



DEVELOPMENT AGREEMENTS

What Is a Development Agreement?

A development agreement is a legal contract, typically registered on title for all affected lands, between the developer and the Town of Ponoka. A development agreement clearly identifies the responsibilities of the developer and the Town in regards to new development.

Why Is a Development Agreement Required?

When a new community is built, the developer must cover the costs associated with that new growth. A development agreement ensures that the developer constructs or pays for the construction of municipal infrastructure that may be necessary to service new development. Municipal infrastructure may include, but is not limited to, the provision of water, sewage disposal, drainage and roads.

When Is a Development Agreement Required?

A development agreement may be triggered as a condition of approval through either the subdivision or development permit process. This is most often the case with large development areas that require the extension of municipal infrastructure.



What Does a Development Agreement Contain?

A development agreement is a very detailed contract that establishes what will be built, how will it be built, who will build it and when.

Topics may include:

- The timeframe for construction
- The provision of municipal infrastructure:
 - Roads
 - Sanitary sewer lines
 - Storm water management facilities
 - Water lines
- Financial obligations for both the Town and the developer
- The amount for payments of:
 - Off-site levies
 - Connection fees
 - Securities
 - Endeavors to assist in cost recovery

More Questions?

Further information may be obtained by contacting the Development Services Department through the contact information below.

Please note: This information sheet has no legal status and cannot be used as an official interpretation of the various bylaws, codes and regulations currently in effect. The Town of Ponoka accepts no responsibility for persons relying solely on this information.