

VILLAGE OF CHASE

BY-LAW NO. 265

---

A By-Law to Impose A Sanitary Sewer Frontage Tax On Owners of Land Pursuant to The Provisions of Section 612 of the Municipal Act.

---

WHEREAS the Council of the Village of Chase, hereinafter referred to as the Corporation, is empowered by the Municipal Act to impose and levy a frontage tax to meet the cost of works and services that benefit land within the municipality.

AND WHEREAS certain costs have been incurred by the Corporation in providing sanitary sewer services to lands within its boundaries.

AND WHEREAS it is deemed desirable and expedient to impose and levy a frontage tax on land benefiting from such service to meet such costs:

NOW, THEREFORE the Council of the Village of Chase, in open meeting assembled, ENACTS AS FOLLOWS:

1. In this By-Law, unless the context otherwise requires, "Actual Metre Frontage" means the number of metres of a parcel of land which actually abuts on the work or highway;  
"Taxable metre-frontage" means the actual metre-frontage or, where applicable, the number of metres of a parcel of land deemed to abut on the work or highway and in respect of which parcel the frontage tax is levied for the work or service;  
"Total actual metre-frontage" means the sum of the actual metre-frontage of the parcels of land which actually abut on the work or highway;  
"Total taxable metre-frontage" means the sum of the taxable metre frontage of the parcels of land which abut or are deemed to abut on the work or highway.
2. A tax shall be and is hereby imposed upon the owners of land or real property within the Corporation which is capable of being connected with any sanitary sewer main, whether or not the parcel of land is connected with such sanitary sewer main; the aforesaid tax to be hereinafter referred to as the "Frontage Tax."
3. (1) The Frontage Tax shall be levied in each year on each parcel of land aforementioned and the amount thereof, except as otherwise provided in this by-law, will be the product of the taxable metre-frontage and the annual rate.  
  
(2) The 1983 rate shall be Ten Dollars and Seventeen cents per metre of taxable metre-frontage. This rate shall remain in force from year to year until altered or repealed.
4. For the purpose of this by-law initially, the following calculations have been made from a study of the lands within the Corporation:  
  
(1) the total actual metre-frontage at adoption of this by-law is 21,244 metres.  
  
(2) the total taxable metre-frontage as at adoption of this by-law is 16,794 metres.
5. The frontage tax shall be in force and be effective until the complete discharge and satisfaction by Corporation of all obligations presently incurred, and to be incurred, in respect of the aforesaid service.

6. For the purpose of this by-law, a regularly shaped parcel of land is a rectangular parcel of land no side whereof is more than twice as long as any other side.
7. (1) To place the frontage tax on a fair and equitable basis, the taxable metre-frontage of the following parcels of land shall be the number of feet fixed by the Collector,
  - (a) a triangular or irregularly shaped parcel of land;  
or
  - (b) a parcel of land wholly or in part unfit for building purposes;  
or
  - (c) a parcel of land which does not abut on the work but is nevertheless deemed to abut on the work, as the case may be.(2) The Collector, in fixing the taxable metre-frontage under sub-clause (1) shall have due regard:
  - (a) to the condition, situation, value and superficial area of the parcel as compared with other parcels of land, or
  - (b) to the benefit derived from the sanitary sewer.(3) Parcels of land which are capable of being connected to a sanitary sewer main which is located other than in a highway are deemed to abut on the work, subject to Clause 2 of this by-law.
8. For the purpose of this by-law:
  - (1) Where the number of metres of a parcel of land which abuts a sanitary sewer main has less than eighteen (18) metres of frontage, the taxable metre-frontage shall be eighteen (18) metres;
  - (2) Where the number of metres of a parcel of land which abuts a sanitary sewer main has more than twenty-five (25) metres of frontage, the taxable metre-frontage shall be twenty-five (25) metres.
  - (3) Where a parcel of land is situated at the junction or intersection of highways and the sanitary sewer service is provided on or along more than one side of the parcel, the taxable metre-frontage shall be one-half of the actual metre-frontage but if such one-half of the actual metre-frontage is less than eighteen (18) metres, then the actual metre-frontage shall be eighteen (18) metres, and if such one-half of the actual metre-frontage is more than twenty-five (25) metres then the actual taxable metre-frontage shall be twenty-five (25) metres.
  - (4) Where the front and rear boundaries of a parcel of land each abut on a highway, other than a lane which for the purpose of this by-law is defined as a highway having a width of less than 3 metres, and the sanitary sewer service is provided on or along both such boundaries, the taxable metre-frontage shall be one-half of the actual metre-frontage but if such one-half of the actual metre-frontage is less than eighteen (18) metres, then the taxable metre-frontage shall be eighteen (18) metres, and if such one-half of the actual metre-frontage is more than twenty-five (25) metres, then the taxable metre-frontage shall be twenty-five (25) metres.
9. The provisions of Section 8 of this by-law shall be subject to the provisions of Section 7 hereof.
10. This by-law may be cited as "Sanitary Sewer Frontage Tax By-law No. 265 , 1983."

READ A FIRST TIME THIS 28<sup>th</sup> day of APRIL, 1983.

READ A SECOND TIME THIS 28<sup>th</sup> day of APRIL, 1983.

READ A THIRD TIME THIS 12<sup>th</sup> day of MAY, 1983.

RECONSIDERED, FINALLY PASSED AND ADOPTED BY THE COUNCIL THIS

26<sup>th</sup> day of MAY, 1983.

*David M. Thompson*  
Mayor

*Shirley Simpson*  
Clerk

I hereby certify this to be a true copy of By-law No. 265 of the Village of Chase as read a third time by Council this 12<sup>th</sup> day of MAY, 1983.

*Shirley Simpson*  
Clerk

A true copy of By-Law No. 265 registered in the office of the Inspector of Municipalities this 16th day of June 1983.

*[Signature]*  
Deputy Inspector of Municipalities