



**MUNICIPALITY OF EMERSON-FRANKLIN
BY-LAW NO. 2025-04**

**BEING A BY-LAW OF THE MUNICIPALITY OF EMERSON-FRANKLIN
TO ESTABLISH CAPITAL CONTRIBUTION LOT FEES**

WHEREAS Section 143(1) of The Planning Act, provides in part as follows:

A council may, by by-law, set the levies to be paid by applicants to compensate the municipality for the capital costs specified in the by-law that may be incurred by the subdivision of land.

AND WHEREAS Section 143(2) of The Planning Act provides in part as follows:

A council must establish a reserve fund under The Municipal Act into which the levies are to be paid.

AND WHEREAS the Council of the Municipality of Emerson-Franklin deems it in the interest of the Municipality to ensure that a capital contribution levy is obtained from new sites created by subdivision within the Municipality for those capital costs related to the repair, renewal, expansion or development of the capital infrastructure of the Municipality that may be incurred by the Municipality wholly or in part by reason of the subdivision;

AND WHEREAS it is deemed expedient and in the public interest to revise the scale of levies for those purposes;

NOW THEREFORE BE IT ENACTED as a bylaw of the Municipality of Emerson-Franklin;

1. That the fees prescribed in Schedule "A" attached hereto be and are hereby levied upon each new lot created within the Municipality of Emerson-Franklin as of March 1, 2025.
2. Monies received from payment of capital contribution lot fees under this by-law shall be maintained in the respective reserve fund.
3. That no portion of the reserve fund or any accretions thereof shall be disbursed or expended by the municipality or the Council or any member or officer thereof, for any purpose other than in accordance with the provisions of Sections 168(2) and 169(1) of The Municipal Act.

DONE AND PASSED as a bylaw of the Municipality of Emerson-Franklin in the Province of Manitoba, this 11th day of February 2025.

A handwritten signature in black ink that reads "Dave Carlson".

Reeve Dave Carlson

A handwritten signature in blue ink that reads "Tracey French".

Chief Administrative Officer Tracey French

READ A FIRST TIME this 20th day of January, 2025
READ A SECOND TIME this 20th day of January, 2025
READ A THIRD TIME this 11th day of February, 2025.



MUNICIPALITY OF EMERSON-FRANKLIN
SCHEDULE "A"
BY-LAW NO. 2025-04

CAPITAL CONTRIBUTION LOT FEE SUBDIVISION RATES as of March 1 2025

- \$1,500 per residential lot/payable as a condition of subdivision approval.
- \$2,000 per commercial lot/payable as a condition of subdivision approval.
- These capital contribution lot fees will be deposited into dedicated reserve funds.
- Rates will be reviewed annually and will become part of the Schedule of fees.