

Development Agreement for Ardrossan Heights Stage 2 (Ward 5)

Applicant/Owner: Ardrossan Land Corp.
Legal Description: Pt. NW 02-53-22-W4
Location: Southeast of Main Street, northeast of Third Avenue in Ardrossan

Report Purpose

To authorize the execution of a Development Agreement negotiated between County Administration and Ardrossan Land Corporation, subject to third reading of Bylaw 9-2016.

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 July 5, 2016, Planning and Development Services report, be approved, subject to third reading of Bylaw 9-2016.

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 on-site municipal improvements to facilitate development. The developer will be responsible for contributing its proportionate share of off-site infrastructure necessary to service the development. The developer has provided the required approval and inspection fees in the amount of \$3,192 to the County.

Communication Plan

Letter to applicant/owner

Enclosures

- 1 Schedule "B" Ardrossan Heights Stage 2
- 2 Schedule "D" Additional Provisions - Ardrossan Heights Stage 2