

Master Development Agreement (Multi-Stage)**Report Purpose**

To provide Council with information on the new standard form of Master Development Agreement, which is a legal contract between the municipality and the landowners to establish parameters for the construction, installation, payment and warranty of municipal improvements.

Recommendations

THAT the Chief Commissioner be authorized to make any changes to the Master Development Agreement, as set out in Enclosure 1 to the July 18, 2017 Planning and Development Services report, as he deems necessary or desirable on a development- by-development basis.

Council History

November 3, 2015 – Council passed Bylaw 21-2015 Chief Commissioner's Bylaw

March 29, 2005 – Council authorized Administration to prepare Development Agreements for lands within Strathcona County by way of the Master Development Agreement (as amended).

March 29, 2005 – Council approved the execution of the Master Development Agreements on a development-by-development basis.

Strategic Plan Priority Areas

Economy: Pursuant to County Policy, development should not be a financial burden on ratepayers of the County; therefore, financial implications of land development have been taken into account and consistently outlined for all developers.

Governance: To establish clear, consistent, and fair parameters for all developers in Strathcona County.

Social: To ensure development is completed with residential opportunities for social inclusion and community connectedness.

Culture: To ensure development is completed to enhance the vibrant and creative community of Strathcona County.

Environment: To ensure development is completed in accordance with County environmental policies and other legislated requirements.

Other Impacts

Policy: n/a

Legislative/Legal: Section 14 of Bylaw 21-2015 delegated authority to the Chief Commissioner to enter into and sign agreements. External legal review of the new Master Development Agreement was done by Brownlee LLP.

Interdepartmental: Transportation Planning & Engineering, Transportation & Agricultural Services, Utilities, and Financial Services.

Summary

To provide certainty and clarity of clauses and practices used in land development process and agreements, Administration has undergone a review of the existing Master Development Agreement. A copy of the new agreement is provided for Council's information (Enclosure 1). All changes are highlighted in Enclosure 2, and summarized in Enclosure 3.

Discussions are still ongoing regarding the draft Guidelines for Establishing Security in Development Agreements. Administration will provide an update to Council in early 2018.

Communication Plan

Communication with Urban Development Institute and the Strathcona County Developer and Technical Committees by way of email correspondence and meetings.

Enclosures

- 1 Master Development Agreement (Multi-Stage)
- 2 Master Development Agreement (Multi-Stage) – Changes Highlighted
- 3 Summary of Changes to the Master Development Agreement