



COUNCIL POLICY C-458

Development Agreement Security Policy

PREPARED BY:	Planning and Development Services	COUNCIL APPROVAL DATE:	
EFFECTIVE DATE:	Council approval date or later date as directed by Council	RESCINDS POLICY:	Council Policy C-PD01 Development Agreement Security Requirements
REFERENCES:	Municipal Government Act P-458-1 - Development Agreements Security Procedure Off-Site Levies Bylaw Off-Site Levies Assessment and Collection Procedure		
FUNCTION:	Planning and Development Services	LLS REVIEW DATE:	April 20, 2026

PURPOSE

This Policy provides for the establishment of Security requirements for Development Agreements executed between Developers and Parkland County.

POLICY STATEMENT

Parkland County shall require Developers to provide Security for all Development Agreements that include:

- the requirement for construction or installation of municipal improvements; and/or
- staged payment of off-site levies.

DEFINITIONS

1. For the purpose of this Policy:
 - a. **"Council"** means the municipal council of Parkland County.
 - b. **"County"** means the municipal corporation of Parkland County.
 - c. **"Developer"** means an individual, corporation, or other legal entity that enters into a Development Agreement with the County.
 - d. **"Development"** means "Development" as defined in the MGA.

- e. **“Director”** means the County’s Director of Planning and Development Services, or designate.
- f. **“Municipal Improvements”** means all works, infrastructure, or facilities required by the County to be constructed, installed, or upgraded under a Development Agreement, including all appurtenances thereto.
- g. **“Security”** means financial assurance provided by the Developer to ensure the completion, performance, and fulfillment of all obligations of the Developer under a Development Agreement.

SCOPE

This policy applies to all Development Agreements entered into between Developers and Parkland County that require the construction of municipal improvements and/or staged payments of off-site levies pursuant to the Off-Site Levies Bylaw and Off-Site Levy Assessment and Collection Procedure.

RESPONSIBILITIES

The Director of Planning and Development Services is responsible for implementing, monitoring and evaluating this policy and the corresponding Development Agreement Security Procedure P-458-1.

STANDARDS

The collection, administration, reduction, and release of securities required for Development Agreements shall be carried out in accordance with the Development Agreement Security Procedure P-458-1.

1. The County will require Security to ensure the Developer’s full performance of all commitments, obligations, and covenants under a Development Agreement.
2. Security requirements will correspond to the Developer Category assigned by the County under Development Agreement Security Procedure P-458-1. This procedure allows for tiered security amounts based on a developer’s track record of performance.
3. The County, in its sole discretion, may re-categorize a Developer at any time based on updated performance information within the County or another municipality, taking into consideration criteria set out in Procedure P-458-1.
4. If a developer does not fulfill the obligations of their Development Agreement or does not act on requests from the County to remedy maintenance or safety concerns related to the construction of Municipal Improvements, the County may draw on and use the Security collected from the Developer to complete any outstanding obligations or maintenance, or address safety concerns related to the work covered by the Development Agreement to the satisfaction of the County.

ENACTMENT

This Policy shall supersede and rescind policy C-PD01 Development Agreement Security Requirements.

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