

Policy statement

Leduc County adopts a standardized approach to managing individual lot deposits for new development within the Urban Growth Area.

The process is facilitated through the administration of development permits, which outline requirements for deposits related to lot grading, potential 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.

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

Integrated site development includes the process of lot grading, the protection of infrastructure, and landscaping.

Landscaping means the incorporation, 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.

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

Leduc County requires deposits prior to the issuance of development permits in the amounts prescribed in the Fees and Charges Bylaw for all lots in the Urban Growth Area to secure the value of lot grading and landscaping, and to provide security for any potential damage to infrastructure.

1. Leduc County has standards for integrated site development which include lot grading, the protection of infrastructure, and landscaping. The following requirements apply:
 - Lot grading, protection of infrastructure and landscaping security deposits in accordance with the fees and charges bylaw will be paid in full prior to the issuance of a development permit.
 - No deposits will be released until all integrated site development procedures have been approved.
 - A visual inspection will be required for all integrated site development procedures.
 - No partial releases will be granted.
2. Lot grading must adhere to the following rules and procedures:
 - Lot grading fee is collected for:
 - Lot grading inspection rough grade.
 - Lot grading inspection final grade.
 - A lot grading inspection survey is required. A fee will be applied if the survey is administered by the County.
 - The lot grading process will be undertaken until the development permit is issued.
 - A real property report is required at the foundation stage and prior to commencement of framing of the development.
 - Once the rough lot grading is completed, a survey will be required before starting the final grade. The final grade will also require a survey.
 - Where more than two inspections are required, a re-inspection fee will be applied.
 - The final grade plan that will be submitted must be prepared and signed by an Alberta Land Surveyor upon completion of the project.
 - The final grade must be completed within two (2) years of the issuance of the development permit.
3. Protection of Infrastructure must adhere to the following rules and procedures:
 - An infrastructure deposit is collected for the protection of, but not limited to:
 - Curbs, sidewalks, roadways.
 - Water, stormwater and wastewater systems.
 - Public landscaping.
 - Leduc County requires a deposit prior to the issuance of a development permit to secure against potential damage to infrastructure.
4. Landscaping must adhere to the following rules and procedures:
 - Landscaping shall be completed within one (1) year from final lot grade plan approval.

5. The deposit for lot grading, protection of infrastructure and landscaping shall be returned once landscaping is completed to the County's satisfaction and occupancy to the building has been granted.

Policy responsibilities

Council responsibilities:

Council will,

- Review and approve this policy.

Administration responsibilities:

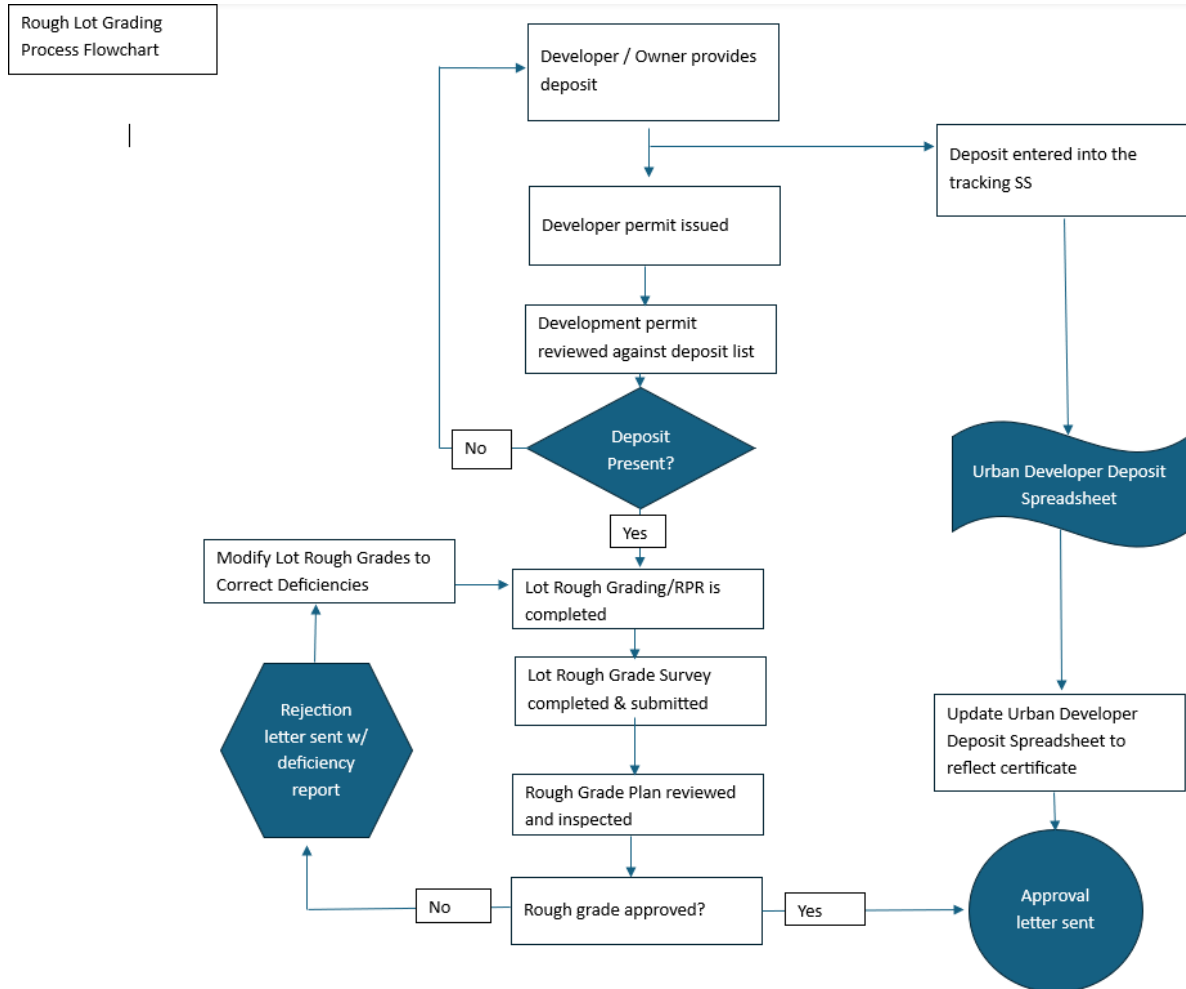
Administration will,

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

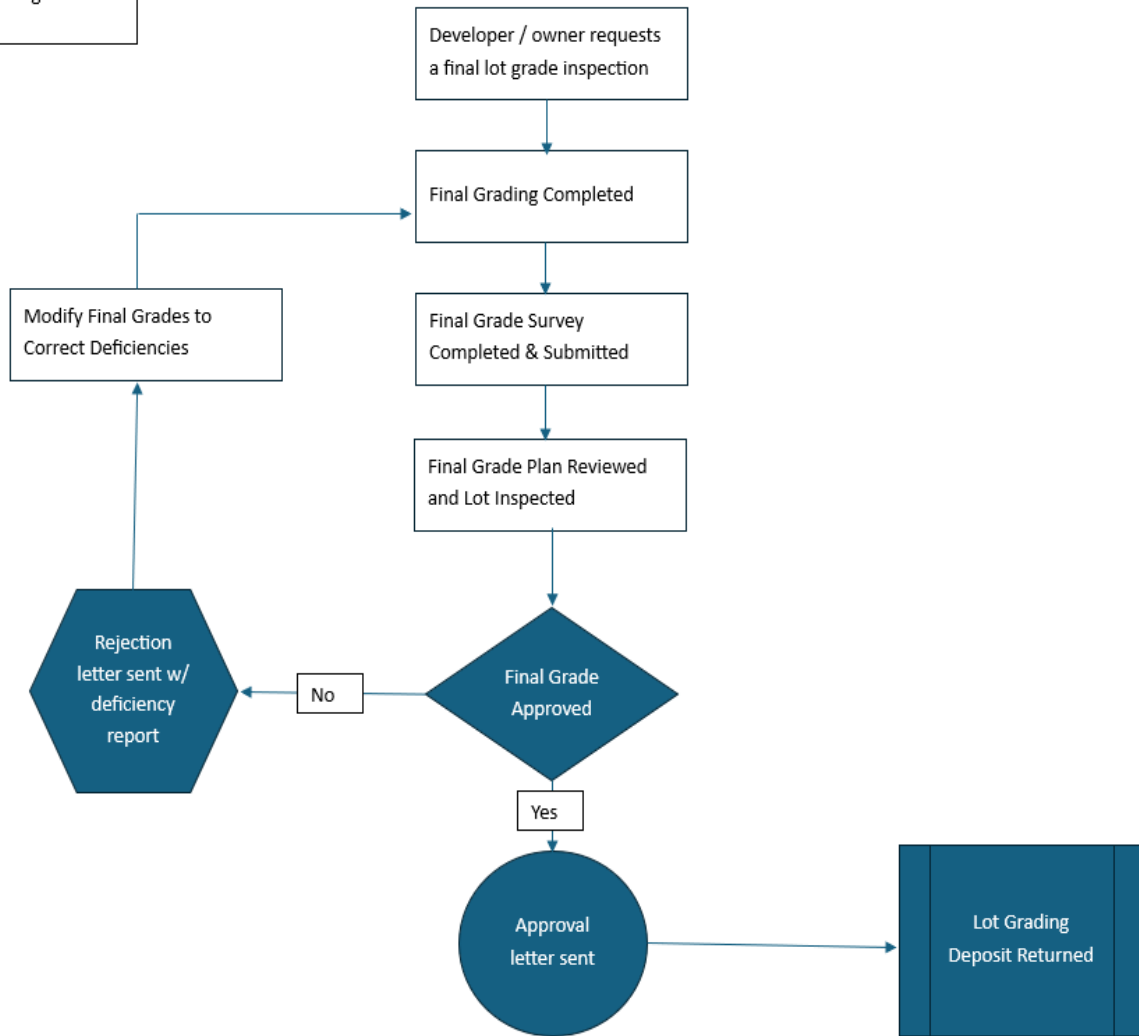
Monitoring and updating

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

Appendix A: Integrated Site Development Procedures Flow Chart



Final Lot Grading Process
Flowchart



Infrastructure/Landscaping
Process Flowchart

