

RM of Edenwold No. 158



Municipal Reserve Cash-in-Lieu Policy

Approval Date: August 25, 2026

Takes Effect: January 1, 2027

Amended:



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1. Purpose

The purpose of this policy is to:

- Ensure municipal reserve contributions support parks, recreation, and open space systems;
- Align subdivision development with the Rural Municipality of Edenwold No. 158 (“the RM”);
- Provide clarity, consistency, and transparency in determining municipal reserve (“MR”) requirements; and
- Establish a decision-making framework for land dedication and cash-in-lieu.

2. Authority

This policy is granted power under Sections 186 and 187 of *The Planning and Development Act, 2007*, which authorizes municipalities to require municipal reserve dedication or cash-in-lieu.

3. Scope

This policy applies to all subdivision applications within the RM which require a Municipal Reserve dedication as per *The Planning and Development Act, 2007*.

4. Roles and Responsibilities

The Planning and Development Department is responsible for:

- Reviewing subdivision applications,
- Determining municipal reserve requirements based on this policy,
- Coordinating appraisals where required,
- Calculating any MR cash-in-lieu amounts, and
- Preparing the servicing agreement which will include a MR dedication section.

Developers/Applicants are responsible for:

- Providing required payments or land dedications, and
- Submitting information necessary for valuation.

The Reeve and Council of the RM are responsible for:

- Approving municipal reserve requirements where needed,
- Supporting long-term planning objectives, and
- Evaluating developer requests for reconsideration of MR dedication amounts.

5. Definitions

- a. **Applicant/Developer:** The individual, corporation, or entity applying for subdivision approval and responsible for fulfilling municipal reserve requirements.
- b. **Appraised Value:** The market value of land determined by a qualified professional appraiser retained by the RM for the purpose of calculating cash-in-lieu contributions.
- c. **Cash-in-Lieu (or Money-in-Lieu):** A monetary payment made by an applicant to the RM in place of dedicating land for municipal reserve, calculated in accordance with *The Planning and Development Act, 2007* and this policy.
- d. **Connectivity:** The degree to which municipal reserve lands contribute to linked systems of parks, trails, open spaces, or ecological corridors.
- e. **Deferred Dedication:** An arrangement where municipal reserve land or cash-in-lieu is not provided at the initial subdivision stage but is secured for future provision through a legal agreement or caveat register on title.
- f. **Development Overlay Area:** The geographic area identified by the RM where growth and development are anticipated or planned, as shown in Appendix A.
- g. **Land Dedication:** The provision of land by an applicant to the RM at the time of subdivision approval for municipal reserve or other public purposes, as required under *The Planning and Development Act, 2007*.
- h. **Land Dedication Decision Framework:** The criteria used by the RM to determine whether municipal reserve should be provided as land, cash-in-lieu, or a combination of both, based on factors such as development type, size, location, and community need.
- i. **Municipal Reserve:** Land dedicated or funds collected in lieu of land dedication to be used for public purposes such as parks, recreational facilities, open space, and related community amenities, pursuant to *The Planning and Development Act, 2007*.
- j. **Municipal Reserve Account:** A dedicated account maintained by the RM for the receipt and management of cash-in-lieu funds, to be used solely for eligible municipal reserve purposes.
- k. **Phased Development:** A subdivision or development that is planned and constructed in stages over time.
- l. **Recreational Amenities:** Facilities or features developed on municipal reserve lands, including parks, playgrounds, sports fields, trails, and related infrastructure.
- m. **Servicing Agreement:** A legal agreement between the RM and a developer outlining obligations related to infrastructure, servicing, and other development requirements, including municipal reserve contributions.
- n. **Subdivision:** As per *The Planning and Development Act, 2007*, “means a division of land that will result in the creation of a surface parcel, or the rearrangement of the boundaries or limits of a surface parcel, as surface parcel is defined in *The Land Titles Act, 2000*.”
- o. **Usable Land:** Land that is suitable for municipal reserve purposes, including parks, recreation, or open space, considering factors such as size, configuration, access, and integration with surrounding land uses.

6. Policies and Conditions

6.1. Preface

Municipal reserve contributes to the creation of parks, open spaces, and recreational amenities that support healthy, connected, and sustainable communities.

The RM will consider municipal reserve dedication as part of a broader system of parks, trails, and open space networks, ensuring lands or funds collected provide meaningful community benefit.

6.2. Municipal Reserve Options

The RM may require:

- Land dedication,
- Cash-in-lieu of land,
- A combination of land and cash, or
- Deferred dedication (for phased developments).

6.3. Decision Framework (Land vs. Cash-in-Lieu)

The RM will determine the desired form of municipal reserve based on the following criteria.

- a. Land Dedication is preferred when:
 - The lands being subdivided is residential and of sufficient size,
 - Land can contribute to park systems, trails, and/or connectivity, and
 - The RM identifies a need for park lands or lands to be utilized as park space in the area.
- b. Cash-in-Lieu is preferred when:
 - Parcels would be too small or unusable,
 - The lands being subdivided are commercial or industrial, and
 - Existing parkland is sufficient in the area.
- c. A combination may be required when:
 - Both local park space and broader recreation funding are needed.

6.4. Land Quality Standards

All municipal reserve land must:

- Be of a usable size and configuration,
- Support recreation, open space, or connectivity,
- Avoid fragmented or isolated parcels, and
- Align with municipal and regional planning objectives.

Drainage/stormwater management areas should not be considered as MR.

6.5. Valuation and Calculation

1. Country Residential Developments (1 to 2 Parcels) – Outside the Development Overlay Area

- a. For all country residential developments consisting of 1 to 2 parcels 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:
 - i. \$13,476 per acre (the equivalent of \$33,299.87 per hectare)Calculation: 1 hectare = 2.47105 acres

$$\$13,476 \times 2.47105 = \$33,299.87$$

2. All Other Developments

- a. For all developments within the Development Overlay Area as shown on the map attached as Appendix A

and

For all developments outside the Development Overlay Area as shown on the map attached as Appendix A excluding country residential developments consisting of 1 to 2 parcels,

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.

6.6. Payment Requirements

- a. 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.
- b. The total amount of municipal reserve cash-in-lieu owing shall be provided to the applicant in writing by the municipality.
- c. Payment shall be required at the time of signing of the Servicing Agreement for the proposed subdivision, and prior to the passing of a motion by the municipal Council to recommend approval of the proposed subdivision.

6.7. Use of Funds

Cash-in-lieu funds shall be deposited into a dedicated reserve account. In accordance with Sections 186 and 187 of *The Planning and Development Act, 2007*, the money must be used for municipal reserve purposes.

These uses may include, but are not limited to:

- Park development and improvements,
- Trails and active transportation connections,
- Recreation facilities and related amenities,
- Land acquisition for parks or open space, and
- Regional or inter-municipal park and recreation projects.

6.8. Deferred Dedication

The RM may consider the deferral of municipal reserve dedication, including land or cash-in-lieu, in circumstances where a subdivision is part of a phased or long-term development plan.

Deferred dedication may be considered where:

- The subdivision forms part of a larger multi-phase development;
- The immediate provision of municipal reserve land would result in fragmented or unusable parcels;

-
- Future phases will allow more appropriate, usable, or strategically located reserve land;
 - The deferral supports the development of a cohesive parks, open space, or trail network.

Where deferred dedication is approved:

- The required municipal reserve (land and/or cash-in-lieu) shall be secured through a servicing agreement, deferred reserve caveat registered on title, or another legal instrument deemed acceptable by the RM;
- The agreement shall clearly outline:
 - o The amount or proportion of municipal reserve owing;
 - o The timing of dedication or payment; and
 - o The trigger for provision (e.g., future subdivision phase, development threshold, or timeline).

The RM retains full discretion in determining whether deferred dedication is appropriate and may require partial dedication or payment at the time of subdivision approval where necessary to meet community needs, and legislation requirements under *The Planning and Development Act, 2007*.

7. Request for Reconsideration

An appeal may be submitted where the applicant believes:

- The policy was applied inconsistently or incorrectly,
- The valuation used for cash-in-lieu is inaccurate or unreasonable,
- The reserve requirement exceeds legislative limits,
- The location or design of MR is impractical or inequitable, and/or
- Unique site conditions were not adequately considered.

During the reconsideration process, the Developer shall have the opportunity to express their concerns to the RM's Chief Administration Officer and the RM Council. All parties shall strive to come to a compromise or understanding. If the Developer, Manager, and Council cannot find a compromise or understanding, Council shall have final authority. Furthermore, Servicing Agreements are appealable to the Planning Appeals Board (PAB) division of the Saskatchewan Municipal Board (SMB).

Appendix A

Rural Municipality of Edenwold No. 158



Regional Context Development Overlay (Map 2)

Date: March 18, 2026

Legend

- Compressor Station
- Railroad
- TransCanada Highway
- Secondary Highway
- Highway Service Road
- Municipal Paved
- Municipal Gravel
- Municipal Dirt
- Pipelines
- Watercourse
- Waterbody
- Game Preserve
- Conservation Land
- Development Overlay Area
- First Nations Reserve Land
- Urban Municipality
- Park/Recreation

0 0.4 0.8 1.6 2.4 3.2 Kilometers

Scale: 1:56,000

Note: The information contained on this map is for reference only.



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Initials: FH
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