



Policy No. 1211

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



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1. TITLE:

1.1 Land Development Agreement Policy

2. POLICY STATEMENT:

- 2.1 When a prospective or current rate payer 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 rate payers 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 rate payer to purchase a 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**



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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 type of district lot the purchasing parties will be buying as defined through Bylaw 452-11 (Land Use Bylaw)**
- 6.4 The Purchaser will give the Village a Deposit of \$1000.00 (ONE THOUSAND) Dollars which will act as a damage deposit on the lot. This Deposit will be returned to the Purchaser once all the requirements of the agreement have been met.**
- 6.5 The Purchaser must begin building on the purchased lots within 6 (SIX) Months.**
- 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 cost and be responsible for all duties relating to development of the vacant lots. The Village of Heisler may be used by the purchasing parties to answer any questions that they may have or the Village of Heisler *may* give 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 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**



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the of the agreement will be the responsibility of the Heisler Village Council or a Bylaw Enforcer as defined through Bylaw 319-06 (Bylaw Enforcement Officer Bylaw)

9. DEFINITIONS AND ABBREVIATIONS

- 9.1 All definition 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); these types of district lots are R1, R2, RMH, C1, C2 and IND.
- 10.2 Other documents referenced throughout this policy are on display at the Village of Heisler Office along with every bylaw that the purchasing parties will have to follow after the land title for the purchased lots has been transferred into the name of the purchasing parties.

Council Approved: _____

Motion # _____

Responsibility: Administration

Next Review Date: July 4th 2016
