

Policy statement

Leduc County adopts a standardized approach to managing individual lot deposits for new development within urban areas.

The process is facilitated through the administration of development permits, which outline requirements for deposits related to lot grading, protection from damage to infrastructure, and landscaping for individual lots.

Definitions

Administration means the staff of Leduc County under the direction of the county manager.

County means the municipal district of Leduc County in the Province of Alberta.

Developer/Landowner includes, but is not limited to, any party applying for the development permit.

Protection of Infrastructure includes, but is not limited to, the protection of curbs, sidewalks, roadways, water, wastewater or storm water systems and public landscaping.

Landscaping means the preservation or enhancement of vegetation and other materials on a site which are intended to improve the aesthetic appeal of the site, contribute to the character of a neighborhood, and/or harmonize the site with its surrounding natural environment.

Lot grading means the contouring and shaping of the rough grade which directs surface water away from building foundations and towards public property in a pre-designed drainage pattern.

Urban areas means New Sarepta and the area covered by the East Vistas Area Structure Plan.

Policy authority*Legislative implications:*

- S. 640 (2)(c) of the *Municipal Government Act* enables the municipality to require that the landowner obtain a development permit.
- S. 640 (2)(c)(iv) of the *Municipal Government Act* enables the development authority to attach conditions to a development permit.

Bylaw implications:

- Fees and Charges Bylaw.
- S. 3.1.1 of Leduc County Land Use Bylaw requires that all development in the County be authorized by a valid development permit, unless specifically exempted.
- S. 3.7.1 of Leduc County Land Use Bylaw enables the municipality to impose conditions on a development permit approval.
- S. 6.6 of the Leduc County Land Use Bylaw contains the provisions respecting landscaping requirements in the Urban Growth Area.

Policy standards

1. Leduc County requires deposits for lot grading, protection of infrastructure and landscaping prior to the issuance of a development permit in the amount prescribed in the Fees and Charges Bylaw for all lots in the urban areas.
2. A visual inspection will be required during/after the completion of work to verify that the requirements have been satisfied. Developers/landowners are expected to protect the County's infrastructure during the completion of their work.
3. The deposits for lot grading, protection of infrastructure and landscaping shall be returned once all three standards have been completed to the County's satisfaction and occupancy has been granted. The County will not grant partial releases of the deposits.

Policy responsibilities*Council responsibilities:*

Council will,

- Review and approve this policy.

Administration responsibilities:

Administration will,

- Adhere to this policy when engaging with developers/landowners.
- Administer the collection and return of deposits.

Monitoring and updating

- This policy will be posted on Leduc County's website.
- This policy will be reviewed at least once every four years.