

Off-Site Servicing Fee Policy

That the regulations contained herein, shall apply to all applicants requesting subdivision approval within the R.M. of Lumsden No. 189 and will update council's prior policy concerning "Off-Site Servicing Fees" and "Cash-In-Lieu Fees" payable to the municipality:

- 1). An Off-Site Servicing Fee of \$2,500.00 per newly created parcel shall be payable on all subdivision applications approved by council, subject to the following:
 - A). The purpose of the fee is to defray the municipalities long-term capital and maintenance costs for municipal roads, recreation facilities, waste disposal sites, fire fighting equipment, and other infrastructure related costs,
 - B). The Off-Site Servicing Fee will be charged for each dwelling unit, in the case of a condominium, townhouse, or other multi-unit dwelling that conforms to the municipality's zoning bylaws,
 - C). Subdivision applications where no additional parcels will be created, are exempt from the Off-Site Servicing Fee, but not exempt from other regulations that council may require under a servicing agreement,
 - D). For the first five parcels in a subdivision the fee is payable prior to subdivision approval, with fees for subsequent individual parcels or lots payable as they are sold, until 80% of the total subdivision is sold; when the balance of Off-Site Servicing fees are due and payable,
 - E). New subdivisions created with an existing residence, are not exempt from any of the regulations outlined herein.
- 2). The Off-Site Servicing fees collected in any year shall be distributed in December of each year at the discretion of council and based on the following criteria:
 - A). The first \$1,500.00 from each Off-Site Servicing fee is to be transferred to a Reserve Fund and designated for future capital costs associated with municipal roads, waste disposal sites, or any other municipal infrastructure,
 - B). \$1,000.00 from each Off-Site Servicing fee shall be paid to the Urban Municipality nearest the subdivision, with the funds to be designated for capital costs associated with recreation facilities and/or rural fire protection services,
 - C). Where the subdivision may be closest to the City of Regina, the \$1,000.00 amount referred to in section 2(b) is to be retained by the Rural Municipality,
- 3). **Subject to the Planning & Development Act and recommendations from the Community Planning Services Branch of Sask. Municipal Government; a developer shall pay a \$500.00 fee for each newly developed parcel, as a payment for Cash-in-Lieu of public reserve land dedication.**

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