

Development Agreement for Ardrossan Estates Stage 2 (Ward 5)

Owner/Applicant: Ardrossan Land Corporation
Legal Description: SW 11-53-22-W4
Location: North of Main Street and east of Range Road 222 (Hwy 824)

Report Purpose

To authorize the execution of a Development Agreement negotiated between County Administration and Ardrossan Land Corporation, subject to third reading of Bylaw 3-2017.

Recommendation

THAT a development agreement between Strathcona County and Ardrossan Land Corporation, on the terms and conditions in the County's Standard form Development Agreement with the additional provisions set out in Enclosure 2 to the April 25, 2017, Planning and Development Services Council report, be approved, subject to third reading of Bylaw 3-2017.

Strategic Plan Priority Areas

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

Governance: n/a

Social: The proposed amendment contributes to neighbourhood diversity by providing a mix of housing types with safe pedestrian connections.

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 \$38,934 to the County.

Communication Plan

Letter to the landowner/developer.

Enclosures

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