



## Municipal Reserve – Cash-in-lieu Policy

Approval Date: December 19, 2017

Takes Effect: January 1, 2018

Amended: May 23, 2023

### Background

The requirements pertaining to municipal reserve and money in lieu of municipal reserve for subdivision files are defined in sections 186 and 187 of *The Planning and Development Act, 2007*.

### Single-Parcel Country Residential Developments – Outside the Development Overlay Area

1. For all single-parcel country residential developments that are subdivided from lands located outside of the Development Overlay Area as shown on the map attached as Appendix A, the following payment shall be required in lieu of land dedication:
  - a. \$6,500 per acre (the equivalent of \$16,250 per hectare)
2. The complete amount owing shall be provided to the applicant in writing by the municipality.
3. Payment shall be required prior to signing of the Servicing Agreement for the proposed subdivision, as required, and prior to the passing of a motion by the municipal Council to recommend approval of the proposed subdivision.

### All Developments within the Development Overlay Area and All Developments Excluding Single-Parcel Country Residential Developments Outside the Development Overlay Area

1. (a) For all developments within the Development Overlay Area as shown on the map attached as Appendix A  
  
and  
  
(b) for all developments outside the Development Overlay Area as shown on the map attached as Appendix A excluding single-parcel country residential developments,

In accordance with section 187(b) of the *Planning and Development Act, 2007*, a percentage of the value of the land is required to be paid for by the applicant to the municipality in lieu of that land that would have been dedicated. The municipality shall engage a qualified appraiser to determine the value of the land. In the occasion that the qualified appraiser determines the subdivision area contains lands that are considered unusable, the appraiser may take the total

value of the land and divide it by the total number of acres to be subdivided to determine the true value of the land per acre.




2. In accordance with section 187(b) of the *Planning and Development Act, 2007*, the applicant is required to pay the municipality cash in lieu of municipal reserve at a rate of 10% in the case of land subdivided for residential purposes and 5% in the case of land subdivided for non-residential purposes on the basis of the value of the land determined by the qualified appraiser.
3. The complete amount owing shall be provided to the applicant in writing by the municipality.
4. Payment shall be required prior to signing of the Servicing Agreement for the proposed subdivision, as required, and prior to the passing of a motion by the municipal Council to recommend approval of the proposed subdivision.

# Rural Municipality of Edenwold No. 158

## Development Overlay Area



### Legend

-  Development Overlay Area
-  Highway
-  Highway Service Road
-  High Profile Municipal Road
-  Municipal Dirt
-  Municipal Gravel
-  Municipal Paved
-  Bridge
-  Lagoon
-  Water Treatment Plant
-  CTP Road
-  Railroad
-  Urban Municipality
-  Pipelines
-  Watercourse
-  Waterbody
-  Park

