



Conditions and Information for Lot Sales – South Industrial Subdivision

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 along Elevator Road are now available for sale 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 & development permit shall be made within six (6) months from the date of deposit as well. Construction shall commence no later than six (6) months from the date of issuance of a building & development permit, and be completed within twelve (12) months of the date of the building & development permit. If circumstances warrant, extensions for the commencement of construction or the completion of 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 all construction and development shall be in accordance with the Zoning Bylaw of the Town of Delisle. In this development, buildings must have the following setbacks from the property lines: front - 25 ft., side - 10 ft., rear – 10% of the depth of the site.
- 2) The area is zoned for Industrial Use only. Please contact the Town Office to ensure your proposed use or development is in accordance with the Zoning Bylaw.
- 3) 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.
- 4) The area is serviced with a water trickle pipeline which will provide enough water for normal office use. A water reservoir or cistern will be required to store water during the day and to allow the system to replenish the reservoir or cistern at night.
- 5) No access to a sewage system is provided. The purchaser is responsible for their own septic system. All septic systems must be approved by the Saskatoon Health District and, depending on provincial health regulations, will most likely be a septic tank. Please contact the Saskatoon Health District at (306) 655-4644 for more information.
- 6) Natural gas, three phase power and telephone are provided to the property line.
- 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) The purchaser will be responsible for construction of their own driveway(s). Depending on the engineer's drainage plan, a culvert(s) may be required as part of the driveway construction costs.

