

POLICY

Town of Deer Lake

Land Sales

PURPOSE To ensure fair and equitable sale of "ready for sale" town land which is deemed ready for commercial and/or residential development.

AUTHORITY As per resolution at Meeting No. 1214 held July 18, 2011.

ACTION

Commercial Land and Residential Land:

- 1) All land deemed by council as "ready for sale" must be advertised on the Town of Deer Lake web site.
- 2) All land deemed by Council as ready for sale must be advertised on the town's web site and in one issue of The Western Star for a period of 30 days prior to auction.
- 3) After the 30 day period said land will be sold at a Public Auction held at the Town Office.
- 4) Reserved bid is the assessed value of the land as stated by the Municipal Assessment Agency.
- 5) Any said land not sold in the public auction will be sold on a first come, first served basis for the assessed value.
- 6) Pursuant to section 110 of the Municipalities Act, 1999, the Town of Deer Lake will require 10 per cent non-refundable down payment to be placed at the Town office for a period not exceeding 30 days to hold any land purchase request . Upon full payment for the land on or before the 30 day period expires, this amount will be deducted from the total costs of the property. If full payment is not received on or before the 30 day expiry period, then the 10 per cent will be absorbed by the town for legal fees, administrative costs and service levies as noted in section 149 (e) and (3) Municipalities Act.
- 7) Any permits to develop are subject to zoning regulations.


Auction Process:

- 1) To be completed by the Town Manager
- 2) To be held always in the morning
- 3) Payment of property acquired is to be received by the end of the business day on which the auction is held.

Meeting Date and Number: _____ 1214, July 18, 2011 _____

Verified by: _____ Original Document was signed by Mayor Dean Ball _____

Amended Meeting No. 1215, August 15, 2011 due to changes in Municipalities Act for 30 days advertisement required for the sale of property.

Verified by: _____  _____

**** Ready for Sale Definition:**

- Survey is completed
- Land is serviced with Water and Sewer
- Road is up to council specifications