

Town of Naicam Policy Manual

<i>POLICY TITLE:</i> PROPERTY & SURVEYS POLICY	<i>POLICY NUMBER:</i> 12/2017	<i>EFFECTIVE DATE:</i> June 13, 2017
<i>ORIGIN:</i> Administration	<i>ADOPTED BY COUNCIL ON:</i> June 13, 2017	<i>AMENDED DATE:</i>

Purpose:

To provide a guideline for staff and council with regards to local property and development. Subject to the Building Bylaw, the Zoning Bylaw and any amendments thereto.

Residential Lot Prices

- Cost per lot is \$1,000 + transfer fees, payable upon transfer of title.
- Construction on purchased lot or consolidation with an adjoining lot under Community Planning is to be completed within 2 years from the date of title transfer, on empty lots purchased from the Town.

Commercial Lots

That the price of any commercial lot may be decided by resolution of Council.

Surveys

- The Town of Naicam does not locate property lines to ensure accuracy of the original property survey.
- To guarantee the accuracy of property being sold or purchased or of any construction, we recommend that the transfer of land be accompanied by a certified survey certificate.
- The Town will attempt to locate original property markers (pins) as requested by property owners.
 - The Town does not guarantee that pins will be found, and if found, does not make any guarantees as to accuracy.
- Administration is to make this information clear to property owners requesting pin locates.

There is a \$50.00 charge for a property pin locate.