



POLICY

Village Lot Sales and Servicing

Policy No.	GG-108-08
Council Approval Date	08-May-20
Resolution No.	08-108
Supersedes Policy No.	
Last Review Date	7-May-25

1.0 PURPOSE:

- 1.1 The purposes of this policy are:
- To establish a consistent and equitable method in which land is sold and serviced in the unorganized Hamlet of Piapot

2.0 RESPONSIBILITIES:

- 2.1 Chief Administrative Officer (CAO) is responsible for ensuring compliance with this policy.
- 2.2 Council is responsible for reviewing this policy once per year, unless it is deemed that changes are required sooner.

3.0 IMPLEMENTATION-PROCEDURE

3.1 Lot Sales

- 3.1.1 Where a person desires to purchase land in the Unorganized Hamlet of Piapot, they must fill out an Application to Purchase Property and submit it to the Municipal Office.
- 3.1.2 The Administrator shall present the application to council at the meeting immediately following the date the application was submitted. Council will review the application, and approve or reject the application.
- 3.1.3 Where an application is approved, the administrator will inform the purchaser, an agreement will be drafted, and the purchaser will be responsible to pay \$1,250.00 per lot in the time set out in the agreement.
- 3.1.4 Upon receipt of payment, the Administrator shall complete the title transfer with Information Services Corporation (ISC). The purchaser shall be responsible for all fees associated with the transfer. These fees include, but are not limited to: title transfer fee, Title Search, and Administration fee (\$25.00), and are charged per title.
- 3.1.5 The purchaser shall supply the Administrator with the full names (including middle), mailing address(es), email address(es), and phone number(s) of all persons being named on the title. Purchaser must also indicate if the ownership will be in the form of sole proprietor, joint owner, or undivided interest.

3.2 Lot Services

- 3.2.1. Utility connection fees are \$3,000.00 for a water line and \$500.00 for a sewer line connection brought from the street to the Property line.
- 3.2.2 The purchaser is responsible for all additional costs thereafter the property line.
- 3.2.3 Connection fees are payable prior to the installation of the water and sewer lines.
- 3.2.4 Power, natural gas, and phone utilities are not supplied by the municipality and the purchaser is responsible for sourcing and supplying them.

3.3 Owner Responsibilities

- 3.3.1 The purchaser/landowner is responsible for the upkeep of their property as per Bylaw 2020-09 Nuisance Abatement Bylaw.
- 3.3.2 If the property remains un-mowed at July 1, or any day after, AND the administrator, foreman, or councillor for Division 5, deems mowing necessary for reasons of unsightliness, pest control or being a fire hazard, The Rural Municipality of Piapot No. 110 will mow the property. The property owner will be charged at the current custom mowing rates of the municipality, which if unpaid at December 31, will be added to the property taxes.

4.0 REVISION HISTORY

May 20, 2008 Initial Release Res 64/05

Amended June 11, 2014 Resolution #139-14

Reviewed May 15, 2015

Adopted by Council November 14, 2017 Resolution #257-17

Reviewed September 12, 2018

Reviewed February 13, 2019

Amended September 11, 2019 Resolution #217-19

Reviewed November 18, 2020

Amended August 12, 2021

Amended August 10, 2022 – Resolution 22-199

Reviewed November 15, 2023

Reviewed May 9, 2024

Reviewed May 7, 2025