

REGULATIONS FOR SALE OF RESIDENTIAL LOTS BY PUBLIC AUCTION

1. Minimum reserve bid of \$40,000.00 (plus G.S.T.) on each lot.
2. Standard rules apply per “Application For, And Option to Purchase Property” that are available (which includes the regulation that a home must be built within 1 year and that no title is transferred to the purchaser until completely constructed, unless so required for mortgage purposes).
3. 50% of purchase price (not including the cost of G.S.T.) is due day of purchase (personal cheques will be accepted), with the remaining 50% plus the G.S.T., plus the 1% buyers premium plus G.S.T., due within 60 days.
4. **“1% buyers premium”** (plus G.S.T.) shall apply to total purchase price, and be payable to the Town of Moosomin, over and above the lot purchase value.
5. Residential lots are being sold for single family dwellings only.
6. Only one home per lot.
7. Each lot being sold, is to have one dwelling built on the property (i.e. Cannot purchase two lots and place one home across the two lots)
8. No sub-division of lots into smaller sizes (Size of lots to remain current size).
9. Individuals/corporations are able to purchase multiple lots, however, each lot must be bid on and purchased individually (and that the same rules as in point #2 shall apply).
10. No modular or R.T.M. homes (Must be built on-site)
11. Homes must be a minimum of 1,300 sq. ft. with at least a double attached garage.
12. Lots are being sold on an “as is basis” (i.e. Town will not supply more dirt/fill for the properties).
13. Wherever applicable, the Town will provide one access or approach to the property.
14. Price of lots includes new pavement, cement curb/gutter on Gertie Street, and on Mark Avenue from Cook Road to Gertie Street. (i.e. No frontage charges will apply).
15. Lots facing Cook Road will use existing pavement, and cement curb/gutter.
16. Lots may have easements registered as the case may be, for the purposes of providing utility services.

Other issues for the purchase of a residential lot(s):

- a) Purchaser responsible for all legal fees for transfer of property;
- b) The Town has paid for the water/sewer mains, power main, natural gas main, and the telephone utilities for the entire development, however, it will be at the expense of the property owner to pay the required connection fee from the home to these utility mains, and information on these costs is available from each of the utility companies;
- c) With regard to the water/sewer connection there is a \$1,000.00 connection deposit fee that must be paid to the Town before the Town commences the connection, then there is a fee of \$35.00/foot from the mains to the foundation of the home (summer rate), and \$55.00/foot (winter rate). The Town provides a 3/4” water service, and a 4” sewer service for residential homes. The Town will also provide a water meter with wiring for remote reading, and the homeowner must ensure that the water meter and remote reading pad is installed to the front of the home (at the cost of the homeowner);
- d) Purchaser/Contractor must take out a building permit, pay required fee, and receive approval before commencing construction;
- e) Zoning Bylaw regulations for setbacks for residential homes are 20 ft. from the front property line, and 4 ft. from side (20 ft. setback for corner lots on the side yard which is closest to the street) and a 4 ft. rear yard setback. (A 15ft. set-back from the front property line, and variances of up to 10% of these set-backs can be obtained only by authorization of Council).