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**Title: Landscape Deposits for Residential Subdivision Development Policy**

**Policy Number: 009**

**Resolution Number: 11-089**

**Date Approved: March 15, 2011**

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**PURPOSE:**

To ensure the completion of landscaping in new subdivisions as dwelling are completed.

**AUTHORITY:**

- Town of Conception Bay South Development Regulations
- Section 414 (1)(d) and 414 (2)(tt) of the *Municipalities Act, 1999*

**APPLICATION:**

This policy shall apply to all new residential building lots in new subdivisions within the Town.

**PROCEDURE:**

A landscaping deposit is required prior to the issuance of a building permit. This deposit will be refunded in full, upon inspection, when landscaping is complete. Landscaping is considered to be completed when:

1. Site grading conforms to the approved site grading plan;
2. Driveway/access and parking area is paved or completed with an acceptable hard surface as paving stone or concrete;
3. Front lawn sodded or finished with an acceptable surface treatment such as landscaping with decorate stone or shrubbery;
4. At least one tree is planted in the front yard as per Town of Conception Bay South Subdivision Regulations. The Conception Bay South Tree and Shrub Guide are used to determine acceptable plant material to meet this requirement.

Following inspection, a refund voucher is prepared and forwarded to the Financial Services Department for processing. Funds are released to the applicant.



## **Town of Conception Bay South Policy Manual**

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Landscaping deposits will be held by the Town of Conception Bay South for two years from the date the permit was issued. If no request for a landscaping inspection has been requested within the two-year period, the landscaping deposit is considered forfeited.

### **REVISION HISTORY:**

<b>Revision:</b>	<b>Author:</b>	<b>Change Made:</b>	<b>Date:</b>