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Policy Title		
SUBDIVISION DEVELOPMENT AGREEMENTS - STANDARD ITEM		

Council Resolution	GMCS	CC	Cross Reference	Effective
No. 425-00 Date: September 26, 2000				September 26, 2000

PURPOSE

Under Section 655 of the Municipal Government Act, S.A., 1994, Chapter M-26.1, and amendments thereto, a condition of subdivision may be imposed that requires the owner to enter into a development agreement with the municipality. As the County has a number of standard items contained within development agreements, Council wishes to adopt these as a County policy.

POLICY

All multi-parcel subdivisions shall be required to enter into a development agreement with the County pursuant to Section 655 of the Municipal Government Act, S.A., 1994, Chapter M-26.1, and amendments thereto, to include, but shall not be limited to, the following:

1. Payment of the County Engineer and Land Agent's fee.
2. Payment of all legal costs, charges and expenses incurred by the County in connection with the preparation or enforcement of the development agreement.
3. Power and natural gas service is to be made available to each parcel.
4. Naming of the subdivision shall be to the satisfaction of the County.
5. A permanent display sign shall be constructed to the County standard design, and erected at the entrance to the plan area to the satisfaction of the County.
6. Rural address numbers are to be posted at the approach to each parcel with marker posts at the front and rear parcel corners.
7. All road shoulders, ditches and backslopes shall be landscaped and seeded to a grass coverage acceptable to the County.
8. Open areas shall be graded, landscaped and seeded down to a grass coverage acceptable to the County.
9. The construction of all internal roads and approaches to each parcel, complete with a granular base course and an asphalt stabilized surface or asphaltic dust abatement course, whichever is applicable under Policy PD 016.
10. Preparation of all required Engineering and Construction drawings/plans to the satisfaction of the General Manager of Operations Services.
11. The construction of a community mailbox site within the existing internal road right-of-way, to the satisfaction of Canada Post and the County of Parkland.
12. The necessary site and lot grading construction to meet the requirements of the approved Lot Grading Plan.
13. Provision of security in a form acceptable to the County regarding the construction and installation of the local improvements, services and utilities on and off site.
14. Offsite improvements and offsite costs as deemed necessary.
15. Water and sanitary sewer servicing to each lot as required by the County.
16. Any additional items as deemed necessary.