



Conditions and Information for Lot Sales – Parcel D & Parcel F

Terms of Sale:

- 1) An applicant may select an available lot by providing a non-refundable deposit of 10% of the purchase price.
- 2) The lots will become available for sale on May 15, 2013 on a first come, first serve basis. The full purchase price must be paid within 6 months of the deposit date. Application for a building permit should be made within six (6) months from the date of deposit as well. Construction should commence no later than six (6) months from the date of issuance of a building permit, and be completed within twelve (12) months of the date of the building permit. If circumstances warrant, extensions for the commencement of construction or complete construction may be granted by the Town. The Town reserves the sole and absolute right to make final and binding determination of any extensions.

Construction Requirements and Notes:

- 1) It is understood and agreed that the minimum size of residential dwelling to be constructed shall be as outlined in the zoning bylaw. In this development, dwellings must be a minimum 1200 sq.ft. with setbacks as follows: front - 25 ft. side - 5 ft. rear - 20 ft.
- 2) The purchaser agrees to assume responsibility for the cost of all connections to utility services from any building, to service termination points at the lot boundaries.
- 3) Not all utility easements are shown on the corresponding plan. For more information on easements, please contact the Town Office at (306) 493-2242.
- 4) Lots 25 to 33 in Block 27 will have a Golf Course easement applied to the title. This easement absolves the Town of Delisle and the Delisle Golf Course from any liability from damages caused by stray golf balls.
- 5) Note that there is NO back lane access to Lots 25 to 33 in Block 27 and Lots 1 & 2 in Block 39.
- 6) Garage placement has been pre-determined in this development (**see corresponding plan**) and water/sewer service was installed to the lot boundary in accordance with that placement. Also note there are no sidewalks, only rolled curb.
- 7) Elevations for each corner of each lot are provided and have been pre-determined by engineers. It is the responsibility of the lot owner to adhere to these pre-determined elevations to ensure proper drainage.
- 8) Lots 1 & 2 in Block 39 will have restrictions on basement depth due to the elevation of the sewer lines in this area.
- 9) House construction can commence on September 1, 2013. However, if servicing of the area occurs ahead of schedule, the Town may allow construction to begin prior to this date. Please check with the Town Office if you wish to begin house construction prior to September 1, 2013.