



Development Agreement Application

The following information must be included with your Development Agreement application in order for your application to be deemed complete for acceptance and processing by Parkland County.

CHECKLIST

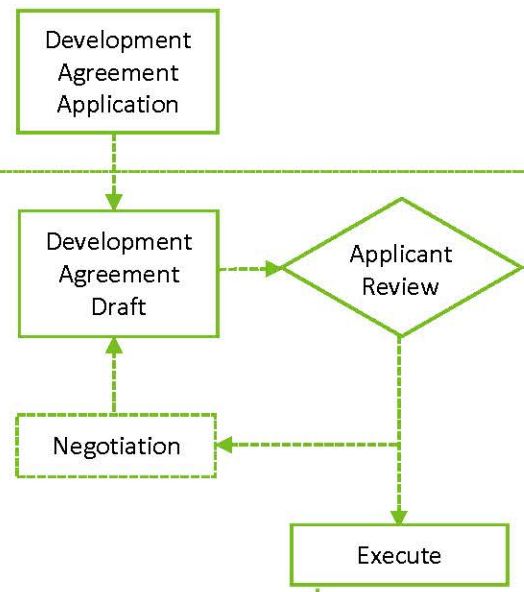
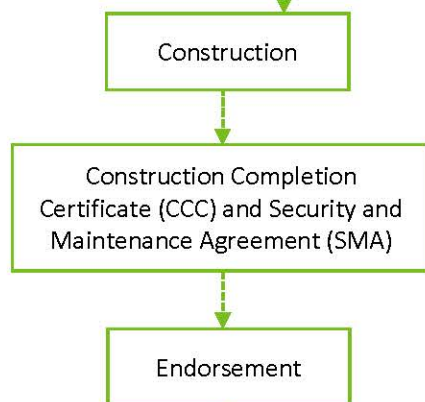

- Consultation-** Prior to submitting an application package to Parkland County, a consultation with a Parkland County Planner may be required. Please confirm this requirement with the subdivision file manager.
- Application Form-**The application must be completed in full and signed.
- Application Fee-**Applicable fees as set out in Parkland County's Departmental Fees and Charges.
- Supporting Documentation-** (1) hardcopy and one digital copy on a USB must be submitted of the following:
 - Detailed design drawings signed and sealed by a professional engineer licensed to practice in the Province of Alberta;
 - The current certified true copies (originals) of all certificate of titles within the development area;
 - Full size printed sets of the Tentative Plan of Survey (fold to 8½"x11" size);
 - Construction specifications;
 - Anticipated schedule for construction activities;
 - Construction cost estimates;
 - Itemized list of expected cost recoveries, complete with cost breakdown;
 - A letter, certified by a Professional Engineer confirming that all information previously submitted as part of the application is still up-to-date and accurate;
 - All documents, drawings, and other information requested by Parkland County.

Costs listed within the Development Agreement including but not limited to securities and inspections fees shall be paid prior to execution of the Development Agreement.

2018 DEVELOPMENT AGREEMENT APPLICATION FEES

Commercial/Industrial Development Agreement	\$5,000.00+GST
Residential Development Agreement	\$2,500.00+GST
Development Agreement Amendment	\$1,000.00+GST

Development Agreement Process

Timing	Process Flow	Procedures
<p>First Draft within 30 days</p>	 <pre> graph TD A[Development Agreement Application] --> B[Development Agreement Draft] B --> C{Applicant Review} C --> D[Execute] C --> E[Negotiation] E -.-> B </pre>	<ul style="list-style-type: none"> A Completed Development Agreement Application with the associated fees must be received following the relevant approvals Parkland County will draft a Development Agreement for the applicant to review. The Development Agreement shall not be executed until necessary securities have been provided. Construction shall not commence until the detailed design has been approved.
	 <pre> graph TD F[Construction] --> G[Construction Completion Certificate (CCC) and Security and Maintenance Agreement (SMA)] G --> H[Endorsement] </pre>	<ul style="list-style-type: none"> The consulting engineer must make a written request for CCC along with the submission of final cost estimates for deficiencies. Securities for deficiencies and payment of levies and recoveries must be provided prior to endorsement.
	 <pre> graph TD I[Final Completion Certificate (FAC)] </pre>	<ul style="list-style-type: none"> The consulting engineer must make a written request for FAC following the warranty period (one year from the date of CCC) Securities will be released



Application Fee: _____+GST
 File Number: _____
 Planner: _____

Planning & Development Services
 53109A Hwy 779
 Parkland County, AB T7Z 1R1
 Tel. 780.968.8443
 Fax. 780.968.8444
www.parklandcounty.com

DEVELOPMENT AGREEMENT APPLICATION

The requirements of a development agreement application are established through consultation with Parkland County Planning and Development Services. An application will not be accepted until consultation has been completed.

Party entering into the Agreement:

Mailing Address:

City: _____ Postal Code: _____

Ph: _____ Cell: _____

Email: _____

Consultant making the submission:

Mailing Address:

City: _____ Postal Code: _____

Ph: _____ Cell: _____

Email: _____

Plan	Block	Lot	Subdivision	
Meridian <input type="checkbox"/> W4 <input type="checkbox"/> W5 <small>(select one)</small>	Range	Township	Section	Quarter Section <input type="checkbox"/> PT <input type="checkbox"/> NW <input type="checkbox"/> NE <input type="checkbox"/> SW <input type="checkbox"/> SE <small>(select one)</small>

I hereby certify that the design has been completed in accordance with Parkland County's Engineering Design Standards and the requirements of all governmental or other public authorities having jurisdiction.

 Signature of Applicant

 Print Name of Applicant

 Signature of Applicant

 Print Name of Applicant

Application Date: _____

For internal use only:

Acceptance Date: _____

Processing Date: _____

The information collected on this document will be used for the purposes allowed under the authority of the *Municipal Government Act*. The personal information that you provide may be made public subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Questions regarding the collection and use of this information can be directed to the Freedom of Information and Protection of Privacy (FOIP) Coordinator, Parkland County, 53109A HWY 779, Parkland County, Alberta T7Z 1R1 (780-968-3229).