



SUBDIVISION APPLICATION REQUIREMENTS

Please be advised that within the RM of Spiritwood No. 496, the following items and relevant fees **may** be required at time of subdivision/development. All costs are the responsibility of the applicant. For specific costs please contact the municipal office or the RM's Municipal Planner at (306) 845-7333, or at yvonne@northboundplanning.ca.

1. Subdivision Application Fee – payable to the municipality at the time of application.
 - Subdivisions not requiring zoning bylaw amendment - \$250.00
 - Subdivisions requiring zoning bylaw amendment - \$500.00
2. Public Notice Advertising – fees equal to those charged by the advertising company for satisfying public notification requirements in the local newspaper.
3. Professional Services – fees equal to those charged by the professional for work done or services performed for planning, engineering, legal or other professional expertise necessary to facilitate an application or implement council decisions.
4. Municipal road allowance development within the area proposed for the subdivision/development and/or road upgrades and/or approach construction to RM standards.
5. Land Title Services – fees equal to those charged by Information Services Corporation (ISC) for title searches, plans of survey & any other documentation necessary to facilitate an application.
6. SAMA Inspection – fees equal to those charged by SAMA for assessment services.
7. Building Official Inspection – fees equal to those charged for plan review, field inspection of construction and enforcement services charged by the building official and are in addition to the above fees.
8. Real Property Survey – Where required and shall be the responsibility of the property owner and are in addition to the above fees.
9. Off-site fees:
 - a. Municipal Road Allowances – not applicable if subdivision warrants construction of municipal or bought road allowance to provide physical and legal access to proposed lots;
 - b. Lagoon System (**\$2,000.00 per lot/parcel**) – not applicable if proposed parcel exceeds 10.0 acres and qualifies for a pump out system from Public Health or an optional lagoon provider, has by agreement, accepted domestic liquid waste;
10. Drainage Plan for surface drainage – if required.
11. Slope Stability Study – if required, to determine topographical layout.
12. Provincial Requirement: Environmental Reserve or Municipal Reserve requirement (options include providing land, cash-in-lieu, deferral or a combination & is at Council's discretion).



13. Any additional items/amenities that Council may deem appropriate for the proposed subdivision/development (i.e., boat launch, beach area, parking lot, infrastructure installment, maintenance agreements, etc.).
14. Servicing Agreement – for any conditions Council requires to complete the subdivision (i.e., any of the preceding items, parcel ties, street & traffic signs, street lights, power, energy & telecommunication lines, etc.).
15. Zoning Bylaw Amendment Fees – An applicant proposing an amendment to the Zoning Bylaw may be subject to the following fees:
 - Zoning Bylaw text amendment \$600.00
 - Zoning Bylaw map amendment \$500.00
 - Official community plan amendment \$750.00

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