



## 2024 DEVELOPMENT AGREEMENT UPDATE

### Re: Updates to the City of Spruce Grove Development Agreement

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This bulletin is regarding the update of the standard Development Agreement (DA) for the City of Spruce Grove. The major changes to the agreement are –

- Simplified the attached schedules to be the Issued for Construction Plans for both Civil and Landscaping attached to the DA
- Added and clarified some definitions under Interpretation (Article I).
- Ensured that the DA was aligned with the 2023 Municipal Development Standards.
- Clarified required timelines for construction upon signing of DA (Article IV, Clause 2).
- Edited the Erosion & Sedimentation Control Plan to align with the 2023 Municipal Development Standards.
- Clarified the improvements requiring CCC/FAC, maintenance periods, and requirements for a completed package (Article VI).
- Updated liability insurance requirements from \$2,000,000 to \$5,000,000 as per recommendation from legal (Article VIII, Clause 2).
- Simplified the calculation of Security requirements (Article VIII, Clause 3).
- Updated the Developer Contribution to match the new policy (Article XI, Clause 2).
- Changed the payment plan for offsite levies and Developer Contributions (Article XI, Clause 3); this is at the direction of the City Manager. There is also the added requirement of LOC or Bond for any unpaid portions (Article XI, Clause 4).
- Due to issues in asbuilt drawings from developers in the past, there has been the addition of an action should there be any discrepancies or errors in asbuilts (Article XII, Clause 3)
- Initials required on each page

If you have any questions please contact:

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