Title:	**Development Application Tax Policy**
Number:	FIN-13-01
Approved By:	City Council
Administered By:	Planning Services
Effective:	April 29, 2013

1. For any application for a draft plan of subdivision (including any proposed amendments), a draft plan of condominium (including any proposed amendments) that requires Council approval, a rezoning and/or an Official Plan/Part 2 Plan/Secondary Plan amendment all taxes must be current before any staff recommendation is presented to the Development Services Committee on the application.

2. For any draft plan of condominium application, including proposed amendments to draft plan approval, that is delegated to staff for approval the taxes must be current before any decision is made on the application.

3. For any draft plan of subdivision or draft plan of condominium application all taxes must be current prior to the final release of the plan for registration.

4. For any application to lift a holding symbol all taxes must be current before any staff recommendation is presented to the Development Services Committee on such applications.

5. For any part lot control application all taxes must be current prior to the passing of any bylaw to remove part lot control.

6. For any land division application the taxes must be current prior to the City's release of the application for final approval.

7. For any site plan application all taxes must be current at any of the following events:

    (a) Prior to staff endorsement of the site plan agreement;
    (b) Prior to the site plan agreement being executed by the City;
    (c) Prior to issuance of the first conditional building permit for the project; and
    (d) Prior to the preparation of a letter of undertaking in lieu of a site plan agreement.

8. Planning Services will consult with Finance Services to obtain information on the status of taxes for each property subject to the application.

9. The above policy will be included in the appropriate development applications as an acknowledgement signed by the owner.