



THE TOWN OF STE. ANNE
BY-LAW NO. 10-2026

BEING a by-law of the Town of Ste. Anne for the establishment of capital lot fees and distribution of said fees to Town of Ste. Anne Reserves.

WHEREAS Section 143(1) of The Planning Act, C.C.S.M. 2005, c. P80, 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 and that may be incurred by the subdivision of land.”;

AND WHEREAS Section 143(2) of The Planning Act, C.C.S.M. 2005, c. P80, provides in part as follows:

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

AND WHEREAS the Council of the Town of Ste. Anne deems it in the best interest of the Municipality to ensure that a capital 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 Town of Ste. Anne;

1. That the fees prescribed in Schedule “A” attached hereto be and are hereby levied upon each new parcel created within the Town of Ste. Anne which shall be deposited in the respective reserve fund
2. 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.
3. That By-Law 4-2025 be repealed.

DONE AND PASSED as a bylaw of the Town of Ste. Anne in the Province of Manitoba this 14th day of October, A.D., 2026.



Mayor

Chief Administrative Officer

Read a first time this 09th day of September, 2026;
Read a second time this 23rd day of September, 2026;
Read a third time this 14th day of October, 2026.



THE TOWN OF STE. ANNE
BY-LAW NO. 10-2026
SCHEDULE "A"
CAPITAL LOT FEES

The schedule of fees for the creation of each new lot in newly approved subdivisions in the Town of Ste. Anne is as follows:

Residential Capital Lot Fees:

	2027	2028	2029
Single Family Lots	\$3,000 per lot	\$3,250 per lot	\$3,500 per lot
Duplex Lots	\$3,000 per unit	\$3,250 per unit	\$3,500 per unit
Multi-Family Lots	\$3,000 per unit	\$3,250 per unit	\$3,500 per unit

Non-Residential Capital Lot Fees:

	2027	2028	2029
Single Commercial Lots	\$3,000 per lot	\$3,250 per lot	\$3,500 per lot
Multi-Unit Commercial Lots	\$2,000 per unit	\$2,250 per unit	\$2,500 per unit
Light Industrial	\$3,500 per lot	\$3,750 per lot	\$4,000 per lot
Educational and Institutional	\$10,000 per lot	\$10,000 per lot	\$10,000 per lot
Personal Care Homes	\$2,000 per unit	\$2,250 per unit	\$2,500 per unit

Utility Capital Lot Fees - Sewer Connection Fees:

	2027	2028	2029
Single Family Lots	\$1,000 per lot	\$1,250 per lot	\$1,500 per lot
Duplex Lots	\$750 per unit	\$1,000 per unit	\$1,250 per unit
Multi-Family Lots	\$750 per unit	\$1,000 per unit	\$1,250 per unit
Personal Care Homes	\$750 per unit	\$1,000 per unit	\$1,250 per unit
Other property type lots (i.e. commercial, industrial)	\$2,000 per connection	\$2,250 per connection	\$2,500 per connection

All capital lot fees will be deposited into the reserve funds of the Town of Ste. Anne at the following rates:

- | | | |
|----|---------------------------------|------------|
| a) | Protective Reserve | 20% of fee |
| b) | Recreation Reserve | 20% of fee |
| c) | Capital Development Reserve | 20% of fee |
| d) | Road/Sidewalks/ Bridges Reserve | 20% of fee |
| e) | Fire Protection Reserve | 20% of fee |

Of the utility capital lot fees (sewer connection fees), seventy-five percent (75%) will be deposited into the Utility Reserve Fund of the Town of Ste. Anne, while the remaining shall be applied towards utility operating expenses.