

**Development Agreement – Salisbury Village Phase 2 (Wards 3 and 6)**

**Applicant/Owner:** Campbelltown Village Developments Ltd.  
**Legal Description:** Lot 1, Block 9, Plan 162 0919; NE 22-52-23-W4  
**Location:** South of Wye Road, west of Range Road 232

**Report Purpose**

To authorize the execution of the Master Development Agreement negotiated between County Administration and Campbelltown Village Developments Ltd. for the development of a multi-stage, mixed-use residential and commercial urban village development, subject to third reading of Bylaw 52-2015.

**Recommendation**

THAT a Development Agreement between Strathcona County and Campbelltown Village Developments 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 September 27, 2016 Planning and Development Services report, be approved, subject to third reading of Bylaw 52-2015.

**Strategic Plan Priority Areas**

**Economy:** The Development Agreement will support the strategic goal of effective and efficient municipal infrastructure as the developer will build new infrastructure and connect to existing municipal services to support the continued growth of Strathcona County.

**Governance:** n/a

**Social:** The Development Agreement will support the strategic goals of building strong neighbourhoods to support the diverse needs of our residents and facilities and activities that are available, accessible and used by residents as the developer will provide services and amenities including green and open spaces that contribute to residents' quality of life.

**Culture:** n/a

**Environment:** n/a

**Other Impacts**

**Policy:** SER-008-002 "Redistricting Bylaws"

**Legislative/Legal:** n/a

**Interdepartmental:** n/a

**Summary**

The Development Agreement is for Salisbury Village Phase 2, Stage 3, which includes Lot 1, Block 9, Plan 162 0919 and a portion of NE 22-52-23-W4.

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 to the County.

The proposed municipal reserve developments will include construction of trails and other open space facilities.

**Communication Plan**

Letter

Author: Radhika Brown, Planning and Development Services  
Director: Stacy Fedechko, Planning and Development Services  
Associate Commissioner: Kevin Glebe, Infrastructure and Development Services  
Lead Department: Planning and Development Services

**Enclosures**

- 1 Schedule "B" – Overall Development Area – Salisbury Village Phase 2 Stage 3
- 2 Schedule "D" – Additional Provisions