

	CORPORATE POLICY	Policy No: 2,011 Revised
		Approved By: Council
		Effective Date: June 13, 2011
		Resolution No.: 134-11
		Department: Planning and Infrastructure

DEVELOPER CONTRIBUTION POLICY

POLICY STATEMENT

It is the policy of the City that new growth requirements are paid for by new development. Cash in lieu for Municipal Reserve in industrial areas, and Recreational Amenities, Administrative Studies and Land Acquisition are requirements of new growth and therefore the City collects contributions on a per net developable area basis against new development to help fund these requirements.

1. PURPOSE

The purpose of this policy is to provide funding for new growth requirements including Arterial Roadways, Recreational and Open Space/Parks Needs, and Administrative Studies through contributions on undeveloped or unsubdivided lands within the City of Spruce Grove.

2. DEFINITIONS

Net Developable Area – means gross area less Environmental Reserve less Municipal Reserve less Arterial Road Right-of-Way.


3. RESPONSIBILITIES

3.1 Cash in lieu for Municipal Reserve Non Residential Areas

The city collects a contribution in lieu of the dedication and development of municipal reserve in the industrial area south of Highway 16A. A sketch illustrating the area is attached as Schedule A. The contribution is \$15,614 per net developable hectare.

3.2 Open Space and Recreation Contributions

The City collects Neighborhood, District Park Development Contributions to provide for the development of both neighborhood and district park development. The neighborhood park development will include the ongoing development in the newly subdivided and undeveloped areas. The district level park development will include the development of the GroveCo 60 Acre area. As well, the City collects a contribution to provide cost

	CORPORATE POLICY	Policy No: 2,011 Revised
		Approved By: Council
		Effective Date: June 13, 2011
		Resolution No.: 134-11
		Department: Planning and Infrastructure

sharing of developed and undeveloped area towards the Tri Municipal Recreation facility.

The Open Space/Parks and Recreation Contribution will be as follows:

- 1) Neighborhood Park Development = \$9.028/ha
- 2) Hilldowns Neighborhood Park Development = \$12,209/ha
- 3) District level Park Development and Regional Recreational Facility Contribution = 8,540/ha

3.3 ADMINISTRATION STUDIES CONTRIBUTION

The City collects Administrative Studies Contribution to provide funding for studies required as a result of new growth. The contribution for Administrative Studies is \$1,250 per net developable hectare.

3.4 LAND ACQUISITION CONTRIBUTION

The City collects for the recovery of costs associated with a purchase of road right of way along Campsite Road. The areas that the contribution applies to is illustrated in Schedule B. The contribution is \$1,500/ha.

4. ANNUAL ADJUSTMENT

4.1 The developer contributions shall be adjusted proportionately to the Non Residential Consumer Price Index for the City of Edmonton according to Statistics Canada effective the first day of each calendar year commencing on January 2012.

5. EXISTING DEVELOPMENT AGREEMENTS

5.1 All development agreements in place prior to the effective date of this policy will maintain existing contribution amounts until December 31, 2011. All existing development agreements will be subject to the contribution amounts contained in this policy effective January 1, 2012.

APPROVAL

Mayor: Original signed by Stuart Houston Date: July 7, 2011