

POLICY NO:	PD 015
POLICY TITLE:	SUBDIVISION AND DEVELOPMENT CONDITION REQUIREMENTS
DEPARTMENT:	PLANNING & DEVELOPMENT
APPROVAL DATE:	45-01-13 (January 29, 2013)
REVISION DATE:	
REVIEW DATE:	

Policy Statement:

The County of Vermilion River wishes to ensure the requirements of subdivision and development are maintained in a manner that meets legislated requirements while minimizing the risk to both the municipality and future landowners.

Purpose:

At the time of finalizing conditions for both subdivisions and developments in the County, there are often items that are unable to be completed until the weather permits such work. Examples of these conditions include the installation of septic systems to meet code and the construction of approaches to meet County requirements. In an effort to establish a set process for dealing with items of this nature the County has set Policy PD 015.

Policy:

Subdivisions:

The County of Vermilion River requires that all works relating to septic requirements, as identified in conditions for a subdivision, be completed by the applicant prior to the ‘release of conditions’ and endorsement of a subdivision plan.

The County of Vermilion River requires that approaches are built for subdivision in accordance with County policies and standards. For those approaches that cannot be constructed prior to the release of conditions or at the time of issuance of the development permit, the County will require a cost estimate from the County Public Works department for said works. Security will be required by the County in the amount equal to the cost estimate plus a twenty-five percent (25%) contingency prior to the issuance of a development permit or the release of conditions for a subdivision approval on the lands.

The County of Vermilion River does require subdivision applicants enter into a development agreement for any required works not outlined herein.

Developments:

The County of Vermilion River requires that all developments in the County meet the Provincial Safety Code requirements. These requirements include those regulations relating to the installation of septic systems to service the development.

The County of Vermilion River requires that approaches are built for development in accordance with County policies and standards. For those approaches that cannot be constructed prior to the release of conditions or at the time of issuance of the development permit, the County will require a cost estimate from the County Public Works department for said works. Security will be required by the County in the amount equal to the cost estimate plus a twenty-five percent (25%) contingency prior to the issuance of a development permit or the release of conditions for a subdivision approval on the lands.

The County of Vermilion River does require development applicants enter into a development agreement for any required works not outlined herein.