



POLICY

Department Planning & Development Services	Policy No. PD 009	Page 1 of 1
Policy Title ENDORSEMENT PRACTICES FOR RESIDENTIAL, COMMERCIAL AND INDUSTRIAL SUBDIVISIONS		

Council Resolution No. 105-07 Date: March 13, 2007	GMCS	CC	Cross Reference PD 001	Effective March 13, 2007
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PURPOSE

This policy outlines the minimum requirements for any new residential, commercial or industrial subdivision to be endorsed by Parkland County. It stipulates the state of construction a subdivision must reach before endorsement of a subdivision plan will be granted by the County.

POLICY

1. The subdivision applicant must meet all conditions set forth in the subdivision approval as well as all other endorsement requirements stipulated in the development agreement.
2. A residential, commercial or industrial subdivision must have reached a constructed condition satisfactory to Parkland County that is safe for public access and use. This includes the installation of the appropriate traffic control signage.
3. The roadways, water system, sewer system and stormwater management facilities within a residential, commercial or industrial subdivision must meet the all of the following criteria before an endorsement will be granted:
 - 3.1. The internal roadways must be completed to a minimum all-weather gravel standard acceptable to the Supervisor, Technical Services and in accordance with Policy 6.
 - 3.2. Onsite and offsite water and sewer systems must be constructed to a working condition and must have achieved a construction completion certificate with only minor deficiencies remaining.
 - 3.3. Stormwater management systems must be fully functioning and able to properly control a storm flow event.
4. Each lot must be ready for the construction of a development by the end user, to a condition acceptable to the Supervisor, Technical Services.
5. The developer must enter into a security & maintenance agreement that outlines the developer's maintenance responsibilities after registration and during the warranty period. The agreement will also list outstanding deficiencies and security requirements to cover these deficiencies in accordance with Parkland County's Security Practices Policy PD 001.
6. If the developer wishes to register the subdivision before the roadway is paved, Parkland County will allow an endorsement, but will apply a one year deadline to complete the first lift of asphalt and obtain a construction completion certificate. The second lift of asphalt must be placed by the developer two (2) years after the issuance of the construction completion certificate for the first lift.