	COUNCIL POLICY	Policy No: CP-1044-23 Approved By: Council
		Effective Date: November 20, 2023 Resolution No.: 242-23 Last Reviewed Date: November 20, 2023
		Division: Sustainable Growth and Development Services - Engineering

DEVELOPER CONTRIBUTION POLICY

POLICY STATEMENT


It is the policy of the City that new growth requirements are paid for by new development. Recreational amenities and land acquisition are requirements for new growth and therefore the City collects development contributions on a per Net Developable Area basis against new development to help fund these requirements.

1. PURPOSE

- 1.1 The Developer Contribution Policy provides direction to finish collecting for past funded projects. The projects for new growth requirements included arterial roadways, recreational and open space/park needs. These development contributions are collected through the Development Agreements.

2. DEFINITIONS

- 2.1 “City” means the municipal corporation of the City of Spruce Grove in the Province of Alberta.
- 2.2 “Council” means the Council of the City elected pursuant to the *Local Authorities Election Act*, RSA 2000 cL-21, as amended.
- 2.3 “Development Agreement” means a legally binding contract between the City and a landowner or developer in which the terms and conditions for the construction of any municipal improvement are specified.
- 2.4 “Net Developable Area” means the gross area less environmental reserve, less municipal reserve, and less arterial road rights-of-way.

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3. RESPONSIBILITIES

3.1 City Manager must ensure:

- (a) development contributions are monitored; and

3.2 Finance must:

- (a) monitor the development contributions until the cost of the projects have been fully recovered; and
- (b) advise the City Manager the project has been fully recovered.


3.3 Engineering must:

- (a) ensure the funds are collected through the Development Agreements.
- (b) once projects have been fully funded, amend the policy to remove the requirement for the associated development contribution.

4. DEVELOPMENT CONTRIBUTIONS

4.1 Recreational and Open Space/Park Contribution

- (a) The City will collect district park development contributions to fund the improvements previously completed at the district park currently named Jubilee Park.
- (b) The district park development contribution will be \$9,405 per ha until the cost of the projects have been fully recovered.

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4.2 Land Acquisition Contribution

- (a) The City is collecting for the recovery of costs associated with the purchase of road rights-of-way along the roadway formally named Campsite Road, and now known as Jennifer Heil Way. The areas that the contribution applies to are as illustrated:

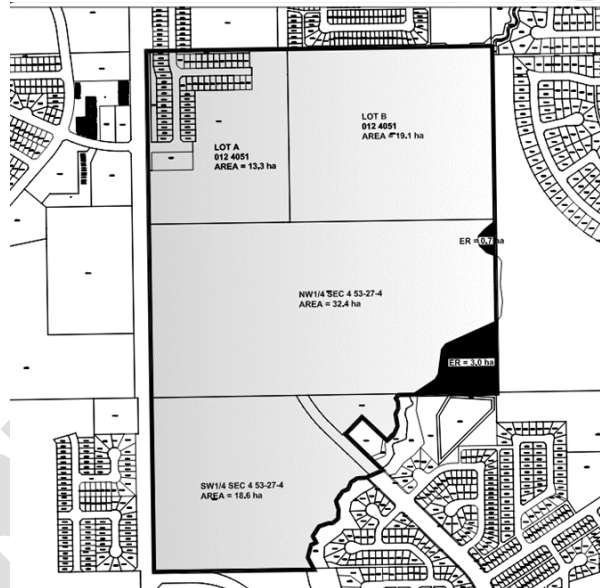



Figure 1 - The original map used to identify areas for repayment of land acquisitions for Campsite Road

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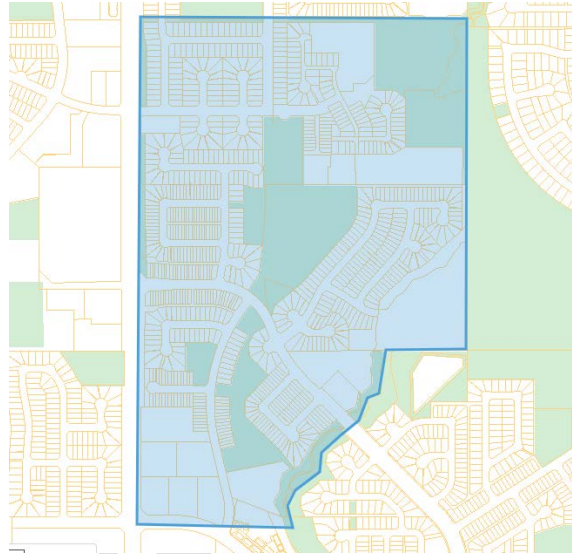


Figure 2 - The map updated to identify remaining areas for repayment of land acquisitions for Campsite Road.

(b) The contribution is \$1,653 per ha until all those lands have been developed.

5. RESCISSION OF POLICY 2,011

5.1 Policy 2,011 Developer Contributions is hereby rescinded.

APPROVAL

Mayor: Original signed by Jeff Acker Date: November 20, 2023