

	<b>CORPORATE POLICY</b>	<b>Policy No: 2,022</b>
		<b>Approved By: Council</b>
		<b>Effective Date: 13 Aug 07</b>
		<b>Resolution No.: 231-07</b>
		<b>Department: Planning and Infrastructure</b>

## Development Agreement Approval

### POLICY STATEMENT

The General Manager of Planning and Infrastructure for the City of Spruce Grove is authorized to execute, on behalf of the City, development agreements in accordance with the Development agreement policy.

#### 1. PURPOSE

Authorize the General Manager of Planning and Infrastructure to execute developments agreements on behalf of the City of Spruce Grove.

#### 2. GUIDELINES

2.1 The City of Spruce Grove enters into development agreements with landowners and developers that outline conditions and obligations for the landowner/developer and the City. These development agreements generally address sanitary sewer servicing, water servicing, storm water management, access and transportation issues and open space / landscaping requirements. The City maintains several guiding documents that govern these issues including:

- a. Water network master plan
- b. Sanitary sewer master plan
- c. Transportation master plan
- d. Storm water master plan
- e. Open space master plan
- f. Municipal devolvement standards
- g. Developer contribution policy
- h. Offsite levy bylaw

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### 3. APPLICATION

- 3.1 The General Manager of Planning and Infrastructure will ensure that all developments generally adhere to the above noted guiding documents.
- 3.2 The General Manager of Planning and Infrastructure may execute development agreements that generally adhere to the above noted guiding documents
- 3.3 Developments that affect levels of service or change long term maintenance or operational costs or that vary from the above noted guiding documents require the approval of the Council of the City of Spruce Grove.