

SEWER APPEAL – 2ND NOTICE May 2011



New Infrastructure Costs

As most are aware, the Town has installed two new pieces of sewer infrastructure – a new sewer transmission line, and a new wastewater treatment plant. The total net cost of this infrastructure, after construction grants have been deducted from other government sources, is being shared among the property owners connected to Town sewer. If you are not connected to Town sewer you should not be receiving a bill. When an unconnected property is connected in the future the property owner will be charged at that time.

New Charges

There will be two new sewer charges issued on Town tax bills. The first is to recover the annual sewer operating costs. The amount shown on your tax bill is an interim amount only; the balance will be billed on the final tax bill in the fall. If you are connected to the sewer system this charge is listed on the tax bill contained in this envelope. The second is a capital charge that relates to recovery of the Town's share of construction costs. The capital charge will be applied to tax bills of connected users for the first time on the final tax bill for 2011 – it is not on the tax bill contained in this envelope.

Billing Method

Billing for sewer charges will not be based on property assessments. The Town has chosen to follow section 81 of the Municipal Government Act and bill property owners based on their total number of connected service units. For example one residence equals one service unit, if you have two apartments the bill would be for two service units.

Operating Charges

Individual property owners are billed based on the number of service units contained on their individual properties. If your tax bill shows a "Sewer Oper 1" code, you are being billed for one service unit; "Sewer Oper 2" means two service units; "Sewer Oper 3" equals three units and so forth. For property owners with mixed commercial and residential properties, and for the owners of commercially rated tourist accommodations, the Town has also included a more detailed explanation of how your property has been assigned service units. Please note that the sewer operating charge will change annually depending on the sewer budget requirement.

AS A FINAL NOTICE - IT IS IMPORTANT THAT YOU REVIEW the number of service units contained on your property. If you disagree with the number of stated units you may contact the Town Office for more detailed information. If you wish to appeal the number of service units assigned to your property, **YOU MUST** contact the Town Office **IN WRITING** (see form on reverse) on or before June 30, 2011 to appeal the number of units placed on your bill.

(over)

Capital Charges

The number of service units will be used as the basis for billing connected property owners for their share of the Town's portion of construction and financing costs. The Town has incurred long term debt over a 15 year term to pay for the capital costs. Connected property owners will be given the choice to pay their share in a one time installment or over 15 equal installments. As described above, an individual connected property owner's share of the sewer capital charge will be based on their number of service units.

Should you require further information on sewer charges please contact:

Michelle Young	485-4372 (ph)	michelle.young@townofpictou.ca
Corinne MacKeil	485-4372 (ph)	corinne.mackeil@townofpictou.ca
Scott Conrod	485-4372 (ph)	scott.conrod@townofpictou.ca

APPEAL FORM

I, _____, owner of property located at _____ St., Pictou (assessment account number _____), do hereby appeal the number of service units assigned and listed on my 2011 interim tax bill for one or more of the following reasons (check one or more reasons):

- My property is not connected to Town sewer
- I have fewer service units than listed on the tax bill
- Other _____

Mailing Address:

Signature

Date

I can be reached at the following phone number: _____

IMPORTANT: IF YOU WISH TO APPEAL THIS FORM MUST BE RETURNED TO THE TOWN OFFICE ON OR BEFORE JUNE 30, 2011

**TOWN OF PICTOU
40 Water Street
PO Box 640, Pictou, N.S., B0K 1H0**