



## ENGINEERING DEPARTMENT

### SHOW HOME PRACTICE

No. LD7

AUTHORITY:

APPROVED BY: \_\_\_\_\_

General Manager, Engineering

DATE:

June 4, 2001

REFERENCE:

SUPERSEDES:

D10 dated May 17, 1984  
January 1, 1992

#### **TITLE: SHOW HOME – BUILDING APPLICATION PROCESSING**

1. A developer may be allowed to build show homes up to a maximum of 10% of the total number of lots in a specific development, providing that the subdivision plan of the subject development is registered in the Land Title Office.
2. Building permits will be processed by the Engineering Department subject to the following conditions being noted on the face of permit application:
  - 2.1 The developer acknowledges that no occupancy will be permitted until all services are substantially in place as determined by the Engineering Department.
  - 2.2 The proposed show home lot has continuing and direct access to an existing Municipal road capable of supporting emergency vehicles.
  - 2.3 The developer shall make the application and acknowledges that fire protection may be hindered for lack of a completed water main and hydrant system, and that he assumes all responsibility for any resulting loss or damage thereof.
  - 2.4 All Show Home applications shall be stamped with the following:

**No Occupancy until all services have been  
accepted by Engineering Department**

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- NOTE:*
- \* *The Developer is to submit a letter on company letterhead addressing Items 2.1, 2.2 and 2.3.*
  - \* *The accepted lots will be processed at time of the pre-construction meeting with the Developer's Engineer, Contractor and the City Engineering Inspector.*
  - \* *The Developer will be responsible for all damage to City works as a result of building, including road cleaning.*

(Jan. 25/06) Inspection Services Manager