



The Village of Chauvin

Development Incentive Application

Purchaser Information (Please Print):

Name: _____

Mailing Address: _____

City, Postal Code: _____

Phone: (____) _____ Alternate Phone: (____) _____

Applicant Information (if different):

Name: _____

Mailing Address: _____

City, Postal Code: _____

Phone: (____) _____ Alternate Phone: (____) _____

Affected Property:

Civic Address: _____

Lot(s): _____ Block: _____ Plan: _____

Existing Land Use: _____

Current Zoning Designation: _____

Business License (if Applicable):

Does the Business currently have a valid business license with the Government of Alberta?

Check One: Yes No

Village of Chauvin Development Permit:

Please attach a copy of your Village of Chauvin Development permit.

Check One: Yes No

1. I, _____, covenants and agree that I am fully aware of the Village of Chauvin's Land Use Bylaw and the contents therein. By signing this document, I agree that each dwelling constructed on the proposed property will adhere to the rules and regulations set out in the Village of Chauvin Land Use Bylaw and all Alberta building codes and regulations.

2. By Signing this document I, _____, am agreeing to be held solely responsible for obtaining any development, building or other permits which shall be required in regard to the Lands specified in this document, as well as any development thereon.

Property Development Plan:

1. Please provide a brief description of the intended use of the Property. _____

2. When will the construction be completed (month, year)? Please provide a brief description and *attach a detailed site and building plan.*

Conditions: By Signing the Purchaser agrees to all conditions of this document:

1. The purchaser shall take possession of the Lands Specified in this document 7 days after the agreed upon deposit is paid in full and the Village of Chauvin has received notification of the Transfer of Land. If the purchaser is granted possession prior to registration, such possession shall be tenant-at-will only and any improvements made to the Lands shall be undertaken at the risk of the Purchaser.

2. The purchaser warrants and represents to the Village that the Purchaser was not introduced to the Lands by a real estate agent, that no real estate or similar fees are applicable, and indemnifies the Village from any real estate agency or similar fees in regard hereto.

3. The purchaser further acknowledges and agrees that the purchaser accepts the Lands, and title to the parcel(s) on an "as is" basis, that the purchaser has performed whatever inquiries,

searches, or investigation the purchaser thinks advisable, and the Village has made no representations or warranties regarding the Lands, title or Parcels, or condition of either.

4. The Village, through its staff, shall provide the Purchaser's with registerable Transfers of Land for the specified property/s, subject to trust conditions consistent with conveyance practices within the Province of Alberta. The Purchaser shall be responsible for the Transfer of Land at the Purchaser's expense.

5. The purchaser covenants and agrees that they must develop and maintain the Lands in an aesthetically pleasing manner.

6. The purchaser further covenants and agrees that failure to comply with the obligations to develop the Lands specified in this document will result in a loss of the agreed upon deposit for the Lands.

7. Subject to the conditions contained herein the Village of Chauvin hereby sells, and the purchaser hereby purchases, the Lands specified for the purchase price of \$1.00 with a refundable deposit of \$5,000.00 to be paid as follows:

a) A deposit of \$5,000.00 dollars to be paid upon purchase of the property.

b) At the closing date referred to herein, _____, the property will be subject to inspection by The Village of Chauvin Bylaw Officer. The Bylaw officer will bring the findings back to council at their next available meeting.

c) Purchaser agrees to commence construction within 18 months of the purchase of the above-mentioned land and that the construction will be completed within 36 months.

d) After review of council

i) Provided all requirements have been met, the deposit shall be returned to the purchaser within 90 days.

ii) If the purchaser has not fulfilled their obligation to the satisfaction of the Village of Chauvin Council, the purchaser may only receive a portion of their deposit of \$5,000.00.

Attachments: Ensure that the following information is included in your application.

- If Applicable, please attach a business plan that includes a market analysis and five-year financial forecast.
- Please attach a detailed site plan and building plan that complies with the National Building Code of Canada and the provisions laid out in the Village of Chauvin Land Use Bylaw No. 98-01. These plans should be prepared by a professional engineer or architect.
- Please attach any additional pages of information if required.

Applicant Signature

Date

Please submit to the Village of Chauvin Office

PO Box 160 Chauvin AB. T0B 0V0

216 Main Street Chauvin AB.

Phone: (780) 858-3881

Email: info@villageofchauvin.com

OFFICE USE ONLY

Date of Review: _____

Decision: Approved Denied