

	CORPORATE POLICY	Policy No: 7,008
		Approved By: Council
		Effective Date: July 16, 2007
		Resolution No.: 217-07
		Department: Planning and Infrastructure

NON-RESIDENTIAL MUNICIPAL RESERVE CONTRIBUTION

POLICY STATEMENT

It is the policy of the City that new growth requirements are paid for by new development. This policy proposes to allow the City to accept a cash-in-lieu contribution in place of dedication and development of municipal reserve for these areas. Contributions will be made on a net developable area basis against new development to help fund municipal reserve requirements of the City.

PURPOSE

The purpose of this policy is to provide funding for new growth requirements for municipal reserve lands in the non-residential areas as outlined as the study area on the attached Schedule I. This will be done through contributions on undeveloped or un-subdivided study area lands within the City of Spruce Grove.

DEFINITIONS

Net Developable Area – means gross area less Environmental Reserve less Municipal Reserve less Arterial Road Right-of-Way in excess of Collector Road Right-of-Way standard widths.

RESPONSIBILITIES

1. NON-RESIDENTIAL MUNICIPAL RESERVE CONTRIBUTION

Non residential municipal reserve Contribution = (Total land and/or development costs/ Net Developable Area) for the study area outlined on the attached sketch.

Estimated 2007 land value (10% of total)	= 38.1ha x 74,100 = \$2,823,000
Estimated 2007 cost to develop to a recreational level	= <u>\$2,525,000</u>
Total	= \$5,348,000

Net developable area = 342ha

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Total charge / ha =

$$= \frac{\$ 5,348,000}{342\text{ha}} = \$15,600/\text{ha}$$

2. ANNUAL ADJUSTMENT

The non residential municipal reserve Contribution shall be adjusted proportionately to the Consumer Price Index for the City of Edmonton according to Statistics Canada effective the first day of each calendar year commencing on January 2008.

RELATED DOCUMENTS

Schedule I – Subject Area (attached)

APPROVAL	
Mayor _____	Date _____

SCHEDULE I – SUBJECT LAND

POLICY 7,008 - NON-RESIDENTIAL MUNICIPAL RESERVE CONTRIBUTION

