

RM of Mervin No. 499			
POLICY TITLE		ADOPTED BY	
Subdivision Fee Policy		Council Resolution	320-25
ORIGIN/AUTHORITY	JURISDICTION	EFFECTIVE DATE:	PAGE #
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1.0 PURPOSE

- 1.1 The purpose of this policy is to recover a portion of the costs for providing, altering, expanding, or upgrading services that directly or indirectly serve the proposed subdivision.

2.0 POLICY

- 2.1 *The Planning and Development Act, 2007* provides Council with the ability to assess a fee to recover or fund the capital cost of providing, altering, expanding or upgrading sewage, water, drainage, and other utility services or park and recreation space facilities, located within or outside of the proposed subdivision, and that directly or indirectly serve the proposed subdivision.
- 2.2 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 include payment by the applicant of the stated fee(s) according to the following schedule:
- All new single and multi-parcel subdivisions shall be subject to the Subdivision Fee according to Schedule "A". Schedule "A" may be amended from time to time to reflect updated capital costs.
 - Subdivisions that are the first from a quarter section shall be subject to an additional fee of \$1,000 per parcel.
- 2.3 Payment of the Subdivision Fee is to be made to the Municipality at the time of the signing of the Servicing Agreement.
- If the Subdivision Fee is not paid to the Municipality as required by the Servicing Agreement, without limiting the remedies of the Municipality, the R.M. may issue an Order to Stop Development until such time that the Subdivision Fee has been paid.

Schedule “A”

Subdivision Services	Subdivision Fee
Road Construction & Drainage Works	\$869,300
Sewage Works	\$357,900
Water Works	None
Recreation and Recreation Facilities*	None
Engineering, Planning, Legal Fees	\$56,300
TOTAL	\$1,284,500
Estimated Annual Inflation (2025-2035)	5.2%
Anticipated Land Absorption Lot Development	130 Lots
Cost Recovery Rate (Allocation of Benefit)	20-30%
Residential and Non-Residential Charge / Parcel	\$9,900

*Subdivisions that are the first from a quarter section shall be subject to an additional fee of \$1,000 per parcel.