

Development Agreement for Ridgemont Estates Stage 1 (Ward 5)

Applicant: Select Engineering Consultants Ltd.
Owner: Ukrainian Catholic Episcopal Corporation of Western Canada
Legal Description: SE-5-53-22-W4
Location: North of Baseline Road (Township Road 530) and West of Range Road 224

Report Purpose

To authorize the execution of a Development Agreement negotiated between County Administration and Ukrainian Catholic Episcopal Corporation of Western Canada, subject to third reading of Bylaw 51-2016.

Recommendation

THAT a Development Agreement between Strathcona County and Ukrainian Catholic Episcopal Corporation of Western Canada, on the terms and conditions in the County's Standard form Development Agreement with the additional provisions set out in Enclosure 2 to the July 18, 2017, Planning and Development Services Council report, be approved, subject to third reading of Bylaw 51-2016.

Strategic Plan Priority Areas

Economy: The Development Agreement will result in effective and efficient municipal infrastructure as the development will build new infrastructure to support the continued growth of Strathcona County.

Governance: n/a

Social: The proposed amendment contributes to neighbourhood diversity by providing the opportunity for a community service use to be developed.

Culture: n/a

Environment: n/a

Other Impacts

Policy: SER-008-002 "Redistricting Bylaws"

Legislative/Legal: n/a

Interdepartmental: n/a

Summary

The developer will be responsible for the design, construction, and installation of all necessary onsite municipal improvements to facilitate development. The developer will be responsible for contributing its proportionate share of offsite infrastructure necessary to service the development. The developer has provided the required approval and inspection fees in the amount of \$24,402 to the County.

Communication Plan

Letter

Enclosures

- 1 Schedule "B" – Development Area – Ridgemont Estates Stage 1
- 2 Schedule "D" – Additional Provisions