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Policy Title LAND SALES – HAMLET OF MIRROR		

Council Resolution No. C/384/07	Date: June 14, 2007	Cross Reference C/529/06	Effective June 14, 2007
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Policy Statement:

Resulting from the Village of Mirror dissolution on January 1, 2004 Lacombe County acquired a number of serviced and un-serviced properties in Mirror. Recognizing that the County does not wish to retain title to all of these properties Council hereby authorizes the sale of such properties at fair market value and in accordance with the following guidelines and procedures.

Guidelines/Procedures:

1. Lacombe County will sell lots in the Hamlet of Mirror as per the following:
 - (a) The County Commissioner shall have the authority to determine which lots will be made available for sale taking into consideration matters including, but not limited to:
 - i) potential future uses the County may have for the lots;
 - ii) access to municipal roads from the lots; and
 - iii) suitability of the lot for proposed developments or other uses.
 - (b) Vacant lots with access to municipal water and sewer from the street directly adjacent to the lots will be sold subject to the purchaser being responsible for all costs of connecting to the municipal water and sewer lines and installing water and sewer service lines to the property.
 - (c) All lots are sold on an “as is” basis and any other servicing and/or improvements that may be required shall be the responsibility of the purchaser.
 - (d) All sales will be subject to the purchaser entering into a Land Sale Agreement with Lacombe County.
2. The sale of land in the Hamlet of Mirror will be promoted by Lacombe County by advertising in the Lacombe County News and on the Lacombe County website.
3. The sale price of the lots, as identified in Schedule 1 attached hereto, will be set from time to time by resolution of Lacombe County Council and will be based on fair market value. The County Commissioner has the authority to transact land sales at 90% or higher of the land sale list price without additional Council approval. All lot sales are subject to G.S.T.
4. Lacombe County will administer the Transfer of Land and Consolidation of Titles process with all fees levied by Alberta Land Titles for completing same to be borne by the purchaser.

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5. The Transfer of Land conveying title to the purchaser will not be released until the land is paid for in full.

6. Revenue from the sale of lots, after deducting expenses, will be placed in the Hamlet of Mirror Land Sales Reserve which may be used to 1) develop new lots once the majority of the existing lots for sale have been sold, and/or 2) service existing and/or new lots with municipal water and sewer.

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Schedule 1- Lot Prices

Type	Size	Price
Serviced With Water and Sewer - at Property Line	50' x 120' Other Sizes	\$20,500 \$3.42/sq.ft.
Serviced With Water and Sewer – in Adjacent Street	50' x 120' Other Sizes	\$17,000 \$2.83/sq.ft.

All lot sales are subject to G.S.T.