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| Policy Title SECURITY PRACTICES FOR DEVELOPMENT PERMITS AND SUBDIVISIONS | | |

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| Council Resolution No. 106-07 Date: March 13, 2007 | GMCS | CC | Cross Reference | Effective March 13, 2007 |
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PURPOSE

This policy establishes the security to be provided by the applicant for any new development permit or subdivision to protect Parkland County in the event the applicant is unable to complete the conditions or improvements in a timely manner. This policy stipulates the minimum amount of security to be taken up front at the issuance of a development permit, signing of the development agreement or endorsement of a subdivision plan.

POLICY

1. Subdivision

- a. Subdivisions requiring a development agreement shall submit security upon signing of the agreement. The up front security is taken to protect Parkland County in the event that the applicant is unable to complete the conditions of the development agreement. Parkland County shall be at liberty, but not obligated, to use the submitted security to cover any costs associated with bringing the applicant into compliance with the development agreement. The amount of upfront security shall be at the discretion of the Manager of Planning and Development Services and shall be in accordance with the following:
 - i) \$10,000.00 per development agreement, and;
 - ii) Approximately 25% of the estimated value of all external local improvements.

- b. Upon request to endorse a subdivision, the applicant shall enter into a security and maintenance agreement. This agreement shall outline the maintenance responsibilities after registration and during the warranty period as well as the security required to cover any minor or major deficiencies remaining. The amount of security shall be at the discretion of the Supervisor of Technical Services and shall be in accordance with the following:
 - i) 150% of the estimated value of all the incomplete local improvements and deficiencies as outlined in the security and maintenance agreement.

2. Development Permits

- a. Development permits that require a development agreement shall be required to submit security upon signing of the development agreement. This security shall be taken in accordance with 1.a.

- b. In those instances where a development permit applicant intends to begin the operations that are the subject of the development permit before the internal and external

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improvements have received final acceptance certificate, the applicant must enter into a security and maintenance agreement and provide securities as outlined in Policy 1.b.

- c. Where a development permit that does not require a development agreement, Parkland County may require a security in order to ensure that all permit conditions are carried out. This security shall be collected in a consistent manner and shall be at the discretion of the Development Authority. The security shall be taken using the following criteria:
 - i) A sufficient amount of security to cover any potential cost to Parkland County to bring the development into compliance.
 - ii) A sufficient amount of security to ensure that the applicant is motivated to carry out all of the development permits conditions within the prescribed time period.
3. The total amount of security held by the County on a particular development permit or subdivision file will be reviewed annually to ensure that the County is accurately maintaining 150% of the estimated value of all the incomplete local improvements and deficiencies. If the estimated value of the incomplete local improvements and deficiencies has increased, the County will require an updated amount of security from the applicant.
4. Security will not be returned in full until the applicant completes all the required local improvements, conditions and deficiencies to the satisfaction of the Supervisor of Technical Services. Major local improvements must also have received a final acceptance certificate.