

POLICY STATEMENT AND REGULATIONS

Number: 1000.1

SANITARY SEWER CONNECTIONS - ON-SITE AND OFF-SITE

All on-site and off-site Sanitary Sewer Connections shall conform to the guidelines and regulations set forth by Municipal Council.

Regulations and Procedures - On-site Sanitary Sewer Connections

1. A Sewer Connection Application will be required for the installation of the sewer connection, with the cost to be as established in the Fees and Charges Bylaw. The application for the sewer connection must include a site plan showing the location and grade of the proposed connection, the location of the existing septic tank and grease trap, if applicable.
2. All work associated with the installation of the on-site sanitary sewer connections shall conform to the British Columbia Plumbing Code and the Provincial Health Regulations.
3. The installation of the sewer connections may be done by a Trade Qualified Plumber or a sewer contractor, holding a current Business License issued by the District. A homeowner may do the work for his own home only. It is the homeowner's or contractor's responsibility to call for inspection (at least 24 hours in advance) of the sewer connection according to the attached list of required inspections.
4. All existing septic tanks, holding tanks, and grease traps must be pumped out, removed or backfilled with clean sand or gravel. The District will consider proposals on a site specific basis to use the existing septic tank to accommodate a self-contained sewage pump unit.
5. Only approved liquid waste sewage will be allowed to discharge into the Sanitary Sewer System. Except for the following uses and where it can be shown to be unnecessary in existing buildings, grease, gasoline, oil, or sand & grit interceptors shall be installed.
 1. Bakery (no deep frying)
 2. Coffee Shops
 3. Juice Bars
 4. Canteen
 5. Delicatessen (extracting hood not required)
 6. Fish shops
 7. Meat Sales
 8. Fruit & Vegetable markets
 9. Sandwich bars
 10. Muffin Shops
 11. Pretzel shops (no deep frying)
 12. Bagel Shops
 13. Pizza Shops (take-out)
 14. Offices and retail stores
 15. Residential Buildings

6. The District will not issue a sewer connection permit until an inspection chamber has been installed and the sewer treatment plant is operational and the collector has been installed and connected to the plant. Actual connections cannot be completed until approved by the District.
7. The minimum size of a sewer connection will be 4" in diameter. The design of any sewer connection to commercial, industrial, institutional or multi-family developments, as determined by the District, must be designed and inspected by a professional engineer.
8. Existing septic systems to remain in place until actual connection to sewer system is completed.
9. Individual property owners may share a common easement for their sewer connection subject to the following:
 - a) They install separate lines from their building to the sewer main (maximum of 3 lines within a 6 metre wide easement). All lines to be installed simultaneously.
 - b) They may combine their lines into one line as approved by the District, and provided there is an operational and maintenance agreement registered against title and approved by the District.
 - c) Property owners are responsible for all costs.
 - d) Property owners must apply to Council to show why a special circumstance should be approved. Council will review applications and adjudicate accordingly.
10. The District will not permit private sewer easements through municipal property, road right-of-way or utility right-of-way except under special circumstances and by permission of Council.
11. Where an existing structure is at or below the grade of the servicing street, a back flow flap will be installed in the existing municipal inspection chamber at the property line. Where a proposed new structure will be at or below grade of the servicing street, backflow preventers shall be installed according to the B.C. Plumbing Code.
12. Sewage pumps, if required, must be CSA approved and installed according to the B.C. Plumbing Code. Where it is economically viable, only those fixtures that cannot be drained by gravity to the municipal sewer connection will be allowed to drain to the pump. The pumps must be sized by the pump manufacturer, professional engineer, qualified technologist or technician, or trade qualified plumber.

All pumping systems must be either a submersible grinder or non-clog impeller pump located in a prefabricated wet well. Each station must consist of a single pump (for single family residences and small commercial businesses) or a duplex pumping system (multifamily, institutional, industrial, commercial, etc.) as a minimum standard, having a pump capacity greater than or equal to the design peak flow. Design peak sewage flow for each application shall be calculated by the pump manufacturer or professional engineer.
13. The property owner must complete the sewer connection within one year after notification by the District that the sanitary sewer system is ready to accept sewage.

14. Every length of pipe and fitting must be suitably marked with the manufacturer, class or quality of the product, relevant standard such as CSA, and be clearly visible after installation.
15. The recommended minimum depth of cover over the gravity service shall be two feet. Sewer pipe located under areas that will experience surface loads from parked vehicles and driveways must be installed according to the pipe manufacturer's recommendations and as approved by the Plumbing Inspector.
16. All on-site work from the building to the hook-up point, including final hook-up to sewer, is at the property owners' expense.
17. Where a property owner may elect to connect to the collection system at other than the legal frontage, they will be responsible for all costs, easements and arrangement required.

Regulations and Procedures - Off-site Sanitary Sewer Connections

1. Generally, only one service connection per legal lot parcel will be allowed.
2. One service connection per principal building will be provided to the property line. Only one service connection per legal lot parcel will be allowed, unless otherwise specifically approved. Prepayment of such additional connections shall be a pre-requisite for approval.
3. The Connection Fee pursuant to the Fees and Charges Bylaw will cover the service connection installation by the District from the sewer main to 0.6 metres into the private property.
4. Initial Connection Fees will be based on \$300.00 for a single four inch connection. These initial Connection Fees will be in effect until one year after the collection and treatment system has been completed. Thereafter, the applicable fees will be charged as per the Fees and Charges Bylaw.
5. Duplex units constructed on one legal lot parcel will have one sewer service connection for a charge of \$150.00 on each unit of the duplex, except where there are two separate existing septic tanks, a fee of \$300.00 per connection will be charged.
6. Duplex units constructed within two legal lot parcels will have two separate sewer connections for a charge of \$300.00 per connection.
7. Connection fee for strata and multi-family developments will be \$100.00 for each unit of the strata or multi-development complex.
8. The District will not be obligated to install a service connection across private property to provide connection to any development.

Amended and Adopted April 27, 1998