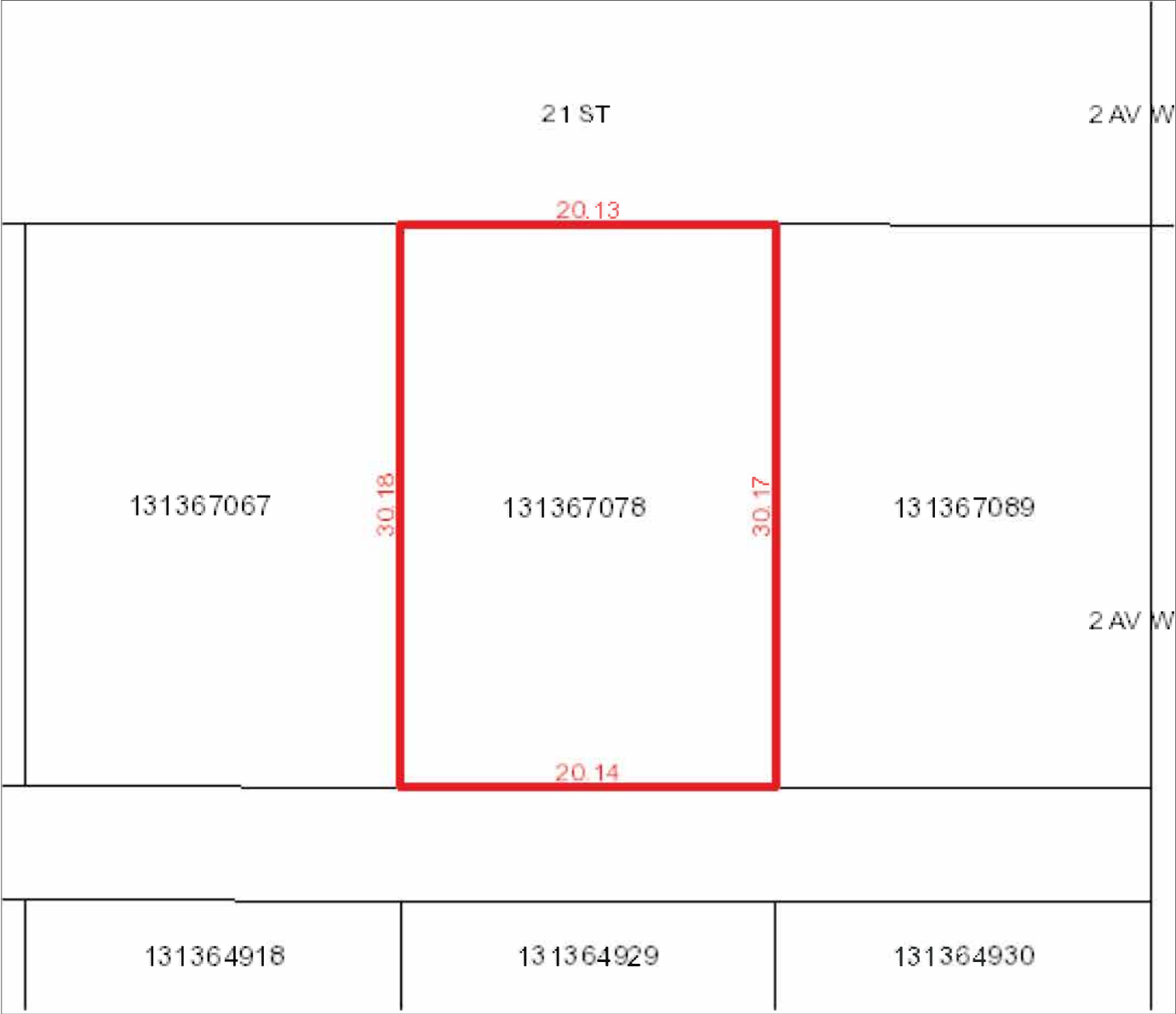




Surface Parcel Number: 131367078


REQUEST DATE: Tue Jan 4 15:12:54 GMT-06:00 2022



Owner Name(s) : TOWN OF BATTLEFORD

Municipality : TOWN OF BATTLEFORD

Area : 0.061 hectares (0.15 acres)

TOWN OF BATTLEFORD							
							
		211-21 Street West					
		Lot 12; Block 39; Plan 00-B-03214					
SQ M	PRICE	GST	TOTAL				
607.02	\$53,416.00	\$ 2,670.80	\$ 56,086.80				
Jan-22							



Option Agreement Procedures

- 1) All Option Agreements must be approved by Council.
- 2) Prior to signing the Option Agreement; ensure the house will fit onto the lot as per the R2- Residential District zoning regulations.
- 3) 10% of the purchase price is due at the signing of the Option Agreement; balance due in 60 days; construction must commence within one (1) year of signing the Option Agreement.

Spec homebuilders: 10% of the purchase price is due at the signing of the Option Agreement; balance due within six (6) months or sale of the home/transfer of title, whichever is less; construction must commence within one (1) year of signing the Option Agreement.

- 4) The current Incentive Program is valid for all lots purchased in the Town of Battleford; whether a town owned lot or a private lot including Battleford West Properties Ltd. or Riverbend Properties Ltd.
- 5) Prior to commencing construction of the house; please obtain all required development and building permit forms and information from Town Hall.



TOWN OF BATTLEFORD
RESIDENTIAL BUILDERS INCENTIVE PROGRAM
APPLICATION GUIDELINES

Implemented – March, 1992

Revised – June 6, 2017

ELIGIBILITY:

The program is open to any individual(s) desiring to construct a new residential dwelling or a new RTM (ready to move) home in the Town of Battleford. Homes built for speculation purposes by contractors are subject to certain conditions. The incentive also applies to new properties constructed for rent. The incentive does not include existing homes to be moved into Town or Mobile Homes.

INCENTIVE:

All approved applicants will be eligible for the following incentive:

- 1) **No municipal taxes** will be levied for a 3-year period, commencing 90 days from the date the building permit is approved.

APPLICATION PROCEDURES:

Applicants are encouraged to proceed as follows:

- 1) Determine eligibility by discussion with Town Office Staff.
- 2) Submit an application, on the approved form (see reverse side), prior to construction. No applications will be accepted once construction commences, with the exception of spec homes.
- 3) Applications should be submitted at the same time as the building permit application is forwarded to Council for approval.

CONDITIONS OF DWELLINGS BUILT ON SPEC BY CONTRACTORS:

The person making application for a house built on spec by a contractor must:

- 1) Be the first owner and occupant of the residence.
- 2) The start date and incentive of the program remain the same as stated in the section INCENTIVE. (date of application, not date of offer to purchase between the contractor / buyer).
- 3) If the house is not approved under this program before it becomes taxable, the house no longer qualifies for the incentive program.

TRANSFERABILITY:

The Incentive Program applies only to the original applicant(s) and is not transferable. The Incentive Program terminates should the property be sold.

Council reserves the right to amend these guidelines from time to time or cancel as deemed necessary (without notice). Please ensure you have the most recent application guidelines.

Application on Reverse



TOWN OF BATTLEFORD
RESIDENTIAL BUILDERS INCENTIVE PROGRAM
APPLICATION FORM

Date

I / We, _____
(Print) Name(s)

of _____
Mailing Address

hereby make application for a Residential Builders Incentive for the construction of:

_____ Residential Dwelling _____ RTM _____ Contractor Spec _____ Rental Property

Lot: _____ Block: _____ Plan: _____

Street Address: _____

I / We understand the Incentive is as follows:

- 1) **No municipal taxes** will be levied for a 3-year period, commencing 90 days from the date the building permit is approved.

I / We further agree and understand that the program applies only to the original applicant(s) and is not transferable, but terminates should the property be sold.

Applicant(s) Signature

Applicant(s) Signature

APPLICATION APPROVAL

The above applicant(s) are hereby approved for the Residential Builders Incentive Program at the location specified in the above application and as set out in the Building Permit No. _____ approved on the _____ day of _____.

Date

Chief Administrative Officer

=====

FOR OFFICE USE ONLY:

Date of Building Permit Approval: _____

Date of Incentive Application Approval: _____

Tax Exemption Period: Start: _____ Expiry: _____

Exemption: Land ☐ Improvements ☐

6.2 R2 – MEDIUM DENSITY RESIDENTIAL DISTRICT

6.2.1 *Purpose*

The purpose of the **R2** – Medium Density Residential district is to provide for residential development in the form of single detached, semi-detached and two unit dwellings and for other compatible uses.

6.2.2 *Permitted and Discretionary Uses*

Uses are listed and designated in Table 6-2.

Bylaw 17/2016 6.2.3 *Accessory Uses*

(1) Accessory buildings and uses shall be permitted subject to Section 4.8.

6.2.4 *Standards and Regulations*

(1) Site and building requirements are shown in Table 6-2.

6.2.5 *Standards for Discretionary Uses*

Council will consider discretionary use applications in the **R2** district with respect to Section 3.9.3 – General Discretionary Use Evaluation Criteria, Section 3.9.4 – Use Specific Discretionary Use Evaluation Criteria, as may be applicable, and additional evaluation criteria and development standards that follows in this section.

Bylaw 17/2016 6.2.6 *Off-Street Parking and Loading*

Off-street parking and loading requirements are subject to Section 4.9.

6.2.7 *Outside Storage*

Outside storage, including waste material storage, is subject to Section 4.14.

6.2.8 *Landscaping*

Landscaping is subject to Section 4.25.

6.2.9 *Exceptions to Development Standards*

(1) Where, on a corner site, a side yard of at least 6 metres is provided along the flanking street for a single detached dwelling, the minimum rear yard requirement is reduced to 3 metres.

**Table 6-2: R2 – Medium Density Residential District Development Standards
for the Town of Battleford**

Principal Use						Development Standards						
		Designation	Parking Category	Subject to Section(s)	Minimum Site Area (m ²)	Minimum Site Width (m)	Minimum Front Yard (m)	Minimum Rear Yard (m)	Minimum Side Yard (m)	Minimum Bldg Floor Area (m ²)	Maximum Site Area (m ²)	
Residential Uses												
(1)	Garden and garage suites	D	1	4.11.7	Refer to Section 4.11.7							
(2)	Residential care homes - type I	P	6	4.11.2	465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(3)	Residential care homes – type II	D	6	4.11.2	465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(4)	Secondary suites	P	1	4.11.10	Same as home							
(5)	Semi-detached dwellings	P	1		278 ⁽¹⁾	9 ⁽²⁾	6	7.5	1.5 ⁽³⁾⁽¹¹⁾	75	40	
(6)	Single detached dwellings	P	1		465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(7)	Multiple-unit dwellings (apartment buildings)	D	2	4.11.6	600 ⁽⁹⁾	--	6	--	3 ⁽⁸⁾	40/unit	50	
(8)	Multiple-unit dwellings (townhouses)	D	2	4.11.6	260/unit ⁽¹⁰⁾	--	6	--	3 ⁽⁸⁾⁽¹¹⁾	75/unit	50	
(9)	Two-unit dwellings	P	1		556 ⁽⁶⁾	18 ⁽⁷⁾	6	7.5	1.5 ⁽³⁾	150	40	
Commercial Uses												
(1)	Adult day care – type I	P	6	4.11.2	465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(2)	Adult day care – type II	D	6	4.11.2	465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(3)	Bed and breakfast homes	D	3	4.11.3	465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(4)	Clubs	D	5	3.9.4(2)	--	--	6	3	3 ⁽⁸⁾	--	40	
(5)	Custodial care facilities	D	6	4.11.2	465 ⁽⁴⁾	15 ⁽⁵⁾	6	7.5	1.2 ⁽³⁾	85	40	
(5)	Convenience stores	D	5	3.9.4(18)	510	17	6	--	3 ⁽⁸⁾	--	40	
(6)	Daycare centres and preschools	D	14	4.11.4	465 ⁽⁴⁾	15 ⁽⁵⁾	6	6	1.2 ⁽³⁾	85	40	
(7)	Health care clinics	D	28		510	17	6	--	3 ⁽⁸⁾	70	40	
(8)	Home based business – type I	P	0	4.11.8	Same as home							
(9)	Home based business – type II	D	0	4.11.8	Same as home							
(10)	Short term rentals	D	3	4.11.12	Same as home							
Other Uses												
(1)	Ambulance stations	D	21	3.9.4(11)	--	--	6	3	3 ⁽⁸⁾	--	40	
(2)	Community centres	D	4	3.9.4(1)	510	17	6	3	3 ⁽⁸⁾	--	40	
(3)	Cultural institutions	D	4	3.9.4(1)	--	--	6	3	3 ⁽⁸⁾	--	40	
(4)	Municipal facilities	P	0		--	--	--	--	--	--	--	
(5)	Parking lots	D	0	4.11.9	510	17	6	3	3	--	--	
(6)	Parks and playgrounds	P	0		--	--	--	--	3 ⁽⁸⁾	--	10	
(7)	Places of worship	D	15	3.9.4(1)	--	--	6	3	3 ⁽⁸⁾	--	40	
(8)	Private schools	D	18		--	--	6	3	3 ⁽⁸⁾	--	40	
(9)	Public elementary, and secondary schools	D	17,18		--	--	6	3	3 ⁽⁸⁾	--	40	
(10)	Public works excluding offices, warehouses, storage yards and sewage lagoons	P	0		--	--	--	--	--	--	--	
(11)	Public recreational facilities	D	22	3.9.4(1)	--	--	6	3	3 ⁽⁸⁾	--	40	

Bylaw 17/2016

Bylaw 9/2017

Use Designations:

(P) - Permitted Use: Any use or form of development, other than a discretionary use, specifically allowed in a zoning district subject to the regulations contained in this zoning bylaw.

(D) - Discretionary Use: Any use or form of development that may be allowed in a zoning district following application to, and approval of the Council; and which complies with the development standards, as required by Council, and contained in this zoning bylaw.

Special limitations and standards regarding Table 6-2 and the R2 district:

- (1) where the site is served by a lane, otherwise 325 m
- (2) where the site is served by a lane, otherwise 10.5 m
- (3) except for corner sites where it shall be 3 m along the flanking street
- (4) where the site is served by a lane, otherwise 510 m
- (5) where the site is served by a lane, otherwise 17 m
- (6) where the site is served by a lane, otherwise 650 m
- (7) where the site is served by a lane, otherwise 21 m
- (8) or ½ the side wall height, whichever is greater
- (9) where the site is served by a lane, otherwise 650 m
- (10) where the site is served by a lane, otherwise 325 m per unit
- (11) except that no side yard shall be required where a common wall divides two dwelling units