

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 **1.844.737.5684**.

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:

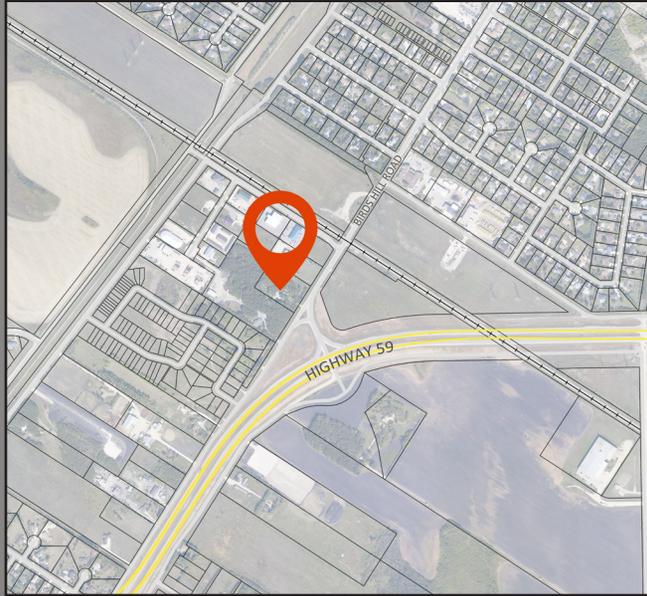
- Professional Planner and/or Professional Engineer Fees (IE: subdivision plans, drainage plans, geotechnical engineer report);
- Fees associated with a Real-Estate agent;
- Survey Costs/Digital AutoCAD file of Survey;
- Road development costs;
- Land development costs (IE: landscaping, lighting, fencing, 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

2978 BIRDS HILL ROAD
EAST ST. PAUL, MB, R2E 1J5
PH: (204)669-8880 FAX: (204) 669-8882
TOLL FREE: 1-800-876-5831

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



E-MAIL: info@rrpd.ca

WEBSITE: www.redriverplanning.com

ONLINE PERMIT APPLICATIONS

<https://ca.cloudpermit.com/login>

Cloudpermit 

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, 2024

R.M. OF EAST ST. PAUL SUBDIVISION GUIDELINE



 **RED RIVER**
PLANNING DISTRICT
Guiding Development • Building Community

Planning and Development Services
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 contact 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, as outlined within 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 East St. Paul development fee by-law 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

Traffic Signalization Reserve

Road Rebuilding Reserve

Capital Levy Reserve

Water Capital Levy Reserve

Sewer Capital Levy Reserve

Environmental Health Services Reserve

Active Transportation Reserve



MUNICIPAL EXAMINATION AND APPROVAL OF SUBDIVISIONS FEE

The Rural Municipality of East St. Paul assesses fees and charges for applications for subdivision approval paid prior to application being considered by the municipality as follows:

1. Initial Fees and Charges

Residential:

For Residential subdivisions the fee is based upon the number of residential lots being subdivided.

There is an administrative fee and a service deposit that is required to be paid.

Commercial, Industrial & Other Large Lot Developments:

For these developments, the residential fees shall be used, except that each commercial, industrial or other large lot shall be considered as the equivalent of five residential lots.

2. Subsequent Deposit

Where Council approves the subdivision subject to the condition of a development agreement, a letter will be forwarded to the developer stating that conditional approval has been provided. The developer must return a signed copy of the letter including a deposit per newly created lot.

3. Development Agreement

Upon signing the Development Agreement, a fee per residential lot is required for residential development.

These fees and deposits are subject to change. Municipal By-Laws are available for viewing on-line at: www.eaststpaul.com. Please contact the municipal office if you have further questions regarding the above by-laws or fees at **(204) 668.8112**