

TOWN OF SPRUCE GROVE

BY-LAW NO. 583-81

DEVELOPMENT AGREEMENT - MELCOR

Being a By-law to authorize the Town of Spruce Grove in the Province of Alberta, to impose Off-Site levies and to enter into a Development Agreement.

WHEREAS Melcor Developments Ltd. are the owners, or entitled to become the owners of the undeveloped land within the Town of Spruce Grove, described as follows:

Plan 802 1986

Part of the North Half (N $\frac{1}{2}$) of the South West Quarter (SW $\frac{1}{4}$) of Section Four (4), Township Fifty Three (53) Range Twenty Seven (27), West of the Fourth Meridian (W.4 M.)

and propose to develop the said lands for residential and school purposes.

AND WHEREAS the Town is authorized to pass a by-law to enter into an agreement to provide for the imposition of off-site levies, as per the Planning Act, Section 74, being Chapter 89 of the Statutes of Alberta, 1977, including amendments thereto;

AND WHEREAS the Town of Spruce Grove proposes to impose off-site cost levies on the said undeveloped lands to provide for expansion of water supply and storage facilities and sewage treatment and disposal facilities;

AND WHEREAS the Town of Spruce Grove further proposes to enter into a development agreement with Melcor Developments Ltd. in respect to the development of the said lands for residential and school purposes;

NOW THEREFORE the Council of the Town of Spruce Grove in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. For the purpose hereof, the undeveloped lands being the subject of this By-law are:

Plan 802 1986

Part of the North Half (N $\frac{1}{2}$) of the South West Quarter (SW $\frac{1}{4}$) of Section Four (4) Township Fifty Three (53) Range Twenty Seven (27) West of the Fourth Meridian (W4M)

as the lands to be developed for residential and commercial purposes.

2. The Council of the Town of Spruce Grove hereby imposes an off-site levy on the said lands as follows:

- a) For Water Supply and Storage Facilities

For each single family dwelling unit the sum of Seven Hundred and Forty Dollars and Thirty Two Cents (\$740.32) in the year 1980

- b) For Sanitary Sewage Treatment and Disposal

For each single family dwelling unit the sum of Three Hundred and Fifty Four Dollars and Forty Three Cents (\$354.43) in the year 1980

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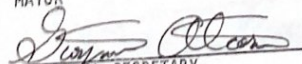
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3. The said off-site cost levy shall be payable at the following times:
 - a) where Melcor Developments Ltd. proposes to construct any residential or commercial unit, the said payment shall be made by Melcor Developments Ltd., prior to the issuance by the Town of a building permit;
 - b) where Melcor Developments Ltd. proposes to sell a lot or lots to any other person, firm or corporation for the construction by or on behalf of such person, firm or corporation of any residential or commercial unit, Melcor Developments Ltd. shall make the said payment to the Town prior to the sale of the said lot or lots.
4. The Council of the Town of Spruce Grove hereby authorizes and empowers the signing officers of the Town of Spruce Grove to execute a development agreement under the corporate seal of the Town for the subdivision of the said lands and the provision of Municipal Services to the said lands at the sole cost and expense of Melcor Developments Ltd. provided that the said development agreement shall be in the form of the Town's standard development agreement and shall be subject to the approval of the Town's solicitor.

First Reading Carried 11 May 1981.

Second Reading Carried 11 May 1981.

Third Reading unanimously consented to and carried 11 May 1981.


MAYOR

MUNICIPAL SECRETARY