



THE TOWN OF STE. ANNE
BY-LAW NO. 4-2025

BEING a by-law of the Town of Ste. Anne for the distribution of development lot 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 this by-law shall come into force on the 27th day of March, A.D., 2025, with the distribution of the fees to reserves effective in the 2025 Financial Plan.
4. That By-Law 10-2019 be repealed.

DONE AND PASSED as a bylaw of the Town of Ste. Anne in the Province of Manitoba this 12th day of March, A.D., 2025.



Mayor



Chief Administrative Officer

Read a first time this 26th day of February, 2025;
Read a second time this 26th day of February, 2025;
Read a third time this 12th day of March, 2025.



THE TOWN OF STE. ANNE
BY-LAW NO. 4-2025
SCHEDULE "A"
CAPITAL LOT FEE SUBDIVISION RATES

SCHEDULE OF SUBDIVISION RATES FOR EACH NEW LOT AND STRUCTURE
BEING CREATED IN THE TOWN OF STE. ANNE

\$2,500.00 per lot when a developer creates at least 1 and not more than 5 new lots in one phase of a subdivision.

\$2,500.00 per lot when a developer creates at least 6 and not more than 15 new lots in one phase of a subdivision.

\$2,500.00 per lot when a developer creates more than 16 lots in one phase of a subdivision.

\$1,500.00 per unit/residence for the construction of a duplex.

\$1,500.00 per unit/residence for the development of a multi-family structure (3 or more-unit structures).

These 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)	Utility 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

