



Policy #PD-001

Policy Title: **NEW SUBDIVISION LOT POLICY**

Policy Objective	To set out guidelines for the purchase, sale, and construction on the empty residential lots located on Block 49 in the Town of Strasbourg.
Authority	Resolution #151/2016 Amended: Resolution #29/2017 Amended: Resolution #126/2019
Supporting Bylaw	n/a
Related Policy	#PD-002 Economic Incentive Tax Exemption Policy

Policy:

1. Lot Costs

- a. The current rate for the sale of the lots in the new subdivision is \$10,000 plus GST.

2. Lot Holds

- a. A prospective purchaser is able to put a \$1,000.00 non-refundable deposit on a lot of their choosing to hold it for a maximum of one (1) year. Since Town Council requires building plans prior to selling a lot, this will facilitate the purchaser to compile building plans relative to that specific lot, as well as obtain any related financing. A deposit agreement will be signed with the Town.
- b. The purchaser has up to one (1) year to make payment in full for the lot, including GST. The deposit will go towards the purchase price of the lot.
- c. At the end of one (1) year, the purchaser must purchase the lot in full, or forfeit their deposit to the Town.
- d. If during the year, another prospective purchaser is interested in a "held" lot and can pay the lot amount in full, along with submitting building plans, the original holder of the lot has first right of refusal on said lot, and must either forfeit the lot (whereby the deposit will not be returned) or be given thirty (30) days to pay the lot in full and provide building plans.

3. Transfer of Title

- a. Title will be transferred once building plans are submitted and approved, and payment for the lot is paid in full. A sale agreement will be signed with the Town.
- b. Purchaser is responsible for all title transfer costs.

4. Number of Lots Purchased

- a. Prospective purchasers are not allowed to purchase two lots side-by-side and parcel tie them together for the purposes of building across lot lines.
- b. Prospective purchasers can purchase two or more lots, however single-family dwellings must be put on each lot.

Town of Strasbourg



New Subdivision Lot Deposit

Date: _____

Name: _____

Address: _____

Phone Number: _____ Email: _____

Lot Requested: Lot _____ Block _____ Plan _____

Amount Deposited: \$ _____

Date for Payment in Full: _____

☐ As required by the Town of Strasbourg Lot Deposit Policy, I understand this deposit is good for up to one (1) year, after which it will not be refunded if the land is not paid in full.

☐ I understand that I have first right of refusal if someone else would like to purchase the lot I have chosen to hold, however, that I only have thirty (30) days to make payment in full from the date the Administrator contacts me about purchasing said lot.

☐ I understand that I need to have building plans approved by Council prior to the Town transferring title to the lot, and only after the land is paid in full, will the title be transferred.

Town of Strasbourg

Purchaser(s)

Administrator

Purchaser 1

Purchaser 2

Witness

Witness