



**Special Council Meeting
July 2, 2024 at 4:00 p.m.
Council Chamber, Wawanesa, MB.**

LAND ACKNOWLEDGEMENT

The Municipality of Oakland-Wawanesa would like to acknowledge and recognize that we are operating on Treaty 1 and Treaty 2 lands being the original territory of the Anishinaabe and Dakota Nations and the homeland of the Metis Nation.

CALL TO ORDER – 4:00 p.m.

ADOPTION OF THE AGENDA

BE IT RESOLVED that the agenda for the July 2, 2024 special meeting be accepted as presented.

By-laws

**By-law No. 40-2024 – To Amend Animal Control By-law No. 05-2021
1st Reading**

BE IT RESOLVED that By-law No. 40-2024, being a by-law to amend Animal Control By-law No. 05-2021 with respect to invoicing property owners, be read a first time.

GENERAL BUSINESS

Asset Management Direction

BE IT RESOLVED that the priority for the assessment management program in 2024 will be _____

Whereby the following will be the criteria used for evaluation:

...

BE IT RESOLVED that Administration be instructed to hire the necessary personnel within the grant funding available to initiate the program, provide reports to Council for further direction and, at the conclusion of the year, provide the necessary reporting to the Province of Manitoba.

Utility Debenture

BE IT RESOLVED that

ADJOURN

BE IT RESOLVED that the meeting does now adjourn (p.m.).

Dave Kreklewich, Head of Council

Joni Swidnicki, Chief Administrative Officer



Box 278, Wawanesa, Manitoba R0K 2G0
Phone: (204) 824-2666

June 25, 2024

TO: Members of Council
FROM: Joni Swidnicki, CAO
RE: Amendment To Animal Control By-law

Background

Numerous concerns have been expressed with respect to animal control in the municipality. As such, Council adopted the following resolution at its meeting held June 18, 2024:

“BE IT RESOLVED that the Animal Control By-law and the Fees and Charges By-law be amended to include fees for animal control to recoup costs plus a \$25.00 Administration fee.”

In reviewing the existing by-law for the proposed amendment, I believe that the Administration could still send a courtesy letter with a first complaint, as at that point, animal control is not yet involved.

The budget will still have to contain a line item for animal control, as there are the rare circumstances when a call is received from an individual who is not the pet owner nor a property owner in the municipality. An example is someone travelling on the highway who spots an injured animal, or who fears for the safety of an animal, and requests a pick-up by the animal control officer.

The other consequence of the amendment as directed, will be the **one-off** occurrences where a property owner discovers a stray on their property and requests animal control to come and pick it up. The caller has not “contravened” the by-law, but different wording would be required if such situations were to be treated differently than repeat occurrences or where actions are being taken to encourage stray animals to remain on property.

Next Steps

Attached you will find an excerpt from the existing by-law, and a proposed amending by-law based on the direction from Council. Once the amending by-law is adopted, the Fees and Charges By-law will have to be amended to include administration charges.

PROVISIONS IN THE EXISTING BY-LAW:

Duties of the animal control officer

- 2(6) In carrying out their powers, the animal control officer may:
- (a) apprehend and confine at the pound, an animal running at large.
 - (b) apprehend and confine an animal listed in Schedule “B” kept or harboured by, or in the possession or control of, a person.
 - (c) apprehend an animal that has attacked or bitten another animal or person without provocation.
 - (d) make a reasonable attempt to notify the owner of every animal impounded. If the identity of the owner is known, the attempt shall be by direct contact or by leaving a notice at the last known address of the owner in a form set out in Schedule “C”. Where the identity of the owner is not known, the animal control officer shall have posted in the general office(s) of the Municipality and on the social media platforms of the Municipality a notice describing the animal, the date of apprehension and the date after which the animal will be sold, destroyed or otherwise disposed of.
 - (e) enforce the provisions of this by-law.

PART 9 – PENALTIES

9(1) A person who contravenes this by-law is guilty of an offence and is liable on summary conviction to a fine of not more than \$1000.00. Any costs associated with or resulting from enforcing this by-law are in addition to any such fine, and are an amount owing to the Municipality and may be collected in any manner in which a tax may be collected or enforced under the Municipal Act.

PROPOSED ANIMAL CONTROL BY-LAW AMENDMENT

That Animal Control By-law No. 05-2021 be amended by adding the following clause 2(6)(e):

..including the issuance of invoices for enforcement of the by-law to the Municipality, to be billed to the property owner in accordance with Part 9 – Penalties.

The Municipality of Oakland-Wawanesa

By-Law No. 40-2024

To Amend Animal Control By-law No. 05-2021

Being a by-law of the Municipality of Oakland-Wawanesa to amend Animal Control By-law No. 05-2021 for the invoicing of property owners related to the regulation and control of animals within the Municipality of Oakland-Wawanesa.

WHEREAS the Municipality of Oakland-Wawanesa is empowered under the Animal Care Act, the Animal Liability Act, and the Municipal Act, to regulate the keeping of animals, including dogs and cats and other animals;

AND WHEREAS it is deemed expedient and in the public interest to regulate and control animals in the Municipality of Oakland-Wawanesa;

NOW THEREFORE the Council of the Municipality of Oakland-Wawanesa in regular session assembled, enacts as follows:

“That the following be added to Clause (e) under Duties of the animal control officer:

2(6)(e) ... including the issuance of invoices for enforcement to the Municipality, to be billed to the property owner in accordance with Part 9 – Penalties along with any additional Municipal administration fees outlined in the Fees and Charges By-law.

DONE AND PASSED by Council in meeting duly assembled this day of , 2024.

Dave Kreklewich, Head of Council

Joni Swidnicki, Chief Administrative Officer

Read a first time this day of , 2024

Read a second time this day of , 2024

Read a third time this day of , 2024



Box 278, Wawanesa, Manitoba R0K 2G0
Phone: (204) 824-2666

June 24, 2024

TO: Members of Council
FROM: Joni Swidnicki, CAO
RE: Asset Management

Background

In 2023, application was made under the Municipal Capacity Building Fund for a grant for an Asset Management Capacity Building Project for Roads & Bridges and Water & Sewer. A grant in the amount of \$49,945.00 was awarded with 50% of the funds being provided in 2024 and the remaining amount in 2025.

A report is required in 2024 outlining how the funds received have been allocated and what further action will take place in 2025.

Action to Date

To help focus attention in 2024, discussions with other municipalities took place and a sample asset risk and condition assessment report on roads and culverts was provided. This sample report provides valuable information on what will be necessary to move the project along. A request has also been made to see if a sample document might be available for water and sewer.

Staff undertook a review of data already on hand including the Summer Operations Policy, attached, and have determined there are 69 miles of Level 1 roads, 142 miles of Level 2 roads and 41 miles of Level 3 roads. An enquiry has been made with respect to traffic counts and how same is used to determine Arterial, Collector, Local and Seasonal roads. If the numbers are standardized across the country, it will be easy to review the Levels outlined in our Summer Operations Policy to switch to the generally used classifications. Staff are also looking into renting traffic count strips to assist in the process. If the numbers are not standardized, Council will need to determine what numbers best suit this municipality.

While culvert markers have been placed, these were for visual awareness for equipment operators and work is required to pin the GIS location and conduct the assessment of all culverts.

Utilizing the gravel hauling maps as attached, which identifies each road by number (example Road 36) and includes the mile indicator (example 362 – being the second mile on Road 36 from west to east), inputting data into the GCIS system would be simplified. Adding a decimal system could be used to input culvert information (example 362.1, 362.2 for culverts on each mile section of the road) and including N/S or E/W would provide information on both ends of the culvert, should Council decide to use criteria similar to that provided in the sample. A decimal system could also be used if Council wants road assessments done more frequently than on 1 mile stretches.

Paper drawings of water and sewer maps have been provided to the CGIS provider and they are working on a digital copy for the CGIS system. In the event Council wants to focus its efforts on the water and sewer system for 2024, and a sample document is not available, staff have considered the following as possible criteria for assessing same:

Construction material (are there any lead pipes?)

Pipe size

Volume of water

Water pressure

Fire hydrants serviced by line

Frequency of repairs

Criticality (hospital, school, daycare)

Consideration of water and sewer lines as a focus for 2024 would have to take into account the priorities already adopted as attached and any decisions Council would want to make with respect to debentures for the 2025 budget.

Next Steps

A decision of Council will be required to:

- Determine what asset should be considered;
- Determine criteria for evaluation;
- Staffing options; and
- Data input system

Options

1. Focus on roads and culverts using similar criteria as outlined in the sample and commence work on the physical part of the program; or
2. Focus on any of the other asset classifications and do only the planning work in 2024.

Administration's Recommendations

That the focus of the 2024 asset management project be the 69 miles of Level 1 roads and culverts as outlined in the Summer Operations Policy whereby the criteria and process from the sample Asset Risk and Condition Assessment Report be utilized to start the physical process.

That equipment be rented to conduct necessary traffic counts to determine road classifications of the Level 1 roads.

That following traffic counts, a staff person be hired to assess the roads determined as arterial roads within the Level 1 Roads, followed by collector roads.

That Administration work with the current GIS survey equipment and CGIS system to allow for data input as it is collected.

MUNICIPALITY OF OAKLAND-WAWANESA

POLICY & PROCEDURE MANUAL

Policy

TRANS010

Reference: Transportation	Classification: Policy
Subject: Summer Operations Policy	Pages: 1 of 4
Authority: Resolution of Council	Effective Date: June 25, 2019
Approved: June 25, 2019	
Revised:	

TITLE: Summer Operations Policy

PURPOSE:

The purpose of this policy is to provide direction and set priorities for summer operations.

PREAMBLE:

The Municipality of Oakland-Wawanesa is committed to providing summer operations in the most cost and time efficient manner possible to ensure the safety and well-being of residents and staff while adhering to provincial legislation that governs the operation of equipment on public roads and safety and work alone regulations pertaining to staff. The standards outlined in the policy represent the minimum standards deemed appropriate.

DEFINITIONS

Developed roads are those that meet all attributes of the road definition, including improved, constructed, designed and open to public vehicular traffic

Emergency means action taken in response to a request from fire, medical or police personnel.

Public Work Manager's discretion means at the discretion of the Public Works Manager following necessary consultation with appropriate members of Council and staff and decisions made at the discretion of the Public Works Manager shall be supported by Council.

Regular Maintenance means action taken during normal business hours, Monday to Friday, 8:00 a.m. to 5:00 p.m., excluding holidays,

Road or roadway means the portion of a public road that is improved, constructed, designed or ordinarily used for public vehicular traffic.

Summer Operation Period means the period between April 2nd and Oct 14th.

Undeveloped roads are those that may be planned for future development, designated as road allowance, public lanes less than 49ft in width, public trails and other unimproved public roads.

Weed Inspector means a person appointed by council as the municipal weed inspector.

The following terms are intended to provide the Municipality with basic guidelines for maintenance on developed road allowances within the Municipality of Oakland-Wawanesa to standards able to safely transport today's vehicular passenger and truck traffic. The Municipality of Oakland-Wawanesa does not establish a maintenance standard for undeveloped roads.

The Municipality of Oakland-Wawanesa classified roads in accordance to service needs and priority. Three tiers of service will be established, designating roads based upon residency, use and road surface design. The follow three categories are to be used;

Level 1: High priority, receiving regular maintenance. These roads are associated with high use and heavy traffic

Level 2: Secondary priority, receiving periodic maintenance based upon need and request.

Level 3: Low maintenance roads.

SUMMER GRADING

Level 1 Roads: Level 1 roads will receive regular maintenance at least once every 7 business days. Maintenance intervals may vary based upon weather trends, heavy traffic and spring thaw. These roads would classify as an all-weather road.

Level 2 Roads: Level 2 roads will be graded once every 21 business days, one after spring thaw and one prior to winter. Additional blading may be warranted based upon summer conditions and traffic use. These would be all-weather roads but may not have favorable driving condition during poor weather conditions.

Level 3 Roads: Level 3 roads are minimal maintenance roads; these will be graded once every 25 business days. These are not deemed all weather roads.

Annually, Council will prepare a list of Level 3 roads scheduled for reshaping and rehabilitation with consultation from the Public Works Manager. Reshaping and rehabilitation will be charged to "Road Repairs Expenditures" and to a maximum annual allotment set by Council. Ratepayers requesting Level 3 roads to be rehabilitated shall do so in writing prior to November 30 to be considered during budget deliberations.

LEVEL OF SERVICE

Level 1 roads:

- Bunclody Road (Rd.114W from Rd.37N to Rd.42N)
- Carrol Road (Rd.41N from Rd.114W to Rd.103W)
- Dunrea Road/Tenterfield Road (Rd.98W from Rd.39N to Rd. 36N)
- Hayfield Road (Rd.46N from Rd.114W to Rd.110W)
- Methven Road (Rd.100W from Rd.48N to Rd.40N)
- Rounthwaite Road (Rd.103W from Rd.48N to Rd.40N)
- Tower Road (Rd.45N from Rd.110W to Rd.107W)
- Treesbank Road (Rd.43N from Rd.110W to Rd.96W)
- Turkey Ranch Road (Rd.44N from Rd.114W to Rd.106W)
- Wawanesa Bypass (Rd.41N from Rd.97W to Rd.99W and Rd.99W from Rd.41N to Rd.40N)

Level 2

- All developed roads that are not level 1 or level 3 roads

Level 3

- All undeveloped roads

Under normal circumstances, graders will maintain on average, eighteen to twenty-two miles of road per day.

There will be no custom or private work undertaken with municipal equipment.

WORK PRIORITIES

Equipment and manpower will be deployed as per the work priorities listed below:

1. Unexpected Road Repairs
2. Grading
3. Gravel reclaiming
4. Scheduled projects/repairs
5. Spraying
6. Mowing
7. Brush trimming

REPORTING

Reporting shall consist of providing weekly data reports to Council and maps outlining roads completed shall be provided to Council and uploaded onto social media sites weekly.

SUMMER MOWING

All Level 1 and Level 2 roads will be mowed twice per year. First pass of mowing will commence in June with the second pass to commence approximately September. Attempts will be made to mow level 3 roads during the 2nd pass depending on road conditions and workload.

ROADSIDE SPRAYING

The weed inspector will instruct the public works manager on what date spraying should commence and what chemicals/weeds to spray for, and provide a spraying map highlighting the spray locations. The public works manager will then make arrangements with the spraying contractor and oversee spraying operations.

HOURS OF OPERATION AND STAFFING LEVELS

For safety reasons, operators will be limited a maximum of 12 hours of service.

In adherence to work alone policies, no operator shall work alone.

USE OF EQUIPMENT OUTSIDE OF MUNICIPALITY

At the discretion of the Public Works Manager, municipal equipment may operate outside of the municipality in the case of an emergency.

TOWING

Municipal equipment shall not be used to tow any vehicle that is not owned by the municipality.

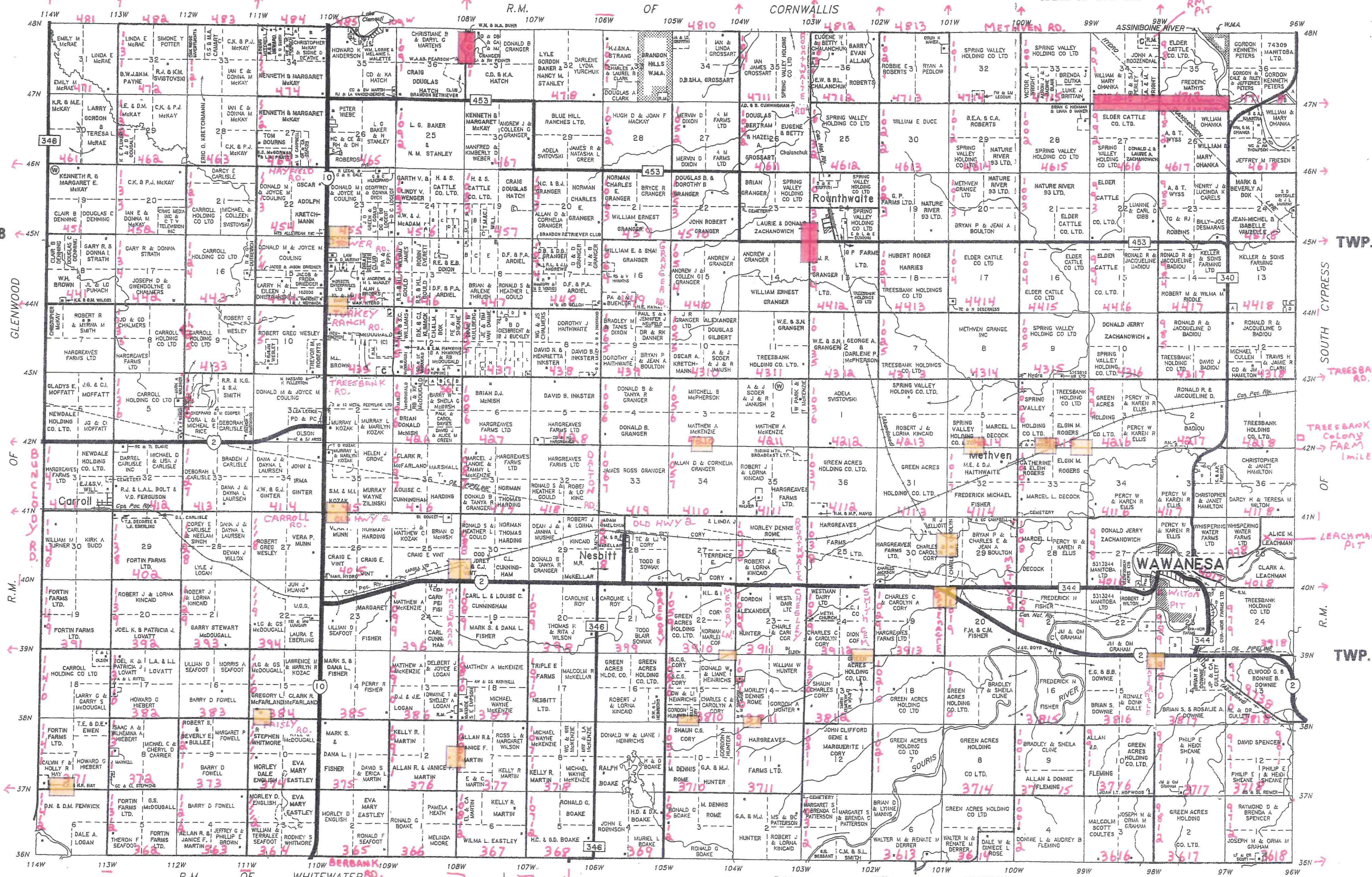
DISCLAIMER

This Policy is based on normal summer weather conditions, reliability and availability of resources both human and physical. The municipality does not guarantee a level of service under abnormal or extreme summer conditions nor in the event of a work stoppage. It is acknowledged that conditions may occur which temporarily prevent achieving levels assigned. In such cases, efforts will be made to keep roads open, consistent with available resources.

RGE. 19 W.P.M.

RGE. 18 W.P.M.

RGE. 17 W.P.M.



TWP. 8

TWP. 8

TWP. 7

TWP. 7

R.M. OF OAKLAND
JAN 2015

RGE. 19 W.P.M.

RGE. 18 W.P.M.

RGE. 17 W.P.M.

Manitoba Water Services Board 2024 Applications

McDonald-Hatch

579

WHEREAS the Province of Manitoba is committed to continued investment into water and sewer infrastructure, which includes an annual Board budget currently proposed at \$24 million;

AND WHEREAS effective April 1, 2024, funding for eligible projects under the Municipal Water and Sewer Program is at a single Tier of 50% and the Rural Water Development program funding will increase from 1/3 to 2/3 MWSB grant funding;

AND WHEREAS to initiate the Board's capital planning process for the 2025-2030 five year capital plan, Manitoba Water Services Board (MWSB) is requesting assistance in identify new water and sewer projects that each municipality is considering in the next two (2) to five (5) years (starting in 2025);

AND WHEREAS it is important that municipalities and cooperatives continue to submit project requests, not just for potential funding approval under the Board's capital plan, but also to ensure the province understands Manitoba's water and sewer infrastructure needs regardless of project scale (small to very large);

AND WHEREAS the deadline for identifying and submitting projects is April 30, 2024;

AND WHEREAS Council has previously identified the Commercial Street Waterline Replacement and upgrade, Water Street relining (one block), and Park Street relining (one block) as priority projects,

NOW THEREFORE BE IT RESOLVED that Administration be directed to submit the required application to MWSB for the following prioritized projects, whereby if approved, the Municipal portion is to be included for consideration by debenture:

Priority 1 Commercial Street Waterline Replacement and upgrade

Priority 2 Water Street relining (one block)

Priority 3 Park Street relining (one block)

CARRIED.

2024 Project Request Form

Identify the top capital projects in order of project priority which you would like to be included for consideration in the **MWSB 5-year capital plan for 2025–2030**. Each project requires the following form to be completed in entirety utilizing this Adobe document. Please press submit once completed.

Note: Projects which are NOT ELIGIBLE for assistance from the MWSB are:

- Infrastructure to service seasonal cottages and resort developments.
- New residential subdivisions, regardless of whether they are being developed by a private developer or the municipality.

1) Applicant Information:

Entity Type: Municipality
(Ex. City, Town, or Co-operative, etc.)

Entity Name: Oakland-Wawanesa AMM District: Western
(See AMM Districts Map)

2) Project Description:

Project Rank/Priority: 1 Water or Wastewater: Water

Project Type (Scroll for Additional Options): Water Supply Pipeline
(See definitions on Instruction Sheet)

Was this project submitted in Previous Years? Yes

Project Name: Commercial Street Water Line Replacement

(i.e. River Drive Watermain Replacement, Johnsonville Lagoon Expansion)

Preferred Project Start: 2025

Project Description: Provide a maximum 250-word description of what is proposed.

The water lines on Commercial Street are only 4 inches in size. They are at the end of their useful life. Breaks are becoming more frequent. Repairing the breaks is becoming more and more costly every year. The lines are too small to be relined. They need to be replaced and upgraded with 6" lines. The severity of the situation has made this a top priority for us.

3) Select all prioritization criteria that apply to the proposed project:

- Protects Public Health and/or Environment
- Addresses Regulatory Issues
- Regional Based Water or Wastewater System
- Enhances Climate Resiliency
- Supports Economic Development
- Offers Water Conservation and Water Use Efficiencies
- Embraces Innovative Technologies and Approaches
- Involves Indigenous Engagement
- Involves Public/Other Stakeholder Engagement

Provide a maximum 500-word description of how this project addresses or provides each of the above selected criteria.

Any time a water line breaks, there is a public health concern. In this instance, it is an even greater concern as the personal care home/transitional unit and walk-in clinic, as well as the school and daycare are negatively impacted when breaks occur in this area. Seniors, patients, students, teachers and toddlers as well as the residents in the area are all affected by the increased number of breaks.

From an environmental perspective, loss of water through ongoing breaks is an issue until the breaks are found and fixed.

Replacing the old 4 inch lines with new 6 inch lines will improve the water use efficiencies. The large amount of water that is currently being lost due to breaks will be minimized.

Under the Municipal Act, once a municipality supplies a water and sewer system, it is required to continue to do so.



4) What previous engineering has been completed for the proposed works?

(Please submit PDF copies of all studies along with this application via separate email.)

Engineering Study / Pre-Design / Cost Estimate: No

Environment Act Proposal: No Detailed Design: No

Other: Mapping of water main locations indicates date of install and size of pipes.

5) Project Costs and Financing:

What is the anticipated cost of the proposed project?

(A cost estimate number is required, even if previously completed by MWSB. If the cost is not known, please provide your best estimate of the magnitude of the costs.)

Estimated Cost of Project: \$ 500,000.00 (e.g. \$10,000,000.00)

Estimate Source:

MWSB: Consultant: Contractor: Applicant:

How would the Municipality finance their portion of the proposed project?

Borrowing: Gas Tax: Reserve Funds: Other:

6) Asset Management Plan

Has the Municipality/Co-op developed an Asset Management Plan? NO

2024 Project Request Form

Identify the top capital projects in order of project priority which you would like to be included for consideration in the **MWSB 5-year capital plan for 2025–2030**. Each project requires the following form to be completed in entirety utilizing this Adobe document. Please press submit once completed.

Note: Projects which are NOT ELIGIBLE for assistance from the MWSB are:

- Infrastructure to service seasonal cottages and resort developments.
- New residential subdivisions, regardless of whether they are being developed by a private developer or the municipality.

1) Applicant Information:

Entity Type: Municipality
(Ex. City, Town, or Co-operative, etc.)

Entity Name: Oakland-Wawanesa AMM District: Western
(See AMM Districts Map)

2) Project Description:

Project Rank/Priority: 2 Water or Wastewater: Water

Project Type (Scroll for Additional Options): Water Supply Pipeline
(See definitions on Instruction Sheet)

Was this project submitted in Previous Years? Yes

Project Name: Water Street Relining
(i.e. River Drive Watermain Replacement, Johnsonville Lagoon Expansion)

Preferred Project Start: 2026

Project Description: Provide a maximum 250-word description of what is proposed.

The water lines on Water Street need to be repaired utilizing a relining method before the lines collapse and are no longer able to be relined. These lines are getting to the end of their useful life, having numerous breaks each year.

3) Select all prioritization criteria that apply to the proposed project:

- Protects Public Health and/or Environment
- Addresses Regulatory Issues
- Regional Based Water or Wastewater System
- Enhances Climate Resiliency
- Supports Economic Development
- Offers Water Conservation and Water Use Efficiencies
- Embraces Innovative Technologies and Approaches
- Involves Indigenous Engagement
- Involves Public/Other Stakeholder Engagement

Provide a maximum 500-word description of how this project addresses or provides each of the above selected criteria.

Any time a water line breaks, there is a public health concern if the capacity at the plant is decreased or low levels result in boil water advisory.

From an environmental perspective, loss of water through ongoing breaks is an issue until the break is found and repaired.

Under the Municipal Act, once a municipality supplies a water and sewer system, it is required to continue to do so.

Relining the old 6 inch lines will improve the water use efficiencies. The useful life of the lines will be extended. The large amount of water that is currently being lost due to breaks will be minimized.

The cost for relining vs. replacement results in tremendous savings for the municipality and ultimately for the residents.

4) What previous engineering has been completed for the proposed works?

(Please submit PDF copies of all studies along with this application via separate email.)

Engineering Study / Pre-Design / Cost Estimate: No

Environment Act Proposal: No Detailed Design: No

Other: Mapping shows the mains including date of installation and sizing. Discussion with contractor indicates they could be relined.

5) Project Costs and Financing:

What is the anticipated cost of the proposed project?

(A cost estimate number is required, even if previously completed by MWSB. If the cost is not known, please provide your best estimate of the magnitude of the costs.)

Estimated Cost of Project: \$ 400,000.00 (e.g. \$10,000,000.00)

Estimate Source:

MWSB: Consultant: Contractor: Applicant:

How would the Municipality finance their portion of the proposed project?

Borrowing: Gas Tax: Reserve Funds: Other:

6) Asset Management Plan

Has the Municipality/Co-op developed an Asset Management Plan? No

2024 Project Request Form

Identify the top capital projects in order of project priority which you would like to be included for consideration in the **MWSB 5-year capital plan for 2025–2030**. Each project requires the following form to be completed in entirety utilizing this Adobe document. Please press submit once completed.

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1) Applicant Information:

Entity Type: Municipality
(Ex. City, Town, or Co-operative, etc.)

Entity Name: Oakland-Wawanesa AMM District: Western
(See AMM Districts Map)

2) Project Description:

Project Rank/Priority: 3 Water or Wastewater: Water

Project Type (Scroll for Additional Options): Water Supply Pipeline
(See definitions on Instruction Sheet)

Was this project submitted in Previous Years? No

Project Name: Park Street relining
(i.e. River Drive Watermain Replacement, Johnsonville Lagoon Expansion)

Preferred Project Start: 2026

Project Description: Provide a maximum 250-word description of what is proposed.

The water lines on Park Street need to be repaired utilizing a relining method before the lines collapse and are no longer able to be relined. These lines are getting to the end of their useful life, having numerous breaks each year.

3) Select all prioritization criteria that apply to the proposed project:

- Protects Public Health and/or Environment
- Addresses Regulatory Issues
- Regional Based Water or Wastewater System
- Enhances Climate Resiliency
- Supports Economic Development
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- Embraces Innovative Technologies and Approaches
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Provide a maximum 500-word description of how this project addresses or provides each of the above selected criteria.

Any time a water line breaks, there is a public health concern if the capacity at the plant is decreased or low levels result in boil water advisory.

From an environmental perspective, loss of water through ongoing breaks is an issue until the break is found and repaired.

Under the Municipal Act, once a municipality supplies a water and sewer system, it is required to continue to do so.

Relining the old 6 inch lines will improve the water use efficiencies. The useful life of the lines will be extended. The large amount of water that is currently being lost due to breaks will be minimized.

The cost for relining vs. replacement results in tremendous savings for the municipality and ultimately for the residents.

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Engineering Study / Pre-Design / Cost Estimate: No

Environment Act Proposal: No Detailed Design: No

Other: Mapping shows the mains including date of installation and sizing. Discussion with contractor indicates they could be relined.

5) Project Costs and Financing:

What is the anticipated cost of the proposed project?

(A cost estimate number is required, even if previously completed by MWSB. If the cost is not known, please provide your best estimate of the magnitude of the costs.)

Estimated Cost of Project: \$ 400,000.00 (e.g. \$10,000,000.00)

Estimate Source:

MWSB: Consultant: Contractor: Applicant:

How would the Municipality finance their portion of the proposed project?

Borrowing: Gas Tax: Reserve Funds: Other:

6) Asset Management Plan

Has the Municipality/Co-op developed an Asset Management Plan? NO



Box 278, Wawanesa, Manitoba R0K 2G0
Phone: (204) 824-2666

June 25, 2024

TO: Members of Council
FROM: Elaine McGregor, Finance Officer
RE: Utility Debenture

Background

Council recognizes that the Utility infrastructure is aging and has recognized the following for investment:

Commercial Street Water Main Replacement and upgrade
Reline Water Lines on Water Street (1 block)
Reline Water Lines on Park Street (1 block)

Based on the estimated cost to complete these, the Municipality would need to debenture \$1,452,000. If we are successful in our grant applications to Manitoba Water Stewardship, there is the possibility that this amount would be reduced by \$650,000. We won't know if we are successful until about February 2025.

Council had previously decided to do one borrowing for all the projects rather than separately. If we want to start the waterline projects in 2025, we need to start the debenture process now.

Options

According to the Municipal Act:

316(1) Local improvement taxes or special services taxes must be calculated on the basis of one or more of the following:

- (a) the portioned value of assessable property that is real property;
- (b) the annual rental value of premises as assessed for the purpose of a business tax;
- (c) an amount for each unit of area of the lands benefited by the improvement or service;
- (d) an amount for each unit of frontage of the lands benefited by the improvement or service;
- (e) an amount for each business;

(f) an amount for each parcel of land.

The existing wastewater lagoon by-law uses a combination of (a) portioned assessment and (f) per parcel. This option gives ratepayers the option of prepaying the per parcel levy to save the interest costs, and then only having to pay the small mill on their assessed value.

If the LIP tax is levied on assessment only, it is easy to administer and means that properties with larger assessed values pay more. This includes higher end residences, the hospital, personal care home, the Mutual, the school and the rink.

If the LIP tax is levied on a per parcel amount, all properties, pay the same amount. This assumes that the cost to service a smaller lot is the same as a larger, or higher assessed property. This option also gives ratepayers the option to prepay, but a much larger amount.

Basing the levy on the unit of frontage is an option that we haven't used before.

Example of the combination, assessment and per parcel option calculations are attached.

Next Steps

Council to decide and give direction to administration as to the levy option for the LIP by-law.

Council to pass a resolution for the above.

A decision needs to be made as to which properties are to be exempt from the levy. There are suggestions on the attached listing of Wawanesa properties.

A date needs to be set for the Public Hearing, followed by First Reading. The by-law and notice of the proposal must be mailed to each potential taxpayer at least 21 days before the date of the public hearing. See the attached Local Improvement Levy Tentative Timelines.

After the Public Hearing, notice must be given to each person who filed an objection at the Public Hearing informing them that they have the right to object to the Municipal Board. They have 30 days to do that.

The By-law gets sent to the Municipal Board for their review. They will review the bylaw and any objections after the 30 days.

Recommendations and Conclusions

There are advantages to each levy option as noted above. Council needs to decide which option they believe is the fairest. It should be noted that the by-law will need to be amended if prepayments are received and also if we are successful in any of our applications to MWSB, which will delay the process.

Also, if Council wishes to initiate engineering design in advance and have a tender ready project for 2025, MWSB can assist with 50% funding assistance and provide project management services. This will require a resolution of Council requesting MWSB assistance for the design component of the Commercial Street water main replacement project.

The priorities identified by Council, support a 32-page study, completed in 2007 by COCHRANE-GENIVAR, that I have just received from MWWSB, showing priority upgrades identified at that time in order to meet fire fighting flow and pressure requirements, including recommended upgrades to Commercial Street.

UTILITY DEBENTURE INFORMATION

2024 - Water Treatment Plant Upgrades, replace PLC panel, (Sketa online monitoring not nec, as per Drew) \$50,000 financed 50% from Utility Reserve, 50% from MWSB current agreement.	
Generator Replacement & Install, Cement Pad, line from waterplant to wells in park to supply power. We have \$123,000 left in our MWSB grant, 50% of \$50,000 to WTP Upgrades, \$98,000 allocated to this project.	250,000.00
Commercial Street Water Line Replacement - 4" upgrade to 6"	500,000.00
Water Street Relining (can do b/c it is 6") - 1 block	400,000.00
Park Street Relining (can do b/c it is 6") - 1 block	400,000.00
Subtotal - cost of projects	1,550,000.00
MWSB agreement	-98,000.00
Estimated Amount to Debenture	1,452,000.00
Possible additional MWSB funding ((500K + 400K + 400K) x 50%)	-650,000.00
RBC will only amortize 10 years max, guaranteed for 5 years - rate TBD	
Municipal Debenture Borrowing Available for 10, 15 or 20 years - current 20 yr rate 5.725%	
2024 Budget - Proceed with \$50,000 WTP upgrades, financed 50% from Utility Reserve, 50% from MWSB current agreement.	
2024 - Order generator to come in 2025, financed \$98,000 from existing MWSB agreement, balance from debenture.	
Applied for 50% funding for three projects, won't know if we are successful until probably February 2025.	
MWSB funding for water lining and water replacement project.	
Need to prepare debenture in 2024 for 2025 budget.	

Utility Debenture Scenarios

Total Amount to be Debentured	\$1,452,000
Loan Term	20 years
Interest Rate	5.725%
Annual Payment	\$125,484.86
Number of Properties	316

Option to Prepay:
 $\$100 \times 20 \text{ years} = \$2,000 \times 316 \text{ properties} =$ \$632,000

Total Amount to be Debentured	\$1,452,000
Less prepayment amounts	(\$632,000)
Amount to be financed on Assessments (mil)	\$820,000.00
Per year on Assessment (820,000 @ 5.725%)	\$70,866.11
Portioned Assessment	28,949,210
Mill rate amount: $70,866.11 / (28,949,210 \times 1/1,000) =$	2.448

Per parcel amount (for those that didn't prepay):

Annual amount	\$125,484.86
Less amount to be financed on Assessments (mil)	(\$70,866.11)
Per parcel total	\$54,618.75
Number of Parcels = 316	
Per parcel amount: $54,618.75 / 316$	\$172.84

For example, a residential property, assessed at 225,000, portion value of 101,250 (45%), that chose not to prepay, the annual local improvement levy will be:

Per parcel	\$172.84
$101,250 \times \text{mill} \times 1/1,000$	247.86
Total	\$420.70

For example, a residential property, assessed at 225,000, portion value of 101,250 (45%), if the entire amount was on assessment, the annual local improvement levy will be:

Annual amount	\$125,484.86
Mill rate calculation: $125,484.86 / (28,949,210 \times 1/1000)$	4.335
$101,250 \times \text{mill} \times 1/1,000$	438.41
Total	\$438.41

For example, if the entire amount was levied on a per parcel basis:

Annual amount	\$125,484.86
Number of parcels	316
Calculation: $\$125,484.86 / 316$	\$397.10
Total	\$397.10

Total Amount to be Debentured	\$1,452,000
Loan Term	20 years
Interest Rate	7.725%
Annual Payment	\$148,233.07
Number of Properties	316

Option to Prepay:
 $\$100 \times 20 \text{ years} = \$2,000 \times 316 \text{ properties} =$ \$632,000

Total Amount to be Debentured	\$1,452,000
Less prepayment amounts	(\$632,000)
Amount to be financed on Assessments (mil)	\$820,000.00
Per year on Assessment (820,000 @ 7.725%)	\$83,712.89
Portioned Assessment	28,949,210
Mill rate amount: $83,712.89 / (28,949,210 \times 1/1,000) =$	2.892

Per parcel amount (for those that didn't prepay):

Annual amount	\$148,233.07
Less amount to be financed on Assessments (mil)	(\$83,712.89)
Per parcel total	\$64,520.18
Number of Parcels = 316	
Per parcel amount: $64,520.18 / 316$	\$204.18

For example, a residential property, assessed at 225,000, portion value of 101,250 (45%), that chose not to prepay, the annual local improvement levy will be:

Per parcel	\$204.18
$101,250 \times \text{mill} \times 1/1,000$	\$292.82
Total	\$496.99

For example, a residential property, assessed at 225,000, portion value of 101,250 (45%), if the entire amount was on assessment, the annual local improvement levy will be:

Annual amount	\$148,233.07
Mill rate calculation: $148,233.07 / (28,949,210 \times 1/1000)$	5.120
$101,250 \times \text{mill} \times 1/1,000$	518.40
Total	\$518.40

For example, if the entire amount was levied on a per parcel basis:

Annual amount	\$148,233.07
Number of parcels	316
Calculation: $\$148,233.07 / 316$	\$469.09
Total	\$469.09

MUNICIPAL DEBENTURE BORROWING

MANITOBA FINANCE INTEREST RATES FOR MUNICIPAL DEBENTURES UP TO \$2,500,000.00

Current interest rates as of **June 3, 2024**

Term	Rate
5 years	5.275%
10 years	5.275%
15 years	5.575%
20 years	5.725%

These rates are subject to change and will be updated at least once every month.

For interest rates on municipal debentures above \$2,500,000.00, please contact the Municipal Finance Officer.

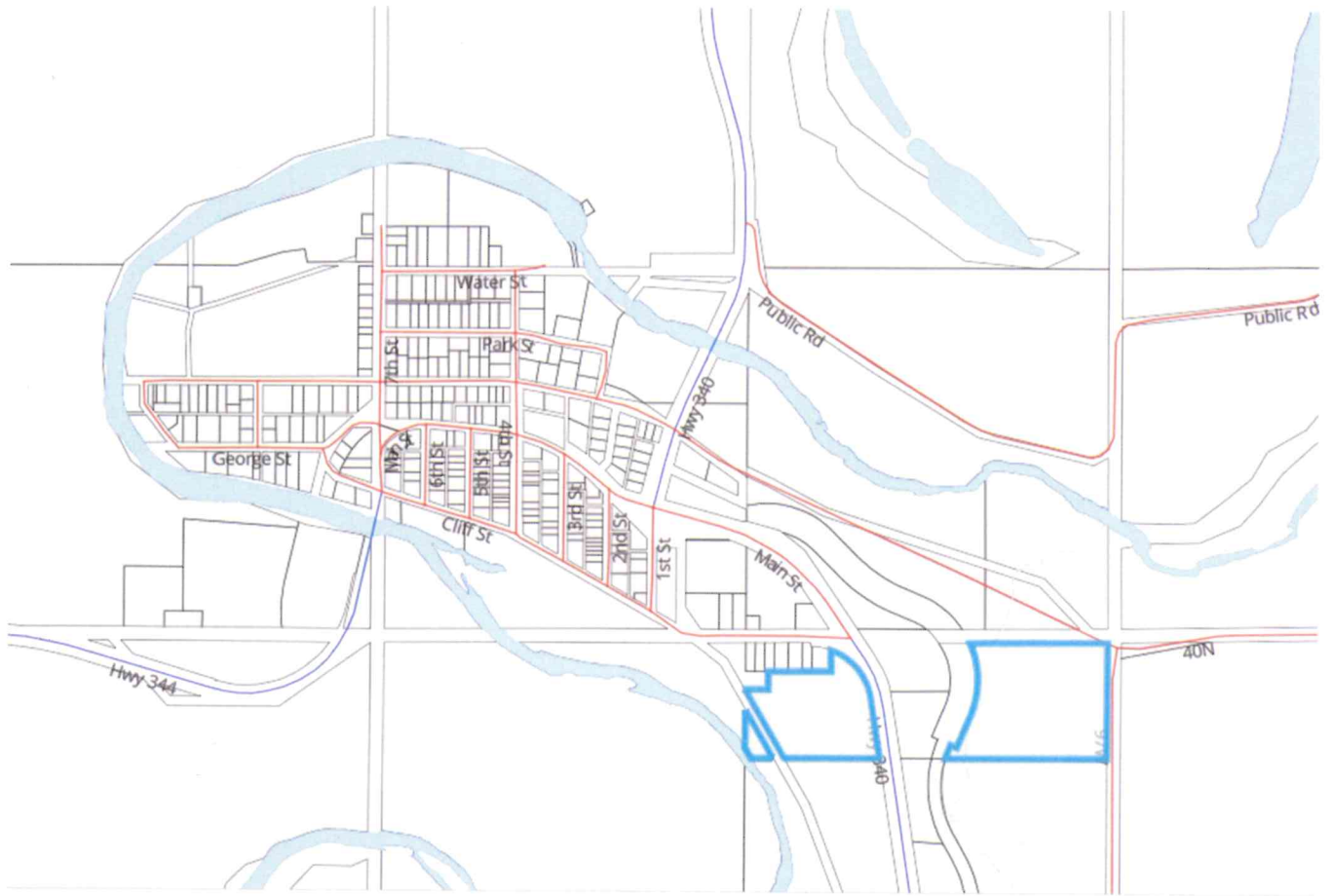
Assistance:

If you have any questions or would like to book an interest rate to issue a debenture, please contact the Municipal Finance Officer at (204) 914-4598 or by e-mail at MFPP@gov.mb.ca

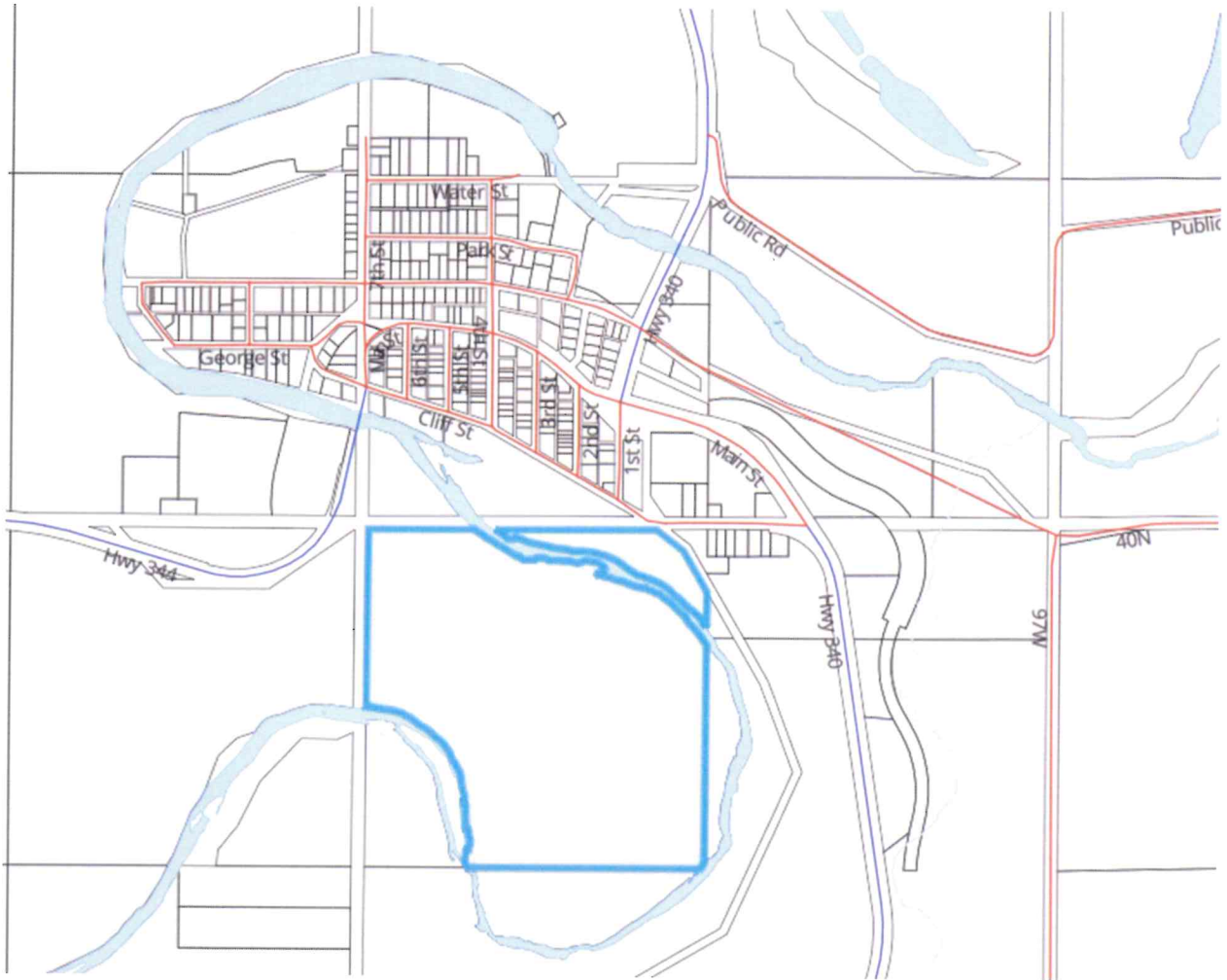
Note: Interest rates booked and confirmed with Manitoba Finance will be held for 90 days.

Local Improvement Levy Tentative Timelines

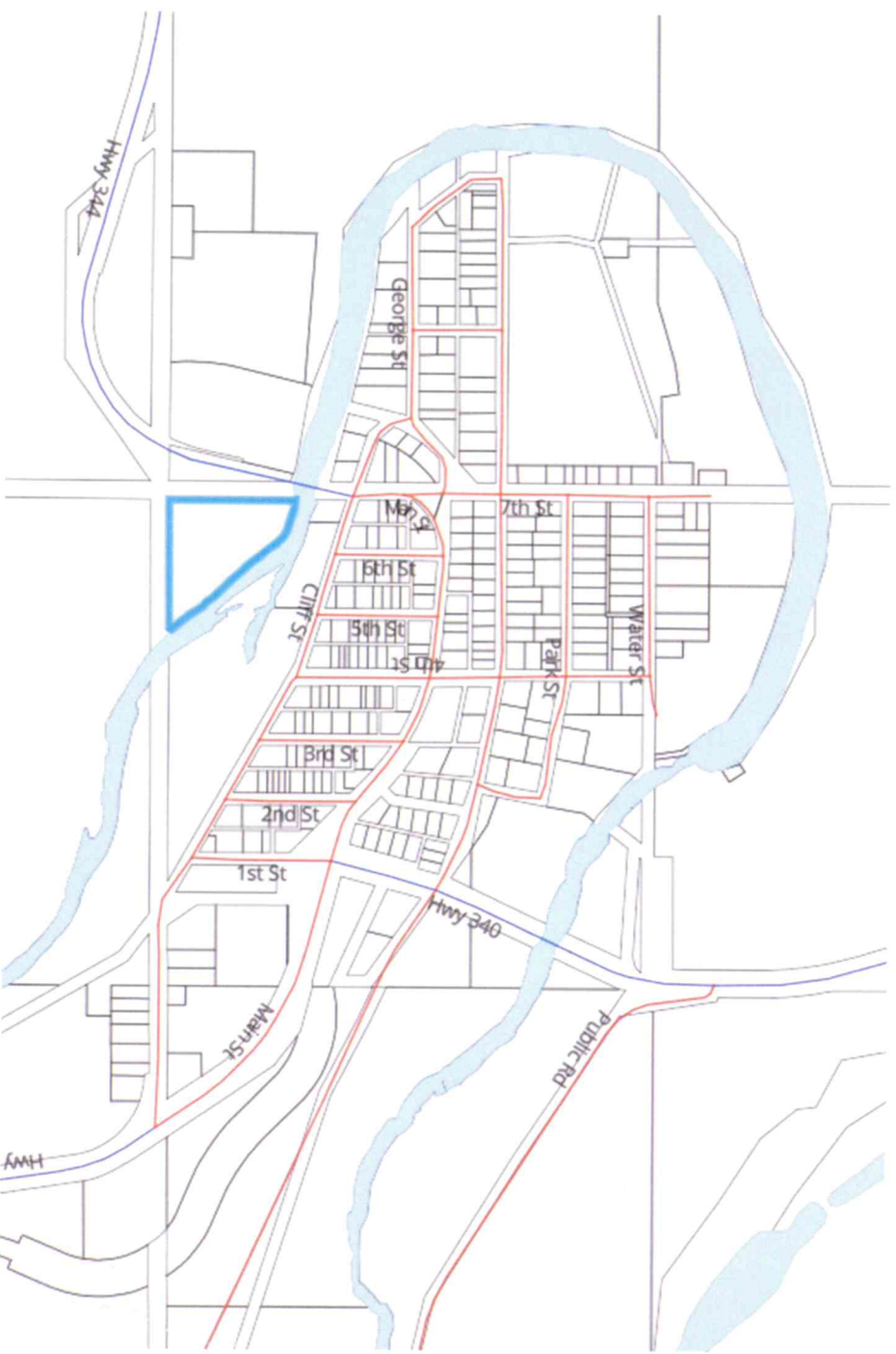
TASK	DATE	Comments
Resolution to Begin plans/proposals	Council meeting - Jul 3, 2024	
Prepare the plans/proposal, by-laws & schedules, check interest rates.		
318(1) After preparing a local improvement plan or a special services proposal, a municipality must send a notice of the plan or proposal by mail to each potential taxpayer under the plan or proposal and hold a public hearing with regard to the plan or proposal. 318(1.1) notice under subsection (1) must be sent to each potential taxpayer at least 21 days before the date of the public hearing. We will also post in office for at 14 days and on Municipal website.	Work on letters beginning of October, ready for mail out week of July 22, 2024	NOTE: It is not necessary to advertise the Public Hearing if we are sending out notices: 318 (4) Despite subsection (1) but subject to subsection (3), if all the taxpayers in the municipality are potential taxpayers under a local improvement plan or special services proposal, the municipality may give public notice of the plan or proposal instead of mailing a notice to each potential taxpayer.
Public Hearing on Local Improvement Plan Followed by First Reading	Tuesday, August 20, 2024	
Before giving third reading to a proposed by-law to approve a local improvement plan or special services proposal, a council must (a) give notice to each person who filed an objection under subsection 319(1) of its intention to give third reading, and of that person's right to object under subsection (5); (b) submit the by-law to The Municipal Board for its review and approval.	Mail out last week of August 2024. They have 30 days to respond.	NOTE: 320(2) If 2/3 or more of the potential taxpayers under a local improvement plan or special services proposal have objected under subsection 319(1) to the plan or proposal, the council may not (a) approve the plan or proposal; or (b) propose a similar plan or proposal for a period of two years after sending the notices under subsection 318(1).
Submit the original and three certified copies of the local improvement or special service by-law, the Application for By-law Approval, and a Statutory Declaration to Municipal Finance Officer to Mun Board		NOTE: MB will review BLs and any objections after the 30 days has passed.
		NOTE: If at least 25, or 10% of the potential taxpayers object to The Municipal Board, the Board must hold a hearing regarding the by-law to adopt the local improvement plan or special service proposal. If this happens it will delay the timeline considerably, depending on the date of the MB Hearing.
We need to send letters to potential taxpayers giving them the opportunity for Pre-Payment. 325 A taxpayer whose local improvement taxes are not based in whole or in part on an assessment may prepay the taxes by the date set by the council in the local improvement by-law.	TBD - Once we get the approval from the MB we can send these out.	NOTE: There is no set timeline that we have to give them to respond. Recommending 3 weeks, depending on when we get the approval back from MB.
Amend By-Laws after pre-payments received.	Depending on due date for pre-payments.	
First reading of Amended By-Laws	TBD Council meeting, or Special meeting sooner, depending on date for prepayments.	NOTE: At this point we will know the numbers for the Financial Plan, assuming the MB will approve the amended by-laws.
Submit the original and three certified copies of the Amended By-Laws to Municipal Finance Officer to Mun Board after First Reading.	Day after first reading.	NOTE: Once we get the MB approval, we can give 2nd and 3rd reading.
Second and Third reading of Amended By-Laws	TBD	
Submit the original and three certified copies of the Amended By-Laws after 3rd reading to Municipal Finance Officer to Municipal Board.	TBD	MB will approve and begin to prepare debenture. They will send us the debenture document for signature and seal.
Return signed & sealed debenture document to MB for their signature and seal.	ASAP after received from MB.	
Debenture document and signed and sealed copies of By-Law to bank.	TBD	



Roll #219900 All Farm Property (Sabad)



220600 Wilton Farm & Res



221200 Patterson, Janice & Kent

Tax Year	Roll Type	Roll No	Property Address	Dwelling Units	Frontage or Area	Ward	Land	Buildings	Total	Portioned Land	Portioned Buildings	Portioned Total	No of Buildings	Civic Street No	Civic Street Name	Civic Street
2025	Spring Preliminary	200100	132 SECOND ST	1	130.00 FEET	1	28600	116700	145300	12870	52520	65390	1	132	SECOND	ST
2025	Spring Preliminary	200200	137 FIRST ST	1	130.00 FEET	1	30800	52700	83500	13860	23720	37580	1	137	FIRST	ST
2025	Spring Preliminary	200300	129 FIRST ST	1	50.00 FEET	1	21300	65100	86400	9590	29300	38890	2	129	FIRST	ST
2025	Spring Preliminary	200400	121 FIRST ST	1	100.00 FEET	1	27000	69400	96400	12150	31230	43380	2	121	FIRST	ST
2025	Spring Preliminary	200500	117 FIRST ST	1	150.00 FEET	1	33200	61500	94700	14940	27680	42620	3	117	FIRST	ST
2025	Spring Preliminary	200600	105 FIRST ST	1	94.50 FEET	1	24300	10700	35000	10940	4820	15760	1	105	FIRST	ST
2025	Spring Preliminary	200700	102 SECOND ST	1	87.50 FEET	1	29800	159500	189300	13410	71780	85190	3	102	SECOND	ST
2025	Spring Preliminary	200800	112 SECOND ST	1	150.00 FEET	1	32900	224500	257400	14810	101030	115840	2	112	SECOND	ST
2025	Spring Preliminary	200900	118 SECOND ST	1	60.00 FEET	1	22100	179500	201600	9950	80780	90730	1	118	SECOND	ST
2025	Spring Preliminary	201000	126 SECOND ST	1	90.00 FEET	1	25900	105900	131800	11660	47660	59320	1	126	SECOND	ST
2025	Spring Preliminary	201100	144 THIRD ST	1	150.00 FEET	1	28000	78600	106600	12600	35370	47970	1	144	THIRD	ST
2025	Spring Preliminary	201250	140 THIRD ST	0	50.00 FEET	1	21500	0	21500	9680	0	9680	0	140	THIRD	ST
2025	Spring Preliminary	201300	167 MAIN ST	1	104.00 FEET	1	29300	21600	50900	13190	9720	22910	1	167	MAIN	ST
2025	Spring Preliminary	201400	145 SECOND ST	1	80.00 FEET	1	22100	79200	101300	9950	35640	45590	2	145	SECOND	ST
2025	Spring Preliminary	201500	141 SECOND ST	1	50.00 FEET	1	21300	74500	95800	9590	33530	43120	1	141	SECOND	ST
2025	Spring Preliminary	201600	137 SECOND ST	1	50.00 FEET	1	21300	164300	185600	9590	73940	83530	1	137	SECOND	ST
2025	Spring Preliminary	201700	133 SECOND ST	1	50.00 FEET	1	21300	54600	75900	9590	24570	34160	1	133	SECOND	ST
2025	Spring Preliminary	201800	123 SECOND ST	1	75.00 FEET	1	24300	145200	169500	10940	65340	76280	2	123	SECOND	ST
2025	Spring Preliminary	201910	Unit 1 - 119 SECOND ST	1	125.13 FEET	1	14600	68100	82700	6570	30650	37220	1	119	SECOND	ST
2025	Spring Preliminary	201920	Unit 2 - 119 SECOND ST	1	125.13 FEET	1	14600	68700	83300	6570	30920	37490	1	119	SECOND	ST
2025	Spring Preliminary	201930	Unit 3 - 119 SECOND ST	1	125.13 FEET	1	14600	69400	84000	6570	31230	37800	1	119	SECOND	ST
2025	Spring Preliminary	201940	Unit 4 - 119 SECOND ST	1	125.13 FEET	1	14600	68100	82700	6570	30650	37220	1	119	SECOND	ST
2025	Spring Preliminary	202000	113 SECOND ST	1	50.00 FEET	1	21300	122200	143500	9590	54990	64580	2	113	SECOND	ST
2025	Spring Preliminary	202100	109 SECOND ST	1	136.50 FEET	1	27100	53600	80700	12200	24120	36320	3	109	SECOND	ST
2025	Spring Preliminary	202200	212 CLIFF ST	1	143.25 FEET	1	34400	139800	174200	15480	62910	78390	3	212	CLIFF	ST
2025	Spring Preliminary	202400	112 THIRD ST	1	50.00 FEET	1	21300	8000	29300	9590	3600	13190	1	112	THIRD	ST
2025	Spring Preliminary	202500	116 THIRD ST	1	50.00 FEET	1	21300	40900	62200	9590	18410	28000	2	116	THIRD	ST
2025	Spring Preliminary	202600	120 THIRD ST	1	100.00 FEET	1	27000	26200	53200	12150	11790	23940	1	120	THIRD	ST
2025	Spring Preliminary	202700	128 THIRD ST	1	50.00 FEET	1	21300	86400	107700	9590	38880	48470	2	128	THIRD	ST
2025	Spring Preliminary	202800	132 THIRD ST	1	100.00 FEET	1	27000	38200	65200	12150	17190	29340	1	132	THIRD	ST
2025	Spring Preliminary	202900	144 FOURTH ST	0	140.00 FEET	1	23600	229300	252900	15340	149050	164390	1	144	FOURTH	ST
2025	Spring Preliminary	203100	221 MAIN ST	0	120.00 FEET	1	24600	95500	120100	15990	62080	78070	1	221	MAIN	ST
2025	Spring Preliminary	203200	145 THIRD ST	1	50.00 FEET	1	21300	119600	140900	9590	53820	63410	2	145	THIRD	ST
2025	Spring Preliminary	203300	137 - 143 THIRD ST	2	100.00 FEET	1	27000	82700	109700	12150	37220	49370	3	137	THIRD	ST
2025	Spring Preliminary	203400	133 THIRD ST	1	100.00 FEET	1	27000	218800	245800	12150	98460	110610	3	133	THIRD	ST
2025	Spring Preliminary	203600	121 THIRD ST	1	100.00 FEET	1	27000	123000	150000	12150	55350	67500	3	121	THIRD	ST
2025	Spring Preliminary	203700	117 THIRD ST	1	50.00 FEET	1	21300	53000	74300	9590	23850	33440	2	117	THIRD	ST
2025	Spring Preliminary	203800	113 THIRD ST	1	50.00 FEET	1	21300	71300	92600	9590	32090	41680	3	113	THIRD	ST
2025	Spring Preliminary	203900	220 CLIFF ST	1	146.25 FEET	1	27400	124500	151900	12330	56030	68360	2	220	CLIFF	ST
2025	Sipiweske	204000	102 FOURTH ST	0	81.25 FEET	1	22600	65700	88300	14690	42710	57400	1	102	FOURTH	ST
2025	MOW-Office	204200	106 FOURTH ST	0	50.00 FEET	1	17000	153600	170600	11050	99840	110890	1	106	FOURTH	ST
2025	Spring Preliminary	204300	112 FOURTH ST	4	50.00 FEET	1	17000	127600	144600	9570	72010	81580	2	112	FOURTH	ST
2025	Spring Preliminary	204400	114 FOURTH ST	0	50.00 FEET	1	17000	20100	37100	11050	13070	24120	1	114	FOURTH	ST
2025	Spring Preliminary	204700	124 FOURTH ST	0	125.00 FEET	1	24000	496300	520300	15600	322600	338200	1	124	FOURTH	ST

Tax Year	Roll Type	Roll No	Property Address	Dwelling Units	Frontage or Area	Ward	Land	Buildings	Total	Portioned Land	Portioned Buildings	Portioned Total	No of Buildings	Civic Street No	Civic Street Name	Civic Street
2025	Spring Preliminary	204800	128 FOURTH ST	0	25.00 FEET	1	13600	0	13600	8840	0	8840	0	128	FOURTH	ST
2025	Spring Preliminary	204900	130 FOURTH ST	0	50.00 FEET	1	17000	33900	50900	11050	22040	33090	1	130	FOURTH	ST
2025	MOW	205000	134 FOURTH ST	0	25.00 FEET	1	13600	0	13600	8840	0	8840	0	134	FOURTH	ST
2025	Spring Preliminary	205100	138 FOURTH ST	0	75.00 FEET	1	19400	150600	170000	12610	97890	110500	1	138	FOURTH	ST
2025	MOW	205400	313 MAIN ST	0	130.00 FEET	1	24900	182100	207000	16190	118370	134560	2	313	MAIN	ST
2025	Spring Preliminary	205500	309 MAIN ST	0	52.00 FEET	1	16900	86200	103100	10990	56030	67020	1	309	MAIN	ST
2025	Spring Preliminary	205600	147 FOURTH ST	0	60.00 FEET	1	14100	183600	197700	9170	119340	128510	1	147	FOURTH	ST
2025	Spring Preliminary	205700	143 FOURTH ST	1	44.75 FEET	1	15600	129700	145300	8900	73930	82830	2	143	FOURTH	ST
2025	Spring Preliminary	205900	139 FOURTH ST	0	94.00 FEET	1	21100	36500	57600	13720	23730	37450	1	139	FOURTH	ST
2025	Spring Preliminary	206200	133 FOURTH ST	0	56.00 FEET	1	17400	97900	115300	11310	63640	74950	1	133	FOURTH	ST
2025	Spring Preliminary	206300	129 FOURTH ST	0	50.00 FEET	1	17000	174800	191800	11050	113620	124670	1	129	FOURTH	ST
2025	Spring Preliminary	206500	123 FOURTH ST	1	50.00 FEET	1	17000	154500	171500	9690	80090	89780	3	123	FOURTH	ST
2025	Spring Preliminary	206600	121 FOURTH ST	0	50.00 FEET	1	17000	0	17000	11050	0	11050	0	121	FOURTH	ST
2025	Spring Preliminary	206700	117 FOURTH ST	0	25.00 FEET	1	13600	0	13600	8840	0	8840	0	117	FOURTH	ST
2025	Spring Preliminary	206800	115 FOURTH ST	0	28.00 FEET	1	14200	34900	49100	9230	22690	31920	1	115	FOURTH	ST
2025	Spring Preliminary	206900	113 FOURTH ST	1	47.00 FEET	1	16600	53600	70200	7470	24120	31590	2	113	FOURTH	ST
2025	Spring Preliminary	207000	107 FOURTH ST	0	136.00 FEET	1	23300	818800	842100	15150	532220	547370	1	107	FOURTH	ST
2025	Spring Preliminary	207100	100 FIFTH ST	0	55.00 FEET	1	23900	11100	35000	10760	5000	15760	1	100	FIFTH	ST
2025	Spring Preliminary	207200	108 FIFTH ST	1	100.00 FEET	1	27000	40000	67000	12150	18000	30150	1	108	FIFTH	ST
2025	Spring Preliminary	207300	112 FIFTH ST	1	50.00 FEET	1	21300	89800	111100	9590	40410	50000	1	112	FIFTH	ST
2025	Spring Preliminary	207400	116 FIFTH ST	1	50.00 FEET	1	21300	10300	31600	9590	4640	14230	1	116	FIFTH	ST
2025	Spring Preliminary	207500	120 FIFTH ST	1	50.00 FEET	1	21300	65900	87200	9590	29660	39250	2	120	FIFTH	ST
2025	Spring Preliminary	207600	124 FIFTH ST	1	50.00 FEET	1	21300	35200	56500	9590	15840	25430	1	124	FIFTH	ST
2025	Spring Preliminary	207700	128 FIFTH ST	1	50.00 FEET	1	21300	142900	164200	9590	64310	73900	3	128	FIFTH	ST
2025	Lion's Club	207800	132 FIFTH ST	0	50.00 FEET	1	21300	10900	32200	13850	7090	20940	1	132	FIFTH	ST
2025	Spring Preliminary	207900	132 SIXTH ST	1	130.00 FEET	1	30800	135700	166500	13860	61070	74930	3	132	SIXTH	ST
2025	Spring Preliminary	208000	329 MAIN ST	1	52.00 FEET	1	20700	57800	78500	9320	26010	35330	1	329	MAIN	ST
2025	Spring Preliminary	208100	143 FIFTH ST	1	78.00 FEET	1	23000	85000	108000	10350	38250	48600	1	143	FIFTH	ST
2025	Spring Preliminary	208200	135 FIFTH ST	1	50.00 FEET	1	21300	258600	279900	9590	116370	125960	2	135	FIFTH	ST
2025	Spring Preliminary	208300	131 FIFTH ST	1	50.00 FEET	1	21300	62900	84200	9590	28310	37900	2	131	FIFTH	ST
2025	Spring Preliminary	208400	127 FIFTH ST	1	50.00 FEET	1	21300	52900	74200	9590	23810	33400	2	127	FIFTH	ST
2025	Spring Preliminary	208500	123 FIFTH ST	1	50.00 FEET	1	21300	43900	65200	9590	19760	29350	2	123	FIFTH	ST
2025	Spring Preliminary	208600	119 FIFTH ST	1	100.00 FEET	1	27000	178600	205600	12150	80370	92520	3	119	FIFTH	ST
2025	Spring Preliminary	208800	107 FIFTH ST	1	100.00 FEET	1	27000	76400	103400	12150	34380	46530	2	107	FIFTH	ST
2025	Spring Preliminary	208900	101 FIFTH ST	1	61.00 FEET	1	20600	56700	77300	9270	25520	34790	2	101	FIFTH	ST
2025	Church	209000	338 CLIFF ST	0	88.75 FEET	1	27300	43700	71000	17750	28410	46160	1	338	CLIFF	ST
2025	Spring Preliminary	209100	108 SIXTH ST	1	50.00 FEET	1	21300	210400	231700	9590	94680	104270	1	108	SIXTH	ST
2025	Spring Preliminary	209200	112 SIXTH ST	1	60.00 FEET	1	22100	129700	151800	9950	58370	68320	1	112	SIXTH	ST
2025	Spring Preliminary	209300	120 SIXTH ST	1	90.00 FEET	1	25900	80800	106700	11660	36360	48020	2	120	SIXTH	ST
2025	Spring Preliminary	209400	124 SIXTH ST	1	45.00 FEET	1	20500	109400	129900	9230	49230	58460	2	124	SIXTH	ST
2025	Spring Preliminary	209500	128 SIXTH ST	1	55.00 FEET	1	21600	118200	139800	9720	53190	62910	2	128	SIXTH	ST
2025	Spring Preliminary	209600	357 MAIN ST	0	156.00 FEET	1	28600	0	28600	12870	0	12870	0	357	MAIN	ST
2025	Spring Preliminary	209800	131 SIXTH ST	1	52.00 FEET	1	30000	138300	168300	13500	62240	75740	2	131	SIXTH	ST
2025	Spring Preliminary	209900	125 SIXTH ST	1	50.00 FEET	1	21300	79100	100400	9590	35600	45190	1	125	SIXTH	ST

Tax Year	Roll Type	Roll No	Property Address	Dwelling Units	Frontage or Area	Ward	Land	Buildings	Total	Portioned Land	Portioned Buildings	Portioned Total	No of Buildings	Civic Street No	Civic Street Name	Civic Street
2025	Spring Preliminary	210000	119 SIXTH ST	1	100.00 FEET	1	27000	115600	142600	12150	52020	64170	4	119	SIXTH	ST
2025	Spring Preliminary	210150	113 SIXTH ST	1	63.50 FEET	1	22600	198400	221000	10170	89280	99450	2	113	SIXTH	ST
2025	Spring Preliminary	210250	342 CLIFF ST	1	126.94 FEET	1	27600	220800	248400	12420	99360	111780	2	342	CLIFF	ST
2025	Spring Preliminary	210300	356 CLIFF ST	1	109.25 FEET	1	30600	101700	132300	13770	45770	59540	2	356	CLIFF	ST
2025	Spring Preliminary	210400	110 SEVENTH ST	1	50.00 FEET	1	21300	25500	46800	9590	11480	21070	2	110	SEVENTH	ST
2025	Spring Preliminary	210500	114 SEVENTH ST	0	50.00 FEET	1	21300	11000	32300	9590	4950	14540	1	114	SEVENTH	ST
2025	Spring Preliminary	210600	118 SEVENTH ST	1	50.00 FEET	1	21300	75900	97200	9590	34160	43750	1	118	SEVENTH	ST
2025	Spring Preliminary	210700	334 COMMERCIAL ST	1	82.00 FEET	1	31300	128600	159900	14090	57870	71960	1	334	COMMERCIA	ST
2025	Spring Preliminary	210800	308 SEVENTH ST	1	75.00 FEET	1	26200	78600	104800	11790	35370	47160	1	308	SEVENTH	ST
2025	Spring Preliminary	210900	330 COMMERCIAL ST	1	79.50 FEET	1	29300	134600	163900	13190	60570	73760	3	330	COMMERCIA	ST
2025	Spring Preliminary	210950	331 PARK ST	1	86.50 FEET	1	28900	198600	227500	13010	89370	102380	1	331	PARK	ST
2025	Spring Preliminary	211000	324 COMMERCIAL ST	1	75.00 FEET	1	28100	111700	139800	12650	50270	62920	2	324	COMMERCIA	ST
2025	Spring Preliminary	211100	325 PARK ST	1	75.00 FEET	1	28100	142900	171000	12650	64310	76960	2	325	PARK	ST
2025	Spring Preliminary	211150	327 PARK ST	1	75.00 FEET	1	28100	189500	217600	12650	85280	97930	1	327	PARK	ST
2025	Spring Preliminary	211200	328 COMMERCIAL ST	1	75.00 FEET	1	28100	64800	92900	12650	29160	41810	2	328	COMMERCIA	ST
2025	Spring Preliminary	211300	318 COMMERCIAL ST	1	75.00 FEET	1	28100	134400	162500	12650	60480	73130	1	318	COMMERCIA	ST
2025	Spring Preliminary	211350	322 COMMERCIAL ST	1	75.00 FEET	1	28100	204200	232300	12650	91890	104540	2	322	COMMERCIA	ST
2025	Spring Preliminary	211360	321 PARK ST	1	150.00 FEET	1	37600	212600	250200	16920	95670	112590	1	321	PARK	ST
2025	Spring Preliminary	211400	316 COMMERCIAL ST	0	80.00 FEET	1	32900	4600	37500	14810	2070	16880	1	316	COMMERCIA	ST
2025	Spring Preliminary	211450	312 COMMERCIAL ST	2	70.00 FEET	1	30600	140300	170900	13770	63140	76910	1	312	COMMERCIA	ST
2025	Spring Preliminary	211500	315 PARK ST	1	150.00 FEET	1	32400	215400	247800	14580	96930	111510	1	315	PARK	ST
2025	Spring Preliminary	211600	310 COMMERCIAL ST	1	75.00 FEET	1	28500	82100	110600	12830	36950	49780	2	310	COMMERCIA	ST
2025	Spring Preliminary	211650	306 COMMERCIAL ST	1	75.00 FEET	1	28500	202600	231100	12830	91170	104000	1	306	COMMERCIA	ST
2025	Spring Preliminary	211700	311 PARK ST	1	75.00 FEET	1	27600	76300	103900	12420	34340	46760	3	311	PARK	ST
2025	Spring Preliminary	211800	307 PARK ST	1	75.00 FEET	1	27600	71400	99000	12420	32130	44550	2	307	PARK	ST
2025	Spring Preliminary	211900	300 COMMERCIAL ST	1	150.00 FEET	1	32500	200100	232600	14630	90050	104680	1	300	COMMERCIA	ST
2025	Spring Preliminary	212000	305 FOURTH ST	1	90.00 FEET	1	30600	100700	131300	13770	45320	59090	2	305	FOURTH	ST
2025	Spring Preliminary	212100	305 PARK ST	1	100.00 FEET	1	27000	108500	135500	12150	48830	60980	2	305	PARK	ST
2025	MOW	212150	301 PARK ST	0	50.00 FEET	1	21600	32300	53900	14040	21000	35040	2	301	PARK	ST
2025	Spring Preliminary	212225	301 SEVENTH ST	1	55.00 FEET	1	22300	93200	115500	10040	41940	51980	1	301	SEVENTH	ST
2025	Spring Preliminary	212250	307 SEVENTH ST	1	155.00 FEET	1	33100	190100	223200	14900	85550	100450	4	307	SEVENTH	ST
2025	Spring Preliminary	212300	309 SEVENTH ST	1	100.00 FEET	1	27000	254600	281600	12150	114570	126720	2	309	SEVENTH	ST
2025	Spring Preliminary	212400	313 SEVENTH ST	1	50.00 FEET	1	21600	156700	178300	9720	70520	80240	2	313	SEVENTH	ST
2025	Spring Preliminary	212500	319 SEVENTH ST	1	70.01 FEET	1	23800	173700	197500	10710	78170	88880	1	319	SEVENTH	ST
2025	Spring Preliminary	212550	317 SEVENTH ST	1	70.01 FEET	1	23800	177200	201000	10710	79740	90450	1	317	SEVENTH	ST
2025	Spring Preliminary	212600	321 SEVENTH ST	1	100.00 FEET	1	27000	192200	219200	12150	86490	98640	3	321	SEVENTH	ST
2025	Spring Preliminary	212700	331 SEVENTH ST	1	134.00 FEET	1	30600	369500	400100	13770	166280	180050	2	331	SEVENTH	ST
2025	Spring Preliminary	212800	325 SEVENTH ST	1	75.00 FEET	1	24300	152200	176500	10940	68490	79430	2	325	SEVENTH	ST
2025	MOW-WTP	212905	A-1848	0	.34 ACRES	1	24300	47800	72100	15800	31070	46870	1			
2025	MOW-Rink	212910	422 COMMERCIAL ST	0	22.59 ACRES	1	106900	440300	547200	69490	286200	355690	11	422	COMMERCIA	ST
2025	School	213000	530 COMMERCIAL ST	0	8.20 ACRES	1	57400	2799100	2856500	37310	1819420	1856730	5	530	COMMERCIA	ST
2025	Spring Preliminary	213100	211 JAMES ST	1	95.00 FEET	1	26400	116200	142600	11880	52290	64170	1	211	JAMES	ST
2025	Spring Preliminary	213150	215 JAMES ST	1	105.00 FEET	1	27600	204700	232300	12420	92120	104540	4	215	JAMES	ST
2025	Spring Preliminary	213200	505 COMMERCIAL ST	1	99.99 FEET	1	31400	203900	235300	14130	91760	105890	1	505	COMMERCIA	ST

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2025	Spring Preliminary	213300	509 COMMERCIAL ST	1	64.00 FEET	1	29700	98300	128000	13370	44240	57610	1	509	COMMERCIA	ST
2025	Spring Preliminary	213400	511 COMMERCIAL ST	1	64.00 FEET	1	29700	94400	124100	13370	42480	55850	1	511	COMMERCIA	ST
2025	Spring Preliminary	213500	515 COMMERCIAL ST	1	64.00 FEET	1	29700	142800	172500	13370	64260	77630	3	515	COMMERCIA	ST
2025	Spring Preliminary	213600	517 COMMERCIAL ST	1	64.00 FEET	1	29700	221200	250900	13370	99540	112910	2	517	COMMERCIA	ST
2025	Spring Preliminary	213700	519 COMMERCIAL ST	1	64.00 FEET	1	29700	154200	183900	13370	69390	82760	3	519	COMMERCIA	ST
2025	Spring Preliminary	213800	527 COMMERCIAL ST	1	66.45 FEET	1	26000	189100	215100	11700	85100	96800	1	527	COMMERCIA	ST
2025	MOW	213850	DESC 6/7-974	0	24.00 FEET	1	18800	0	18800	12220	0	12220	0			
2025	Spring Preliminary	213900	523 COMMERCIAL ST	1	110.00 FEET	1	32100	212100	244200	14450	95450	109900	3	523	COMMERCIA	ST
2025	Spring Preliminary	214000	210 NOTON CRES	1	70.97 FEET	1	25900	134500	160400	11660	60530	72190	3	210	NOTON	CRES
2025	MOW	214100	DESC 6/8-974	0	38.00 FEET	1	23000	0	23000	14950	0	14950	0			
2025	Spring Preliminary	214200	9-974	0	102.30 FEET	1	6400	0	6400	4160	0	4160	0			
2025	MOW	214300	10-974	0	251.50 FEET	1	3600	0	3600	2340	0	2340	0			
2025	Spring Preliminary	214400	204 NOTON CRES	1	113.82 FEET	1	24200	371600	395800	10890	167220	178110	1	204	NOTON	CRES
2025	Spring Preliminary	214500	206 NOTON CRES	1	137.95 FEET	1	21600	182000	203600	9720	81900	91620	3	206	NOTON	CRES
2025	Spring Preliminary	214600	518 GEORGE ST	1	100.00 FEET	1	36200	213900	250100	16290	96260	112550	3	518	GEORGE	ST
2025	PMH-Personal Care	214900	510 GEORGE ST	0	150.00 FEET	1	43700	1005900	1049600	28410	653840	682250	1	510	GEORGE	ST
2025	PMH	215000	506 - 510 GEORGE ST	0	150.00 FEET	1	47600	1725100	1772700	30950	1121320	1152270	2	506	GEORGE	ST
2025	Spring Preliminary	215100	203 JAMES ST	1	100.00 FEET	1	27000	134700	161700	12150	60620	72770	2	203	JAMES	ST
2025	Spring Preliminary	215200	207 JAMES ST	1	100.00 FEET	1	27000	144100	171100	12150	64850	77000	2	207	JAMES	ST
2025	Spring Preliminary	215400	211 SEVENTH ST	1	100.00 FEET	1	32800	155700	188500	14760	70070	84830	2	211	SEVENTH	ST
2025	Spring Preliminary	215450	405 COMMERCIAL ST	1	72.00 FEET	1	31500	35500	67000	14180	15980	30160	2	405	COMMERCIA	ST
2025	Spring Preliminary	215500	409 COMMERCIAL ST	1	109.00 FEET	1	37700	58900	96600	16970	26510	43480	3	409	COMMERCIA	ST
2025	Spring Preliminary	215600	413 COMMERCIAL ST	1	100.00 FEET	1	36200	219700	255900	16290	98870	115160	3	413	COMMERCIA	ST
2025	Spring Preliminary	215700	417 COMMERCIAL ST	1	116.00 FEET	1	38800	221100	259900	17460	99500	116960	1	417	COMMERCIA	ST
2025	Spring Preliminary	215800	429 COMMERCIAL ST	12	220.00 FEET	1	53500	294800	348300	24080	132660	156740	1	429	COMMERCIA	ST
2025	Spring Preliminary	215810	421 COMMERCIAL ST	1	80.00 FEET	1	33700	229700	263400	15170	103370	118540	2	421	COMMERCIA	ST
2025	Spring Preliminary	215900	206 JAMES ST	1	100.00 FEET	1	27000	156600	183600	12150	70470	82620	2	206	JAMES	ST
2025	Spring Preliminary	216000	416 GEORGE ST	1	100.00 FEET	1	27000	116800	143800	12150	52560	64710	1	416	GEORGE	ST
2025	Spring Preliminary	216100	412 GEORGE ST	1	100.00 FEET	1	36200	208800	245000	16290	93960	110250	2	412	GEORGE	ST
2025	Spring Preliminary	216200	408 GEORGE ST	1	100.00 FEET	1	36200	74300	110500	16290	33440	49730	1	408	GEORGE	ST
2025	Spring Preliminary	216300	404 GEORGE ST	1	100.00 FEET	1	36200	136700	172900	16290	61520	77810	4	404	GEORGE	ST
2025	Spring Preliminary	216400	400 GEORGE ST	1	50.00 FEET	1	27000	53200	80200	12150	23940	36090	2	400	GEORGE	ST
2025	Spring Preliminary	216500	210 CRESCENT AVE	1	295.00 FEET	1	36200	283100	319300	16290	127400	143690	1	210	CRESCENT	AVE
2025	Spring Preliminary	216600	403 GEORGE ST	1	158.70 FEET	1	47300	70200	117500	21290	31590	52880	3	403	GEORGE	ST
2025	Spring Preliminary	216700	407 GEORGE ST	1	95.00 FEET	1	41600	134100	175700	18720	60350	79070	3	407	GEORGE	ST
2025	Spring Preliminary	216800	411 GEORGE ST	1	75.00 FEET	1	35800	140100	175900	16110	63050	79160	1	411	GEORGE	ST
2025	Spring Preliminary	216900	415 GEORGE ST	1	100.00 FEET	1	39600	130200	169800	17820	58590	76410	1	415	GEORGE	ST
2025	Spring Preliminary	217000	419 GEORGE ST	1	50.00 FEET	1	28600	135500	164100	12870	60980	73850	2	419	GEORGE	ST
2025	Spring Preliminary	217100	503 GEORGE ST	1	188.00 FEET	1	45700	269000	314700	20570	121050	141620	2	503	GEORGE	ST
2025	Spring Preliminary	217200	509 GEORGE ST	1	149.00 FEET	1	13900	132000	145900	6260	59400	65660	3	509	GEORGE	ST
2025	MOW	217300	DESC D-6-95	0	310.00 FEET	1	9300	0	9300	6050	0	6050	0			
2025	Spring Preliminary	217350	35 GOVERNMENT RD	1	131.60 FEET	1	53600	283500	337100	24120	127580	151700	2	35	GOVERNMEN	RD
2025	Spring Preliminary	217360	31 GOVERNMENT RD	1	100.00 FEET	1	41700	222000	263700	18770	99900	118670	1	31	GOVERNMEN	RD
2025	Spring Preliminary	217400	27 GOVERNMENT RD	1	100.00 FEET	1	41600	348700	390300	18720	156920	175640	1	27	GOVERNMEN	RD

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2025	Spring Preliminary	217500	124 EUCLID ST	1	392.00 FEET	1	60200	85100	145300	27090	38300	65390	1	124	EUCLID	ST
2025	MOW	217600	DESC 4-7-108	0	4.13 ACRES	1	26500	0	26500	17230	0	17230	0			
2025	Spring Preliminary	217700	323 PROVINCIAL RD	1	8.45 ACRES	1	34000	163000	197000	15300	73350	88650	1	323	PROVINCIAL	RD
2025	MOW-Shop	217800	120 COMMERCIAL ST	0	84.00 FEET	1	34000	29000	63000	22100	18850	40950	1	120	COMMERCIAL	ST
2025	Spring Preliminary	217900	206 PARK ST	0	266.20 FEET	1	41800	333500	375300	27170	216780	243950	8	206	PARK	ST
2025	Spring Preliminary	218200	302 FOURTH ST	1	152.50 FEET	1	36900	71100	108000	16610	32000	48610	3	302	FOURTH	ST
2025	Spring Preliminary	218250	216 COMMERCIAL ST	1	143.80 FEET	1	37400	239700	277100	16830	107870	124700	2	216	COMMERCIAL	ST
2025	Spring Preliminary	218300	210 COMMERCIAL ST	0	145.30 FEET	1	42400	22700	65100	19080	10220	29300	2	210	COMMERCIAL	ST
2025	Spring Preliminary	218400	209 PARK ST	1	145.30 FEET	1	31900	123000	154900	14360	55350	69710	2	209	PARK	ST
2025	Spring Preliminary	218500	308 FOURTH ST	1	142.40 FEET	1	45100	253500	298600	20300	114080	134380	2	308	FOURTH	ST
2025	Spring Preliminary	218600	213 PARK ST	0	90.00 FEET	1	29600	0	29600	13320	0	13320	0	213	PARK	ST
2025	Spring Preliminary	218700	412 FOURTH ST	1	119.65 FEET	1	35600	258500	294100	16020	116330	132350	1	412	FOURTH	ST
2025	Spring Preliminary	218800	408 FOURTH ST	1	119.60 FEET	1	37500	174600	212100	16880	78570	95450	3	408	FOURTH	ST
2025	Spring Preliminary	218900	402 FOURTH ST	1	153.90 FEET	1	45200	158600	203800	20340	71370	91710	2	402	FOURTH	ST
2025	Spring Preliminary	218950	218 PARK ST	0	66.87 FEET	1	37500	0	37500	16880	0	16880	0	218	PARK	ST
2025	Spring Preliminary	218960	307 WATER ST	1	115.20 FEET	1	36000	202700	238700	16200	91220	107420	2	307	WATER	ST
2025	Spring Preliminary	218970	303 WATER ST	1	115.20 FEET	1	36100	194900	231000	16250	87710	103960	1	303	WATER	ST
2025	Spring Preliminary	219000	216 PARK ST	1	180.00 FEET	1	41900	157700	199600	18860	70970	89830	3	216	PARK	ST
2025	Spring Preliminary	219520	313 WATER ST	1	95.00 FEET	1	35100	155900	191000	15800	70160	85960	3	313	WATER	ST
2025	Spring Preliminary	219610	331 WATER ST	1	105.00 FEET	1	36100	238400	274500	16250	107280	123530	1	331	WATER	ST
2025	Spring Preliminary	219620	327 WATER ST	1	105.00 FEET	1	36100	220900	257000	16250	99410	115660	2	327	WATER	ST
2025	MOW-Lane	219625	DESC 3-1837	0	20.00 FEET	1	6800	0	6800	4420	0	4420	0			
2025	Spring Preliminary	219630	330 PARK ST	1	100.00 FEET	1	35500	101100	136600	15980	45500	61480	1	330	PARK	ST
2025	Spring Preliminary	219635	2--54662	0	60.00 FEET	1	28000	0	28000	12600	0	12600	0			
2025	Spring Preliminary	219640	326 PARK ST	1	70.00 FEET	1	29600	219800	249400	13320	98910	112230	1	326	PARK	ST
2025	Spring Preliminary	219650	326 SEVENTH ST	1	80.00 FEET	1	32300	159400	191700	14540	71730	86270	2	326	SEVENTH	ST
2025	Spring Preliminary	219700	334 PARK ST	1	80.00 FEET	1	31900	125600	157500	14360	56520	70880	2	334	PARK	ST
2025	Spring Preliminary	219810	323 WATER ST	1	75.00 FEET	1	31100	146300	177400	14000	65840	79840	1	323	WATER	ST
2025	Spring Preliminary	219815	319 WATER ST	1	75.00 FEET	1	31100	198300	229400	14000	89240	103240	1	319	WATER	ST
2025	Spring Preliminary	219820	317 WATER ST	1	66.08 FEET	1	29300	136600	165900	13190	61470	74660	1	317	WATER	ST
2025	MOW	219825	4-1932	0	20.00 FEET	1	6900	0	6900	4490	0	4490	0			
2025	Spring Preliminary	219835	322 PARK ST	1	76.20 FEET	1	30900	72100	103000	13910	32450	46360	2	322	PARK	ST
2025	Spring Preliminary	219840	318 PARK ST	1	80.00 FEET	1	31900	140200	172100	14360	63090	77450	3	318	PARK	ST
2025	Spring Preliminary	219845	314 PARK ST	1	85.00 FEET	1	32800	34200	67000	14760	15390	30150	2	314	PARK	ST
2025	Spring Preliminary	219850	312 PARK ST	1	60.00 FEET	1	28000	74400	102400	12600	33480	46080	1	312	PARK	ST
2025	Spring Preliminary	219900	DESC 1&4--20794	0	32.68 ACRES	1	67700	0	67700	17600	0	17600	0			
2025	Spring Preliminary	219950	112 PROVINCIAL RD S	1	3.59 ACRES	1	25200	198100	223300	11340	89150	100490	3	112	PROVINCIAL	RD
2025	Spring Preliminary	219960	DESC PT-ROW-853	0	3.78 ACRES	1	2600	0	2600	1170	0	1170	0			
2025	Spring Preliminary	220000	DESC 16/18--20794	0	5.20 ACRES	1	29000	0	29000	18850	0	18850	0			
2025	Spring Preliminary	220100	8 GOVERNMENT RD	1	58.83 FEET	1	29400	88000	117400	13230	39600	52830	3	8	GOVERNMENT	RD
2025	Spring Preliminary	220200	34 GOVERNMENT RD	0	1.75 ACRES	1	23100	4800	27900	10400	2160	12560	2	34	GOVERNMENT	RD
2025	Spring Preliminary	220300	16 GOVERNMENT RD	1	104.33 FEET	1	37600	72800	110400	16920	32760	49680	2	16	GOVERNMENT	RD
2025	Spring Preliminary	220310	12 GOVERNMENT RD	1	104.34 FEET	1	37600	193000	230600	16920	86850	103770	4	12	GOVERNMENT	RD
2025	Spring Preliminary	220350	2 GOVERNMENT RD	1	140.00 FEET	1	39700	135500	175200	17870	60980	78850	3	2	GOVERNMENT	RD

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2025	Spring Preliminary	220400	24 GOVERNMENT RD	1	69.56 FEET	1	31900	88600	120500	14360	39870	54230	2	24	GOVERNMENT RD	
2025	Spring Preliminary	220430	22 GOVERNMENT RD	1	69.56 FEET	1	31900	263200	295100	14360	118440	132800	2	22	GOVERNMENT RD	
2025	Spring Preliminary	220450	20 GOVERNMENT RD	1	69.56 FEET	1	31900	226900	258800	14360	102110	116470	4	20	GOVERNMENT RD	
2025	Spring Preliminary	220600	182 SEVENTH ST S	1	137.36 ACRES	1	131400	154000	285400	39580	64460	104040	14	182	SEVENTH ST	
2025	Spring Preliminary	221100	5 GOVERNMENT RD	1	.81 ACRES	1	47400	248100	295500	21330	111650	132980	2	5	GOVERNMENT RD	
2025	Spring Preliminary	221200	122 SEVENTH ST S	0	10.50 ACRES	1	15200	0	15200	6840	0	6840	0	122	SEVENTH ST	
2025	MOW	221300	355 CLIFF ST	0	125.80 FEET	1	1400	0	1400	630	0	630	0	355	CLIFF ST	
2025	MOW	221400	2-2-2091	0	487.50 FEET	1	6200	0	6200	4030	0	4030	0			
2025	Spring Preliminary	221500	3-2-2091	0	1700.00 FEET	1	7500	0	7500	4880	0	4880	0			
2025	Spring Preliminary	221510	134 FIRST ST	1	1.75 ACRES	1	54800	125800	180600	24660	56610	81270	1	134	FIRST ST	
2025	Spring Preliminary	221518	23 - 25 GOVERNMENT RD	2	100.00 FEET	1	27000	305400	332400	12150	137430	149580	1	23	GOVERNMENT RD	
2025	Spring Preliminary	221520	21 GOVERNMENT RD	1	4.14 ACRES	1	60800	276700	337500	27360	124520	151880	3	21	GOVERNMENT RD	
2025	Spring Preliminary	221522	150 PROVINCIAL RD	1	3.04 ACRES	1	39500	301200	340700	17780	135540	153320	2	150	PROVINCIAL RD	
2025	MOW	221530	C&D--62587	0	26.82 ACRES	1	11200	0	11200	7280	0	7280	0			
2025	MOW	221540	2-6-2091	0	15.93 ACRES	1	7100	0	7100	4620	0	4620	0			
2025	Spring Preliminary	221550	204 COMMERCIAL ST	4	150.00 FEET	1	34100	680000	714100	15350	306000	321350	4	204	COMMERCIAL ST	
2025	Spring Preliminary	221560	203 PARK ST	0	150.20 FEET	1	41700	114700	156400	27110	74560	101670	1	203	PARK ST	
2025	Spring Preliminary	221600	416 SEVENTH ST	1	5.00 ACRES	1	55900	191900	247800	25160	86360	111520	2	416	SEVENTH ST	
2025	Spring Preliminary	221800	328 WATER ST	1	75.00 FEET	1	33900	193800	227700	15260	87210	102470	1	328	WATER ST	
2025	Spring Preliminary	221900	324 WATER ST	0	75.00 FEET	1	32000	3000	35000	14400	1350	15750	1	324	WATER ST	
2025	Spring Preliminary	222000	320 WATER ST	1	150.00 FEET	1	45000	178100	223100	20250	80150	100400	3	320	WATER ST	
2025	Spring Preliminary	222110	312 WATER ST	1	90.00 FEET	1	45000	517800	562800	20250	233010	253260	1	312	WATER ST	
2025	Spring Preliminary	222200	310 WATER ST	1	86.00 FEET	1	34400	139400	173800	15480	62730	78210	3	310	WATER ST	
2025	Spring Preliminary	222300	306 WATER ST	1	64.00 FEET	1	30300	212200	242500	13640	95490	109130	2	306	WATER ST	
2025	Spring Preliminary	222400	304 WATER ST	1	90.00 FEET	1	30600	82700	113300	13770	37220	50990	2	304	WATER ST	
2025	Pool	222500	218 WATER ST	0	8.85 ACRES	1	56800	372900	429700	36920	242390	279310	6	218	WATER ST	
2025	Spring Preliminary	222510	410 SEVENTH ST	1	70.20 FEET	1	23500	125100	148600	10580	56300	66880	1	410	SEVENTH ST	
2025	Spring Preliminary	222515	406 SEVENTH ST	1	70.20 FEET	1	27700	137500	165200	12470	61880	74350	3	406	SEVENTH ST	
2025	Spring Preliminary	222520	332 WATER ST	1	75.00 FEET	1	28500	179500	208000	12830	80780	93610	2	332	WATER ST	
2025	Spring Preliminary	222525	330 WATER ST	1	75.00 FEET	1	28500	219900	248400	12830	98960	111790	2	330	WATER ST	
2025	Spring Preliminary	222600	DESC 503	0	.86 ACRES	1	1100	0	1100	720	0	720	0			
2025	Spring Preliminary	222700	415 SEVENTH ST	0	13.39 ACRES	1	42600	32800	75400	19170	14760	33930	3	415	SEVENTH ST	
2025	Spring Preliminary	222750	405 SEVENTH ST	1	126.24 FEET	1	35100	158400	193500	15800	71280	87080	1	405	SEVENTH ST	
2025	Spring Preliminary	222800	411 SEVENTH ST	1	150.00 FEET	1	29200	119600	148800	13140	53820	66960	1	411	SEVENTH ST	
2025	Spring Preliminary	222850	405 CLIFF ST	1	150.00 FEET	1	25200	42000	67200	11340	18900	30240	1	405	CLIFF ST	
2025	Spring Preliminary	222900	403 CLIFF ST	1	115.00 FEET	1	32400	184400	216800	14580	82980	97560	1	403	CLIFF ST	
2025	Spring Preliminary	223000	111 SEVENTH ST	1	67.00 FEET	1	30900	155700	186600	13910	70070	83980	3	111	SEVENTH ST	
2025	Spring Preliminary	223100	117 SEVENTH ST	1	210.00 FEET	1	37800	69100	106900	17010	31100	48110	2	117	SEVENTH ST	
2025	Spring Preliminary	223200	103 SEVENTH ST	1	109.65 FEET	1	34100	120200	154300	15350	54090	69440	2	103	SEVENTH ST	
2025	Spring Preliminary	224100	DESC SE26-7-17W	0	7.70 ACRES	1	5200	0	5200	2340	0	2340	0			
2025	Spring Preliminary	224200	311 WATER ST	1	60.00 FEET	1	27300	69900	97200	12290	31460	43750	2	311	WATER ST	
2025	MOW	224300	E--42531	0	20.00 FEET	1	6100	0	6100	3970	0	3970	0			
2025	Spring Preliminary	224400	310 PARK ST	1	70.00 FEET	1	30300	53400	83700	13640	24030	37670	2	310	PARK ST	
2025	Spring Preliminary	224500	306 PARK ST	1	80.40 FEET	1	32800	129600	162400	14760	58320	73080	1	306	PARK ST	

Tax Year	Roll Type	Roll No	Property Address	Dwelling Units	Frontage or Area	Ward	Land	Buildings	Total	Portioned Land	Portioned Buildings	Portioned Total	No of Buildings	Civic Street No	Civic Street Name	Civic Street
2025	Spring Preliminary	224550	302 PARK ST	1	65.00 FEET	1	29400	297200	326600	13230	133740	146970	1	302	PARK	ST
2025	Spring Preliminary	224600	300 PARK ST	1	85.00 FEET	1	33700	77600	111300	15170	34920	50090	1	300	PARK	ST
2025	MOW	224700	7-21712	0	25.00 FEET	1	8400	0	8400	5460	0	5460	0			
2025	Souris Valley SD	224900	DESC 20983	0	117.87 FEET	1	21100	13900	35500	13720	9040	22760	1			
2025	Spring Preliminary	225000	217 CRESCENT AVE	1	84.80 FEET	1	26600	198900	225500	11970	89510	101480	2	217	CRESCENT	AVE
2025	Spring Preliminary	225100	213 CRESCENT AVE	1	95.00 FEET	1	26600	242600	269200	11970	109170	121140	2	213	CRESCENT	AVE
2025	Spring Preliminary	225200	211 CRESCENT AVE	1	130.00 FEET	1	34900	243700	278600	15710	109670	125380	1	211	CRESCENT	AVE
2025	Spring Preliminary	225400	335 COMMERCIAL ST	1	89.77 FEET	1	28000	66600	94600	12600	29970	42570	1	335	COMMERCIA	ST
2025	Spring Preliminary	225500	331 COMMERCIAL ST	1	84.00 FEET	1	27100	180800	207900	12200	81360	93560	1	331	COMMERCIA	ST
2025	Spring Preliminary	225600	327 COMMERCIAL ST	1	84.00 FEET	1	27100	201600	228700	12200	90720	102920	2	327	COMMERCIA	ST
2025	Spring Preliminary	225700	325 COMMERCIAL ST	1	84.00 FEET	1	27100	210100	237200	12200	94550	106750	1	325	COMMERCIA	ST
2025	Spring Preliminary	225800	321 COMMERCIAL ST	1	84.00 FEET	1	27100	267600	294700	12200	120420	132620	1	321	COMMERCIA	ST
2025	Spring Preliminary	225900	317 COMMERCIAL ST	1	84.00 FEET	1	27100	205400	232500	12200	92430	104630	2	317	COMMERCIA	ST
2025	Spring Preliminary	226000	315 COMMERCIAL ST	1	84.00 FEET	1	27100	172000	199100	12200	77400	89600	1	315	COMMERCIA	ST
2025	Spring Preliminary	226100	311 COMMERCIAL ST	1	84.00 FEET	1	27100	65300	92400	12200	29390	41590	2	311	COMMERCIA	ST
2025	Spring Preliminary	226200	309 COMMERCIAL ST	1	84.00 FEET	1	27100	119100	146200	12200	53600	65800	3	309	COMMERCIA	ST
2025	Spring Preliminary	226300	305 COMMERCIAL ST	1	50.00 FEET	1	23000	67800	90800	10350	30510	40860	1	305	COMMERCIA	ST
2025	Spring Preliminary	226400	303 COMMERCIAL ST	1	50.00 FEET	1	23000	111000	134000	10350	49950	60300	2	303	COMMERCIA	ST
2025	Spring Preliminary	226500	301 COMMERCIAL ST	1	50.00 FEET	1	23000	67800	90800	10350	30510	40860	1	301	COMMERCIA	ST
2025	Spring Preliminary	226600	300 MAIN ST	1	101.54 FEET	1	32900	259800	292700	14810	116910	131720	3	300	MAIN	ST
2025	Spring Preliminary	226800	304 MAIN ST	1	50.34 FEET	1	31200	323500	354700	14040	145580	159620	1	304	MAIN	ST
2025	Spring Preliminary	227000	308 MAIN ST	1	50.18 FEET	1	23400	140700	164100	10530	63320	73850	1	308	MAIN	ST
2025	Spring Preliminary	227100	310 MAIN ST	1	50.18 FEET	1	23200	138100	161300	10440	62150	72590	1	310	MAIN	ST
2025	Spring Preliminary	227200	312 - 314 MAIN ST	2	100.37 FEET	1	29300	242600	271900	13190	109170	122360	2	312	MAIN	ST
2025	Spring Preliminary	227400	316 MAIN ST	4	75.28 FEET	1	27400	408200	435600	12330	183690	196020	1	316	MAIN	ST
2025	Spring Preliminary	227500	320 MAIN ST	1	75.27 FEET	1	26700	146700	173400	12020	66020	78040	5	320	MAIN	ST
2025	Spring Preliminary	227600	324 MAIN ST	1	84.31 FEET	1	27600	184300	211900	12420	82940	95360	2	324	MAIN	ST
2025	Spring Preliminary	227700	328 MAIN ST	1	84.02 FEET	1	27100	242000	269100	12200	108900	121100	3	328	MAIN	ST
2025	Spring Preliminary	227800	330 MAIN ST	1	84.00 FEET	1	27100	231400	258500	12200	104130	116330	3	330	MAIN	ST
2025	Spring Preliminary	227900	334 MAIN ST	1	89.75 FEET	1	28000	203400	231400	12600	91530	104130	2	334	MAIN	ST
2025	Spring Preliminary	228000	219 COMMERCIAL ST	4	155.00 FEET	1	36100	268800	304900	16250	120960	137210	1	219	COMMERCIA	ST
2025	Spring Preliminary	228025	213 COMMERCIAL ST	1	155.19 FEET	1	36100	297300	333400	16250	133790	150040	2	213	COMMERCIA	ST
2025	Wawa Hall	228050	202 FOURTH ST	0	160.91 FEET	1	70600	420400	491000	45890	273260	319150	1	202	FOURTH	ST
2025	Spring Preliminary	228100	205 COMMERCIAL ST	1	.62 ACRES	1	41900	223500	265400	18860	100580	119440	1	205	COMMERCIA	ST
2025	United Church	228250	210 MAIN ST	0	.62 ACRES	1	41700	104200	145900	27110	67730	94840	1	210	MAIN	ST
2025	Spring Preliminary	228300	245 SECOND ST	1	75.96 FEET	1	29200	297700	326900	13140	133970	147110	1	245	SECOND	ST
2025	Spring Preliminary	228400	235 SECOND ST	1	80.00 FEET	1	27400	300600	328000	12330	135270	147600	1	235	SECOND	ST
2025	Spring Preliminary	228500	225 SECOND ST	1	80.00 FEET	1	26800	358100	384900	12060	161150	173210	2	225	SECOND	ST
2025	Spring Preliminary	228600	215 SECOND ST	1	80.00 FEET	1	26400	270800	297200	11880	121860	133740	1	215	SECOND	ST
2025	Spring Preliminary	228700	205 SECOND ST	1	109.69 FEET	1	25900	198700	224600	11660	89420	101080	1	205	SECOND	ST
2025	Spring Preliminary	228800	200 SECOND ST	1	70.45 FEET	1	29100	290100	319200	13100	130550	143650	1	200	SECOND	ST
2025	Spring Preliminary	228900	210 SECOND ST	1	51.07 FEET	1	26200	283900	310100	11790	127760	139550	1	210	SECOND	ST
2025	Spring Preliminary	229000	220 SECOND ST	1	80.00 FEET	1	26600	257400	284000	11970	115830	127800	1	220	SECOND	ST
2025	Spring Preliminary	229100	230 SECOND ST	1	80.00 FEET	1	27100	327900	355000	12200	147560	159760	1	230	SECOND	ST

