



RCRS Secondary:	GOV-02	Effective Date:	1980-MAR-03 COUNCIL
Policy Number:	COU-010	Amendment Date/s:	1995-OCT-30 COUNCIL 1995-DEC-11 SP COUNCIL
Title:	Subdivision - Bonding Requirements	Repeal Date:	
Department:	Development Approvals	Approval Date:	1980-MAR-03 COUNCIL

PURPOSE:

N/A

DEFINITIONS:

N/A

SCOPE:

N/A

POLICY:

Where the Approving Officer has approved an agreement between the City and an owner of land, which provides for the deposit of a bond in an amount satisfactory to the Approving Officer to guarantee completion of all works and services required pursuant to the provisions of the Subdivision Control Bylaw of the City, with respect to a particular subdivision, the Mayor and the Senior Manager of Corporate Services are authorized to sign such agreement on behalf of the City and the Senior Manager of Corporate Services to affix the seal of the corporation thereto.

COUNCIL

1980-MAR-03

Council adopted Option 1 (below) but was deferred to the next Regular Meeting of Council to provide an opportunity for input from the public. Staff was also directed to forward the recommendation to the Development Process Review Committee for consideration and to prepare a report regarding the two-year extension presently allowed for Building Permit renewal.

Option 1

Accept bonding only where "in-ground" works are substantially complete and the developer has a valid contract to complete the works and all the other required on-site environmental, geotechnical, flood, erosion or hazard land site remediation measures and any off-site works have been completed.

COUNCIL

1995-OCT-30

Council:

1. adopted a policy wherein bonding for works in relation to incomplete subdivision would only be accepted upon completion of 25 percent of the works; and the policy to be made effective 1996-NOV-01;

2. no changes to be made to the existing regulations setting out timeframes for active building permits; and,
3. Staff directed to bring forward amendments to the building bylaw to provide for up to an 18-month processing period for building projects with construction values in excess of \$1 Million.

SPECIAL OPEN
1995-DEC-11

PROCESS:
N/A

RELATED DOCUMENTS:
N/A

REPEAL/AMENDS:
N/A