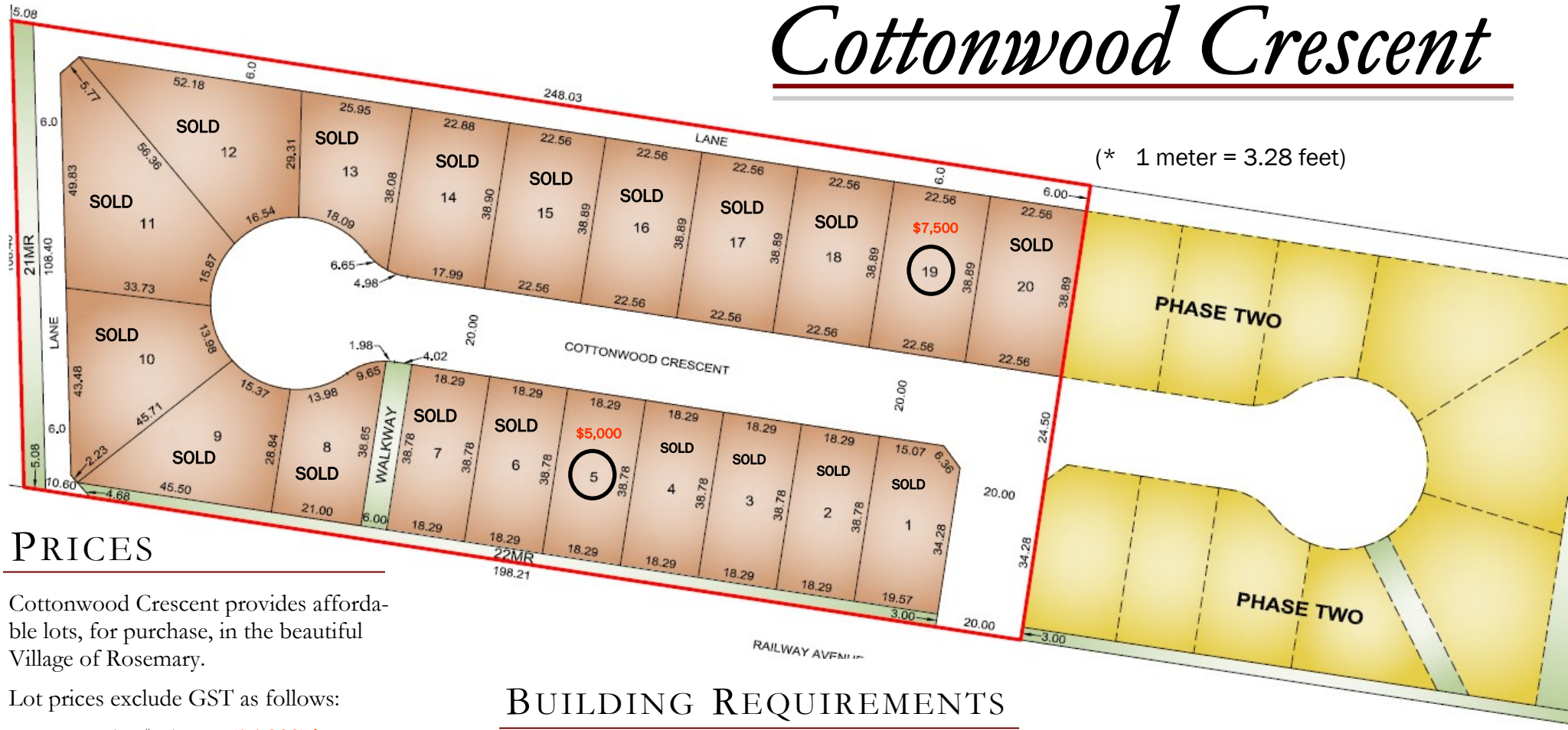
Village of Rosemary

Residential Lot Promotion

- ***Cottonwood Crescent*** with lot prices reduced to **$5,000** (19) & **$7,500** (48), and ***Iris Street*** lot prices reduced to **$5,000** (622,626,630 Iris St), plus GST. Regular prices range from $25,000 to $30,000. Title will transfer with fully executed sales agreement and payment in full. All legal fees related to the purchase & title transfer are the responsibility of the purchaser.
- ***Promotional prices will stay in effect until December 31, 2026.***
- A complete development permit application must be submitted within six (6) months of signing a purchase agreement with the Village for the vacant lot.
- Taxable residential improvements, as per Bylaw #404-08, must be completed within twelve (12) months of the purchaser having received all applicable discipline permits. An additional allowance of 3 months may be granted by council on request due to weather conditions.
- The titled lot reverts back to the Village immediately if the purchaser fails to meet all development conditions for the value which the lot was purchased, less any legal and administrative costs incurred, plus an additional 30% administrative fee will be applied over and above the costs incurred.
- A tax incentive credit will be applied to the municipal portion of tax calculated up to when the "Permit to Occupancy" is issued.
- Lots cannot be resold until development commitments have been met with a "Permit to Occupy". A caveat will be registered against the property for this purpose.
- Building requirements for the **Cottonwood Crescent** subdivision (caveat on title) are:
    - New housing, stick built & RMT's only; no log, manufactured, or modular homes;
    - Minimum 1100 sq ft for a bungalow or 1500 sq ft for a two-story house, and 28 ft wide with attached garage;
    - Premium metal roofing products maybe permitted by the development authority but no typical metal sheeted roofs allowed; minimum roof pitch 4/12, with 24" eaves, and;
    - One home per lot, single family dwellings only.
    - Features of Cottonwood Crescent include all utility hookups at the front property line, paved street with cement curb/gutter/sidewalk on both sides, and decorative lighting.
- Building requirements for the **Iris Street** subdivision are:
    - New housing – stick built, RTM, and modular homes greater than 25' wide;
    - Minimum 1100 sq ft for a bungalow or 1500 sq ft for a two-story house;
    - Minimum roof pitch 4/12, with 24" eaves, and;
    - One home per lot, single family dwellings OR duplex dwellings for two families.
    - Features of Iris Street include municipal utility hookups at front of the property, power/gas hookups at rear, and paved street with cement curb/gutter.
- All lots are available for purchase at the regular price of $25,000 - $30,000 plus GST and will be except from promotional development conditions.

Cottonwood Crescent



Prices

Cottonwood Crescent provides affordable lots, for purchase, in the beautiful Village of Rosemary.

Lot prices exclude GST as follows:

- Lot 5 $25,000 **($5,000)***
- Lot 19 $28,500 **($7,500)***
- All legal fees are the responsibility of the purchaser
- Payment in full for all lot purchases

*** Promotional Price—Offer valid from Jan 1/25 to Dec 31/2026**

Building Requirements

- New housing, stick built & RTM's only; no log, modular or manufactured homes
- Minimum 1100sf bungalow or 1500sf two-story & 28 feet wide
- No metal sheeted roofs; metal shingles permitted
- Attached front garage
- Minimum roof pitch 4/12, with 24" eaves
- One home per lot
- All Village Bylaw & Alberta Building Code requirements must be followed
- Single family dwellings—secondary suite permitted

Subdivision Features

- Curb, gutter, & sidewalk, & paved street
- Water, Sewer, Power, Gas, & Telephone to front lot line
- Decorative lighting and signage

IRIS STREET - LOTS AVAILABLE FOR SALE 2026