



Town of Arcola

Policy Manual

Policy Description:

Lot Sales

Policy Number: Planning - 001**Date Approved:** September 11, 2018**Date Revised:**

Purpose of Policy: To ensure consistent policy applied to the sale of town-owned lots.

1. Anyone who purchases an un-serviced lot in town is responsible for the entire cost of connecting to the town's water and sewer mains, and must employ town-approved contractors when on town property.
2. Lots in the Hazelridge Subdivision:
 - a. \$30,000 per lot, plus GST;
 - i. A \$3,000 deposit is required upon intent to purchase;
 - ii. Half of the deposit is refundable if the purchaser withdraws the application to purchase within thirty (30) days of the deposit being paid;
 - iii. The deposit is non-refundable after thirty (30) days;
 - iv. The balance is due thirty (30) days from acceptance of Application to Purchase, and prior to start of construction.
 - b. The \$30,000 lot price does not include curb and gutter or pavement; these improvements will be charged to the lots after they are complete. Corner lots will only be charged one frontage.
 - c. Only stick-built homes or RTM homes (with certified inspections) are permitted in this subdivision.
 - d. All construction must meet national and provincial building code requirements.
 - e. Services to the property line include water, sewer, power, natural gas, telephone, and cable. There is an additional charge to bring these from the property line into the home.
 - f. A building permit must be applied for and approved prior to commencement of construction. Plans for the home must be submitted with the application. Applications will be then submitted to the Building Inspector for review; inspections will be required.

The property owner is responsible for all fees associated with the building permit and subsequent inspections.

- g. The front of the home must be situated so that the closest point is twenty-five (25') feet from the property line on the Street side (may be the garage); on a corner lot, the side must also be twenty-five (25') feet from the street side. All other sides must be a minimum of five (5') feet from edge of eaves to property line. The lot is to be staked by town staff prior to the owner staking out the plan. There is no charge for the first time the lot is staked.
- h. North of Hazel Avenue, homes must front street side. Homes south of Hazel Avenue must front/face Hazel Avenue.
- i. Basements are to be no deeper than four (4') feet below grade.
- j. After the house is staked and before the basement is dug, the property owner is to arrange for water and sewer connections to be dug in.
 - i. A Town employee must be present, and the connection must be made by a certified plumber. If Town supplies are used, there will be a charge to the property owner.
 - ii. A Plumbing Permit must be obtained by the plumber prior to undertaking this work.
- k. All contractors must have current business licenses from the Town of Arcola.
- l. Title to the property will be transferred once the lot is paid in full and construction starts. All registration costs for title transfer are the responsibility of the property owner.
- m. Construction must start within one year of the purchase date (the date on the Offer to Purchase).
- n. Construction must be completed within eighteen (18) months.