

	City of Wetaskiwin Policy:	SUBDIVISION AND DEVELOPMENT AGREEMENT AUTHORITY
Policy # CO-025	Approved Res. No.: 70/07 Date: March 12, 2007	Revised Res. No: 320/16 Date: November 14, 2016

Policy Statement

The Municipal Government Act (MGA) authorizes municipalities to enter into subdivision and development agreements regarding the construction and associated costs of municipal improvements (as outlined in the MGA) to serve a subdivision or development areas.

In order to expedite the development and subdivision of land, the City wishes to implement uniform subdivision and development agreements with standard practices that can be approved by the Chief Administrative Officer where there is minimal cost to the City and the cost of providing the municipal improvements is less than \$500,000.

Definitions

1. N/A

Standards

1. That all subdivisions and developments must comply with all applicable legislation, regulations and municipal bylaws.
2. That prior to subdivision or condominium approvals all taxes, application fees and local improvements must be paid.
3. The City shall use the agreement attached as “Agreement A” of this policy for all single stage subdivision and developments.
4. The City shall use the agreement attached as “Agreement B” of this policy for all multi staged subdivisions and developments.
5. A person with the authority to commit the developer to the required conditions must sign and seal the agreement that include but are not limited to the following:
 - a) The Developer must be correctly identified as the party on the current land title at the time of endorsement;
 - b) The address and contact information for both parties must be noted;
 - c) The execution of the agreement by the Developer;



This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation.

- d) Schedule A, being the legal description of the land matching the current land title;
 - e) Schedule B, a map of the Development Area and any proposed staging;
 - f) Schedule D, any additional provisions arising from the subdivision or development approval;
 - g) Schedule E, the oversizing costs, levies and fees associated with the subdivision or development;
 - h) Schedule F, the completed and verified security calculation;
 - i) Schedule G, any inapplicable provisions that do not apply to this subdivision or development.
6. The Chief Administrative Officer is authorized to execute any agreement regarding subdivisions and developments where the estimated cost to the City is less than \$10,000.
7. All subdivision and development agreements where negotiations lead to amendments of the uniform agreements or that have associated costs to the City exceeding \$10,000 shall be approved by a resolution of City Council.
8. All subdivision and development agreements executed in accordance with this policy shall be reported to City Council as information.

