



# Calgary Approvals Coordination Bulletin

## Amended: October 2019

### **Subject: Changes Coming to Development Agreement Application Process**

The City is simplifying the development agreement application process and related agreements for our industry customers. The changes are part of our continuous improvement efforts. We expect the changes will benefit customers by providing more predictable outcomes and cost certainty.

As of Jan. 1, 2020, developers will no longer need to work through three separate agreements – the Interim Indemnity Agreement (IIA) and the Special Clauses Agreement (SCA) will be rolled into one new Development Agreement, while the Master Development Agreement (MDA) will be replaced with an online document called the Standard Terms and Conditions.

To complement the document changes, we'll be implementing a new schedule for completing the various steps in the application process, also as of Jan. 1, 2020. Specifically, applicants will:

- Agree to the terms and conditions *before* requesting a Development Agreement.
- Submit a Special Clauses request online, which will be reviewed by The City and finalized *before* requesting a Development Agreement.
- Require approval only for underground construction *before* executing a Development Agreement.

We recognize that some subdivision applications require multiple sets of drawings. In such cases, we will work with the customer to review and approve the set(s) submitted as required to proceed to a Development Agreement. The City will commit to reviewing and executing the Development Agreements within five (5) business days.

These changes are designed to eliminate the potential for unforeseen requirements and costs, and give developers added certainty as to the City's requirements for that phase and/or development.

Please let us know if you have any concerns or need more clarity prior to these changes taking effect on Jan. 1, 2020. Email us at [urban@calgary.ca](mailto:urban@calgary.ca) or call 403-268-5777.