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| <b>Title:</b> Show Home Building Application                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Policy No :</b> 6.22<br><br><b>Supersedes:</b> NEW |
| <b>Authority:</b> <u>Council</u><br><b>Approval:</b> <u>March 9, 2004</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Effective Date:</b><br><u>March 10, 2004</u>       |
| <b>Policy Statement:</b><br><br><ol style="list-style-type: none"><li>1. A developer/builder may be allowed to build show homes up to a maximum of 10% of the total lots in a specific phase of development <u>or</u> 1 show home for developments containing 1 through 7 lots, 2 show homes for developments containing 8 through 15 lots, 3 show homes for developments containing 16 through 25 lots or 4 show homes for developments containing 26 through 39 lots, provided that the subdivision plan of the subject phase of development is registered at Land Title Office.</li><li>2. Building permits for show homes will be processed by Inspection Services subject to the following conditions, to be acknowledged by the developer/builder in writing:<ol style="list-style-type: none"><li>a. The developer/builder certifies that all services are to be substantially in place and accepted by the municipal Works Inspector, prior to the release of a “conversion permit” as noted in paragraph “d”.</li><li>b. The proposed show home lot has continuing and direct access to an existing municipal road capable of supporting emergency vehicles and is located within 90 metres of an operational fire hydrant.</li><li>c. The developer/builder shall acknowledge that emergency response services may be hindered for lack of adequate access to the building and access to a complete water main and hydrant system, and he assumes all responsibility for any resulting building loss or damage thereof or bodily injury.</li><li>d. The developer/builder shall obtain a valid conversion permit when the show home will be converted to residential dwelling unit status. This permit needs to be finalized and an Occupancy Permit must be issued prior to the sale of the building.</li></ol></li></ol> |                                                       |
| <b>Purpose:</b><br><br>This policy is intended to address current market demand to showcase individual developments to prospective clients. The specific nature of the building architecture with development landscaping provides a gateway snapshot of the future community setting. The expressed ratio for show homes provides the development/building community with a fair approach to showcase or introduce their development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                       |
| <b>Definition:</b><br><br>Show home means a building that reflects to clients the architectural building design and landscape details for a new residential development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                       |