

Policy

POLICY TITLE: DEVELOPMENT AGREEMENT

POLICY NO.: PD-61-06

RESOLUTION: 370-25

EFFECTIVE DATE: 2025-08-20

DEPARTMENT RESPONSIBLE: Planning & Development

NEXT REVIEW DATE: 2028-08-20

POLICY STATEMENT:

The Municipal District of Lesser Slave River No. 124 (MDLSR) strives for orderly and sustainable development that is fair to the municipality and the development community. The MDLSR believes that implementing streamlined practices and guidelines with respect to entering into development agreements will help expedite the development of land. This policy will also provide clear direction for staff and developers relating to the servicing of new development and subdivision within the municipality.

DEFINITIONS:

“Development Agreement” means a contract between a municipality and a land developer establishing an agreement over the development of land as provided for in the *Municipal Government Act*. These agreements can include provisions for the servicing of lands, payment of off-site levies and security and may be required as a condition of a development permit or subdivision approval.

“Development Authority” means the development authority as established through the MDLSR’s Land Use Bylaw

“Municipal District/MDLSR” means the Municipal District of Lesser Slave River No. 124

“Municipal Government Act” means the *Municipal Government Act*, RSA 2000, c M-26

“Subdivision Authority” means the person or organization authorized to exercise subdivision powers and duties on behalf of the MDLSR, pursuant to the MGA

PRINCIPLES:

1. In accordance with the *Municipal Government Act*, the Development or Subdivision Authority may require the applicant or landowner to enter into a development agreement as a condition of a development permit or subdivision approval, and that the agreement be registered as a caveat on the title of the subject lands.

2. The development authority or subdivision authority may require that the applicant or landowner pay an off site levy
3. and/or give a security to ensure that the terms of the agreement are carried out.
4. If the development leverages any other MDLSR infrastructure, the applicant shall be required to enter into a development agreement with the MDLSR for the use of the infrastructure.
5. Where a development is proposed within the boundaries of a floodplain protection overlay, the Development Authority may require the applicant to enter into a development agreement or agree to a restrictive covenant as a condition of the development permit.
6. Depending on the nature, complexity, scale, and anticipated infrastructure obligations associated with a proposed development or subdivision, the MDLSR may require a short-form or long-form development agreement.
7. Development agreements are requested by the MDLSR in accordance with the MDLSR's *Land Use Bylaw*.
8. The development agreement must conform with the *Municipal Government Act*, the MDLSR's *Municipal Development Plan* and other Statutory Plans, the MDLSR's *Land Use Bylaw*, the MDLSR's *General Municipal Servicing Standards*, and any Municipal Master Plans, where applicable.
9. Specified requirements for the type of development agreement as requested by the MDLSR are outlined in the *Development Agreement Procedure*.



“Original Signed”

Chief Administrative Officer

08/28/2025

Date

“Original Signed”

Reeve

08/28/2025

Date

RELATED DOCUMENTS:

Municipal Government Act

MDLSR Municipal Development Plan

MDLSR Land Use Bylaw

MDLSR Municipal Servicing Standards

MDLSR Imposition and Collection of Off-site Levies Bylaw 2000-09

MDLSR Development Agreement Procedure PD-61-06.01

SPECIAL NOTES/CROSS-REFERENCE: N/A

AMENDMENT DATE: N/A

