



# Clear Hills County

Effective Date: <b>May 14, 2013</b>	Policy Number <b>6102</b>
Title: <b>HAMLET DEVELOPMENT POLICY</b>	

## 1. POLICY STATEMENT

As Clear Hills County recognizes the need for consistency when dealing with land sales of county owned land in the hamlets that has not been subdivided into lots a policy will be developed establishing the responsibilities of the County and Developers.

## 2. DEFINITIONS.

Subdivision costs – includes subdivision applications fees, survey costs, off site levy fees, registration with land titles and rezoning fees as required.

Develop within two (2) years:

- Residential zoning – a residence in place and ready for habitation.
- Multi-family zoning - multi-family facility/development built and ready for habitation. (includes mobile home park)
- Commercial zoning – building structure in place and ready to use with an assessable property value of no less than \$150,000, unless approval of Council to construct to a lower value was given as part of the original land sale agreement.
- Industrial zoning – building structure in place and ready for use with an assessable property value of no less than \$150,000, unless approval of Council to construct to a lower value was given as part of the original land sale agreement.
- Institutional zoning – building structure completed to lock up stage
- Multi-parcel Multi-zone developments - individual lots subdivided and the streets, water and sewer to the property line of each lot completed to County standards and in accordance with the current Area Structure Plan.

## 3. County Responsibilities

Single Lot Subdivisions:

3.1.1. Costs related to the subdivision of lands sold by the County within those

portions of the hamlets that are not subdivided into lots already; including but not limited to: survey, subdivision application fees, rezoning fees and land title registration fees.

3.1.2. Construct one approach for residential and multi-family zoned lots.

3.1.3. Construct a maximum of two approaches for Commercial or Industrial zoned lots.

3.1.4. Rough grade lots to be accessed from curb and gutter street profile.

Multi-lot subdivisions:

3.1.5. Perimeter survey and related costs only for lands sold by the County within those portions of the hamlets that are not subdivided into lots already, including but not limited to: survey, subdivision application fees, rezoning fees and land title registration fees.

3.1.5.1. The developer will be responsible for all further subdivision, costs and infrastructure installation in accordance with the Area Structure Plan and County standards.

#### **4. Developer Responsibilities**

Enter into a developer's agreement with the County for the purchase of the land and pay to the County a non-refundable down payment equivalent to ten percent (10%) of the total purchase price of the land, not including GST.

4.1.1. Once the agreement has been duly signed by the Developer and the designated County signing authorities and the down payment has been received from the Developer the County will proceed with the subdivision, survey and registration of the lands being purchased

Commit to develop based on the definitions set out under 2.2 of this policy within two years. Failure to meet the minimum development will result in the land being returned to the County with no compensation being made to the Developer.

**5. END OF POLICY**

**ADOPTED**

**Resolution # C784**

**Date: September 27, 2011**

**AMENDED**

**Resolution # C452-12 (07/24/12)**

**Date: July 24, 2012**

**Resolution # C302-13(05/14/13)**

**Date: May 14, 2013**

**Resolution #C860(12/09/14)**

**Date: December 9, 2014**