




TOWN OF POUCH COVE

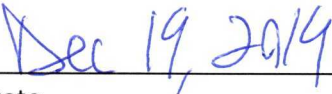
660 Main Road
PO Box 59
Pouch Cove, NL
A0A 3L0

(709) 335-2848 (ph)
(709) 335-2840 (fa)
info@pouchcove.ca
www.pouchcove.ca


WATER AND SEWER TAX REGULATIONS

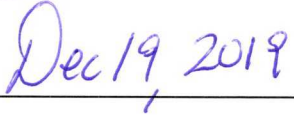
- 1.0 In accordance with section 130 of the Municipalities Act 1999, all serviceable commercial, residential, and vacant properties within the Town of Pouch Cove water and/or sewer service areas are liable for water and sewer taxes to be paid on a per annum basis at rates listed by the Town of Pouch Cove.
- 2.0 If a Real Property is not directly or indirectly connected to Town Water/Sewer Service and if it does not have Town hook-ups installed to the property for Water/Sewer Service, it may be considered as unserviceable for the purpose of imposing water and sewer taxes provided it meets at least one of the following additional criteria:
 - a) The Real Property does not have an occupiable building and is not permitted to build an occupiable building due to its lot size being less than 450m².
 - b) The Real Property is in the water service area only (not sewer); however, it does not have an occupiable building and is not permitted to build an occupiable building due to its lot size being less than 1400m².
 - c) The Real Property is in the sewer service area only (not water); however, it does not have an occupiable building and is not permitted to build an occupiable building due to its lot size being less than 1400m².
 - d) The Real Property does not have any frontage or access to Town main lines without extending the main lines or acquiring additional lands/easements from other property owners.
 - e) Extraordinary geotechnical considerations, with satisfactory evidence of such presented to the Council, render the construction of an occupiable building and installation of water or sewer service to be obviously unreasonable or impossible.
- 3.0 If a serviceable parcel of land is approved to be subdivided into multiple serviceable lots, water and/or sewer tax for the individual serviceable lots will begin in following year.
- 4.0 If an unserviceable property is made serviceable by infrastructure work performed by the Town or a private developer, the corresponding water and/or service taxes will not be charged for the current year and will only begin in following year
- 5.0 A Real Property deemed to be unserviceable by the Council under this section will not be subject to water and/or sewer taxes.



Brian Peach
Chief Administrative Officer


Date



Joedy Wall
Mayor


Date