



Rural Municipality of Corman Park No. 344 Policy

Policy # PD-002

Policy Title: Subdivision Fees

Policy Objective:

To recover a portion of the costs for pre-existing services

Authority: (Bylaw#, Resolution date/#)

Adopted July 8, 1996

Amended July 14, 2008

Amended June 16, 2014, Resolution #53

Amended February 17, 2015, Resolution #14

Policy:

The Planning and Development Act, 2007 provides Council with the ability to assess a levy to recover or fund the capital cost of providing, altering, expanding or upgrading sewage, water, drainage and other utility services, public highway facilities, or park and recreation space facilities, located within or outside of the proposed subdivision, and that directly or indirectly serve the proposed subdivision.

In order to recover the municipality's cost of providing these services, servicing agreements relating to a proposed land subdivision for the following land uses shall be subject to the payment by the applicant of the stated levy according to the following schedule:

- I. All new single and multi-parcel country residential subdivisions at a rate of \$6,560.00 per lot.
- II. Subdivisions that involve existing residential development shall be exempt from the above levies. Residential development for the purposes of this policy shall include:
 - a. An existing residential dwelling unit located on the subject property;
 - b. Proof of a previous residential dwelling located on the subject property which may include:
 - i. the existence of a building foundation for a residential dwelling unit along with essential yard site features deemed necessary for inclusion within a subdivision plan including but not limited to dugouts, shelterbelt plantings, and water wells; or
 - ii. residential improvement assessment on the subject property since the adoption of the R.M. of Corman Park Official Community Plan and Zoning Bylaw (June 30, 1982).

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Updated Date: February 17, 2015



- III. Beyond the provision of accessible municipal records, the burden of establishing that a residential dwelling unit was lawfully established shall be upon the owner of the property.
- IV. New industrial or commercial subdivisions shall be assessed for each individual building site created at a rate of \$10,560.00 per lot. The Council reserves the right to increase the amount of the levy on a case by case basis if the subdivision may result in additional capital costs being borne by the Municipality resulting from the subdivision.