



# CHESTERMERE

## **SHOW HOME AGREEMENT**

Attention Developer,

This agreement outlines the City of Chestermere's minimum requirements for show home permits. The purpose of these requirements is to ensure the safety of the community and the protection of the City's infrastructure as well as adjacent landowners' property. As such, all Developers must agree to these requirements and provide proof that these requirements have been met before the agreement will be signed.

This show home agreement contains two parts for construction activity. The first is the excavation, forming, and pouring of a show home foundation. The second is the remaining construction required to complete the show home.

### PART I

- The show home lot must have subdivision approval.
- All show home foundations must be constructed as per the approved Building Grade Plan. It is the responsibility of the Developer to ensure that all grading of the subdivision is accurate as per the submitted and accepted Building Grade Plan. Any actions required to repair noncompliant elevations are the responsibility of the Developer. The City assumes no responsibility for noncompliant grading within a subdivision area.
- Full payment of show home lot administration fee.

### PART II

- The site must have at least two operational fire hydrants within 150 m of all property lines of the proposed show home lots. If a Construction Completion Certificate has not been issued for the hydrants, fire flow tests must be completed.
- All-weather emergency access, unblocked and uninhibited, to both fire hydrants and all show home lots must be provided via a minimum 6 m wide gravel road and, if required, a temporary turnaround (15 m minimum outside radius) and must be able to support 38.6 T vehicle. The gravel base must be flush to the top of the rim elevations (no protruding manholes). The Developer is responsible for the ongoing maintenance of the emergency access road (grading, snow clearing, etc.). The emergency access must be maintained until the permanent infrastructure is in place.
- Engineering drawing/sketch must be submitted for the temporary access detailing the following:
  - proposed access road;
  - temporary turnaround (if required, as determined by the City);
  - location of proposed show home lots;
  - temporary signage/barricades;
  - location of primary and secondary fire hydrants;
  - other relevant information at the request of the City.



The City of Chestermere reserves the right to reject information related to any show home construction that does not meet these requirements.

All landscape features including, but not limited to, poles, flags, signs, fences, and show home connectors must be removed before Landscaping FAC will be issued.

The Developer acknowledges that a show home lot with an emergency access may be subject to a delayed emergency response time.

The Developer agrees to pay the City the Basic Administration Fee (minimum 4 hours) as per the City of Chestermere Service Fee Schedule – Policy #643 for the review and processing of the show home lots. A minimum \$300 / show home lot (\$75.00/hour x 4 hours) shall be due at time of signing.

Number of Show Home Lots	Fee per Lot	Total Show Home Fee
	\$300.00	

By signing this document, the Developer acknowledges and agrees to comply with all the terms of this agreement. If, at any time, the City of Chestermere determines the Developer named below is in contravention of this agreement, the City reserves the right to place a stop work order on the construction site and impose any fines, if applicable.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be duly executed as of the \_\_\_ day of \_\_\_\_\_, 20\_\_.

City of Chestermere

\_\_\_\_\_  
**Navi Kaur**  
Sr. Manager, Infrastructure Management

**Developer**

\_\_\_\_\_  
Development Name & Phase

\_\_\_\_\_  
Name

\_\_\_\_\_  
**Shamin Vicencio**  
Team Leader, Development Services

\_\_\_\_\_  
Signature