

UNDERSTANDING SERVICE LEVIES

The City of Mount Pearl has completed major infrastructure upgrades to make the North of Topsail Road (NOTR) area ready for development. Service levies ensure the cost of these improvements is shared fairly by the properties that benefit from them. This summary provides predictable information to support feasibility assessments, cost planning, and development timing.

What is a Service Levy?

A service levy is a one-time fee applied when new municipal infrastructure increases a property's development potential or value. This includes upgrades such as water, sewer, stormwater systems, roads, and other services.

Deferred Service Levy

A deferred levy is calculated now but only collected when development, redevelopment, or connection to municipal services occurs. This helps landowners manage cash flow by delaying payment until they are ready to build.

Local Area Improvements

Local area improvements apply when a public work benefits only specific properties. In these cases, only those parcels share the cost, ensuring fairness and alignment with the value received.

A Significant Municipal Investment in Growth

The City has already completed major work required to unlock development NOTR. Developers can be confident that levies directly reflect improvements for their specific sites.

Why This Matters for Landowners and Developers

- Land is development ready with core servicing in place.
- Major offsite costs have already been addressed by the City.
- Pre-servicing reduces design and engineering delays.
- Fixed fees support predictable financial planning.

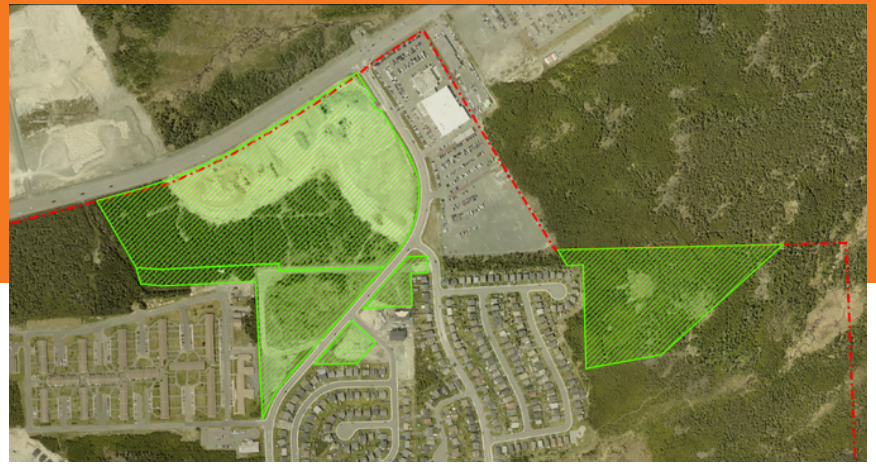
SERVICE LEVIES AREA 1



Project ID	Service Levy	Service Levy per Developable Acre (Est.)
A1	Transmission Main Service Levy – Farrell Dr. (Topsail to Evans)	\$551
B	Pumphouse Service Levy – Farrell Dr.	\$946
C1	Transmission Main Service Levy – Wyatt Blvd. and Mount Carson Ave.	\$650
C2	Distribution Main, Storm and Sanitary Sewer Service Levy – Wyatt Blvd. and Mount Carson Ave	\$1,233
C3	Distribution Main, Storm and Sanitary Sewer Service Levy – Mount Carson Ave.	\$1,540
D1	Water Tower Access Road Service Levy	\$6,246
D2	Water Tower and Site Service Levy	\$20,118
G1	Transmission Main Service Levy – Farrell Dr. (Holden to Evans)	\$2,265
H	Intersection Improvements	\$11,890
TOTAL COST PER ACRE		\$45,429

** Additional levies may be applied in the future as further phases of infrastructure planning and development are defined.

SERVICE LEVIES AREA 2



Project ID	Service Levy	Service Levy per Developable Acre (Est.)
A1	Transmission Main Service Levy – Farrell Dr. (Topsail to Evans)	\$551
A2	Distribution Main, Storm and Sanitary Sewer Service Levy – Farrell Dr.	\$526
B	Pumphouse Service Levy – Farrell Dr.	\$946
C1	Transmission Main Service Levy – Wyatt Blvd. and Mount Carson Ave.	\$650
C2	Distribution Main, Storm and Sanitary Sewer Service Levy – Wyatt Blvd. and Mount Carson Ave	\$1,233
C3	Distribution Main, Storm and Sanitary Sewer Service Levy – Mount Carson Ave.	\$1,540
D1	Water Tower Access Road Service Levy	\$6,246
D2	Water Tower and Site Service Levy	\$20,118
E	Sewage Lift Station Service Levy	\$31,192
F	Distribution Main, Storm and Sanitary Sewer Service Levy – Holden St.	\$2,913
G1	Transmission Main Service Levy – Farrell Dr. (Holden to Evans)	\$2,265
G2	Distribution Main, Storm and Sanitary Sewer Service Levy – Farrell Dr. (Holden to Evans)	\$1,122
H	Intersection Improvements	\$11,890
TOTAL COST PER ACRE		\$81.183

** Additional levies may be applied in the future as further phases of infrastructure planning and development are defined.

SERVICE LEVIES AREA 2A



Project ID	Service Levy	Service Levy per Developable Acre (Est.)
A1	Transmission Main Service Levy – Farrell Dr. (Topsail to Evans)	\$551
A2	Distribution Main, Storm and Sanitary Sewer Service Levy – Farrell Dr.	\$526
B	Pumphouse Service Levy – Farrell Dr.	\$946
C1	Transmission Main Service Levy – Wyatt Blvd. and Mount Carson Ave.	\$650
C2	Distribution Main, Storm and Sanitary Sewer Service Levy – Wyatt Blvd. and Mount Carson Ave	\$1,233
C3	Distribution Main, Storm and Sanitary Sewer Service Levy – Mount Carson Ave.	\$1,540
D1	Water Tower Access Road Service Levy	\$6,246
D2	Water Tower and Site Service Levy	\$20,118
F	Distribution Main, Storm and Sanitary Sewer Service Levy – Holden St.	\$2,913
G1	Transmission Main Service Levy – Farrell Dr. (Holden to Evans)	\$2,265
G2	Distribution Main, Storm and Sanitary Sewer Service Levy – Farrell Dr. (Holden to Evans)	\$1,122
H	Intersection Improvements	\$11,890
TOTAL COST PER ACRE		\$49,989

** Additional levies may be applied in the future as further phases of infrastructure planning and development are defined.

SERVICE LEVIES AREA 3



Project ID	Service Levy	Service Levy per Developable Acre (Est.)
A1	Transmission Main Service Levy – Farrell Dr. (Topsail to Evans)	\$551
A2	Distribution Main, Storm and Sanitary Sewer Service Levy – Farrell Dr.	\$526
B	Pumphouse Service Levy – Farrell Dr.	\$946
C1	Transmission Main Service Levy – Wyatt Blvd. and Mount Carson Ave.	\$650
C2	Distribution Main, Storm and Sanitary Sewer Service Levy – Wyatt Blvd. and Mount Carson Ave	\$1,233
C3	Distribution Main, Storm and Sanitary Sewer Service Levy – Mount Carson Ave.	\$1,540
D1	Water Tower Access Road Service Levy	\$6,246
D2	Water Tower and Site Service Levy	\$20,118
F	Distribution Main, Storm and Sanitary Sewer Service Levy – Holden St.	\$2,913
G1	Transmission Main Service Levy – Farrell Dr. (Holden to Evans)	\$2,265
G2	Distribution Main, Storm and Sanitary Sewer Service Levy – Farrell Dr. (Holden to Evans)	\$1,122
H	Intersection Improvements	\$11,890
TOTAL COST PER ACRE		\$49,989

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