

RESIDENTIAL DEVELOPMENT CHARGE - MANITOBA MUNICIPALITIES

MUNICIPALITY	POPULATION	YEAR	SINGLE DETACHED CHARGE (Unit)	SINGLE DETACHED - SERVICES INCLUDED	MULTI-DWELLING CHARGE (Unit)	MULTI-DWELLING - SERVICES INCLUDED	EXEMPTIONS
EAST ST PAUL	9,046	2013	\$19,200	Capital levies to be assessed, charged, and imposed upon any applicant for subdivision approval Traffic signal: 500/newly created residential lot Road rebuilding: 3000/newly created residential lot Capital levy: 5000/newly created residential lot Water utility capital levy: 4000/newly created residential lot - - 4000/existing lot that has not yet paid the water capital levy Sewer utility capital levy: 6000/newly created residential lot - 6000/existing lot that has not yet paid the sewer utility capital levy Environmental health services levy: 400/newly created residential lot Active transportation levy: 300/newly created residential lot	\$9,600.00	Capital levies to be assessed, charged, and imposed upon any applicant for subdivision approval Traffic signal: 250/newly created residential lot Road rebuilding: 1500/newly created residential lot Capital levy: 2500/newly created residential lot Water utility capital levy: 2000/newly created residential lot - - 2000/existing lot that has not yet paid the water capital levy Sewer utility capital levy: 3000/newly created residential lot - 3000/existing lot that has not yet paid the sewer utility capital levy Environmental health services levy: 200/newly created residential lot Active transportation levy: 150/newly created residential lot	
TACHE (LORETTE)	10,284	2015	\$4750 - \$10500	Development fee per lot subdivided or Capital levy fee per multi-family proposed. In the event that a multi-family dwelling is being proposed within a subdivision, the Capital Levy fee shall supersede Fee varies by designated area (e.g. Rural lot levy: 4750, Local Improvement District No. 1: 10500) 1000 from each levy is deposited into Recreation Reserve Fund Remainder of levy to be deposited into a Capital Improvement Reserve Fund Sewer and Water Connection fees: 1000-4000 each (dependent on pipe size)	\$7500 - \$8700	Development fee per lot subdivided or Capital levy fee per multi-family proposed. In the event that a multi-family dwelling is being proposed within a subdivision, the Capital Levy fee shall supersede Fee varies by designated area (e.g. Rural lot levy: 4750, Local Improvement District No. 1: 10500) 1000 from each levy is deposited into Recreation Reserve Fund Remainder of levy to be deposited into a Capital Improvement Reserve Fund Sewer and Water Connection fees: 1000-4000 each (dependent on pipe size)	
MACDONALD	6,280	2016	\$2500+	As a condition of approval of subdivision, the applicant shall pay a capital levy of 2500/lot in Agriculture, Residential, and General Development Zones 5% of the market value of land subdivided in Commercial and Industrial Zones - subject to a minimum capital levy of 2500/acre Capital levy may be adjusted or waived by a resolution of Council Water connection fee: 4500 (5/8" meter for a vacant lot serviced by municipality)	N/A		The capital levy may be adjusted or waived by a resolution of Council
WEST ST PAUL	4,932	2012	\$6,100	Reserve fund for capital levy purposes and recreational and green space purposes Executed at time of approval for a subdivision Capital levy: 4900/lot Recreational and green space levy: 1200/lot Recreation and green space levy is in addition to public reserve land and/or funds in lieu of land Sewer reserve fund: 2500/new lot and/or unit	\$4,200.00	Reserve fund for capital levy purposes and recreational and green space purposes Executed at time of approval for a subdivision Capital levy: 3000/lot Recreational and green space levy: 1200/lot Recreation and green space levy is in addition to public reserve land and/or funds in lieu of land Sewer reserve fund (subdivision fee/levy): 2500/new lot and/or unit	If original lot being subdivided had an occupied building on the assessment roll a year prior then the number of lots required to pay capital levy as shown on the plan of subdivision shall be reduced by one
HEADINGLEY	3,215	2007	\$9,000	Capital levy fee: 2,500/subdivided lot Road improvement fee: 2,000/subdivided lot Sewer & water infrastructure fee: 4500/service connection Sewer & water infrastructure fee: 9500/service connection to pipe outside of local improvement district	\$6,750.00	Capital levy fee: 2,500/subdivided lot Road improvement fee: 2,000/door Sewer & water infrastructure fee: 2,250/door Sewer & water infrastructure fee: 9500/service connection to pipe outside of local improvement district	
RITSHOT	5,487	2017	\$8,810	Capital development fee per urban residential dwelling unit/lot: 1200 - 50% to capital reserve - 50% to recreation reserve Utility capital development fee per dwelling unit/lot: 7610 - For all serviced lots: - 50% to Ritshot water services reserve - 50% to utility reserve	\$8,150.00	Capital development fee per urban residential dwelling unit/lot: 540 - 50% to capital reserve - 50% to recreation reserve Utility capital development fee per dwelling unit/lot: 7610 - For all serviced lots: - 50% to Ritshot water services reserve - 50% to utility reserve	
WINNIPEG	663,617	2017	54.73 per m2	Impact fee must be paid prior to the issuance of any building permit or development permit Impact fee is being phased in over a period of three years. Effective May 1, 2017, only new residential developments in new communities and emerging communities as set out in OurWinnipeg and identified within the areas outline in this map: http://www.winnipeg.ca/ppd/ImpactFee/map.stm Impact fee payable in respect of a development is the product of the total floor area that is being constructed or converted multiplied by the fee per square metre established by Council 54.73 figure taken from here (Question 11, how much is the fee?): http://www.winnipeg.ca/ppd/ImpactFee/default.stm#9	54.73 per m2	Impact fee must be paid prior to the issuance of any building permit or development permit Impact fee is being phased in over a period of three years. Effective May 1, 2017, only new residential developments in new communities and emerging communities as set out in OurWinnipeg and identified within the areas outline in this map: http://www.winnipeg.ca/ppd/ImpactFee/map.stm Impact fee payable in respect of a development is the product of the total floor area that is being constructed or converted multiplied by the fee per square metre established by Council 54.73 figure taken from here (Question 11, how much is the fee?): http://www.winnipeg.ca/PPD/ImpactFee/default.stm	No impact fee payable for residential on land where: a) one or more existing dwelling units are being renovated, expanded, or replaced; and b) there is no increase in the total number of dwelling units No impact fee payable in respect of dwelling units which the following organizations have entered into a written agreement with the City to provide as affordable housing for a period of no less than 10 years: a) Winnipeg Housing Rehabilitation Corporation b) The Manitoba Housing and Renewal Corporation c) The Government of Canada or the Province of Manitoba d) any organization that has been approved to receive funding from the Government of Canada or the Province of Manitoba under an affordable housing program, as determined by that government.
Steinbach, MB	\$ 13,524.00	2017	\$3,273	<u>Projects for which funds may be used:</u> Water and wastewater facilities Sewer main and water mains Administration costs related to development agreements Engineering costs Storm sewers or storm water retention projects Upgrading of access roads required as a result of accumulated impact of growth Purchase of maintenance equipment Sidewalks and regional pathways Contribution to over-sizing of sewer and water mains Contribution towards infrastructure with future claw-back provisions	\$2,375.00	<u>Projects for which funds may be used:</u> Water and wastewater facilities Sewer main and water mains Administration costs related to development agreements Engineering costs Storm sewers or storm water retention projects Upgrading of access roads required as a result of accumulated impact of growth Purchase of maintenance equipment Sidewalks and regional pathways Contribution to over-sizing of sewer and water mains Contribution towards infrastructure with future claw-back provisions	

NON RESIDENTIAL DEVELOPMENT CHARGE - MANITOBA MUNICIPALITIES

MUNICIPALITY	POPULATION	YEAR	NON-RESIDENTIAL DEVELOPMENT CHARGE	SERVICES INCLUDED	EXEMPTIONS
TACHE (LORETTE)	10,284	2015	No Capital Levy for non-residential		
MACDONALD	6,280	2016	5% of the market value of land subdivided in: Commercial Zones Industrial Zones subject to a minimum capital levy of 2500/acre 2500/lot in: Agriculture Zones General Development Zones	Payable as a condition of approval of subdivision Water connection fee: 4500 (5/8" meter for a vacant lot serviced by municipality)	The capital levy may be adjusted or waived by a resolution of Council
WEST ST PAUL	4,932	2012		\$6100/lot Reserve fund for capital levy purposes and recreational and green space purposes executed at time of approval for a subdivision Capital levy: 4900/lot Recreational and green space levy: 1200/lot Recreation and green space levy is in addition to public reserve land and/or funds in lieu of land Sewer reserve fund (subdivision fee/levy): 2500/new lot and/or unit	If original lot being subdivided had an occupied building on the assessment roll a year prior then the number of lots required to pay capital levy as shown on the plan of subdivision shall be reduced by one
HEADINGLEY	3,215	2007		\$9000/lot Capital levy fee: 2,500/subdivided lot Road improvement fee: 2,000/subdivided lot Sewer & water infrastructure fee: 4500/service connection Sewer & water infrastructure fee: 9500/service connection to pipe outside of local improvement district	EMAIL SENT REQUESTING BYLAW HAVE FEE SCHEDULE BUT NOT BYALW
RITCHOT	5,487	2017	No Capital Levy fee for non-residential		None in by-law
WINNIPEG	663,617	2017	No Capital Levy fee for non-residential		None in by-law
STIENBACH	13,524	2016	Charge calculated per gross square foot: Up to 2000 sq. ft. = 1.16/sq. ft. 2000 - 10,000 sq. ft. = 1.44/sq. ft. 10,000 - 30,000 sq. ft. = 1.72/sq. ft. 30,000 - 50,000 sq. ft. = 2.31/sq. ft.	When subdividing or developing residential land an applicant shall pay to the City of Steinbach those levies or charges more particularly set out in the form attached hereto as Schedule A <u>Projects for which funds may be used:</u> Transportation improvements resulting from the accumulated impact of growth to fund new access roads to growth areas. Active transportation improvements which demonstrate a potential to decrease vehicular transportation.	

Gross floor area: the sum of the area that is contained within the external walls of a building, measured for each floor level, excluding space used for elevator or under-ground parking areas.

RESIDENTIAL DEVELOPMENT CHARGE - SASKATCHEWAN, ALBERTA

Municipality	POPULATION	YEAR	RESIDENTIAL DEVELOPMENT CHARGE	SERVICES INCLUDED	EXEMPTIONS
Weyburn, SK NOTE: Net hectares means a hectare/acre of development land which excludes any land dedicated public utility parcels, Municipal or Environmental Reserve Parcels	10,484	2014	<u>Land Subdivisions:</u> \$212,420 per net hectare (total) - per lot subdivided <u>Development Permit Applications:</u> Lots 2.0 acres or larger for residential uses: 212,402 per net hectare of development land <u>Development Permit Applications:</u> Lots/Parcels under 2.0 acres in size being developed or redeveloped to accommodate multifamily residential uses: 7,037.94 per additional residential dwelling unit (based on net gain in dwelling units). A maximum charge for multi-family residential will be established at \$337,821 per hectare based on high density residential development derived from the City of Weyburn Development Cost Charge Review prepared by Stantec Consulting March 26, 2013	100% payable prior to issuance of a development permit or subdivision approval, or; In a prescribed manner and timeline appropriate for the City as outlined within a development levy agreement or servicing agreement Delayed or phased payments of levies/fees may only occur if authorized by the Director of Finance Water supply, treatment, transmission, and distribution: 77,419.05/net ha (36% of charge) - 31,343.75/net acre or 47.9/m2 Sanitary sewage collection, storage, transmission, treatment & disposal: 76,562.50/net ha (36% of charge) - 30,996.96/net acre or 47.35/m2 Storm drainage collection and disposal: 3,162.65/net ha (2% of charge) - 1,280.43/net acre or 1.95/m2 Transportation (arterial roadways & traffic control): 34,434.15/net ha (16% of charge) - 13,940.95/net acre or 21.32/m2 Parks & Recreation: 20,948.80/net ha (10% of charge) - 8,481.29/net acre or 12.97/m2 TOTAL: 212,527.15	None in by-law
Yorkton, SK Net development area means gross area less: environmental reserves and easements less: allowance for municipal reserves less: lands dedicated for public roadways equals: Net developable area, which is the area subject to offsite levies.	15,669	2014	\$88,390/net residential hectare (total)	Shall be paid in the following manner: i) 50% at the time a Servicing Agreement is signed by the developer for subdivision of land ii) The remaining portion on a pro-rated basis as each lot is sold by the developer and title transferred to a third party iii) 100% prior to issuance of a Development Permit where land was previously subdivided before the adoption of this bylaw but no Development Levy imposed by the City iv) In a fashion and timeline deemed appropriate by the Municipality within a Development Levy Agreement as outlined by the Director of Finance where payment is secured by letters of credit for all outstanding amounts Roadway and related infrastructure: 14,414/hectare (12% of charge) Water system: 22,112/hectare (25% of total charge) Sanitary system: 17,218/hectare (19% of charge) Storm system: 4,793/hectare (6% of charge) Recreation: 29,850/hectare (34% of charge)	None in by-law
Prince Albert, SK NOTE: development land means those lands within the City of Prince Albert, where no previous servicing agreement has been entered into or development levy has been collected for the specific proposed development and, in the opinion of Council, the City will incur additional capital costs as a result of the proposed development.	35,129	2014	98,372/gross hectare of development land	To be paid, either: 100% prior to issuance of a development permit or; in a fashion and timeline deemed appropriate by the City within a Development Levy Agreement Roads and related: 28,768/ha (29%) Water works: 19,625/ha (20%) Sanitary sewer works: 13,570/ha (14%) Drainage works: 19,337/ha (20%) Parks and recreation: 14,047/ha (14% of charge) Neighbourhood Plan Studies: 825/ha	a) The Development Levy will not apply to the following: i) residential land owned by a non-profit housing agency for the purpose of building and renting affordable housing ii) residential lots to be developed and sold to build affordable homes b) The City shall permit a maximum of 1 hectare (approx. 8 - 14 single detached residential lots or 20 - 24 condominium townhouses) of land per year to be exempted for affordable housing unless otherwise authorized by City Council
Regina, SK	193,100	2016	346k for 235k Neighbourhoods 380k for 300k Neighbourhoods	See document for calculation scheme http://www.regina.ca/residents/city-planning/development-services/saf-dl/index.htm	
Medicine Hat, AB subdivision area = parcel of land, less environmental reserve, municipal reserve, and arterial road right of way. development land = that area of a parcel of land that is to be developed pursuant to a development permit (see PDF for more)	60,005	2016	132,254 - 455,063/net ha 207,000/net ha average - per ha of subdivision area or development area	Imposed at date of issuance of a development permit (development land levy) Imposed at date of subdivision approval (subdivision area levy) Levy determined by area node Services charged for: Storm sewer Sanitary sewer Roads Water	Council may by resolution direct the City to subsidize the payment of any levy imposed under this bylaw, from one or more funding sources identified in the resolution, in any amount up to and including the whole amount of the levy If the Council has passed a resolution under subsection 10(a), then the amount of the subsidy must be reviewed by the CAO every other year in conjunction with that year's review of levy projects and levy rates under subsection 9(a), and the Council may at that time pass a resolution to rescind the previous resolution and impose a different level of subsidy, if any, which resolution may be passed by simple majority despite any provision of the Procedure Bylaw.
Lethbridge, AB (Net Area = Gross Area - MR - ER - AR) MR = municipal reserve ER = environmental reserve AR = arterial road right-of-way No legally defined parcel of land will be assessed levies on only a portion of its area.	83,517	2017	\$257,000/net ha (total)	Offsite levies will become due upon execution of the Service Agreement. 50% of assessed fees will be paid prior to the start of construction upon execution of the service agreement 50% will be paid prior to the first building permit being issued within the development phase Water: 57,000 (22%) Sanitary sewer: 52,000 (20%) Storm sewer: 53,000 (20%) Arterial roads: 95,000 (38%)	Offsite Levies will not be collected on land where: 1) It can be shown or it is reasonable to assume that the land was previously connected to all municipal services including water, sanitary sewer, and storm drainage services or road accesses 2) There will be reasonable opportunity to collect offsite levies in the future, upon subdivision and further servicing of the land 3) The land remains completely unserviced

Note: Offsite levies may also not be collected in a situation where:
An existing, formerly un-serviced residence is connected to City services where no planning, subdivision, or zoning changes are contemplated.

NON-RESIDENTIAL DEVELOPMENT CHARGE - SASKATCHEWAN, ALBERTA

Municipality	POPULATION	YEAR	NON-RESIDENTIAL DEVELOPMENT CHARGE	SERVICES INCLUDED	EXEMPTIONS
Weyburn, SK Net hectare means a hectare/acre of development land which excludes any land dedicated public utility parcels, Municipal or Environmental Reserve Parcels	10,484	2014	<u>Land Subdivisions:</u> \$212,420 per net hectare (total) - per lot subdivided <u>Development Permit Applications:</u> to accommodate commercial, institutional, and/or industrial uses/developments: \$131.50 per square meter of building area (based on net gain in building area)	100% payable prior to issuance of a development permit or subdivision approval, or; In a prescribed manner and timeline appropriate for the City as outlined within a development levy agreement or servicing agreement Delayed or phased payments of levies/fees may only occur if authorized by the Director of Finance Water supply, treatment, transmission, and distribution: 77,419.05/net ha (36% of charge) - 31,343.75/net acre or 47.9/m2 Sanitary sewage collection, storage, transmission, treatment & disposal: 76,562.50/net ha (36% of charge) - 30,996.96/net acre or 47.35/m2 Storm drainage collection and disposal: 3,162.65/net ha (2% of charge) - 1,280.43/net acre or 1.95/m2 Transportation (arterial roadways & traffic control): 34,434.15/net ha (16% of charge) - 13,940.95/net acre or 21.32/m2 Parks & Recreation: 20,948.80/net ha (10% of charge) - 8,481.29/net acre or 12.97/m2 TOTAL: 212,527.15	None in by-law
Yorkton, SK Net development area means gross area less: environmental reserves and easements less: allowance for municipal reserves less: lands dedicated for public roadways equals: Net developable area, which is the area subject to offsite levies.	15,669	2014	Commercial: 171,474 per hectare Industrial: 170,119 per hectare	Shall be paid in the following manner: i) 50% at the time a Servicing Agreement is signed by the developer for subdivision of land ii) The remaining portion on a pro-rated basis as each lot is sold by the developer and title transferred to a third party iii) 100% prior to issuance of a Development Permit where land was previously subdivided before the adoption of this bylaw but no Development Levy imposed by the City iv) In a fashion and timeline deemed appropriate by the Municipality within a Development Levy Agreement as outlined by the Director of Finance where payment is secured by letters of credit for all outstanding amounts Roadway and related infrastructure: Water system: Sanitary system: Storm system: Recreation:	None in by-law
Prince Albert, SK NOTE: development land means those lands within the City of Prince Albert, where no previous servicing agreement has been entered into or development levy has been collected for the specific proposed development and, in the opinion of Council, the City will incur additional capital costs as a result of the proposed development.	35,129	2014	98,372/gross hectare of development land	To be paid, either: 100% prior to issuance of a development permit or; in a fashion and timeline deemed appropriate by the City within a Development Levy Agreement Roads and related: 28,768/ha (29%) Water works: 19,625/ha (20%) Sanitary sewer works: 13,570/ha (14%) Drainage works: 19,337/ha (20%) Parks and recreation: 14,047/ha (14% of charge) Neighbourhood Plan Studies: 825/ha	None in by-law
Regina, SK	193,100	2016	346k for 235k Neighbourhoods 380k for 300k Neighbourhoods	See document for calculation scheme http://www.regina.ca/residents/city-planning/development-services/saf-dl/index.htm PDFS available in projects > dev't cost charges > data collection > compared value	None in by-law
Medicine Hat, AB subdivision area = parcel of land, less environmental reserve, municipal reserve, and arterial road right of way. development land = that area of a parcel of land that is to be developed pursuant to a development permit (see PDF for more)	60,005	2016	132,254 - 455,063/net ha 207,000/net ha average - per ha of subdivision area or development area	Imposed at date of issuance of a development permit (development land levy) Imposed at date of subdivision approval (subdivision area levy) Levy determined by area node Services charged for: Storm sewer Sanitary sewer Roads Water	None in by-law
Lethbridge, AB (Net Area = Gross Area - MR - ER - AR) MR = municipal reserve ER = environmental reserve AR = arterial road right-of-way No legally defined parcel of land will be assessed levies on only a portion of its area.	83,517	2017	\$257,000/net ha (total)	Offsite levies will become due upon execution of the Service Agreement. 50% of assessed fees will be paid prior to the start of construction upon execution of the service agreement 50% will be paid prior to the first building permit being issued within the development phase Water: 57,000 (22%) Sanitary sewer: 52,000 (20%) Storm sewer: 53,000 (20%) Arterial roads: 95,000 (38%)	Offsite Levies will not be collected on land where: 1) It can be shown or it is reasonable to assume that the land was previously connected to all municipal services including water, sanitary sewer, and storm drainage services or road accesses 2) There will be reasonable opportunity to collect offsite levies in the future, upon subdivision and further servicing of the land 3) The land remains completely unserviced Note: Offsite levies may also not be collected in a situation where: An existing, formerly un-serviced residence is connected to City services where no planning, subdivision, or zoning changes are contemplated.