

## Information for Builders

Spacebuilders is a land development company based in Rockland, Ontario. We specialize in development of master planned residential communities and neighbourhoods. Our mission is to provide the local home building industry with desirable new communities where they can market new homes and lifestyles to home buyers. Applying extensive research and design development to address changing market conditions, we work closely with planning and engineering disciplines as well as regulatory authorities to ensure communities are developed using up-to-date technology and planning tools.

We manage the full range of subdivision development activities, from purchasing raw land to offering serviced building lots to home builders, including the following:

- Purchase, acquire or assemble land or infill properties.
- Engage in pre-consultation with municipal planning authorities for draft plan of subdivision applications.
- Engage professional consultants for studies and reports on subsurface soils, slope stability, hydro-geology, biology, environment, serviceability, traffic, sound attenuation and legal surveys.
- Engage in research with home building industry for market and product information.
- Activate project financing.
- Engage professional consultants for design and approval of street patterns, lot fabric, sewer, stormwater management, drainage, grading, water systems, roadway, utilities, street lighting, parkland, pathways, sidewalks, traffic control, off-site infrastructure and pumping or booster stations.
- Negotiate development terms and conditions with municipal authorities.
- Address community and neighbourhood requirements and concerns.
- Submit applications for Zoning Amendments and Official Plan Amendments.
- Submit applications for Subdivision approvals and subdivision agreements.
- Provide financing and financial performance securities.
- Enter into agreements with Hydro authorities and pre-pay Hydro development charges. Enter into agreements with other energy and communications utility authorities.
- Tender works and engage contractors for site development works.
- Engage consultants for construction quality control, inspection and testing.
- Develop subdivision design controls and control review system with home builders.
- Register plans of subdivision and subdivision agreements.
- Activate sales program to home building industry.
- Activate community marketing and co-marketing programs.
- Enter into agreements of purchase & sale with home builders.
- Determine development phasing and scheduling according to sales activities.
- Manage builder sales, control review system and builder information system.
- Obtain preliminary acceptance certificates to allow issuance of building and occupancy permits.
- Enforce building construction obligations from subdivision agreements.
- Apply for and obtain final acceptance and municipal road assumptions for close outs.

For more information, please contact:

**Bruce Geerts, General Manager**

**Spacebuilders Ottawa Ltd.**

345C Laurier Street, P.O. Box 849  
Rockland, Ontario, Canada K4K 1L5

**Telephone:** 613.446.4063  
**Fax:** 613.446.5382

**Email:** [info@spacebuildersottawa.com](mailto:info@spacebuildersottawa.com)  
**Website:** [www.spacebuildersottawa.com](http://www.spacebuildersottawa.com)