

Passed By Council on:09/03/1996

Purpose

It is the intent of the City of St. John's Assessment Policy to provide a policy under which all citizens of the City of St. John's are assessed at the same rate for civic improvement works that are completed within the same year. The Assessment Policy also provides a measure of stability to the City's assessment rates and allow citizens to be advised of the approximate amount of assessments before work is started. The Assessment Policy applies to the upgrading of existing, or the installation of new, infrastructure works on City streets. It does not apply to subdivisions developed by independent developers.

Policy Statement

GOULDS

This policy also contains the information for the former Town of Goulds to which Pre-amalgamation Assessment rates apply.

NOTES

See attached pdf file.

Application

Responsibilities

Department of Engineering and Planning, Department of Finance.

Definition

For the purposes of the City of St. John's Assessment Policy, the following definitions are applicable.

1.1 **City** means the City of St. John's.

1.2 **Commercial property** means any land other than land that is zoned for residential uses, as defined in this Policy. Servicing of commercial property is generally achieved by using larger pipe sizes than would be used to service residential properties.

1.3 **New Street Creation** means creation of a new street.

1.4 **New Street** means any street which was not a public street prior to the undertaking of the works.

1.5 **Residential property** means land used exclusively for a dwelling or dwelling unit that is serviced by means of the standard residential servicing scheme of 20 mm diameter water service, 100 mm diameter sanitary service, and 100 mm diameter storm service. Large scale residential uses such as

apartment buildings and condominiums, are considered to be commercial properties for the purposes of this Policy.

1.6 Service lateral means that portion of the water, sanitary, or storm sewer system from the main line to the property boundary.

1.7 Sidewalk means concrete sidewalk. The replacement of an asphalt sidewalk area with asphalt, or the replacement of a gravel sidewalk area with asphalt are not assessable works under this Policy.

1.8 Street Improvement means the upgrading and/or widening of existing public streets to regular City standards for public streets.

References/Appendix



[04-02-01 Assessment Policy 2013.pdf](#)

Monitoring and Contravention

Approvals

Public Works, Environment and Protection Standing Committee report August 21, 1996; Regular Meeting of Council September 3, 1996
Special Meeting of Council July 08, 2013.

Review Period

3 years

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