

## POLICY FOR PURCHASE OF COMMERCIAL AND RESIDENTIAL LOTS

### COMMERCIAL PROPERTY

1. Serviced lots owned by the Town of Whitewood will be sold at minimum tax each plus the transfer cost fees.
2. Unserviced lots will be sold at minimum tax each plus the cost of transfer of title and water and sewer connection will be negotiated with Council. SPC, Sask Energy and Sask Tel will be at owner's cost.

Tax incentives will be at the discretion of Council.

### RESIDENTIAL PROPERTY

1. Preference will be given to those lots that are being purchased for purpose of building a home.
2. Serviced lots owned by the Town will be sold at minimum tax plus the cost of transfer of each lot.
3. Non-serviced lots will be sold at minimum tax each plus the cost of transfer of each lot and water and sewer connections negotiated with Council.
4. Saskatchewan Power, Saskatchewan Tel and Saskatchewan Energy are at owners cost.
5. Title for said lot(s) will not be transferred to prospective owner until a Building Permit is approved by Council and if construction does not occur purchase monies are non-refundable.
6. Construction of a home dwelling is to take place within 365 days of purchase of said lot(s) and be completed within 2 years.
7. In the event criteria is not met, lots will be sold at \$25.00 per foot frontage plus cost of transfer of title(s) and there will be no tax incentives

## Architectural Controls

- I. Architectural Controls
  - a) All houses must meet standard building regulations
  - b) Must be minimum of 1100 square feet
    - bungalows and Bi-level must meet minimum square footage on main floor. Two story splits must meet minimum square footage on all levels
    - excluding basements
  - c) New Ready to Move (RTM) houses are permitted as long as they meet the specifications.
  - d) No Modular Houses are permitted in Heritage Crescent
  - e) A maximum of 2 lots may be purchased and amalgamated together. The second lot must have a minimum of a 3 sided fence but may have a garage or house may be built across both lots.
  - f) Heritage Crescent lots can not be purchased and amalgamated with lots on Centennial Crescent.
  
- II. Appropriate Material exterior
  - a) wood siding, vertical, diagonal, horizontal, v-groove drop or bevel
  - b) Stucco
  - c) Brick- burned clay brick as manufactured by 1X1 brick
  - d) Tydill Stone
  - e) Ceramic tile
  - f) Shingles- cedar shakes, asphalt shingles, Perma-tile, or steel
  - g) Fascia pre-finished metal
  - h) Aluminum or pre-finished steel siding
  - i) Vinyl siding
  - j) Field stone/culture stone
  - k) Concrete Brick
  - l) Pre-finished Masonite siding
  - m) The following are **Not** permitted
    - pre-finished channel groove plywood or particle board siding
    - concrete block
  
- III. Landscaping
  - a) Landscaping plan must be submitted and approved by Council within one year of commencement of construction of home
  - b) No fences in front yard.
  - c) Driveway- should be completed
  - d) Cottonwood poplars are not allowed. No large trees planted in front yard within 25 feet of water & sewer lines.

## Residential Property (New Sub-division)

No more than 3 lots may be purchased in a calendar year by any person, firm or developer. If a person, firm or developer wanted to buy more than the 3 lots they would have to write a request to Town Council & get council approval.

Residential lots in the Town of Whitewood may be placed on a 14 day 'hold', for a nonrefundable deposit of \$200.00.

Residential property terms of sale require a minimum 10% down payment, at the time of purchase. If a hold fee was previously paid, it will be applied to the purchase price, provided the sale proceeds within the 14 day hold period.

Final payment is due on the earlier of:

- when the building permit is requested or
- when a transfer of the title is requested for mortgage proposed or,
- not later than 2 months after the purchase date

GST must be paid on all property purchases

When a transfer of title is not required for mortgage purposes, it is issued upon completion of the dwelling & at owner's request.

Land titles office registration costs are the responsibility of the purchaser.

Property taxes are the purchaser's responsibility from date of purchase.

A Development Permit and Building Permit must be obtained prior to the commencement of construction.

Construction must adhere to the Province of Saskatchewan Uniform Building & Accessibility Standards Act, the Town of Whitewood zoning bylaw, regulations and the National Building code. A complete set of plans **must** be submitted with building permit application.

Construction must commence within 365 days of purchase of said lot(s) and be completed within 2 years. A new building, acceptable to the Town of Whitewood must be constructed on site within the time frame required.

A purchaser who is unable or chooses not to construct a new building is required to quit claim and return the property to the Town of Whitewoods inventory.

Undeveloped property may not be resold by a purchaser. In the event of a quit claim, the purchase price is refunded less any property taxes outstanding quit claim fee. The quit claim fee calculated as the 10% down payment divided by 180 and multiplied by the number of days since purchase of the property. The maximum quit claim fee is 10% of the purchase price.