

Policy Name

Development Agreement



Policy Number

PW-22

Policy Statement

1. Section 655 of the *Municipal Government Act* makes provision for a municipality to enter into a Development Agreement with a developer to do any or all of the following:
 - construction of a road to give access to a subdivision;
 - construction of a pedestrian walkway system to serve a subdivision;
 - installation of public utilities that are necessary to serve a subdivision;
 - construction of off-street or other parking facilities;
 - payment of off-site levies or redevelopment levies imposed by bylaw;
 - to give security to ensure that the terms of the Agreement can be carried out

2. Section 655 of the *Municipal Government Act* makes provision for a municipality to register a caveat under the Land Titles Act in respect of a Development Agreement against the Certificate of Title for the parcel of land that is subject of the subdivision; providing that the caveat be discharged when the Development Agreement has been complied with.

3. A Development Agreement is required when infrastructure needs to be installed, to ensure:
 - that the area or phase to which the Agreement pertains is clearly identified;
 - that the infrastructure will be installed in accordance with approved engineering designs and principles which echo Brazeau County standards;
 - that the arrangement for funding the installation of infrastructure is resolved; and
 - that the maintenance period for the upkeep of the infrastructure is clarified, for the time after the infrastructure is installed and before Brazeau County takes it over.

Chief Administrative Officer: _____

Approved By Council: 08/01/15 _____

Revision Dates: 08/04/07 _____

Reviewed: _____