

RURAL MUNICIPALITY OF STANLEY
BY-LAW 10-25

BEING a By-Law of the R.M. of Stanley to authorize the Expenditure and Borrowing of money for the installation and connection to a low-pressure wastewater system in the RM of Stanley as a local improvement.

WHEREAS Section 311 of the Municipal Act, S.M. 1998, C.58, provides in part as follows:

If approved by by-law, a municipality may undertake, as a local Improvement for the benefit of all or part of the municipality.

- a) The acquisition, development, upgrading, or replacement of one or more of the following:
 - (i) sewage collection and treatment facilities;

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

Subject to subsections (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 Section 172 of The Municipal Act provides in part as follows:

In this Division,

“borrowing” means the borrowing of money, and includes:

- b) Borrowing to pay for the local improvement under Division 4 (Local Improvements and Special Services) of Part 10.
- e) issuing debentures

AND WHEREAS, the Council of the Rural Municipality of Stanley has prepared Local Improvement Plan No. 10/25 providing for the spending, borrowing authority, and imposition of taxes for the installation and connection to a low-pressure wastewater system in the RM of Stanley as a local improvement pursuant to Part 10 of the Municipal Act.

AND WHEREAS, to complete such undertaking, it may be necessary for the Rural Municipality of Stanley to borrow the sum of \$1,432,200.00 as hereinafter provided, which is the amount of the debt intended to be created by this By-Law.

AND WHEREAS the consecutive annual amounts, including principal and interest, required to be raised each year for 20 years, as hereinafter provided, for paying the principal and interest under this By-Law are the amounts set out in Schedule “A” hereto.

AND WHEREAS the requirements as prescribed in Sections 318, 319, and 320 of the Municipal Act have been complied with.

AND WHEREAS the amount of the existing debenture debt of The Rural Municipality of Stanley is \$7,934,758.69, of which no portion of the principal or of the interest thereon is in arrears.

NOW THEREFORE the Council of The Rural Municipality of Stanley in regular session assembled enacts as follows:

1. That pursuant to subsection 320(1) of The Municipal Act, The Rural Municipality of Stanley adopts Local Improvement Plan No. 10/25 attached hereto as Schedule “B”.
2. That the Rural Municipality of Stanley may expend up to one million four hundred thirty two thousand two hundred dollars (\$1,432,200.00) for completing the low-pressure sewer for the villages of Schanzenfeld and Reinfeld in the RM of Stanley as a local improvement.
3. That for the previously mentioned project, the said municipality may borrow up to one million four hundred thirty two thousand two hundred dollars (\$1,432,200.00). The R.M. of Stanley in the Province of Manitoba shall issue the borrowing to be payable at a Financial Institution and be dated the 31st day of December, A.D. 2026.
4. That the said borrowing shall bear interest at a rate estimated for the time being at 5.325% per annum, and subject in any event to the authorization of The Municipal Board at the time of sale and shall mature in accordance with the maturities set out in Schedule “A” hereto on the 31st day of December in each of the years 2027 to 2046, both inclusive.

- 5. That the issuance of borrowings shall be signed by the Reeve and the Chief Administrative Officer of The Rural Municipality of Stanley and there shall be affixed thereto to corporate seal of the said municipality.
- 6. That during the currency of the said borrowing; namely, in each of the years 2027 to 2046, inclusive, there shall be raised annually by the special per parcel rate on all benefiting properties in the villages of Schanzenfeld and Reinfeld in the Rural Municipality of Stanley as described in Schedule "C" hereto, an amount sufficient to provide for all the principal and interest requirements hereunder.
- 7. That pursuant to subsection 174(3)(d) of The Municipal Act, pending the issue of the borrowing, the Council of The Rural Municipality of Stanley may agree with a bank or person or borrow from the general funds of the Municipality for temporary advances from time to time to meet expenditures incurred for the purpose previously mentioned and the total advances shall not exceed one million four hundred thirty two thousand two hundred dollars (\$1,432,200.00).
- 8. That, at any time prior to or within thirty (30) days following completion of the work, any ratepayer of the area affected by the local improvement as described in Schedules "C" hereto may commute and pay in one principal sum that part of his/her share of the debt herein authorized in respect of the per parcel rates provided herein to the Chief Administrative Officer of the Rural Municipality of Stanley and thereafter no per parcel rates shall be levied against his/her said lands in respect of the borrowing to be authorized herein.
- 9. That, in the year 2036 of the term of this debenture levy, prepayment(s) of the remaining principal amount owing, without penalty, will be accepted on the anniversary date of this debenture levy, and after such prepayment(s) the Schedules for this By-Law shall be revised accordingly.

Done and Passed as a by-law of The Rural Municipality of Stanley in the Province of Manitoba this ____ day of _____, 2025.

Reeve

Chief Administrative Officer

Read a first time this 24 th day of July, A.D. 2025	
Read a Second time this day of	A.D. 2025
Read a third time this day of	A.D. 2025

CERTIFIED to be a true copy of 1st Reading of By-Law 10-25 PASSED by the Council of the RM of Stanley at their Meeting held on July 24, 2025.

Terry Penner,
Chief Administrative Officer

Rural Municipality of Stanley

Low Pressure Sewer Reinfeld & Schanzenfeld

SCHEDULE - A TO BYLAW NO. 10-25
Local Improvement Plan No. 10/25 Debenture Issue

No Bylaw Type Entered

Term (Yrs): 20	Amount:	1,432,200.00
Date: December 31, 2026	Rate (%):	5.3250
Payable: December 31, 2027-46	Annual Payment:	118,111.51
	First Year's Payment:	118,111.51
	Adjusted Last Year's Payment:	118,111.46

MATURITY SCHEDULE

Year	Interest	Principal	Balance
2027	76,264.65	41,846.86	1,390,353.14
2028	74,036.30	44,075.21	1,346,277.93
2029	71,689.30	46,422.21	1,299,855.72
2030	69,217.32	48,894.19	1,250,961.53
2031	66,613.70	51,497.81	1,199,463.72
2032	63,871.44	54,240.07	1,145,223.65
2033	60,983.16	57,128.35	1,088,095.30
2034	57,941.07	60,170.44	1,027,924.86
2035	54,737.00	63,374.51	964,550.35
2036	51,362.31	66,749.20	897,801.15
2037	47,807.91	70,303.60	827,497.55
2038	44,064.24	74,047.27	753,450.28
2039	40,121.23	77,990.28	675,460.00
2040	35,968.25	82,143.26	593,316.74
2041	31,594.12	86,517.39	506,799.35
2042	26,987.07	91,124.44	415,674.91
2043	22,134.69	95,976.82	319,698.09
2044	17,023.92	101,087.59	218,610.50
2045	11,641.01	106,470.50	112,140.00
2046	5,971.46	112,140.00	0.00
TOTALS	930,030.15	1,432,200.00	

THE RURAL MUNICIPALITY OF STANLEY

LOCAL IMPROVEMENT PLAN NO. 10/25 (Schedule B to By-Law No. 10-25)

FOR

INSTALLATION AND CONNECTION TO LOW-PRESSURE WASTEWATER SERVICES OF VARIOUS INDIVIDUAL PROPERTIES IN THE MUNICIPALITY (PURSUANT TO SECTION 315(1) of The Municipal Act)

A. Description of the Proposed Local Improvement:

The Local Improvement proposed herein involves the construction of low-pressure sewer infrastructure to various properties within the RM of Stanley.

B. Local Improvement Area under this Plan:

The local improvement Area under this plan includes benefiting properties receiving installation and connection to low-pressure wastewater services within the villages of Reinfeld and Schanzenfeld.

C. Identification of Potential Taxpayers under the Plan:

Potential taxpayers under the Plan include benefitting property owners receiving installation and connection to low-pressure sewer pipeline connections within the villages of Reinfeld and Schanzenfeld, in the Rural Municipality of Stanley, as described in Schedule "C" attached to the By-Law.

D. Method & Rate of Calculating the Local Improvement Tax:

The local improvement taxes to be levied under this proposal shall be on an equal amount per benefiting property basis and is to be calculated as follows:

Pre-paid Cash Cost - \$9,300.00 per benefiting property.

or

Financing – \$766.96 per year per benefiting property, for a period of 20 years,

As per Section 325 of the Municipal Act, the potential taxpayers may prepay their Local Improvement taxes by the date set by the Council of R.M. of Stanley.

E. Estimated Cost of the Local Improvement

Total Cost \$35,485,484

F. Anticipated Sources of Funding

The Rural Municipality of Stanley has secured funding from:

- Canada/Manitoba Infrastructure Program (ICIP) funding in the amount of \$18,178,892
- Manitoba Water Services Board in the amount of \$3,466,342

Rural Municipality of Stanley as follows:

- Interest earned on ICIP funds invested in the amount of \$1,714,883
- Transfer from Wastewater Reserve fund in the amount of \$1,500,000
- Transfer from Utility Reserve fund in the amount of \$500,000
- Initial resident connection fees in the amount of \$1,095,203

- Balance of costs borrowed from Province of MB estimated at \$9,030,108 less initial borrowing as per approved borrowing by-law 3-21 in the amount of \$5,377,435 for a remaining balance to borrow of \$3,652,672

G. Particulars of Borrowing

Amount	\$1,432,200
Term	20 years
Estimated interest rate	5.325%
Annual Payment	\$118,111.51

H. Funding of annual Operation and Maintenance of the Local Improvement

The annual maintenance costs associated with the local improvement being proposed will be covered as part of the Municipality's Utility Fund operating budget.



Terry Penner, CAO
Rural Municipality of Stanley

RURAL MUNICIPALITY OF STANLEY

THE RURAL MUNICIPALITY OF STANLEY

LOCAL IMPROVEMENT PLAN NO. 10/25

(Schedule C to By-Law No. 10-25)

FOR

INSTALLATION AND CONNECTION TO LOW-PRESSURE WASTEWATER SERVICES

OF VARIOUS INDIVIDUAL PROPERTIES IN THE MUNICIPALITY

IN THE AREAS DESCRIBED BELOW

(PURSUANT TO SECTION 315(1) OF THE MUNICIPAL ACT)

<u>Roll Number</u>	<u>Property Address</u>	<u>Cash Option</u>	<u>Annual Levy</u>	
			<u>2027-2045</u>	<u>2046</u>
109815	13 MAPLE AVE	\$9,300.00	\$766.96	\$766.91
109820	20 SCHANTZ ST S	\$9,300.00	\$766.96	\$766.91
109850	19 SCHANTZ ST S	\$9,300.00	\$766.96	\$766.91
109870	14 ERIN ST S	\$9,300.00	\$766.96	\$766.91
109880	5 ERIN ST S	\$9,300.00	\$766.96	\$766.91
109910	20 CHURCH ST	\$9,300.00	\$766.96	\$766.91
109915	12 CHURCH ST	\$9,300.00	\$766.96	\$766.91
109920	8 CHURCH ST	\$9,300.00	\$766.96	\$766.91
109925	208 HESPELER AVE E	\$9,300.00	\$766.96	\$766.91
110030	20 HESPELER AVE W	\$9,300.00	\$766.96	\$766.91
110242	75 SCHANTZ ST S	\$9,300.00	\$766.96	\$766.91
110244	69 SCHANTZ ST S	\$9,300.00	\$766.96	\$766.91
110246	65 SCHANTZ ST S	\$9,300.00	\$766.96	\$766.91
110260	94 SCHANTZ ST S	\$9,300.00	\$766.96	\$766.91
110410	78 HESPELER AVE W	\$9,300.00	\$766.96	\$766.91
119503	164 MOLINE DR E	\$9,300.00	\$766.96	\$766.91
119507	160 OLIVER TR	\$9,300.00	\$766.96	\$766.91
119509	146 OLIVER TR	\$9,300.00	\$766.96	\$766.91
119510	140 OLIVER TR	\$9,300.00	\$766.96	\$766.91
119511	134 OLIVER TR	\$9,300.00	\$766.96	\$766.91
119518	128 MOLINE DR E	\$9,300.00	\$766.96	\$766.91
119519	122 MOLINE DR E	\$9,300.00	\$766.96	\$766.91
119521	112 MOLINE DR E	\$9,300.00	\$766.96	\$766.91
119526	133 OLIVER TR	\$9,300.00	\$766.96	\$766.91
119532	169 MOLINE DR E	\$9,300.00	\$766.96	\$766.91
119535	149 MOLINE DR	\$9,300.00	\$766.96	\$766.91
119701	180 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119702	174 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119709	132 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119711	120 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119719	153 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119721	141 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119724	123 CHALMERS ST	\$9,300.00	\$766.96	\$766.91
119728	112 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
119906	176 SIE COR WAY	\$9,300.00	\$766.96	\$766.91
119917	124 SIE COR WAY	\$9,300.00	\$766.96	\$766.91
119919	116 SIE COR WAY	\$9,300.00	\$766.96	\$766.91
119929	31 CORREA CRES	\$9,300.00	\$766.96	\$766.91
119950	26 CORREA CRES	\$9,300.00	\$766.96	\$766.91
119951	30 CORREA CRES	\$9,300.00	\$766.96	\$766.91
119952	34 CORREA CRES	\$9,300.00	\$766.96	\$766.91
120700	74 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
121150	50 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
121400	20 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
121430	26 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
121703	67 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91

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121910	42 ERIN ST N	\$9,300.00	\$766.96	\$766.91
121920	34 ERIN ST N	\$9,300.00	\$766.96	\$766.91
121940	30 ERIN ST N	\$9,300.00	\$766.96	\$766.91
121996	47 ERIN ST N	\$9,300.00	\$766.96	\$766.91
121999	48 ERIN ST N	\$9,300.00	\$766.96	\$766.91
122002	54 ERIN ST N	\$9,300.00	\$766.96	\$766.91
122004	58 ERIN ST N	\$9,300.00	\$766.96	\$766.91
122206	99 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
122209	83 SCHANTZ ST N	\$9,300.00	\$766.96	\$766.91
122630	63 ERIN ST N	\$9,300.00	\$766.96	\$766.91
122680	211 HESPELER AVE E	\$9,300.00	\$766.96	\$766.91
122745	107 HESPELER AVE E	\$9,300.00	\$766.96	\$766.91
122750	115 HESPELER AVE E	\$9,300.00	\$766.96	\$766.91
123200	45 HESPELER AVE W	\$9,300.00	\$766.96	\$766.91
123200	49 HESPELER AVE W	\$9,300.00	\$766.96	\$766.91
123400	71 HESPELER AVE W	\$9,300.00	\$766.96	\$766.91
139460	12 PRAIRIE ST S	\$9,300.00	\$766.96	\$766.91
139760	126 PRAIRIE ST S	\$9,300.00	\$766.96	\$766.91
139774	18 TYLER WAY	\$9,300.00	\$766.96	\$766.91
139780	121 PRAIRIE ST S	\$9,300.00	\$766.96	\$766.91
139792	53 RUSSELL ST	\$9,300.00	\$766.96	\$766.91
139794	49 RUSSELL ST	\$9,300.00	\$766.96	\$766.91
139800	36 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
139806	88 PRAIRIE ST S	\$9,300.00	\$766.96	\$766.91
139810	12 SUNSHINE BAY	\$9,300.00	\$766.96	\$766.91
139817	19 SUNSHINE BAY	\$9,300.00	\$766.96	\$766.91
139821	35 SUNSHINE BAY	\$9,300.00	\$766.96	\$766.91
139826	26 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
140004	58 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
140014	63 CHEVRET ST	\$9,300.00	\$766.96	\$766.91
140016	66 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
140302	44 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
140308	35 BIRCHWOOD LANE	\$9,300.00	\$766.96	\$766.91
140314	30 CENTRE ST S	\$9,300.00	\$766.96	\$766.91
140318	42 CENTRE ST S	\$9,300.00	\$766.96	\$766.91
140320	50 BIRCHWOOD LANE	\$9,300.00	\$766.96	\$766.91
140330	33 CENTRE ST S	\$9,300.00	\$766.96	\$766.91
140400	86 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
140455	110 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
140465	24 AVONLEA CRES	\$9,300.00	\$766.96	\$766.91
140467	32 AVONLEA CRES	\$9,300.00	\$766.96	\$766.91
140470	44 HAZEL DR	\$9,300.00	\$766.96	\$766.91
140472	32 HAZEL DR	\$9,300.00	\$766.96	\$766.91
140473	35 AVONLEA CRES	\$9,300.00	\$766.96	\$766.91
140479	41 HAZEL DR	\$9,300.00	\$766.96	\$766.91
140483	17 HAZEL DR	\$9,300.00	\$766.96	\$766.91
140695	44 TYLER WAY	\$9,300.00	\$766.96	\$766.91
142100	79 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
142712	46 BRENTWOOD LANE	\$9,300.00	\$766.96	\$766.91
142741	64 LANDON DR	\$9,300.00	\$766.96	\$766.91
142743	20 HAZEL DR	\$9,300.00	\$766.96	\$766.91
142820	9 REINFELD ST S	\$9,300.00	\$766.96	\$766.91
142825	12 HESPELER ST S	\$9,300.00	\$766.96	\$766.91
142920	9 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143302	197 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143304	185 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143307	167 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143311	143 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143326	125 REINFELD ST S	\$9,300.00	\$766.96	\$766.91

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143332	128 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143333	134 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143334	140 HAZEL DR	\$9,300.00	\$766.96	\$766.91
143348	84 HAZEL DR	\$9,300.00	\$766.96	\$766.91
186150	211 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186190	237 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186250	283 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186270	291 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186320	238 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186365	292 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186370	298 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
186901	1687 PEMBINA AVE E	\$9,300.00	\$766.96	\$766.91
187000	7 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
187062	108 FIRST AVE N	\$9,300.00	\$766.96	\$766.91
187066	116 FIRST AVE N	\$9,300.00	\$766.96	\$766.91
187086	119 3RD AVE N	\$9,300.00	\$766.96	\$766.91
187087	64 CALDER ST N	\$9,300.00	\$766.96	\$766.91
187088	106 3RD AVE N	\$9,300.00	\$766.96	\$766.91
187090	118 3RD AVE N	\$9,300.00	\$766.96	\$766.91
187101	55 CALDER ST N	\$9,300.00	\$766.96	\$766.91
187102	61 CALDER ST N	\$9,300.00	\$766.96	\$766.91
187105	106 2ND AVE N	\$9,300.00	\$766.96	\$766.91
187115	118 2ND AVE N	\$9,300.00	\$766.96	\$766.91
187250	16 HESPELER ST N	\$9,300.00	\$766.96	\$766.91
187500	40 HESPELER ST N	\$9,300.00	\$766.96	\$766.91
187600	49 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
187834	64 PRAIRIE ST N	\$9,300.00	\$766.96	\$766.91
187840	60 ROCKY RIDGE AVE	\$9,300.00	\$766.96	\$766.91
187844	48 ROCKY RIDGE AVE	\$9,300.00	\$766.96	\$766.91
187846	42 ROCKY RIDGE AVE	\$9,300.00	\$766.96	\$766.91
187848	36 ROCKY RIDGE AVE	\$9,300.00	\$766.96	\$766.91
187860	41 PRAIRIE ST N	\$9,300.00	\$766.96	\$766.91
187862	47 PRAIRIE ST N	\$9,300.00	\$766.96	\$766.91
187868	65 PRAIRIE ST N	\$9,300.00	\$766.96	\$766.91
187876	60 CENTRE ST N	\$9,300.00	\$766.96	\$766.91
187888	43 CENTRE ST N	\$9,300.00	\$766.96	\$766.91
187900	40 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
188000	32 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
188100	24 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
188356	15 CENTRE ST N	\$9,300.00	\$766.96	\$766.91
188360	23 CENTRE ST N	\$9,300.00	\$766.96	\$766.91
188425	103 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
188427	96 LESLIE AVE E	\$9,300.00	\$766.96	\$766.91
188475	85 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
188810	14 LESLIE AVE W	\$9,300.00	\$766.96	\$766.91
188820	8 LESLIE AVE W	\$9,300.00	\$766.96	\$766.91
188925	54 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
188950	62 REINFELD ST N	\$9,300.00	\$766.96	\$766.91
278345	51 POPLAR ST N	\$9,300.00	\$766.96	\$766.91

\$1,432,200.00