



TOWN OF BAIE VERTE

WATER AND SEWER REGULATIONS PUBLISHED BY AUTHORITY



The following regulations have been made by the Town Council of Baie Verte under the provisions of the Municipalities Act, Chapter M-24, S.N. 1999, and were approved on May 24th, 2018.

REGULATIONS

1. Interpretations: In these regulations unless the context otherwise requires:
 - a) "Act": means the Municipalities Act, Chapter M-24, S.N. 1999.
 - b) "Town" means the Town of Baie Verte as defined by Order in Council.
 - c) "Council" means the Town Council of the Town of Baie Verte.
 - d) "Real Property" refers to any form of commercial, residential, or vacant land and buildings erected on any such land.
 - e) "System" or "Water/Sewer Service" means the public Water Supply and Sewage System of the Town of Baie Verte as the owner and operator of plant and equipment for the procurement, transmission or delivery of water to the public and for the collection, conveyance, and disposal of sewage.

2. Provision of Water and/or Sewer Service:

- 1) The connection of sewage and water supply pipes to the System shall be done by employees of the Town, or by a contractor or person engaged by the Town for that purpose.
- 2) Service stubs will be installed by the above representatives of the Town from the mains to a point which is a maximum of ten (10) meters from centerline of street unless otherwise approved by Council. This will be completed at the cost of the property owner at current commercial values or at specified fix cost listed in Town's permit and fee structure.
- 3) The work of extending the service stub into a building or premises, installing the required septic tank, and connecting to the internal plumbing system to the specifications and inspection procedures as provided hereafter is the responsibility of the property owner.
- 4) When the complete service is fully operable, and all provisions of these regulations have been met, the services will be turned on by an employee of the Town.
- 5) Real Property owners requesting services to new buildings or premises constructed after the installation of the mains or for services to vacant lands, to which they will connect, shall pay the full cost of installing the service stub, plus the costs of repairs to any pavement that may have to be cut. The estimated cost of labour, materials and equipment hire for installation of the service shall be determined based on commercial rates and work shall not commence until a review of the property in question is completed and approved via the Town.
- 6) No Real Property owner shall permit the improper use or waste of water, nor the discharge of material harmful to the system into the sewers. Water may not be sold to others and may be given away only under condition and for such purposes as may be approved by the Town in writing.

3. Sewer Maintenance

- 1) The Town will not accept responsibility for sewer line breaks or blockages that occur on the homeowner's service line. The Town will agree to investigate the problem during regular working hours and will inform the citizen or property owner if the problem is in the main line or the service line.
- 2) The Town will repair sewer breaks, not blockages, which occur on Town property up to three (3) meters from the edge of pavement or service stub whichever comes first.
- 3) If a private plumbing service is called by a resident to clear a blockage and it is determined to be blockage in the main line on Town property, the resident can be reimbursed for third party costs up to \$250.00 upon provision of appropriate receipts.
- 4) The Town of Baie Verte requires that all commercial and residential properties have sewer check valves installed on the homeowner's sewer connection. The purpose of the check valve is to prevent sewer from backing up into a residential home.
- 5) The Town actively undertakes a regular maintenance program for its water and sewer system. Based on current practice, the Town is not responsible for a sewer back up if it is the result of a naturally occurring event where the Town has not been negligent.
- 6) Effective February 25, 2016, the Town will not receive a complaint regarding a sewer back up if a sewer check valve is not installed on the residential line.

4. Applying water and sewer taxes

- 1) Under section 130 of the Municipalities Act 1999, all commercial, residential, and vacant properties within the Town of Baie Verte 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 Baie Verte.
- 2) 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 eligible to be considered as unserviceable provided it meets at least one of the following additional criteria:
 - i) Real Property is within the water service area but not within the Town sewer service area and there is no alternative method of sewer readily available.
 - ii) The Real Property lot is of a limited size such that it is unable to have an occupiable building or perform a construction build based on the Town Development Regulations.
 - iii) The Real Property does not have any frontage or access to Town main lines without acquiring additional land or easements from other property owners.
 - iv) Extraordinary geotechnical considerations, with satisfactory evidence of such presented to the Council, render the building of a property and installation of water or sewer service to be obviously unreasonable or impossible
- 3) A Real Property deemed as unserviceable by the Council under this section will not be charged water and/or sewer taxes.
- 4) A serviceable Real Property which does not have Town Water/Sewer Service connections but which is still charged a Water/Sewer Service tax is eligible to receive a discount from first time Town fees for water and/or sewer connection or asphalt cutting associated with installing service up to an equivalent value of 50% of the water and/or sewer taxes collected for that property that were levied from 2018 onwards.

Brandon J. Philpott, Mayor

Dated

Brian Peach, Chief Administrative Officer

Dated