

Subject: Development Agreement Security Deposit Policy

Recommendation:

BE IT RESOLVED THAT Council receive Report #2024-0199 Development Agreement Security Deposit Policy Report, for information;

AND THAT Council approves Policy No. S300-04, the Development Agreement Security Deposit Policy.

Background:

In May 2024, Council directed staff to develop a policy to permit the use of surety bonds as security for development agreements and to incorporate policy terms that mitigate the potential risks typically associated with this form of security. Proposed Policy No. S300-04, Development Agreement Security Deposit Policy, is attached. The proposed policy replaces the existing policy to (a) bring it into compliance with the current Town policy template; and (b) allow the use of surety bonds as security for development projects where certain requirements are met.

Analysis:

The benefits and drawbacks of accepting surety bonds as security for development projects are discussed in Report #2024-0106 – Town Solicitor, which is attached.

Financial Considerations:

There are no direct financial implications associated with implementing this policy. Permitting the use of surety bonds as security for development projects may have an indirect financial impact by encouraging development within the Town.

Alternatives Reviewed:

None.

Strategic Plan Relationship: Community Development and Growth

Providing additional security options for development projects supports community development and growth.

Consultation:

The Senior Leadership Team and planning staff were consulted in the preparation of this policy.

Other Pertinent Reports/Attachments:

Proposed Policy No. S300-04: Development Agreement Surety Bond Policy.

Report No. 2024-0106 – Town Solicitor.

Prepared and Recommended by:

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