



Land Sale Agreement for Lots Requiring Development Policy

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REVISION RECORD

Date	Version	Revision description
July 4 th 2011	1	Current and first version of Land Development Agreement Policy
Aug 22 nd 2012	2	Revised section, 6.4 the Deposit
Jan 14 th 2014	3	Revised section, 6.4 the Deposit
August 8, 2016	4	Reviewed and Revised Policy

1. TITLE:

1.1 Land Sale Agreement for Lots Requiring Development Policy.

2. POLICY STATEMENT:

2.1 When a prospective or current ratepayer wishes to purchase a lot from the Village of Heisler, the prospective purchaser must sign a Land Sale Agreement for Lots Requiring Development corresponding to the type of district lot they are purchasing.

3. PURPOSE:

3.1 Heisler Village Council wishes to ensure that the Village of Heisler will continue to be a growing and prosperous community.

4. SCOPE:

4.1 All prospective or current ratepayers who may become parties involved in purchasing vacant lots from the Village of Heisler.

5. OBJECTIVES:

5.1 The Objective of this policy is to ensure that the ideas presented in the Purpose of this Policy will be upheld.

6. POLICY DETAILS:

6.1 In order for a prospective or current ratepayer to purchase a village owned lot, a lawful agreement must be signed by all parties involved; including but not limited to the purchasing parties and the Village of Heisler.

6.2 The Village of Heisler strongly recommends that the purchasing parties thoroughly read all sections of the Land Sale Agreement for Lots Requiring Development and encourages them to ask questions about any clause that they may not completely understand.

6.3 The Purchaser will pay the amount defined within the Land Sale

Agreement for Lots Requiring Development that corresponds to the type of district lot the purchasing parties will be buying as defined through Bylaw 452-11 (Land Use Bylaw).

- 6.4 Lots priced at \$2,500.00 and \$1.00 will require a \$5,000.00 development deposit that will be required to be paid to the Village of Heisler by the purchaser of the lot(s) upon signing the Land Sale Agreement for Lots Requiring Development with the Village of Heisler. The deposit will be returned to the purchaser once the development has been completed to the satisfaction of the Council of the Village of Heisler.
- 6.5 The Purchaser must begin building on the purchased lots within 6 (SIX) months from the date in which the Land Sale Agreement for Lots Requiring Development was signed.
- 6.7 As per Motion 182/11 in the Village of Heisler Municipal Council Meeting on May 30th 2011, the purchaser will have 24 (TWENTY FOUR) Months to complete a building on the purchased lots.
- 6.8 Any costs associated with the purchase or development of the lot shall be paid by the purchasing parties. No cost incurred will be the responsibility of the Village of Heisler.

7. ROLES AND RESPONSIBILITIES:

- 7.1 All roles and responsibilities as described in the agreement will be upheld. The purchasing parties will incur all costs and be responsible for all duties relating to the development of the vacant lots. The Village of Heisler may be contacted by the purchasing parties to answer any questions that they may have, or the Village of Heisler *may* provide information to the purchasing parties about contractors within the area as well as historical data.
- 7.2 It is the responsibility of purchasing parties to uphold all Village of Heisler bylaws.

8. MONITORING, EVALUATION AND REVIEW:

- 8.1 The monitoring, evaluation and review of this policy and the agreement as a whole will be the responsibility of Heisler Village Council and the Administration Department of the Village of Heisler.
- 8.2 The monitoring, evaluation and review of all aspects found within the agreement will be the responsibility of the Heisler Village Council and or a Bylaw Enforcer as defined through Bylaw 319-06

(Bylaw Enforcement Officer Bylaw).

9. DEFINITIONS AND ABBREVIATIONS:

- 9.1 All definitions and abbreviations found within this policy or the respective Land Sale Agreements for Lots Requiring Development are found within Bylaw 452-11 (Land Use Bylaw).

10. ASSOCIATED DOCUMENTS:

- 10.1 The associated documents for this policy are the attached 6 (SIX) Land Sale Agreements for Lots Requiring Development. There is 1 (ONE) agreement per type of district lot as defined through Bylaw 452-11 (Land Use Bylaw); the types of district lots are R1, R2, RMH, C1, C2 and IND.
- 10.2 Other documents referenced throughout this policy are available at the Village of Heisler Office and online at www.villageofheisler.ca along with every bylaw that the purchasing parties will have to follow after the land title for the purchased lot(s) has been transferred into the name of the purchasing parties.

Council Approved: _____

Motion # _____

Responsibility: Administration

Next Review Date: August 8, 2021
