INNISFAIL

NAPOLEON LAKE SOUTH

GENERAL INFORMATION

How many residential lots are available for purchase from the Town?

- Eleven (11) R1B – Detached dwelling lots, front garage permitted
- Fifteen (15) R2 – Detached dwelling lots, no front garage permitted
- Ten (10) R2 – Duplex dwelling lots, no front garage permitted
- Four (4) R3 Townhouse parcels – 6 -7 units per parcel, no front garage permitted

How big are the Napoleon Lake South lots?

- R1B lots approx. 52' x 115'
- R2 Detached approx. 36' x 115-125'
- R2 Duplex approx. 25' x 115-125'
- R3 Townhouse approx. 20' x 115-125'

Does Napoleon Lake South have back alleys?

Most of the lots will have rear lane access; however nine (9) of the R1B lots are laneless. The R1B lots are the only lots that will permit a front access driveway/garage.

Are there any Duplex lots for sale in Napoleon Lake South?

Yes, Napoleon Lake South includes a variety of lot sizes and types including duplexes and townhomes.

Do I have to pay GST on the purchase price of my lot?

Yes.

Can I build a garage?

All lots with rear lane access have to opportunity to construct a rear detached or attached garage, in accordance with the Town's Land Use Bylaw. Only the R1B lots will be permitted a front garage and driveway.

DEVELOPMENT AND CONSTRUCTION INFORMATION

When can I start construction in Napoleon Lake South?

Purchasers may commence construction on the lot once municipal infrastructure and private utilities serving the lot are constructed, however, no transfer of title will be provided until the Full Purchase Price has been paid. The lots are scheduled for release in September/October 2025.

Is there a timeline indicating when construction and landscaping must be completed?

Yes, construction on the home must be completed within 18 months of the transfer of title. Landscaping must be completed within 12 months of the completion of construction.

Landscaping and development of the surrounding trails and open space is expected to take place during the 2026 construction season.

Are there any design guidelines or restrictions for the subdivision?

All building construction is subject to the enclosed Napoleon Lake South Design Guidelines. All house plans will be reviewed and approved by the Town during the development permit process before a building permit is issued.

What are the drainage requirements and ground water conditions in Napoleon Lake South?

A building grade certificate will be available for each lot. The grade outlined in the certificate will provide proper drainage away from the building and ensure proper drainage throughout the subdivision. The onus is on the builder/contractor to ensure that the building grade certificate is met. A signed copy of the certificate must be submitted to the Town as part of the development permit process. Any development that is found to not meet the requirements of the Building Grade Certificate may be subject to a financial penalty, the $1,000 damage deposit withheld, and the owner/builder may be required to resolve the problem and reconstruct the foundation or re-grade the site to meet the building grade certificate.

Building grade certificates will indicate if bearing certificates will be required for foundations. A bearing certificate is prepared by a geotechnical engineer certifying that the soils found in the foundation excavation are suitable for the proposed foundation to support the loads from the home.

How does the New Home Buyers Protection Act work and what does it require?

Under the New Home Buyers Protection Act, applicants will require home warranty coverage prior to receiving a building permit. The builder will be required to provide the Town with proof of this coverage and homeowners should ensure the builder of their choice is registered and able to meet the requirements prior to applying for the building permit.

If you are an owner-builder constructing your own home to live in, you may apply for an "owner-builder authorization", which will allow you to build your own home without a warranty. If you sell your house within 10 years, you will need to obtain the remaining warranty coverage for your buyer.
For more information see http://homewarranty.alberta.ca/

DISCLOSURES

Perimeter Fencing

A developer installed perimeter fence will be provided where lots back directly onto open space or another lot. Fencing will not be provided on lots that back a rear lane. Owners of individual lots are expected to maintain the fence in accordance with the restrictive covenant registered on title. The perimeter fencing will consist of wood privacy fencing.