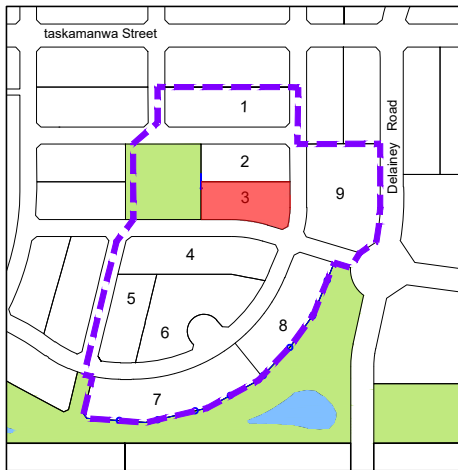


LEGEND

-  Frontage
-  Parcel Boundary
-  Decorative Fence Within Parcel

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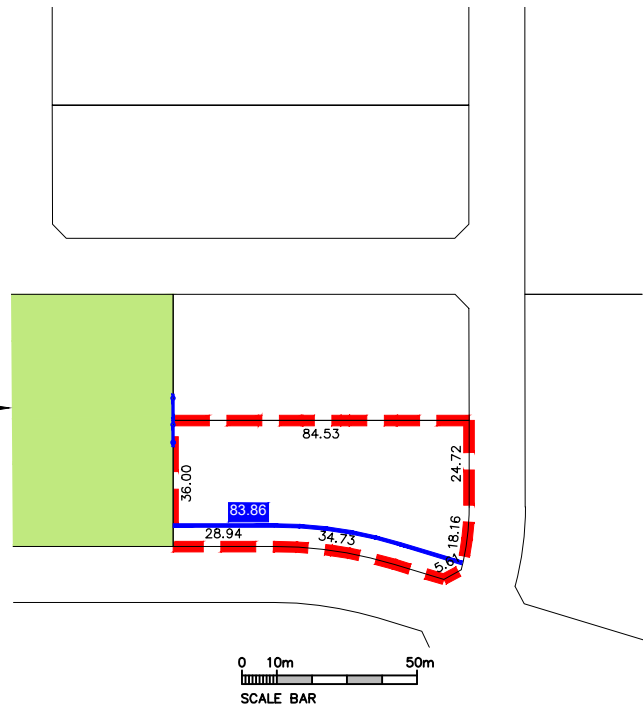
KEY PLAN 






Brighton

PARCEL 3

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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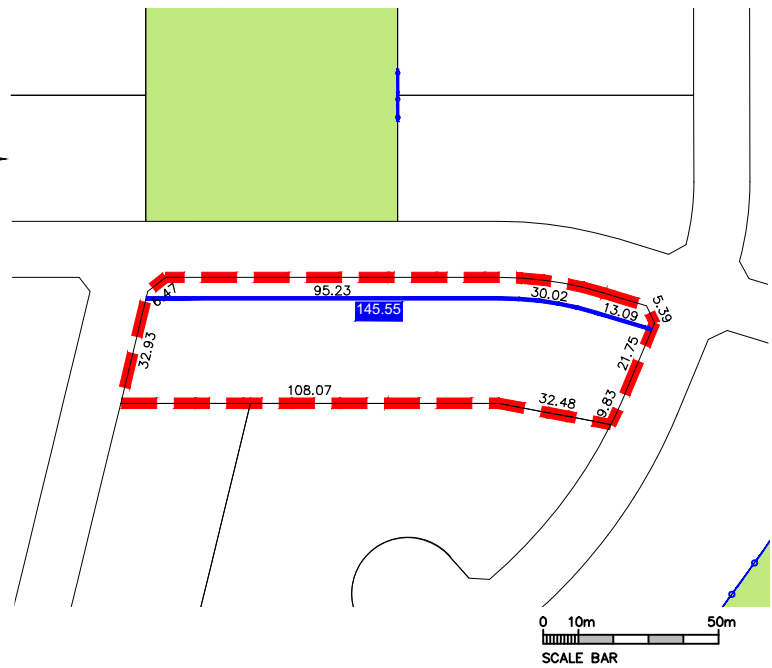
KEY PLAN 





Brighton

PARCEL 4

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

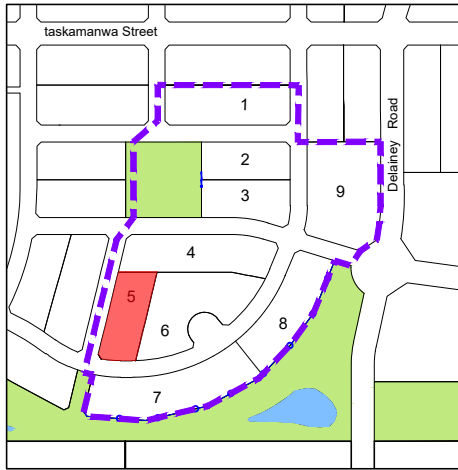


LEGEND

-  Frontage
-  Parcel Boundary

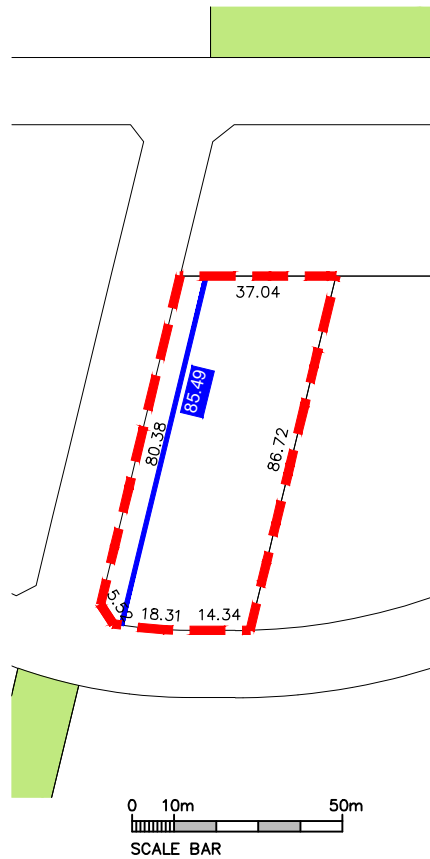
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KEY PLAN 





Brighton

PARCEL 5



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

LEGEND

-  Frontage
-  Parcel Boundary

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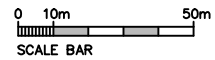
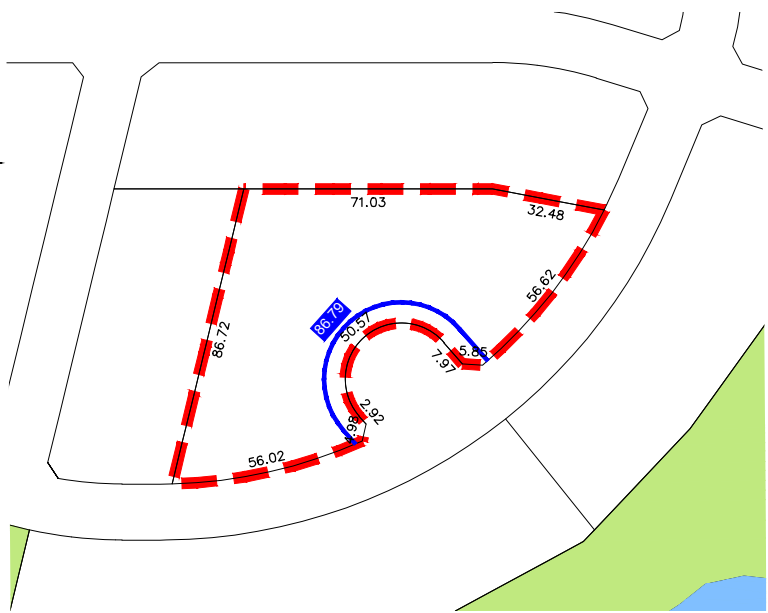
KEY PLAN 





Brighton

PARCEL 6

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



LEGEND

-  Frontage
-  Parcel Boundary

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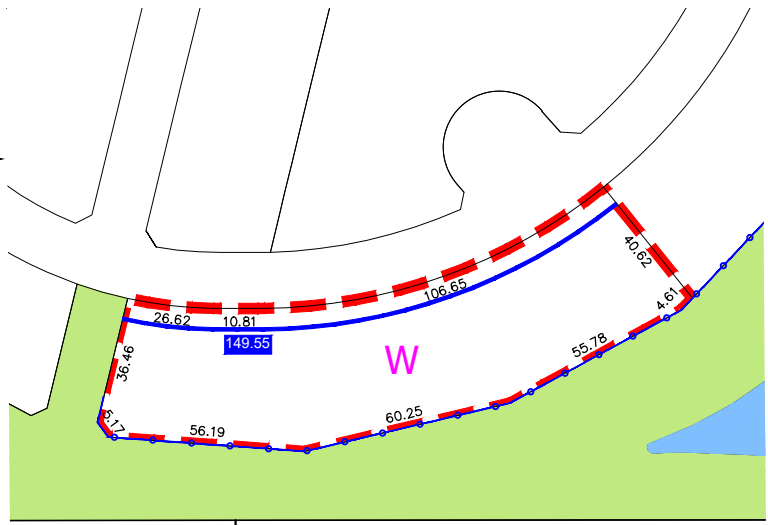
KEY PLAN 







Brighton

PARCEL 7

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



LEGEND

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

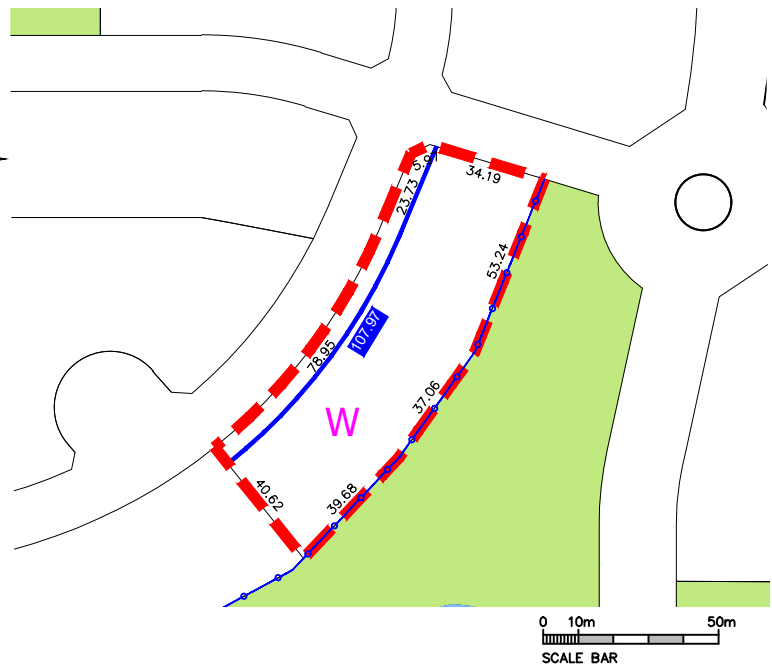
KEY PLAN 







Brighton

PARCEL 8

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



LEGEND

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

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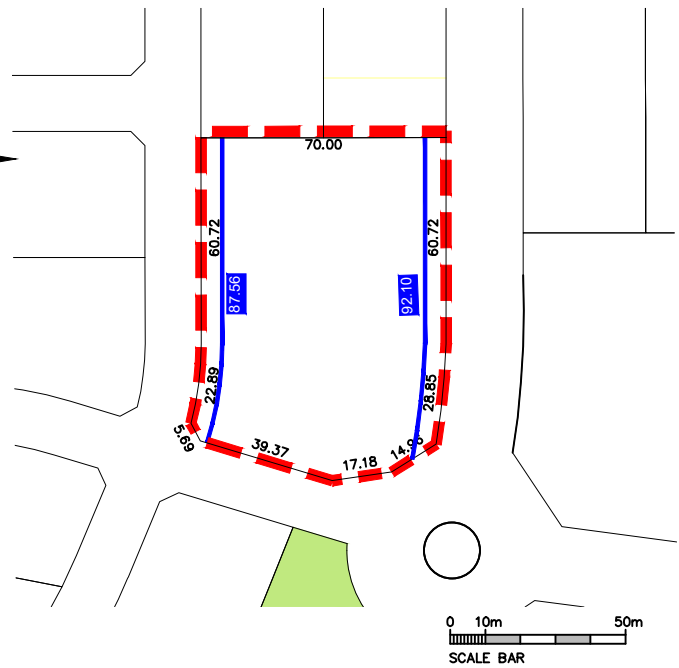
KEY PLAN 





Brighton

PARCEL 9

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.