

Village of Rosemary
Light & General Industrial Lot Promotion



1. One 15.25m x 36.6m (50' x 120') at 119 Railway Ave fully serviced lot priced at \$25,000 reduced to **\$10,000 until December 31, 2025**, with commencement of construction (as defined below) within 12 months of a signed purchase agreement date.
 - If construction is not commenced on promotional priced lot before the required date, 80% of the purchase price will be refunded back to the purchaser with the remaining 20% retained by the Village to cover legal costs.
 - Prior to construction, a development permit must be acquired for taxable improvements **equal to or greater than \$50,000** to the property if the lot is purchased at the promotional price of \$10,000.
2. A newly developed general industrial (G-1) subdivision on **Pheasant Road** with seven lots:
 - 4 lots size 44.5m x 40.92m serviced with 3-phase power to back of lot, and water/sewer in road in front of lot. Water, sewer, gas, and power service requirements to be determined & additional charges paid for by purchaser.
 - 1 lots size 59.4m x 45.69m with 3-phase power to the front lot line and water/sewer in road in front of lot. Water, sewer, gas, and power service requirements to be determined & additional charges paid for by purchaser.
 - Promotional price of **\$25,000 to \$35,000 until December 31, 2025**, with commencement of construction (as defined below) within 12 months of a signed purchase agreement date.
 - Title will transfer with fully executed sales agreement and payment in full. All legal fees are the responsibility of the purchaser.
 - Prior to construction, a development permit must be acquired for taxable improvements **equal to or greater than \$100,000** to the property if the lot is purchased at the promotional price.
 - If construction is not commenced (as per definition below) on promotional priced lots before the required date, 80% of the purchase price will be refunded back to the purchaser with the remaining 20% retained by the Village to cover legal costs.
 - Lots can be purchased at the regular price range of **\$40,000 - \$50,000** and be except from the 12 month construction commencement period.
3. Construction must commence within 12 months for promotional priced lots. Definition of **"commencement of construction"** is:
 - Foundation or footings for improvement(s) is excavated, constructed, and backfilled;
 - Does not include construction on the property that is non-taxable in nature (gravel, fence, shed);
 - Additional allowance of 3 months may be granted by council on request due to weather conditions.
4. Lots purchased at promotional pricing cannot be resold until development commitments are complete and the building inspector issues a **compliant** final "Site Inspection Report". A caveat will be registered against the property for this purpose.
5. Applicable GST will be applied to all lot sales.