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# 2013 – 2024 TAX, PERMITS & ASSESSMENT ANALYSIS

Town of Ste. Anne



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# TOWN MILL RATE

The following table provides an overview of the mill rates set for the years 2013 to 2023.

Levy Description		2024	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
<i>School Levies</i>	Education Support Levy	8.128	8.140	8.713	8.809	8.828	9.770	9.770	10.500	10.500	11.610	11.390	11.831
	Seine River School Division	12.670	12.044	13.484	13.874	14.232	14.612	14.648	14.454	14.037	15.099	14.500	15.537
<i>Debentures</i>	BL 6-1999 - PW Shop/Firehall												0.541
	BL 13-2004 - Smith Bridge & Road						0.479	0.512	0.552	0.571	0.650	0.673	0.754
	BL 12-2004 - Arena Project	0.267	0.280	0.318	0.334	0.355	0.387	0.414	0.446	0.462	0.526	0.544	0.610
	BL 11-2008 - Fire Truck							0.118	0.125	0.130	0.146	0.150	0.170
	BL 12-2011 - Sewer Upgrades	0.112	0.115	0.131	0.135	0.143	0.155	0.164	0.175	0.182	0.204	0.184	0.239
	BL 16-2014 - Fire Rescue	0.137	0.143	0.163	0.170	0.180	0.194	0.205	0.219	0.252	0.284		
	BL 7-2015 - Police Station	0.190	0.199	0.225	0.236	0.249	0.270	0.285	0.303	0.382			
	BL 10-2017 - Lagoon Land Purchase	0.359	0.366	0.406	0.414	0.464	0.485	0.532					
	BL 1-2022 - Town Office	0.510	0.533	0.603									
	Special Services By-Laws	9.607	9.478	9.478	10.329	9.550	9.777	8.772	9.075	9.755	10.458	10.165	9.581
<i>General Municipal</i>	Ste. Anne Library	0.208	0.218	0.230	0.242	0.257	0.280	0.322	0.348	0.257	0.293	0.303	0.339
	Deficit Recoveries		0.534			0.876							
	General At-Large	4.386	3.970	4.283	4.468	3.556	3.906	4.617	4.698	3.950	5.258	5.800	6.273
Total School Mill Rates		20.798	20.184	22.197	22.683	23.060	24.382	24.418	24.954	24.537	26.709	25.890	27.368
Total Municipal Mill Rates		15.776	15.836	15.837	16.328	15.630	15.933	15.941	15.941	15.941	17.819	17.819	18.507
<b>Total Residential Mill Rate</b>		<b>28.446</b>	<b>27.880</b>	<b>29.321</b>	<b>30.202</b>	<b>29.862</b>	<b>30.545</b>	<b>30.589</b>	<b>30.395</b>	<b>29.978</b>	<b>32.918</b>	<b>32.319</b>	<b>34.044</b>
<b>Total Commercial &amp; Other Properties</b>		<b>36.574</b>	<b>36.020</b>	<b>38.034</b>	<b>39.011</b>	<b>38.690</b>	<b>40.315</b>	<b>40.359</b>	<b>40.895</b>	<b>40.478</b>	<b>44.528</b>	<b>43.709</b>	<b>45.875</b>
School Mill Rate Difference from Year Prior		0.614	-2.013	-0.486	-0.377	-1.322	-0.036	-0.536	0.417	-2.172	0.819	-1.478	1.160
Municipal Mill Rate Difference from Year Prior		-0.060	-0.001	-0.491	0.698	-0.303	-0.008	0.000	0.000	-1.878	0.000	-0.688	0.000
<b>Total Mill Rate Difference from Year Prior</b>		<b>0.554</b>	<b>-2.014</b>	<b>-0.977</b>	<b>0.321</b>	<b>-1.625</b>	<b>-0.044</b>	<b>-0.536</b>	<b>0.417</b>	<b>-4.050</b>	<b>0.819</b>	<b>-2.166</b>	<b>1.160</b>

## MUNICIPAL ASSESSMENT

The following is the total portioned assessment of the Town of Ste. Anne used for taxation between 2013 to 2023.

	2024	2023 *	2022	2021	2020 *	2019	2018 *	2017	2016 *	2015	2014 *	2013
Assessment	134,626,360	\$128,441,150	\$113,360,350	\$107,817,280	\$101,433,000	\$92,901,480	\$87,016,800	\$80,592,900	\$77,944,180	\$68,447,910	\$66,148,420	\$59,006,570
Difference from Year Prior	6,185,210	\$15,080,800	\$5,543,070	\$6,384,280	\$8,531,520	\$5,884,680	\$6,423,900	\$2,648,720	\$9,496,270	\$2,299,490	\$7,141,850	\$808,190
% of Difference	5%	13%	5%	6%	9%	7%	8%	3%	14%	3%	12%	1%

\* Reassessment year

From 2013 to 2024, the Town's assessment has increased by \$75,619,790. This is a 128% increase in the taxable assessment.

The years 2014, 2016 and 2023 show the highest increase in assessment from the year prior. These three years were all a reassessment year. Other factors for larger increases in these three years would be the creation of new lots from subdivisions, along with new builds, and some commercial spaces on top of the reassessment of properties.

## BUILDING PERMITS

The following provides the number of permits issued each year. Building permits issued range from new construction of a building to additions or for decks. All permit types have been categorized into a summary line. The total value of permits are estimations provided by applicants during the permit process.

	2024 Year to Date	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Total Single Family Permits	17	17	10	31	14	12	21	14	17	5	7	9
Total Multi-Family Permits	11	15	1	2	10	4	19	19	8	2	8	4
Total Commercial, Institutional, Industrial Permits		3		3	3	3	4	5	2	1	1	
Total Additions, Detached Garages or Renovations Permits	4	10	11	10	13	7	8	9	13	5	7	5
Total Accessory Buildings, Decks, Pools, Other Permits	13	12	26	19	16	20	17	14	13	14	11	7
<b>Total Permits Issued</b>	<b>45</b>	<b>57</b>	<b>48</b>	<b>65</b>	<b>56</b>	<b>46</b>	<b>69</b>	<b>61</b>	<b>53</b>	<b>27</b>	<b>34</b>	<b>25</b>
Total Value of Permits	\$15,101,498	\$33,202,409	\$4,312,635	\$17,001,262	\$13,721,600	\$9,031,546	\$20,461,482	\$18,216,600	\$11,065,380	\$2,684,950	\$8,323,500	\$6,067,500
Difference from Year Prior	-\$18,100,911	\$28,889,774	-\$12,688,627	\$3,279,662	\$4,690,054	-\$11,429,936	\$2,244,882	\$7,151,220	\$8,380,430	-\$5,638,550	\$2,256,000	-\$907,500
% of Difference	-55%	670%	-75%	24%	52%	-56%	12%	65%	312%	-68%	37%	-13%

## MUNICIPALITY COMPARISONS

### 2024 MILL RATES AND SERVICES COMPARISON

Below provides an overview of surrounding municipalities, the municipal services they provide, and their mill rates. Certain municipalities with LUDs may differ from the calculations below, due to different factors as set out in their financial plans. School Mill Rates were not included as they are not set by the municipalities, and the rural municipalities have multiple school divisions in which different areas of their respective municipality fall into the school division catchments.

	<i>RM of Taché</i>	<i>City of Steinbach</i>	<i>RM of La Broquerie</i>	<i>RM of Ste. Anne</i>	<i>Town of Ste. Anne</i>
<i>Population (From 2021 Census)</i>	11,916	17,806	6,725	5,584	2,891
<i>Separate Utility Billing (Water &amp; Sewer)</i>	Yes	Yes	Yes	No	No
<i>Notes for Protective Services</i>	Water & Sewer	Water & Sewer	Sewer Only	No Utilities Provided	Sewer Only
<i>2024 Operating Budget</i>	RCMP Contract 3 Fire Depts	RCMP Contract 1 Fire Dept	RCMP Contract 1 Fire Dept	RCMP Contract 1 Fire Dept; 3 Contracted Fire Depts	SAPD Own Fire Dept.
<i>2024 Utility Operating Budget</i>	42,318,743.12	33,923,999.48	10,389,204.67	7,520,248.00	6,732,654.88
<i>Taxable Municipal Assessment</i>	2,270,334.94 - Lorette 1,750,489.85 – Landmark	5,697,137.38	621,326.24	0.00	9,111,233.93
<i>2024 Mill Rates:</i>	794,026,210	1,242,024,870	348,666,510	403,528,250	134,626,360
<i>Debentures</i>	3.317	1.270	2.346	0.199	1.575
<i>Special Services &amp; LID</i>	1.246	4.000			9.815
<i>General Municipal At Large</i>	4.261	7.889	6.640	4.368	4.386
<i>LUDs</i>	3.999 - Lorette 6.865 - Landmark	N/A	6.699	8.012	N/A
<i>Rural Area</i>	5.688	N/A	6.896	4.370	N/A
<i>Reserves Specific</i>	2.562	1.241	1.091	0.694	0.000
<i>Total M/R</i>	15.385 Lorette LUD 18.251 Landmark LUD 17.074 Rural Areas	14.400	16.776 LUD 16.973 Rural	13.273 LUD 9.631 Rural	15.776

The average municipal mill rate for the above Municipalities and applicable LUDs is 15.282. The Town is +0.494 (3.2%) above this average. When comparing municipalities, all municipalities have larger population than the Town, which assists these municipalities in obtaining larger per capita grants.

All surrounding municipalities obtain policing services through contract with the RCMP, who are the Provincial police service for Manitoba. The Town has its own police service, and receives granting from the province, called the Urban Police Operating Grant, as well as receives the revenues from fines issued and other grants, which assists offset the cost of the service.

All surrounding municipalities who provide utility services (Potable Water & Sewer Collection and Treatment), all have quarterly utility billing. The Town is the only unique municipality who currently has the levy charged as a flat rate on the property tax bill, with rates having not been updated since 2010. A rate adequacy and study report will be undertaken with the new treatment and lagoon expansion plant coming into operation in the near future.