LAND TITLES OFFICE REGISTRATION FEE

Please note that the fee structure at WLTO is very comprehensive and each registration is unique, Please contact the Land Titles office for information at **(204) 945.2042.**

VARIABLE FEES

Depending on: (1) the complexity of the subdivision, and (2) the applicant/developer's selection of private professional/contractor, additional fees may be incurred by the applicant/developer.

These fees can be related to requirements that may include, but may not be limited to:

- Professional Planner and/or Professional Engineer Fees (IE: subdivision plans, drainage plans, geotechnical engineer report);
- Fees associated with a Real-Estate agent;
- Survey Costs/Digital AutoCAD file of Survey;
- Road development costs;
- Land development costs (IE: landscaping, lighting, fencing, shoreline or riverbank works, subdivision surface drainage, signage, design standards, design standard administration);
- Infrastructure costs (IE: sewer, water, road access)
- Community Outreach/Public Participation
- Secondary Plan Preparation/Concept Plans
- Other variable fees

All fees and information are subject to change without notice, and should be verified by the Red River Planning District Office.

RED RIVER PLANNING DISTRICT

MAIN OFFICE: 806-A MANITOBA AVENUE
SELKIRK, MB
R1A 2H4
PH: (204) 482-3717
TF: (800) 876-5831
FX: (204) 482-3799

Method of payment: Cash, debit or cheque, payable to Red River Planning District.

E-MAIL: info@rrpd.ca
WEBSITE: www.redriverplanning.com

This Pamphlet provides general guidance only. For definitive requirements and procedures, please consult *The Planning Act*, the National Building Code, the Development Plan, the respective Secondary Plan, Zoning By-Law, Building By-Law and/or any other applicable By-Law, Agreement, or other piece of applicable legislation.

Please contact the Red River Planning District for further information or to make an application.

Date Revised: February 1, 2017

R.M. of West St. Paul
Subdivision Guideline

Red River
Planning District

Planning and Development Services
Selkirk • St. Clements • St. Andrews
East St. Paul • West St. Paul • Dunnottar

RRPD SUBDIVISION APPLICATION FEES

To process applications and present them to Council and the Board, our office charges an application fee, which is outlined in the RRPD Fee Schedule.

For subdivisions requiring a Public Hearing, applicants will be responsible to cover costs related to notice costs and advertising costs, including GST.

RRPD DEVELOPMENT PLAN AMENDMENTS

If the lot(s) proposed require a re-designation, a development plan amendment (DPA) will be required. To process applications and present them to Council, the Board and/or the Municipal Board (MB), our office charges an application fee, as follows:

Development Plan Amendment:

Please refer to the RRPD Fee Schedule.

RRPD ZONING BY-LAW AMENDMENTS

If the lot(s) proposed require a re-zoning, a zoning by-law amendment (ZBA) will be required.
To process applications and present them to Council, the Board and/or the Municipal Board (MB), our office charges an application fee, as follows:

Zoning By-Law Amendment:

Please refer to the RRPD Fee Schedule.
Please our office to discuss your proposal **PRIOR** to application.

RRPD NOTICE & ADVERTISING COSTS

If the application requires Public Notice our office assesses a fee, which is outlined in the RRPD Fee Schedule.
If the application requires Advertisement our office assesses a fee, which is outlined in the RRPD Fee Schedule.

RRPD ZONING VARIATIONS

If the lot(s) proposed do not meet the minimum requirements of the respective Zoning By-Law, a zoning variance will be required per lot that does not conform to the minimum requirements outlined. Per lot, a zoning variance may be required for frontage and/or lot size, under one zoning variance application.
To process applications and present them to Council, our office charges an application fee, which is outlined in the RRPD Fee Schedule.

FINAL CERTIFICATE OF APPROVAL FEE

For each new lot created, our office assesses a fee, which is outlined in the RRPD Fee Schedule.

MUNICIPAL DEVELOPMENT FEES

The Rural Municipality of West St. Paul development fee by-law 2/99"P" provides for the imposition of a capital levy on all new lots created by subdivision of lands within the municipality. Such fees are as follows:

Capital Levy

Single split *subdivisions will be charged for new lot only.*

Recreation and Green Space Levy

** or as per section 70 of The Planning Act*

These fees are levied to address capital development needs including existing and anticipated:

- Sewage systems, liquid or solid
- Water treatment and distribution systems
- Drainage construction and maintenance
- Road construction and maintenance
- Police, fire buildings and emergency equipment
- Public works, buildings and major equipment
- Recreational facilities
- Nuisance grounds and refuse collection areas and equipment
- Civic buildings, and
- Other capital works, structures and equipment

The Rural Municipality assesses a security deposit for a single split. Letter of credit for the full value of the work to be completed as part of the development of the subdivision.

There is an administrative levy per lot created, whether it is residential, commercial or industrial, with the exception where there is multi-family residential on 1 lot, then it is a fee per dwelling unit.

MUNICIPAL DEVELOPMENT AGREEMENT POLICY

These fees and deposits are subject to change.

Municipal By-Laws are available for viewing on-line at: **www.weststpaul.com**.

Please contact the municipal office if you have further questions regarding the above by-laws or fees at **(204) 338.0306**