

SITE PLAN CONTROL APPLICATION POLICY

CR766/91

Council Resolution 757/80 regarding the processing and enforcement of site plan control applications **BE AMENDED** by deleting Clause (i) regarding a service fee for changes to site plans;

That **APPROVAL BE GIVEN** to the following policies for the processing and enforcement of development control applications pursuant to Section 35(a) of The Planning Act:

- (i) That development control applicants be required to submit prior to the issuance of a building permit, a form of performance bond in the amount specified by the Commissioner of Planning, to the Corporation of the City of Windsor and that this bond be returned to the applicant upon completion of site performance and acceptance by the Building Commissioner.
- (ii) That applicants entering into a development control agreement with the City of Windsor be required to fulfill all aspects of the site plan within two years of Council's formal approval of the said agreement.
- (iii) That prior to the return of the performance bond, development control applicants be required to submit a maintenance bond equal to 50% of the total cost of the work required in the agreement, to the Corporation of the City of Windsor, and that this maintenance bond be returned to the applicant after a one-year period, provided that the works remain acceptable to the Building Commissioner.