

**TOWN OF FORT NELSON
POLICY & PROCEDURE MANUAL**

**3020-04 - Development Procedure: Security Deposit for
Temporary Use Permits**

Background/History

In its development over the years, the Town has experienced occasions where developers have received temporary use permits to construct temporary buildings/structures and in turn have not removed these structures within the recommended time frame, upon completion of their projects. Section 925 of the Municipal Act gives the Town authority to require security from the applicant in the form of an irrevocable letter of credit or cash for the following purposes: to ensure that any conditions in the permit respecting landscaping are satisfied; to ensure that any unsafe conditions resulting from contravention of a condition of the permit can be rectified; to repair damage to the natural environment resulting from contravention of a condition of the permit; and/or to pay the cost of removing the temporary structure & returning the land to its original condition in the event the permittee does not remove the temporary structure and/or restore the land to its original condition following expiry of the permit.

Policy/Objective

To ensure that any costs incurred, for non-removal of temporary structures/buildings or not returning the site or land back to its original condition are not at the expense of the Town or the taxpayers.

Policy Section: 30	Development & Planning Policies
Subject: 3020-04	Development Procedures
Prepared By: Heather Brown	Approved by Mgmt Team: -
By Administrator:	By Council/Board: Dec 13, 1999
Revision Date: -	Page 1 of 2 Pages

Implementation

Town Council will require all applicants of temporary use permits to provide a security deposit in an amount to be determined by the Council for the removal of the temporary structure/building in the event that the permittee does not fulfill the obligations specified by the temporary use permit.

In the event that the permittee fails to comply with any of the conditions outlined by Council or by the Temporary Use Permit, the Town may enter onto on the land and carry out the demolition, removal, or restoration at the expense of the owner - of which the security deposit shall be applied.

As a general guideline, the determined security should be adequate to undertake all works that may be default, all landscaping requirements, all work that may be required to rectify any potential unsafe conditions, and all work required to restore a site to its original condition.

Policy Section: 30	Development & Planning Policies
Subject: 3020-04	Development Procedures
Prepared By: Heather Brown	Approved by Mgmt Team: -
By Administrator:	By Council/Board: Dec 13, 1999
Revision Date: -	Page 2 of 2 Pages