

**Development Agreement – Sherwood Golf and Country Club Estates Stage 2**

**Owner/Applicant:** 1057494 Alberta Ltd.  
**Legal Description:** Lots 1 and 2, Block 4, Plan 074 0112; SW 22-52-23-W4  
**Location:** South of Wye Road, East of Range Road 233

**Report Purpose**

To authorize the execution of the Development Agreement negotiated between County Administration and 1057494 Alberta Ltd. for the development of approximately 17.59 hectares (43.46 acres) of land within the Sherwood Golf and Country Club Estates Area Structure Plan, subject to third reading of Bylaw 13-2015.

**Recommendation**

THAT a Development Agreement between Strathcona County and 1057494 Alberta Ltd., 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 19, 2016, Planning and Development Services report, be approved, subject to third reading of Bylaw 13-2015.

**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 off-site infrastructure necessary to service the development. The Developer has provided the required approval and inspection fees in the amount of \$29,022 to the County.

The Developer will be constructing chain-link fencing on the private lands abutting the golf course as required in Section 3.3 of the Area Structure Plan, this includes the country residential subdivisions of Campbelltown Heights, West Whitecroft and Chrenek Estates. The proposed municipal reserve development located southeast of the clubhouse will include the construction of trails and a playground.

**Communication Plan**

Letter

**Enclosures**

- 1 Schedule "B 1 of 2" Overall Development Area – Sherwood Golf and Country Club Estates Stage 2
- 2 Schedule "D" Special Provisions – Sherwood Golf and Country Club Estates Stage 2