



Policy Type:	600 Planning and Development
Policy Title:	03 Subdivision Application Requirements / Offsite Servicing Fee Policy
Authority:	
Resolution 127-16	Amended Res. # 199-22

Description:

The following items **may** be required at time of subdivision. These regulations apply to all applicants requesting subdivision approval within the Rural Municipality of Beaver River No. 622. For specific costs, please contact the RM office.

Policy:

1. Municipal road allowance road widening – within the area proposed for the subdivision.
2. Off-Site Servicing Fees for newly created parcel(s) shall be payable (as applicable) on all subdivision applications as approved by Council per the following:
 - a. Lagoon System (**\$3,300 per lot/parcel**) – not applicable if proposed parcel exceeds 10.0 acres and qualifies for a pump out system from Public Health.
 - b. Fire protection services (**\$1,350 per lot/parcel**).
 - c. Water Treatment (**\$2,187 per lot/parcel**) – not applicable if subdivision is not serviced by a communal water treatment system.
 - d. Water Distribution (**\$1,100 per lot/parcel**) – Not applicable if subdivision is not serviced by a communal water treatment system.
 - e. Solid Waste Landfill (**\$1,440.00 per lot/parcel**).

The purpose of the Off-Site Servicing Fee is to defray the municipality's long-term capital and maintenance costs for municipal roads, fire protection, equipment, sewage lagoon expansion, solid waste management and potable water supply.

All Off-Site Servicing Fee rationale based on Municipal Development Costs for New Subdivisions (Schedule "A") document prepared by Resource Management International Inc. Adopted via Council resolution #266-16.

3. Drainage plan for surface drainage.
4. Road and approach construction to RM standards.
5. Provincial Requirement: Municipal Reserve allocation (options include providing land, cash-in-lieu, deferral or a combination – Council's discretion).



6. Servicing Agreement signing – for the agreement of any conditions Council requires to complete the subdivision (i.e., any preceding item, parcel ties, etc.)
7. Any additional item that Council deems appropriate for the proposed subdivision (i.e., construction or maintenance of boat launch, construction of beach area, infrastructure installments, maintenance agreements, etc.).

Subdivision applications where no additional parcels will be created are included and will be calculated based on the number of units instead of parcels.

****Please note costs and requirements are subject to change without notice. ****

The Off-Site Servicing Fees collected in any year shall be distributed in December of each year at the discretion of Council as per section 174 of *The Planning and Development Act, 2007*.

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