

Lethbridge County - Development Agreement Information

Development agreements are required for a subdivision or development permits as per Section 650 (1) and 655 (1) of the Municipal Government Act.

1. Typical Development Agreements may include the following local improvements, standard for multi-lot subdivisions:
 - Road improvements
 - Will depend on the type of development and location of the development
 - Engineering guidelines to be updated to reflect different standards
 - Potable water (what is the type of potable water system for the development)
 - Waste water (communal or private septic)
 - Stormwater management and drainage – stormwater management plan approved by the Director of Municipal Services and possibly by Alberta Environment under the Water Act
 - Shallow Utilities – all utilities are to be provided to each lot (gas, power, telecommunications)
 - Garbage collection – what type of system will be used
 - Street lighting – as per the engineering guidelines
 - Fire protection – as required by the Director of Municipal Services
 - Building control standards – to be provided and registered on title by the developer
 - Municipal reserve – as per the subdivision approval
2. Security and indemnification
 - 100% of an engineer's stamped and certified estimated cost for the supply and installation local improvements included in the agreement (this does not include installation of utilities). The security will be in the form of a letter of credit or cash only.
 - Up to 90% of the security can be released upon issuance of the Construction Completion Certificate for a particular local improvement
 - Remaining security is returned upon issuance of the Final Acceptance Certificate as long as there are no deficiencies.
 - The developer is required to carry liability insurance in the amount not less than \$1,000,000
 - Developer indemnify and save harmless the County
 - No interest will be paid on cash securities deposited by the County

3. Completion date
 - Construction is to commence within 1 year of the signing of the agreement and completed within 1 year (depending on scale of project can be extended to 2 years) of signing the agreement
4. Development Permit Issuance
 - A development permit cannot be issued until the Construction Completion Certificate has been issued by the County
5. As Built Drawings:
 - As built drawings are due prior to the issuance of the Construction Completion Certificate and must be to the satisfaction of the County's Director of Municipal Services.
6. Fees – are included the Lethbridge County Schedule of Fees
7. Caveat registration
 - A caveat may be registered on title
 - Caveats will be discharged with the issuance of the Final Acceptance Certificate by the County.