



PURPOSE:

To determine the criteria for temporary services.

AUTHORITY:

- Council Discretion

PROCEDURE:

1. DEFINITIONS:

- Existing Developed Properties:** Properties on which there exists a dwelling house or commercial structure which is serviced by a private water and septic system.
- Town:** means Town of Conception Bay South.
- Temporary Service:** A temporary service is any water and/or sewer service to a property that does not have services to Town standards along the frontage of that property.

2. Applications for temporary services will be considered only under the following conditions:

- The property to which the temporary services are proposed to be provided is an existing developed property.
- Proposed new construction as identified in Item #5.

3. Upon application to the Town for the provision of Temporary Services, the applicant shall supply at their own expense the following proof that their current water and/or septic system is below the standards set in respect of septic systems by the Department of Health for the Province of Newfoundland and Labrador; and in respect of water supply, the standards set by the Canadian Drinking Water Standards. The aforementioned proof shall include:

- A water analysis test indicating a sub-standard water supply, if applicable.
- In situations where the application for the provision of temporary services is based on the fact that water shortages are experienced during certain



periods of the year, a sworn Affidavit of the applicant outlining the nature of the problem being experienced may be required to accompany the application.

- c) Any proposal for the provision of temporary services shall be based on the evidence provided pursuant to Clauses 3(a), and (b) and any other relevant credible evidence provided by the applicant or required by the Town.
4. Subject to the approval of an application for the provision of temporary services, no permit for the installation of a temporary water and/or sewer line will be granted until the applicant has satisfactorily complied with the following conditions:
- a) The temporary water and/or sewer line shall be wholly contained within the boundaries of privately owned land and shall not traverse any land owned by the Town or land over which the Town has acquired a right-of-way, except in the case where the temporary line can cross an existing Town road or Town right-of-way, etc., on a 90 degree angle to the road to service a property which abuts the Town owned property. A service shall also cross Town owned properties to get from one private property to another when both private properties abut the Town owned property. In no case shall a temporary service line be permitted to cross more than two roads to service a property.
 - b) If, pursuant to Clause 4(a) of the Policy Statement, the applicant is required to install the temporary water and/or sewer lines over land owned by any other person other than the applicant, the applicant shall obtain a letter of approval from the owner to place the service line(s), but preferably a duly executed and registered easement, six (6) meters in width.
 - c) The easement preferred by Clause 4(b) of this Statement of Policy shall contain a reinstatement clause indicating that should the holder of the easement be required to enter upon the land to effect repairs to the temporary water and/or sewer lines, that the holder of the easement shall reinstate the property to the condition it was in prior to the disturbance of the land to effect the aforementioned repairs.
 - d) The easement document or letter of approval shall indicate that the Town is not a party to the easement and shall indicate that the Town bears no responsibility in ensuring that either party lives up to the terms of the easement so granted.



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- e) The easement referred to in Clause 4(b) of the Statement of Policy shall be located at least 7.5 meters from the centre of the existing road or road right-of-way.

 - f) The applicant shall complete, at their own expense, the installation of the temporary line and shall, at all times and under all conditions and circumstances, man made or otherwise, be responsible for the maintenance and repair of the temporary water and/or sewer lines. The owner of the temporary line shall be fully responsible for any maintenance and repair to the temporary line where it crosses Town owned property and shall be responsible for any repairs and reinstatement required to the Town owned property as a result of such installation.

 - g) Such repairs to the temporary service line(s) and Town owned property shall be completed as per the direction of and time limits specified by the Engineering Department. Failure to comply with the directions of the Engineering Department shall result in the service being terminated immediately and any and all repairs to Town owned property shall be carried out by the Town of Conception Bay South and all associated costs shall be the responsibility of the owner of the subject temporary service line(s).

 - h) Upon approval of the property owner's application to install a temporary service, either water or sanitary, and upon the hook up of the property owner's temporary water and/or sewer lines to the Town's water and sewer lines, the property owner shall pay to the Town all the normal fees and costs that would have been paid if the property owner had been hooked up to the regular Town service.

 - i) Payment of the Connection Fee must be received upon issuing a water and sewer permit for temporary services on the same terms and conditions as per the Town's policy.

 - j) All temporary lines shall be installed as per criteria approved in writing by the Engineering Department with respect to layout, size of pipe, type of pipe, valves required, etc. A plan outlining the proposed system shall be submitted to and approved by the Engineering Department prior to a Water and Sewer Permit being issued.

All such cases shall be subject to Council approval and all other restrictions as per the Town's Temporary Services Policy shall apply.



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5. When an application has been received to construct a new house in a non-serviced area, an application to connect to an existing temporary water service will be considered and issued at Council's discretion under the following conditions:
- a) The application for new home construction complies with all other Council requirements to qualify for a building permit.
 - b) That a temporary service has been previously installed and passes through and beyond the property of the applicant and the written permission of the owner(s) of the temporary service has been obtained prior to connection to this service being considered. Additional connection to an existing temporary water line that passes through private property of a building applicant shall be permitted only if the temporary water line is deemed to be adequate to supply the additional service(s) as determined by the Town's Engineering Department.
 - c) That the existing temporary line is a minimum of 1 inch (25mm) in diameter.
 - d) The applicant agrees to abide by all conditions imposed by the owner(s) of the temporary line and any conditions that may be imposed by Council.
6. Installation of regular Town water and sewer mains:
- a) Upon the extension of the regular Town water and sewer mains to a boundary of any property which is being serviced by temporary water and/or sewer services, the property owner shall immediately disconnect the temporary services and connect their property to the regular service line provided to the boundary by the Town.
 - b) The disconnection of the temporary services shall be done in the following manner:
 - i) Sanitary Services – The temporary sanitary services shall be disconnected and capped within the street right-of-way or plugged at the manhole.
 - ii) Water Service – Temporary water service shall be disconnected at the corporation stop on the main water line. In cases where there is pavement over the corporation stop, the curb stop is to be shut off and valve box removed.



- iii) The property owner must then connect to the regular water and sewer lines provided by the Town in the manner provided for, and must pay all costs and/or assessments due for this service.
 - c) Payment of the cost of disconnecting the temporary water and/or sewer lines and the cost of connecting the property to the regular water and sewer lines provided by the Town shall be the responsibility of the property owner.
7. The foregoing provisions are intended to provide relief for property owners of existing developed properties when existing developed properties have inadequate or sub-standard water and/or septic systems and is not meant to nor will have any applications to undeveloped land or to existing developed lands where the property owner intends to develop the land as a serviced lot or lots.

REVISION HISTORY:

Revision:	Author:	Change Made:	Date: