

TOWN OF TWO HILLS



Policy Number: 2010-01

Date of Issue: September 24, 2018
July 20, 2010

Policy Subject: Marketing of Town of Two Hills Golf Course Subdivision Lots

POLICY STATEMENT:

The purpose of this policy is to encourage marketing of Town of Two Hills Golf Course Subdivision lands for residential development.

PROCEDURES:

1. Services Lots Available

Lot 3	Block 23	Plan 8021287	5307 – 53 ST.	60 X 115'
Lot 4	Block 23	Plan 8021287	5305 – 53 ST.	60 X 115'

2. Policy Statement

- a) The purchase price of each lot is \$20,000.00 plus GST.
- b) Lots are available on first-come, first-served basis; that is, the first one to make a deposit.
- c) The deposit is 10% of the purchase price, with the remainder to be paid within 30 days, as set out in the Town of Two Hills Land Purchase and Development Agreement.
- d) A Purchaser shall enter into a Town of Two Hills Land Purchase and Development Agreement within 7 days of making a deposit. If the Two Hills Land Purchase and Development Agreement have not been signed within 7 days of making a deposit, the Purchaser has forfeited Section 2(b) of this policy.
- e) Should a Purchaser fail, neglect or refuse to sign the Land Purchase and Development Agreement within 7 days on the said land as described in Schedule 'A' of the Land Purchase and Development Agreement, the Town shall have the right to cancel the sale of the said land to the Purchaser. In case of cancellation of a sale the refund to the Purchaser all monies paid to the Town for the said land less 3% of the purchase price, and less any taxes and penalties remaining unpaid by the Purchaser with respect to the said land; and from the date of mailing of the notice of cancellation the Purchaser shall cease to have any interest or equity in the said land.
- f) Once all monies are received and cleared for the sale of land as described in the Two Hills Land Purchase and Development Agreement, the Town will transfer the said land to the Purchaser.

g) Building Commitment



- i. The Purchaser has (1) year from the date of purchase to build a residential dwelling in accordance with the Land Use Bylaw.
- ii. The Purchaser must within 60 days from the signing of the Two Hills Land Purchase and Development Agreement, apply for a Development Permit.
- iii. If the Purchaser has built a residential dwelling to the satisfaction of the Town Administrator and the Land Purchase Agreement, the Town will refund the Purchaser \$2,500.00. The refund will be granted within 60 days from the date the Administration has declared satisfaction.
- iv. If the Purchaser has not built a residential dwelling to the satisfaction of the Town Administrator and the Land Purchase Agreement, the Purchaser will not receive a refund from the Town

MAYOR

CHIEF ADMINISTRATIVE OFFICER

