THE TOWN OF STE. ANNE
BY-LAW NO. 9-2026

BEING a by-law of The Town of Ste. Anne to establish a rate for urban services being provided to the Town of Ste. Anne.

WHEREAS, Section 312 of The Municipal Act of Manitoba, provides as follows (in part):

312 If approved by by-law, a municipality may provide, as a special service to all or part of a municipality, one or more of the following:

(a) highway construction and maintenance including sidewalks;
(b) snow removal and dust control;
(d) grass and weed cutting and control;
(g) recreation support services;
(h) street lighting;
(i) fire and police protection services;
(i.1) emergency management services;
(k) drainage construction and maintenance;

AND WHEREAS subsection 320(1) of The Municipal Act provides as follows:

Subject to subsection (2) to (6) and subsection 321(4), a council may by by-law

(a) approve the local improvement or special service as set out in the plan or proposal; and
(b) authorize the municipality to impose taxes as set out in the plan or proposal.

AND WHEREAS the Council of the Town of Ste. Anne has prepared Special Services Plan No. 2027-02 to establish a rate for the urban services identified as road and bridge maintenance including sidewalk maintenance, street lighting, snow removal including sanding services, drainage construction and maintenance, emergency management, police and fire protection services, recreational support services, and, parks & greenspaces maintenance and grass cutting, as special services pursuant to Part 10 of The Municipal Act.

AND WHEREAS the requirements are prescribed in Sections 318, 319 and 320 of The Municipal Act have been complied with;

AND WHEREAS the assessed value of the whole lands chargeable under this by-law according to the latest revised Assessment Roll is $207,296,870;

NOW THEREFORE, the Council of the Town of Ste. Anne in regular session assembled, enacts as follows:

1. That pursuant to subsection 320(1) of The Municipal Act, the Town of Ste. Anne approves Special Services Plan No. 2027-02 attached hereto as Schedule “A”.
2. That the Town of Ste. Anne levy an annual special services tax upon all rateable properties, including otherwise exempt properties, as included in the annual assessment roll of the Town of Ste. Anne.

DONE AND PASSED by a by-law of the Town of Ste. Anne in the Province of Manitoba this ____ day of ____________, 202_.

____
Mayor

____
Chief Administrative Officer

Read a first time this ____ day of ____________, 202_;
Read a second time this ____ day of ____________, 202_;
Read a third time this ____ day of ____________, 202_.

TOWN OF STE. ANNE
SCHEDULE “A” TO BY-LAW NO. 9-2026
SPECIAL SERVICES PLAN NO. 2027-02

Establishing a special service tax rate for the identified urban services within the Town limits of Ste. Anne outside of the general mill rate.

(a) Description of Proposed Special Service

The Town of Ste. Anne currently provides urban services within the Town to which include as road and bridge maintenance including sidewalk maintenance, street lighting, snow removal including sanding services, drainage construction and maintenance, emergency management, police and fire protection services, recreational support services, and, parks & greenspaces maintenance including grass cutting and weed control, to all properties within the Town of Ste. Anne limits.

These services are not new but rather a continuation of services provided under Special Service By-Law No. 9-2023 to which expires at year end 2026.

As part of the discussion regarding the annexation and transition of the use of the land from agricultural and rural to urban, the annexed lands would pay an equivalent annual municipal property tax mill rate as the rural municipality to which the annexed lands originate from for a twelve (12) year period or until such a time the annexed lands are rezoned for development, to which the Town’s municipal mill rates shall be applied. As such, all annexed lands shall be exempted from this special services plan until such time the properties are subdivided and/or rezoned for development purposes.

(b) Area to be levied

The Special Service Area to be levied includes all rateable properties within the Town of Ste. Anne municipal boundaries, including otherwise exempt properties, but excluding all annexed lands unless otherwise developed during the years in which this special services plan applies to.

(c) Estimated Cost of the Special Services.

The following table identifies the estimated net cost of the urban services included in this plan for a period of three (3) years beginning January 1st, 2027 is as follows:

Urban Services	2027	2028	2029
Road, bridge & sidewalk maintenance	$ 454,529	$ 472,712	$ 491,625
Street lighting	42,000	43,680	45,428
Snow removal and sanding services	47,537	49,442	51,423
Drainage construction and maintenance	30,625	31,851	33,128
Emergency management services	21,785	22,657	23,566
Police protection services	886,860	922,335	959,229
Fire protection services	76,893	79,969	83,168
Recreation support services	87,744	91,256	94,908
Parks maintenance and grass cutting	106,438	110,697	115,127
Total	**1,754,411**	**1,824,599**	**1,897,602**

(d) Method and Rate of Calculating the Special Services Tax

A special service levy will be calculated on the portioned value of assessable property as identified in the final assessment roll as prepared by the office of the Property Assessment Services Division of the Province of Manitoba department of Municipal and Northern Relations, for each tax year identified within this service plan. The official mill rate shall be determined by Council annually, based on the urban services budgets as set out in the Town of Ste. Anne’s Financial Plan, to a maximum annual levy as per the estimated costs above.

Based on the latest Assessment Roll of the Town of Ste. Anne for the year 2027, the estimated mill rate for the year 2027 would be as follows:

Portioned Assessment					
Taxable	Otherwise Exempt	Grants-in-lieu of Taxes	Total Assessment	Estimated Cost for 2027	Mill Rate
186,088,420	18,882,200	2,326,250	207,296,870	1,754,411	8.484

Calculated on the average single family residential property assessment of $328,501 (portioned assessed value of $147,825), an estimated $1,251.19 special service tax would be levied in 2027.