

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

CONSOLIDATED FOR CONVENIENCE ONLY

EXPLANATORY NOTE

Bylaw 2018 No. 5367 repeals and replaces Langley Sewerworks Regulation Bylaw 1998 No. 3701, and all amendments thereto.

Amending Bylaw 5567 – adopted March 23, 2020

Sets rates for 2020.

Amending Bylaw 5458 – adopted April 1, 2019

Bylaw 2019 No. 5458 sets the annual flat rate per service connection at \$482.03 for residential sewer use. The current rate is \$435.08. The rate for Non-Residential sewer use is set at \$1.356 per cubic meter of sewage discharged with a minimum of \$241.01 per service connection for each six-month period. The current rates are \$1.224 per cubic meter of sewage discharged with a minimum of \$217.54 per service connection for each six-month period.

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CORPORATION OF THE TOWNSHIP OF LANGLEY FOR CONVENIENCE ONLY. THE TOWNSHIP DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

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LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

A Bylaw to regulate the Sanitary Sewer System, Sewage Treatment, and Rates.

The Municipal Council of the Township of Langley, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as “Langley Sewerworks Regulation Bylaw 2018 No. 5367”.

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PART 1 – DEFINITIONS

1.1 In this Bylaw, and unless the context otherwise requires, words and terms will have the meaning indicated:

“**Accredited Laboratory**” means a testing and calibration laboratory having accreditation with the Canadian Association for Laboratory Accreditation Incorporated.

“**Biochemical Oxygen Demand**” or “**BOD**” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“**Building**” shall have the meaning assigned in the *Langley Zoning Bylaw*.

“**Building Code**” means the Building Code established pursuant to the British Columbia Building Code Regulation, BC Reg 264/2012, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“**Collector**” means the Municipal Collector for the *Municipality* and shall include any authorized representative.

“**Commercial Unit**” means one or more rooms occupied or intended to be occupied for commercial use, whether or not such unit is located within a commercial zone.

“**Community Charter**” means the Community Charter, S.B.C. 2003 c.26, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“**Composite Sample**” means equal portions of *Grab Samples* collected at consecutive intervals over the duration of the sampling period.

“**Distinct Premises**” means each occurrence of a *Commercial Unit, Dwelling Unit, Industrial Unit, or Institutional Unit*.

“**Domestic Waste**” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“**Drainage System**” means all storm sewer works, and appurtenances thereto owned, controlled, maintained, and operated by the *Municipality* within any *Highway*, municipal *Property* or municipal right-of-way or easement for the purpose of collecting, pumping, treating and disposing of *Stormwater*, including pipes, drain tiles, catch basins, detention facilities, infiltration trenches, ditches, and watercourses and encompasses all associated environmental features and works.

“**Dwelling Unit**” means one or more habitable rooms occupied or intended to be occupied as residential accommodation and usually containing or providing cooking, eating, living, sleeping and sanitary facilities.

“**Environmental Management Act**” means the Environmental Management Act, S.B.C. 2003 c.53, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“**Food Grinder**” or a garburator means a fixture that is a mechanical device used to reduce the particle size of food *Waste*.

“**Food Sector Establishment**” means:

- a. a business establishment or institutional facility where food is prepared or made ready for eating or packaged and thereafter shipped to any establishment described in (b) or (c) below;

- b. a retail establishment or institutional facility where food is prepared and made ready for retail sale or sold to the public and includes grocery stores, fresh produce stores, bakeries, butcher shops, and similar establishments;
- c. a business or institutional eating or drinking establishment where food is prepared or made ready for eating and is sold or served to the public, or with respect to institutions, sold or served to persons employed at, served by, or attending those institutions, whether or not consumed on the *Premises*, and includes restaurants, delicatessens, fast-food outlets, cafeterias, hospitals, pubs, bars, lounges, or other similar establishments.

“Fraser Health” means the Fraser Health Authority as established under the Health Authorities Act, R.S.B.C. 1996 c.180, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Grab Sample” means a sample, or an aliquot of a sample, collected at one particular place and time.

“Ground Water” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“GVS&DD” means the Greater Vancouver Sewerage & Drainage District.

“GVS&DD Act” means the Greater Vancouver Sewerage & Drainage District Act, S.B.C. 1956 c.59, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“GVS&DD Sewer Use Bylaw” means the “Greater Vancouver Sewerage & Drainage District Sewer Use Bylaw No. 299, 2007” enacted by the *GVS&DD* pursuant to the *Environmental Management Act* and the *GVS&DD Act*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“GVS&DD Sewerage Area” means a sewerage area as defined by the *GVS&DD* Board through the *GVS&DD Act*.

“Hazardous Waste” means “Hazardous Waste” as defined in the *Environmental Management Act*, Hazardous Waste Regulation.

“Highway” shall have the meaning assigned in the *Community Charter*.

“Hydraulic Head” means a specific measurement of liquid pressure above a geodetic datum that is usually measured as a liquid surface elevation, expressed in units of length, at the entrance or bottom of a piezometer.

“Industrial Unit” means one or more rooms occupied or intended to be occupied for industrial use, whether or not such unit is located within an industrial zone.

“Institutional Unit” means one or more rooms occupied or intended to be occupied for institutional use, whether or not such unit is located within an institutional zone.

“Land Title Act” means the Land Title Act, R.S.B.C. 1996 c.250, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Bylaw Notice Enforcement Bylaw” means the “Bylaw Notice Enforcement Bylaw 2008 No. 4703” enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Building Bylaw” means the “Langley Building Bylaw 2008 No. 4642”, enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Fees And Charges Bylaw” means the “Fees and Charges Bylaw 2007 No. 4616” enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Highway And Traffic Bylaw” means the “Highway and Traffic Bylaw 2010 No. 4758” enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Subdivision and Development Servicing Bylaw” means the “Subdivision and Development Servicing Bylaw 2011 No. 4861”, enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Waterworks Bylaw” means the “Langley Waterworks Regulation Bylaw 2008 No. 4697” enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Langley Zoning Bylaw” means the “Township of Langley Zoning Bylaw 1987 No. 2500”, enacted by the *Municipality*, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Low Pressure System” means a sanitary system consisting of on-site, privately owned, operated, and maintained *Sanitary Waste* pumps, with discharge pipes connected to a municipally owned and operated *Sanitary Sewer System*. The entire length of the Low Pressure System is private, even that portion within the public right-of-way.

“Multi Family” means apartment type developments in accordance with the *Langley Zoning Bylaw*.

“Municipal Engineer” means the General Manager, Engineering for the *Municipality* and shall include any authorized representative.

“Municipality” means the Corporation of the Township of Langley.

“Municipal Water System” shall have the meaning assigned in the *Langley Waterworks Bylaw*.

“Non-Domestic Waste” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“Owner” shall have the meaning assigned in the *Community Charter* and shall include any authorized representative of the Owner.

“pH” means the negative logarithm to the base 10 of the weight of hydrogen ions in grams per litre of solution.

“Premises” means one or more *Buildings* containing one or more *Distinct Premises*.

“Private Sanitary Sewer” means the privately owned pipe and fittings, including manholes and inspection chambers and pumping facilities, laid on a *Property* and intended to convey *Sanitary Waste* from a house, *Building*, or *Structure* on the *Property* to a *Sanitary Connection* and into the *Sanitary Sewer System*.

“Prohibited Waste” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“Property” means land, with or without improvements so affixed to the land as to make them in fact and in law a part of it, and includes real property.

“Public Health Act” means the Public Health Act, S.B.C. 2008 c.28, as amended from time to time and any successor legislation thereto and all regulations thereunder.

“Restricted Waste” shall have meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“Sanitary Connection” means the municipally owned pipe and fittings located within the limits of a municipal *Highway*, municipal land or municipal service right of way, intended to carry *Sanitary Waste* from a *Private Sanitary Sewer* to the *Sanitary Sewer System*.

“Sanitary Dump Station” means a properly designed and constructed facility intended to receive the discharge of wastewater from any holding tank or similar device installed in any recreational vehicle, and having a means of discharging the contents, in an acceptable manner, to an approved wastewater disposal system.

“Sanitary Sewer System” means all works, facilities, mains, *Sanitary Connections*, manholes, pumping stations, force mains, siphons and other facilities and all appurtenances thereto, owned, controlled, maintained and operated by the *Municipality* for collection and transmission of *Wastewater*, but does not include plumbing or other works to which the *Building Code* applies.

“Sanitary Waste” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“Secondary Suite” means a *Dwelling Unit* with a legally constructed additional set of cooking and/or laundry facilities in accordance with the *Langley Zoning Bylaw*.

“Septic Field” means any subsurface *Wastewater* disposal facilities used to remove contaminants and impurities from the liquid that emerges after anaerobic digestion in a *Septic Tank*.

“Septic Tank” means any septic tank, cesspool, sewage holding tank, seepage pit, interceptor, or other containment for human excretion and wastes.

“Septic Tank Waste” means any *Waste* extracted from a *Septic Tank*.

“Sewage Facility” means works that gather, treat, transport, store, utilize, or discharge *Wastewater*.

“Shared Sanitary Connection” means an individual *Sanitary Connection* connected to the *Private Sanitary Sewer* of two or more *Properties*.

“Single Family” means a *Dwelling Unit* and is considered to be inclusive of detached, semi-detached, townhouse, rowhouse, manorhome, or duplex type developments in accordance with the *Langley Zoning Bylaw*.

“Standard Methods” means the current version of the “Standard Methods for the Examination of Water and Wastewater” as published by the American Public Health Association, the American Water Works Association, and the Water Environment Federation, or any successors thereto.

“Stormwater” means water resulting from natural precipitation from the atmosphere and *Uncontaminated Water* all of which is intended to be conveyed into a *Drainage System*.

“Structure” shall have the meaning assigned in the *Langley Zoning Bylaw*.

“Suspended Solids” means the solid matter according to particle size, expressed in milligrams per litre, in a liquid as determined according to *Standard Methods*.

“Trucked Waste” means any *Non-Domestic Waste* that is collected and transported off the site on which it originated by means other than discharge to the *Sanitary Sewer System*.

“Uncontaminated Water” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“**Waste**” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“**Waste Discharge Permit**” shall have the meaning assigned in the *GVS&DD Sewer Use Bylaw*.

“**Wastewater**” means the composite of water and water-carried *Waste* from a *Property* or any other source, but does not include *Stormwater*.

“**Well**” shall have the meaning assigned in the Water Sustainability Act, S.B.C. 2014, c.15, as amended from time to time and any successor legislation thereto and all regulations thereunder.

PART 2 – WORKING ON THE SANITARY SEWER SYSTEM

2.1 No person other than an employee of the *Municipality* or other persons as authorized by the *Municipal Engineer* is permitted to:

- a. Enter upon *Property* owned by the *Municipality* and used to house municipal facilities, *Structures* and equipment as required for the operation and maintenance of the *Sanitary Sewer System*;
- b. Maliciously, willfully or negligently break, damage, destroy, uncover, deface, mar, tamper, or interfere with any part of the *Sanitary Sewer System*, or any permanent or temporary device installed in any part of the *Sanitary Sewer System*;
- c. Connect to or operate any pipe, valve, gravity main, force main, or other part of the *Sanitary Sewer System*;
- d. Construct and connect any *Private Sanitary Sewer* to the *Sanitary Sewer System*;
- e. Construct and connect any *Private Sanitary Sewer* to a *Low Pressure System* within a public right-of-way;
- f. Install or operate or maintain *Private Sanitary Sewer* piping on or under or within a municipal *Highway*;
- g. Undertake works on, additions to, deletions from, or alterations of any kind to, any portion of the *Sanitary Sewer System*, including any *Sanitary Connection* to private *Property*, within a municipal *Highway*, municipal right of way, or other municipal jurisdiction; or
- h. Undertake works of any type, sort, or manner, on or involving the *Sanitary Sewer System*.

2.2 A person must not obstruct or interfere with the authorized work on the *Sanitary Sewer System* of an employee of the *Municipality*, or contractors employed by the *Municipality*; or other persons as authorized by the *Municipal Engineer*.

PART 3 – CONNECTION AND DISCONNECTION TO THE SANITARY SEWER SYSTEM

3.1 Eligibility for Sanitary Connection

- a. Subject to approval by the *Municipal Engineer*, a *Property* is eligible for a *Sanitary Connection* if:
 - i. the *Property* to be serviced is part of a development project and meets the requirements of the *Langley Subdivision and Development Servicing Bylaw*; or

- ii. the *Property* to be serviced is other than part of a development project and the *Property* fronts on the *Sanitary Sewer System* for a minimum distance of five (5.0) meters; and
 - 1) the *Property* is located within a *GVS&DD Sewerage Area*;
 - 2) the *Municipal Engineer* has not identified any downstream capacity concerns; and
 - 3) the *Waste* generated thereon is permissible to be discharged into the *Sanitary Sewer System*.
- b. An *Owner* shall apply to the *Municipality* for a *Sanitary Connection* in accordance with the requirements of this Bylaw.
- c. A *Property* will not be considered to be fronting the *Sanitary Sewer System*, in accordance with section 3.1(a)(ii), where the *Sanitary Sewer System* in question is a force main or a siphon. An exception may be granted by the *Municipal Engineer* where:
 - i. any existing *Septic Field* or *Septic Tank* has failed; and
 - ii. *Fraser Health* will not permit the installation of a new or replacement *Septic Field* or *Septic Tank*.
- d. A *Property* will be restricted to a single *Sanitary Connection* except where, in the opinion of the *Municipal Engineer*, it is not practical to provide on-site *Wastewater* discharge requirements from a single *Sanitary Connection*. If one or more *Sanitary Connections* is permitted by the *Municipal Engineer*, the *Owner* must pay a separate sanitary connection fee for each *Sanitary Connection* as set out in the *Langley Fees And Charges Bylaw*.

3.2 To Establish a Sanitary Connection

- a. The *Owner* shall submit an application on the form prescribed by the *Municipal Engineer*, and include such plans and engineering reports as may be required by the *Municipal Engineer*. *Sanitary Connection* fees may be charged by the *Municipality* as prescribed in the *Langley Fees And Charges Bylaw*.
- b. Where an *Owner* applies for a *Sanitary Connection*, the *Municipal Engineer* will determine which portion of the *Sanitary Sewer System* the *Sanitary Connection* will be connected with. The depth and location of the *Sanitary Connection* will be established in compliance with section 3.4. Where the installation of the *Sanitary Connection* is to be completed by the *Municipality* an estimate for installation of the *Sanitary Connection* will be provided to the *Owner* along with any additional requirements identified by the *Municipal Engineer*.
- c. On receipt of an *Owner's* application, on the form prescribed by the *Municipal Engineer*, and receipt of all applicable fees, the *Municipal Engineer* may:
 - i. approve the *Owner's* application, with any additional requirements as determined by the *Municipal Engineer*;
 - ii. reject the *Owner's* application, with reasons for the rejection of the application; or
 - iii. require the *Owner* to resubmit the application with any further plans, engineering reports, or other requirements as determined by the *Municipal Engineer*

- d. On the approval of an *Owner's* application by the *Municipal Engineer*, the *Owner* is responsible to contract plumbing services, at the *Owner's* expense, to dig a trench and bring a sewer line from the *Sanitary Connection* at the *Property* line to a connection at the *Building*.
- e. *Property* discharging *Wastewater* to the *Sanitary Sewer System* must utilize only the *Sanitary Connection* that is connected directly from the *Sanitary Sewer System* to the *Property*, and for which the *Owner* has received approval from the *Municipal Engineer*.
- f. Where a *Property* does not have frontage to the *Sanitary Sewer System*, in accordance with section 3.1(a)(ii), the *Municipality* shall not be obligated in any way to provide a *Sanitary Connection* unless the *Owner* pays the expense of extending the *Sanitary Sewer System* by entering into an Agreement with the *Municipality* for a Utility Extension.
- g. Where a *Property* does not have *Highway* frontage such that the *Property* is prevented from having frontage to the *Sanitary Sewer System*, the *Owner* may apply in writing to the *Municipal Engineer* for permission to install a *Sanitary Connection* across a separately titled *Property*. The *Municipal Engineer* will only grant an extension of a *Sanitary Connection* across the separately titled *Property* where, at the *Owner's* expense a registered easement across the separately titled *Property* in favour of the *Municipality* has been approved by the *Municipality* and registered in accordance with the *Land Title Act*, for that specific purpose.
- h. Where the *Sanitary Sewer System* is not adequate to supply the *Sanitary Connection* to standards specified in any applicable provincial enactment or municipal bylaw, the *Municipal Engineer* may require the *Sanitary Sewer System* to be upgraded, at the *Owners* expense, in order to meet such standards as determined by the *Municipal Engineer*.

3.3 Low Pressure Systems

- a. In the event that the *Wastewater* generated on a *Property* cannot be drained to the *Sanitary Sewer System* by gravity, or in the event that the *Sanitary Sewer System* within a *Highway* is operating or may operate under *Hydraulic Head*, the *Owner* may apply to enter into an agreement with the Township to install a *Low Pressure System*, on the form provided by the *Municipal Engineer*.
- b. The *Municipal Engineer* may determine the feasibility of installing a *Low Pressure System* provided that the *Owner* agrees to the following, as a pre-condition of the *Municipal Engineer's* approval for the installation of a *Low Pressure System*:
 - i. pump the *Wastewater* by means of an approved mechanical sanitary pumping system designed by a professional engineer and located on the *Property* indicated in the agreement;
 - ii. install the approved *Low Pressure System* in accordance with the engineered design, and operate and maintain the *Low Pressure System*, all at the *Owner's* expense;

- iii. register a restrictive covenant on the title of the *Property*, at the *Owners* expense, in a form acceptable to the *Municipality* stipulating that the *Low Pressure System* is governed by the terms and conditions of this Bylaw and the *Langley Building Bylaw*; and
- c. Where the *Municipal Engineer* determines that a *Low Pressure System* is feasible and the *Owner* has agreed to the preconditions under section 3.3(b), the *Municipal Engineer* may:
 - i. approve the installation of a *Low Pressure System*, with any additional requirements as determined by the *Municipal Engineer*;
 - ii. reject the installation of a *Low Pressure System*, with reasons for the rejection; or
 - iii. require the *Owner* to submit any further plans, engineering reports, or other requirements as determined by the *Municipal Engineer*.

3.4 Installation Standard

- a. Each *Sanitary Connection* shall be installed in accordance with the standards contained in the *Langley Subdivision and Development Servicing Bylaw*.
- b. The *Municipality* shall not be obligated to meet an *Owner's* desired elevation for a *Private Sanitary Sewer*.
- c. The *Owner* shall make adequate provision, as determined by the *Municipal Engineer*, to prevent pipe breakage or joint separation or any other damage to the *Sanitary Sewer System*, including:
 - i. settlement of a *Structure*;
 - ii. settlement of the ground through which the *Sanitary Connection* passes; or
 - iii. settlement of the adjacent backfill.
- d. The *Sanitary Connection* will be located where requested by the *Owner*, if practical, as determined by the *Municipal Engineer*. If the *Owner's* preferred location is not practical due to the existence of installed or proposed surface improvements or is in conflict with installed underground utilities or impractical due to topographic constraint or vegetative features, or any other reason provided by the *Municipal Engineer*, the *Municipal Engineer* will determine the location of the *Sanitary Connection* to each *Property*.

3.5 Compulsory Connection

- a. Where a *Property* fronts or abuts the *Sanitary Sewer System* and the *Sanitary Waste* disposal system on the *Property* fails to meet any of the standards set out under the *Public Health Act*, the *Owner* shall apply for a *Sanitary Connection* to connect to the *Sanitary Sewer System*, in accordance with section 3.2, within the timeframe set out by *Fraser Health* or the *Municipality*.
- b. Where a *Property* fronts or abuts the *Sanitary Sewer System* and is served by an existing system of *Sanitary Waste* disposal which has been constructed in accordance with all provincial enactments and municipal bylaws, and is functioning as required by the *Public Health Act*, and there is no requirement to connect to the *Sanitary Sewer System*, no compulsory connection is required and the existing system may remain.

3.6 Reuse of a Sanitary Connection

- a. Where an *Owner* applies for a building permit with a construction value greater than \$100,000, or where a *Property* is connected to the *Sanitary System* and is the subject of a development application, the *Owner* shall, at the *Owner's* expense;
 - i. abandon the existing *Sanitary Connection* and install a new *Sanitary Connection*; or
 - ii. apply to the *Municipal Engineer* for reuse of the existing *Sanitary Connection*, on the form required by the *Municipal Engineer*; or
 - iii. apply to the *Municipal Engineer* for connection to an existing pre-serviced *Sanitary Connection*, on the form required by the *Municipal Engineer*.
- b. The *Municipal Engineer* may provide permission to reuse the *Sanitary Connection* on an application under section 3.6(a)(ii) or (iii) if the *Sanitary Connection* meets all of the following requirements to the satisfaction of the *Municipal Engineer*:
 - i. pipe material is not made of no-corrode, asbestos cement, or clay;
 - ii. is constructed in compliance with the current standards and specifications of the *Municipality*;
 - iii. is free of structural and operational defects;
 - iv. has no record or history of sewer back-ups in respect to *Property* serviced by that *Sanitary Connection*; and
 - v. any other condition that the *Municipal Engineer* reasonably requires.
- c. On an application under section 3.6(a)(ii) or (iii) the *Municipality* may require the *Owner* to complete and submit a closed circuit television inspection and accompanying report along the municipal portion of the *Sanitary Connection*, at the *Owner's* expense, the results of which must indicate that the *Sanitary Connection* is free of structural and operational defects.
- d. Where permission to reuse the *Sanitary Connection* is not received under section 3.6(b), the *Owner* shall abandon the existing *Sanitary Connection* in accordance with section 3.8 and apply to install a new *Sanitary Connection* in accordance with section 3.2.
- e. Where application is made for reuse of a *Sanitary Connection* under sections 3.6(a)(ii) or (iii), and the *Property* is served by a *Shared Sanitary Connection*, the *Owner* shall modify the *Private Sanitary Sewer*, at the *Owner's* expense, such that each *Property* has an independent *Private Sanitary Sewer* and *Sanitary Connection*.

3.7 Septic Tank Waste

- a. No *Septic Tank* shall be connected to the *Sanitary Sewer System*.
- b. No person, except where the *Municipality* is discharging *Septic Tank Waste* as a part of the operation and maintenance of the *Sanitary Sewer System*, shall permit any *Septic Tank Waste* to enter into the *Sanitary Sewer System*.
- c. Where a *Building* or *Structure* has been served by one or more *Septic Tanks* and the *Building* or *Structure* has been approved for connection to the *Sanitary Sewer System* by the *Municipal Engineer*, prior to connection the *Owner* shall, at the *Owner's* expense, and in accordance with current *Fraser Health* regulations:

- i. remove and properly dispose of the *Septic Tank Waste*; and
- ii. remove the old *Septic Tank* on the *Property* and fill in the excavations so created or fill in the old *Septic Tank* with gravel, earth, or sand or such other material as required by *Fraser Health* or the *Municipality*.

3.8 Discontinuation and Re-instatement of Service

- a. Where a *Building* or *Structure* discharging *Sanitary Waste* is removed from a *Property*, or is destroyed, or is damaged to the extent that it can no longer be put to any legally permitted use and;
 - i. the *Owner's* intent is to apply to the *Municipality* to reuse the *Sanitary Connection* at a future date;
 - 1) the *Owner* may apply in writing to the *Municipal Engineer* to have the *Sanitary Connection* to the *Property* temporarily sealed off;
 - 2) upon receipt of written approval from the *Municipal Engineer*, the *Owner* shall, at the *Owner's* expense, effectively seal the *Sanitary Connection* at the downstream side of the inspection chamber at or near the *Property* line, or other location as approved by the *Municipal Engineer*. This seal must remain in place and effective for the period during which the *Sanitary Connection* is not in use;
 - 3) where a seal is found to be ineffective the *Municipality* may repair or replace the seal, at the *Owner's* expense; and
 - 4) the seal must be left in place unless permission is granted by the *Municipality* for reuse under section 3.6 or as otherwise permitted by the *Municipal Engineer*.
 - ii. the *Owner's* intent is to not reuse the *Sanitary Connection*;
 - 1) the *Owner* may apply in writing to have the *Sanitary Connection* to the *Property* permanently sealed off.
 - 2) upon written approval from the *Municipal Engineer*, the *Owner* shall, at the *Owner's* expense, complete the following:
 - a) have the inspection chamber removed;
 - b) at the interface of the main and the *Sanitary Connection*,
 - grout the *Sanitary Connection*, for a minimum 1.50 meters upstream inside the *Sanitary Connection*, ensuring no grout extends into the main, and have the *Sanitary Connection* capped at the former inspection chamber location or at the *Property* line, or
 - have the *Sanitary Connection* sealed at the interface of the main and *Sanitary Connection* by installation of a trenchless point repair inside the main. The point repair shall extend a minimum 1.00 meters on each side of the location of the *Sanitary Connection* being abandoned, and
 - 3) The *Owner* shall reinstate any affected portion of the roadways, shoulders, curbs, sidewalks, sodding and any other works disturbed during the *Sanitary Connection* discontinuation, at the *Owner's* expense.

- b. Where the *Owner* fails to comply with the requirements of section 3.8(a), the *Municipality* may complete the following, at the *Owner's* expense:
 - i. undertake and complete requirements of section 3.8(a), or
 - ii. have the inspection chamber removed;
 - iii. have the *Sanitary Connection* disconnected at the main and *Sanitary Connection* interface location;
 - iv. have a repair clamp installed on the main at the main and *Sanitary Connection* interface location; and
 - v. reinstate any affected portion of the roadways, shoulders, curbs, sidewalks, sodding and any other works disturbed during the *Sanitary Connection* discontinuation.

PART 4 – GENERAL CONDITIONS

4.1 Level of Service

- a. The *Municipality* does not guarantee service. The *Municipality* reserves the right at any and all times, without notice, to change operating conditions of the *Sanitary Sewer System* or *Sanitary Connection*, for the purposes of making repairs, extensions, alterations or improvements, or for any other reason. The *Municipality*, its officers, employees or agents shall not incur any liability of any kind whatsoever by reason of the cessation in whole or in part of the *Sanitary Sewer System* or changes in operating conditions.
- b. *Owners* or other persons depending on continuous and uninterrupted disposal of *Waste* shall provide on the *Property*, at their own expense and upon written approval from the *Municipal Engineer*, such necessary equipment and facilities suitable to their requirements.
- c. The *Municipality* shall not be liable for the failure of the *Sanitary Sewer System* in consequence of any accident or damage to the *Sanitary Sewer System*, breakdown or malfunction of the *Sanitary Sewer System* or a *Sanitary Connection*, or any temporary stoppage from blockages, alterations or repairs, whether the failure arises from the negligence of any person in the employ of the *Municipality* or any other person or through natural deterioration or obsolescence of the *Sanitary Sewer System*, or otherwise.

4.2 Admission of Municipal Employees

- a. Employees of the *Municipality* are authorized to enter on *Property* at any time in order to:
 - i. inspect, remove, replace or repair any sewer pipe, appliance, appurtenance, or fixture upon such *Property*;
 - ii. inspect for improper disposal of *Waste* and/or *Wastewater*;
 - iii. inspect for proper installation, usage and/or maintenance of grease, oil and sediment interceptors;
 - iv. inspect any part of any *Building or Structure*, to expose piping and to do any tests on sewer piping or fixtures belonging to the *Owner* that are required to determine if the *Property* is in compliance with this Bylaw;

- v. inspect, observe, sample, test, and measure flow in the *Private Sanitary Sewer* or private drainage system.
 - vi. inspect and read water meters and flow testing devices;
 - vii. inspect, observe, and request Material Safety Data Sheets (MSDS) for the types and quantities of chemicals being handled or used on the *Property* in relation to possible release to the *Sanitary Sewer System*; or
 - viii. inspect the *Property* where a release of *Prohibited Waste* or *Restricted Waste* has occurred or is suspected of having occurred, and to sample any or all matter that in the opinion of the *Municipal Engineer* could have been part of the release.
- b. At the request of an *Owner*, any employees of the *Municipality* entering onto *Property* under section 4.2(a) shall show proper identification.

4.3 Access to Sanitary Sewer System and Appurtenances

- a. No person shall bury, cover, or obstruct, at any time, or in any manner, the access to any manhole, inspection chamber, or other fixture connected with the *Sanitary Sewer System*. The *Municipal Engineer* may order the removal of the obstruction and the expense of the removal and reinstatement of the *Sanitary Sewer System* will be charged to and paid by the person so offending in addition to any other penalty imposed by this Bylaw.

4.4 Blockages and Defects

- a. Where a blockage or defect is found in a *Private Sanitary Sewer*, the *Owner* shall:
 - i. remove the blockage or repair the defect and reinstate the *Private Sanitary Sewer* at the *Owner's* expense; and
 - ii. restore all affected areas to the previous unaffected state to the satisfaction of the *Municipal Engineer*, at the *Owner's* expense.
- b. Where a blockage or defect is found in the *Sanitary Connection* or the *Sanitary Sewer System*, and the *Municipal Engineer* deems the blockage or defect to be a result of negligence or intent by the *Owner*:
 - i. The *Owner* shall repair the defect and reinstate the *Private Sanitary Sewer*, and
 - ii. The *Municipality* may:
 - repair and reinstate any affected portion of the *Sanitary Connection*, or the *Sanitary Sewer System* at the *Owner's* expense; and
 - return all affected areas to the previous unaffected state to the satisfaction of the *Municipal Engineer*, at the *Owner's* expense.
- c. Where a blockage or defect is found to exist in a *Private Sanitary Sewer* that is part of a *Low Pressure System*, the *Owner* shall remove the blockage or repair the defect regardless of the affected location in a *Private Sanitary Sewer*, or *Sanitary Connection*, at the *Owner's* expense. If the blockage occurs within a road right-of-way the *Owner* must first obtain a Highway Use Permit from the *Municipality*, pursuant to the *Langley Highway and Traffic Bylaw*.

- d. Where a blockage or defect is found to exist in a *Private Sanitary Sewer* including a *Low Pressure System*, and where the *Owner* fails to repair the blockage or defect, the *Municipality* may remove the blockage or repair the defect, and reinstate any affected portion of the *Private Sanitary Sewer*, the *Sanitary Connection*, or the *Sanitary Sewer System* to the previous unaffected state to the satisfaction of the *Municipal Engineer*, at the *Owner's* expense.
- e. Where a blockage or defect is found in a *Sanitary Connection* or the *Sanitary Sewer System*, and the *Municipal Engineer* deems the blockage or defect is not a result of negligence or intent by an *Owner*, the *Municipality* may, at municipal expense, remove the blockage or repair the defect, and reinstate any affected portion of a *Private Sanitary Sewer*, a *Sanitary Connection*, or the *Sanitary Sewer System*.

4.5 Work on Private Sanitary Sewers

Work on a *Private Sanitary Sewer* is the responsibility of the *Owner*. Where the *Municipal Engineer* deems that an emergency situation exists that requires the *Municipality* to work on a *Private Sanitary Sewer*, the *Municipality* may complete the work deemed necessary by the *Municipal Engineer*, at the *Owner's* expense.

4.6 Responsibility to Other Agencies

- a. Nothing in this Bylaw relieves any person from complying with any notification or reporting provisions of other government agencies, including federal or provincial or territorial or regional district legislation, as required and appropriate for the circumstances, or any other Bylaw of the *Municipality*.
- b. *Sanitary Waste* from the *Sanitary Sewer System* is discharged to the *GVS&DD* sanitary sewer for transportation to and treatment at a *GVS&DD Sewage Facility*. All discharges to the *Sanitary Sewer System* are required to be in compliance with the terms and conditions of acceptable discharge as regulated by the *GVS&DD Sewer Use Bylaw*.

PART 5 – APPURTENANCES AND FACILITIES

5.1 Inspection Chambers

- a. Inspection chambers are required for all *Sanitary Connections* except industrial *Sanitary Connections*. The inspection chamber shall be installed and maintained in conformance with the requirements of the *Langley Subdivision and Development Servicing Bylaw*, at the expense of the *Owner*. The inspection chamber location shall be accessible for the inspection and sampling of the discharged *Wastewater*. All *Wastewater* discharged to the *Sanitary Sewer System* shall first pass through the inspection chamber.
- b. Where there is no inspection chamber installed on the *Sanitary Connection*, the *Municipal Engineer* may require the *Owner* to install an inspection chamber. Where the inspection chamber has been buried, covered, or obstructed and cannot be located by the *Municipality* through means of surveying, sounding, probing, or shallow hand digging, the *Owner* shall expose the *Sanitary Connection* at the *Property* line for inspection by the *Municipality*.

- c. All work done by the *Municipality* to expose the *Sanitary Connection* and/or install the inspection chamber, including work to remove or replace material, *Structures*, and improvements covering or obstructing the inspection chamber and the reinstatement of the area to its previous state will be done at the *Owner's* expense.

5.2 Sampling Manholes

- a. Sampling manholes are required for all industrial *Sanitary Connections*. Sampling manholes for other non-domestic *Sanitary Connections* may be required by the *Municipal Engineer*. A sampling manhole shall be installed and maintained in conformance with the requirements of the *Langley Subdivision and Development Servicing Bylaw*, at the *Owner's* expense.
- b. The sampling manhole location shall be accessible for the inspection and sampling of discharged *Wastewater*. All *Wastewater* discharged to the *Sanitary Sewer System* shall first pass through the sampling manhole.
- c. Where there is no sampling manhole installed on the *Sanitary Connection* at the *Property* line, the *Municipal Engineer* may require the *Owner* to install a sampling manhole, at the *Owner's* expense.
- d. Where the sampling manhole has been buried, covered, or obstructed and cannot be located by the *Municipality* through means of surveying, sounding, probing, or shallow hand digging, the *Owner* shall expose the *Sanitary Connection* at the *Property* line for inspection by the *Municipality*, at the *Owner's* expense.
- e. Where the *Owner* fails to comply with the requirements of section 5.2 c) and/or section 5.2 d) on the timeline imposed by the *Municipal Engineer*, the *Municipal Engineer* may direct the *Municipality* to undertake to expose the *Sanitary Connection* and/or install the sampling manhole. Such work may include, but is not limited to, work to remove or replace material, *Structures*, and improvements covering or obstructing the sampling manhole and the reinstatement of the area to its previous state, and all such work will be done at the *Owner's* expense.

5.3 Grease, Oil, and Sediment Interceptors

- a. Grease, oil, and sediment interceptors shall be provided upstream of the *Sanitary Connection*, and on private *Property*, and the *Municipal Engineer* may require the installation of interceptors for:
 - i. *Food Sector Establishments* including restaurants and canning operations;
 - ii. slaughterhouse and processing facilities;
 - iii. *Sanitary Dump Stations*;
 - iv. vehicle or equipment service stations;
 - v. repair shops or garages;
 - vi. establishments where vehicles and equipment are washed; or
 - vii. establishments where vehicles are repaired, lubricated or maintained.

- b. The *Municipal Engineer* may require the installation of interceptors for other types of non-domestic establishments as appropriate for the proper handling of liquid *Wastewater* containing grease, or any flammable *Waste*, or sand, grit, or other harmful ingredients except that such interceptors shall not be required for private living quarters or single *Dwelling Units*. Such interceptors shall be so located as to be readily and easily accessible for cleaning and inspection.
- c. All interceptors shall be:
 - i. designed by a professional engineer;
 - ii. of sufficient capacity to perform the service;
 - iii. of appropriate design to perform the service;
 - iv. serviced as required to prevent overloading;
 - v. maintained to ensure continuously efficient operation at all times;
 - vi. in compliance with any other requirement of the *Municipal Engineer*, and
 - vii. installed at the *Owner's* expense.

5.4 Food Grinders

- a. All effluent from *Food Grinders*, potato peelers, and similar equipment discharging solids to the *Sanitary Sewer System* must comply with the discharge regulating requirements of the *GVS&DD Sewer Use Bylaw*.

5.5 Sanitary Dump Stations

- a. Where a *Sanitary Dump Station* is connected to the *Sanitary Sewer System*, *Wastewater* accepted for disposal at *Sanitary Dump Stations* shall be restricted to *Sanitary Waste*.
- b. Recreational vehicles discharging *Sanitary Waste* to the *Sanitary Sewer System*, shall discharge their *Sanitary Waste* into *Sanitary Dump Stations*. Discharging *Sanitary Waste* to the *Sanitary Sewer System* by other methods, including but not limited to utilizing manholes or inspection chambers, is prohibited.

PART 6 – PROHIBITED AND RESTRICTED WASTE

6.1 Prohibited Waste

No person shall discharge or permit or cause to be discharged into the *Sanitary Sewer System* any *Prohibited Waste*.

6.2 Restricted Waste

No person shall discharge or permit or cause to be discharged into the *Sanitary Sewer System* any *Restricted Waste*, except where such discharge is in compliance with the requirements of the *GVS&DD Sewer Use Bylaw*.

6.3 Water Originating From a Source Other Than the Municipal Water Supply

- a. No person, except where the *Municipality* is discharging *Stormwater* as a part of the operation and maintenance of the *Sanitary Sewer System* or the *Drainage System*, shall discharge or permit or cause to be discharged into the *Sanitary Sewer System* any *Stormwater*.
- b. No person shall discharge or permit or cause to be discharged into the *Sanitary Sewer System* water originating from a source other than the *Municipal Water System*, directly or indirectly to the *Sanitary Sewer System*, except where:
 - i. the discharge is in accordance with a *GVS&DD* approved *Waste Discharge Permit*,
 - ii. the discharge originates directly or indirectly from a *Well* located on the discharging *Property*, and the discharging *Property* has an approved *Sanitary Connection* to the *Sanitary Sewer System*; or
 - iii. the *Municipality* is discharging said water as a part of the operation and maintenance of the *Sanitary Sewer System* or the *Drainage System*.

6.4 Waste Pre-Treatment

Where discharge into the *Sanitary Sewer System* causes interference, or inhibits or disrupts the *Sanitary Sewer System* processes or operations, or causes a similar detrimental effect to a *GVS&DD Sewage Facility*, the *Municipal Engineer* may require an *Owner* to do any one or more of the following:

- a. install, operate, monitor, and properly maintain at all times a *Wastewater* pre-treatment system;
- b. take steps to equalize either the composition or the flow rate of a release, or both the composition and flow rate of a release, from the *Property* into the pre-treatment system or the *Wastewater* system; or
- c. provide access to the *Wastewater* pre-treatment system for inspection on the request of the *Municipal Engineer*.

6.5 Trucked Waste

No person shall discharge or allow or cause to be discharged into the *Sanitary Sewer System* or into a *Sewage Facility* any *Trucked Waste*, except where the *Municipality* is discharging *Trucked Waste* as a part of the operation and maintenance of the *Sanitary Sewer System*.

6.6 Dental Amalgam

Dental operations, or other medical facilities, that produce *Non-Domestic Waste* containing dental amalgam shall comply with the requirements of the *GVS&DD Sewer Use Bylaw*.

6.7 Non-Acceptable Discharge

- a. No person shall discharge or permit to be discharged into the *Sanitary Sewer System* any *Waste*:

- i. in a concentration or quantity that is, that may be, or that may become, a safety hazard to personnel operating or maintaining the *Sanitary Sewer System* or a *Private Sanitary Sewer*;
 - ii. in a concentration or quantity that is, that may be, or that may become, damaging to the *Sanitary Sewer System*;
 - iii. in a concentration or quantity that is, that may be, or that may become, a safety hazard to any person, animal, *Property* or vegetation; or
 - iv. in a concentration or quantity that causes an offensive odour to emanate from the *Sanitary Sewer System*.
- b. No person shall discharge or permit to be discharged into the *Sanitary Sewer System* water or other substance for the purpose of diluting *Wastewater* discharged into the *Sanitary Sewer System*, or in any other way attempt to dilute the *Wastewater* discharged into the *Sanitary Sewer System*, except as authorized by the *Municipal Engineer* or where the *Municipality* is diluting *Wastewater* as a part of the operation and maintenance of the *Sanitary Sewer System*.
- c. *Waste* discharged from a *Property* to the *Sanitary Sewer System* is restricted to *Waste* generated within the *Property*. No *Owner* shall discharge, or permit to be discharged, any *Waste* or other material or substances not generated within the *Property*, except where the *Municipality* is discharging *Waste* or other material or substances as a part of the operation and maintenance of the *Sanitary Sewer System*.

6.8 Notification of Non-Permitted Discharge

- a. Every person who knowingly or unknowingly discharges *Prohibited Waste*, *Hazardous Waste* or non-approved *Restricted Waste* into the *Sanitary Sewer System*, upon becoming aware of the discharge, shall immediately notify the *Municipal Engineer*.
- b. An *Owner* who becomes aware of a discharge, whether or not the *Owner* is responsible for the discharge, of *Prohibited Waste*, *Hazardous Waste* or non-approved *Restricted Waste* into the *Sanitary Sewer System*, upon becoming aware of the discharge, shall immediately notify the *Municipal Engineer*.
- c. The person responsible and the person having the charge, management, and control of the discharge of *Prohibited Waste*, *Hazardous Waste*, or non-approved *Restricted Waste* into the *Sanitary Sewer System* shall do everything reasonably possible to contain the discharge, protect the health and safety of citizens, minimize damage to *Property*, protect the environment, clean up the discharge and contaminated residue, and restore the affected area to its condition prior to the discharge.

- d. Prevention, containment, and remediation of discharge of *Prohibited Waste, Hazardous Waste, non-approved Restricted Waste*, or other non-acceptable discharge is the responsibility of the *Owner*, and/or the person who knowingly or unknowingly discharges *Prohibited Waste, Hazardous Waste, or non-approved Restricted Waste* into the *Sanitary Sewer System*. Where the *Municipal Engineer* deems that a situation exists that requires the *Municipality* to prevent, contain, or remediate a discharge of *Prohibited Waste, Hazardous Waste, non-approved Restricted Waste*, or other non-acceptable discharge, the *Municipality* may complete the work deemed necessary by the *Municipal Engineer* at the expense of the *Owner* and/or the person who knowingly or unknowingly discharges *Prohibited Waste, Hazardous Waste, or non-approved Restricted Waste* into the *Sanitary Sewer System*.

6.9 Sampling and Monitoring Discharge

- a. The *Municipal Engineer* may at any time require an *Owner* who intends to dispose of, or is disposing of *Waste*, to the *Sanitary Sewer System* or into a *Sewage Facility* to undertake measuring and sampling collection and analysis of the material or substance discharged, and to submit the data to the *Municipality* at the *Owner's* expense.
- b. Such measuring and sample collection and analysis shall be performed by an *Accredited Laboratory*. Samples may be *Grab Samples* or *Composite Samples* as required by the *Municipal Engineer*.
- c. All sampling, tests, measurements, analyses, and examinations of *Waste* and *Wastewater*, their characteristics, or contents shall be carried out in accordance with *Standard Methods*.
- d. Should any testing of such *Waste* and/or *Wastewater* show non-compliance with this Bylaw, the *Municipal Engineer* may direct the *Owner* to install automatic monitoring and recording equipment as required to determine that discharged *Waste* complies with the requirements of this Bylaw, at the *Owner's* expense.
- e. An *Owner* required to install and maintain a monitoring device pursuant to this section shall:
 - i. submit the data produced by the monitoring device to the *Municipal Engineer* on a monthly basis or as otherwise directed by the *Municipal Engineer*, at the *Owner's* expense; and
 - ii. notify the *Municipal Engineer* immediately when the monitoring device detects a release of a *Prohibited Waste* or a *Restricted Waste*.
- f. Where the *Owner* fails to comply with the requirements of section 6.9, the *Municipality* may complete the following, at the *Owner's* expense:
 - i. implement a measuring and sampling collection and analysis program of the material or substance discharged;
 - ii. install automatic monitoring and recording equipment as required to determine that discharged *Waste* complies with the requirements of this Bylaw; and/or
 - iii. ensure the submission of the data produced by the monitoring device to the *Municipal Engineer* on a monthly basis or as otherwise directed by the *Municipal Engineer*

PART 7 – BILLING AND COLLECTION

7.1 Collection of Sewer Rates and Charges

- a. All work undertaken by the *Municipality* on behalf of an *Owner*, whether through a *Service Connection* application under sections 3.2 or 3.6, or where any other costs are incurred by the *Municipality* on behalf of an *Owner* under this Bylaw, will be done on a cost recovery basis and shall include the amount expended by the *Municipality* for all expenditures incurred in doing the work, plus administration charges as per the *Fees And Charges Bylaw*. All costs incurred by the *Municipality* under this Bylaw on behalf of an *Owner* shall be payable by the *Owner* within 30 days of the billing date. Accounts remaining unpaid after the 30 days shall be charged interest at 2% above the prime lending rate as set by the Bank of Canada at the time of invoicing.
- b. All *Sanitary Sewer System* charges as shown in Part 1 of Schedule “A” of this Bylaw shall be levied with the annual *Property* tax notice and will be subject to the same terms, conditions, and penalties as are applicable to annual *Property* taxes under the *Community Charter*.
- c. All *Sanitary Sewer System* charges shown in Part 2 of Schedule “A” of this bylaw shall be billed semi-annually and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.
- d. All *Sanitary Sewer System* charges shown in Part 3 of Schedule “A” of this bylaw shall be billed at time of receipt of the approved *Waste Discharge Permit* from Metro Vancouver, and are payable within 30 days of the billing date. Accounts remaining unpaid after 30 days shall be assessed a ten percent (10%) penalty.
- e. All rates as set out in Schedule “A” of this Bylaw, and all work done at cost as set out in this Bylaw, and all fees and charges as set out in the *Fees And Charges Bylaw*, shall form a charge, with penalties if applicable, against the *Property* of respective registered *Owners* using the *Sanitary Sewer System*; and if unpaid at December 31 in each year, shall be transferred to *Property* taxes as arrears and be recovered under the same terms and conditions as ordinary *Property* taxes under the *Community Charter*.
- f. Where a building permit or other permit has been obtained and a plan of subdivision or otherwise has not been registered before the date set by BC Assessment for establishing the assessment roll for the following year based on the land title office reference date, the developer, client, or otherwise will be required to pay in advance for sewer rates and charges, in an amount as specified by the *Collector*.

7.2 Measurement of Properties Connected to the Municipal Water System and Discharging to the Sanitary Sewer System

- a. For *Property* required by the *Langley Waterworks Bylaw* to be metered the *Owner* shall be charged semi-annually for the use of the *Sanitary Sewer System* on the basis of the quantity of *Wastewater* discharged into the *Sanitary Sewer System*.
- b. The quantity of *Wastewater* discharged to the *Sanitary Sewer System* is deemed to be eighty percent (80%) of the water delivered to the *Property* by the *Municipal Water System*.

- c. Where the *Owner* has established at the *Owner's* expense, and to the satisfaction of the *Municipal Engineer*, that the discharge into the *Sanitary Sewer System* is less than eighty percent (80%) of the water supplied to the *Property* by the *Municipal Water System*, and where water is consumed in a manufacturing process, the volume of water used in the manufacturing process will be subtracted from the total volume of water supplied to the *Property* and *Sanitary Waste* discharged will be deemed to be eighty percent (80%) of the remainder.
- d. Where a *Property* is a municipal park or school district *Property*, and where a *Sanitary Connection* exists, and where water is used to irrigate the playing fields, the irrigation water shall be metered and the volume of water used in the irrigation process will be subtracted from the total volume of water supplied to the *Property* and *Sanitary Waste* discharged will be deemed to be eighty percent (80%) of the remainder.
- e. Where a *Property* discharges *Non-Domestic Waste* into the *Sanitary Sewer System*, the *Municipal Engineer* may at any time require the *Owner* to install a suitable flow measuring device.
- f. Where the amount of discharge is greater than the quantity of water supplied by the *Municipal Water System*, the charge will be adjusted to reflect the actual discharge volume.

7.3 Measurement of Property Not Connected to the Municipal Water System and Discharging to the Sanitary Sewer System

- a. Where a *Property* is connected to the *Sanitary Sewer System*, and is not connected to the *Municipal Water System* and where the *Property*, if it were connected to the *Municipal Water System*, would be required by the *Langley Waterworks Bylaw* to be metered:
 - i. a meter or other device capable of measuring and recording the quantity of water utilized on the *Property*; or
 - ii. a meter or other device capable of measuring and recording the quantity of *Sanitary Waste* discharged into the *Sanitary Sewer System*,shall be installed to the satisfaction of the *Municipal Engineer*, at the *Owner's* expense.
- b. Where such meter or other device measures the water volume the determination of discharge to the *Sanitary Sewer System* shall be in accordance with Section 7.2.
- c. Where such meter or other device measures the *Sanitary Waste* volume, the discharge to the *Sanitary Sewer System* is the volume measured.

7.4 Rate Grace Period for New Development

- a. Rates for a new *Sanitary Connection* to a *Property* associated with a building permit will commence after a grace period, during which the subject charge is not payable:

- i. for construction of *Buildings* or *Structures* that contain only *Single Family*, after a grace period of six (6) months commencing from the approval date of the building permit;
- ii. for construction of *Buildings* or *Structures* other than that set out in 7.4(a)(i) a grace period of twelve (12) months commencing from the approval date of the building permit.

Any portion of a month is considered to be a full month for the purposes of the issuance date of the building permit.

- b. Rates are payable in advance on a pro rata basis from the end of the grace period.
- c. When the grace period ends, rates for the remaining months in that calendar year will be charged through the building permit. No interest will be earned on advance payments. Subsequent yearly flat or metered rates will be charged in accordance with Section 7.1 and Schedule "A" of this Bylaw.

7.5 Rate Grace Period for Other Than New Development

- a. Rates for a new *Sanitary Connection* of an existing *Property* to the *Sanitary Sewer System* will commence after a grace period, during which the subject charge is not payable:
 - i. for a new *Sanitary Connection* from the main to the *Property*, after a grace period of two (2) months from the date of the *Sanitary Connection* application;
 - ii. for a new *Sanitary Connection* in association with installation of a main through a Local Area Service, no grace period applies and the date of invoice for installation of the connection will be the commencement date;
 - iii. for an existing historical *Sanitary Connection* at the *Property*, no grace period applies and the date of the *Sanitary Connection* application will be the commencement date.

Any portion of a month is considered to be a full month for the purposes of the application date for the *Sanitary Connection*.

- b. Rates are payable in advance on a pro rata basis from the end of the grace period.
- c. When the grace period ends, rates for the remaining months in that calendar year will be charged through the approval of a *Sanitary Connection* application. No interest will be earned on advance payments. Subsequent yearly flat or metered rates will be charged in accordance with Section 7.1 and Schedule "A" of this Bylaw.

PART 8 – BYLAW VIOLATION

8.1 Failure to Comply

- a. The *Municipal Engineer* may give notice to the *Owner* to effect necessary repairs or replacements to a *Private Sanitary Sewer* or to correct a fault. If the *Owner* fails to comply with such notice within the time specified, the *Municipal Engineer* may, at the *Owner's* expense:

- i. disconnect, plug, or seal off the *Private Sanitary Sewer* until the requirements of the notice have been complied with;
- ii. have the necessary work done; and
- iii. take such other action either on or off the *Property* as the *Municipal Engineer* deems appropriate,

until evidence satisfactory to the *Municipal Engineer* has been produced that the terms of the notice have been complied with.

8.2 Non-Compliant Wastewater

a. Where *Wastewater* which:

- i. is *Prohibited Waste, Hazardous Waste, non-approved Restricted Waste*, other non-acceptable discharge in accordance with section 6.7, or creates an immediate danger to any person; or
- ii. endangers or interferes with the operation of the *Sanitary Sewer System*,

is discharged to the *Sanitary Sewer System*, the *Municipal Engineer* may, in addition to any other remedy available, disconnect, plug, or seal off the sewer line discharging the unacceptable *Wastewater* into the *Sanitary Sewer System* or take such other action as is necessary to prevent such *Wastewater* from entering the *Sanitary Sewer System*, at the *Owner's* expense.

- b. The *Wastewater* under section 8.2(a) may be prevented from being discharged into the *Sanitary Sewer System* until evidence satisfactory to the *Municipal Engineer* has been produced to assure that no further discharge of non-compliant *Wastewater* will be made to the *Sanitary Sewer System*, at the *Owner's* expense.

8.3 Fines

Any person who violates a provision of this Bylaw commits an offence under this Bylaw and, in addition to being subject to any remedies or penalties available to the *Municipality* under provincial law (including a bylaw notice issued pursuant to the *Langley Bylaw Notice Enforcement Bylaw*) is also subject to prosecution and, upon summary conviction, a fine of not more than \$25,000 for each and every offence. Where a violation is a continuing one, each day that a violation of this Bylaw occurs, or is allowed to continue, constitutes a separate offence.

PART 9 – SEVERABILITY

Each provision of this Bylaw is severable from each other provision. If a Court of competent jurisdiction determines any provision to be void or unenforceable in whole or in part, the invalid provision shall be deemed to be severable. The remaining provisions of this Bylaw are deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause, or phrase.

LANGLEY SEWERWORKS REGULATION BYLAW 2018 NO. 5367

SCHEDULE "A" - RATES AND FEES

1. BASIC RATES

A. Annual Flat Rate

The annual flat rate for a district premise is \$487.28.

An additional fee amount equal to 30% of the annual flat rate will be charged where a "PREMISES" contains a "SECONDARY SUITE".

Subject to the following: the annual flat rate for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

B. Multiple Premises

Where there are two (2) or more *Distinct Premises* on one *Property* that are not required to be metered, the annual flat rate will be multiplied by the number of *Distinct Premises*.

C. Military Establishments

The number of personnel located on a military establishment, including civilians, at January 31st each year, divided by 3.1 shall determine the equivalent number of *Dwelling Units*.

2. RATES FOR NON RESIDENTIAL SEWER USE

A. Sewer Rates and Minimums

Where a connection:

- (a) Is to a property used for industrial, commercial, or institutional purpose
- (b) Is to a property with farm classification as identified by the B.C. Assessment Authority
- (c) Is to a property having a water service larger than 19 mm in diameter except for water services to a multi-family dwellings

The owner shall be charged semi-annually based on the sewage discharged for each preceding six (6) month period. The billings will be calculated by multiplying the cubic meters of sewage discharged by the base rate RB where:

$$RB = \$1.371$$

The minimum charge for each six month period is \$243.64 per service connection.

Subject to the following: The minimum charge for each six month period for 2020 shall be multiplied by 366/283 and calculated from March 23, 2020.

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23/03/2020

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23/03/2020

3. RATES FOR CONTAMINATED GROUNDWATER

#5567
23/03/2020

All users of the sanitary sewer shall be charged a fee for the use of the system based on the approved maximum total discharge volume as indicated on the GVS&DD "Application for a Waste Discharge Permit pursuant to GVS&DD Sewer Use Bylaw No. 164."

All users of the sanitary sewer shall be charged for the contaminated groundwater discharged into the system according to the following base rate:

R = \$1.371 per public meter.

2. "Langley Sewer Rates and Regulations Bylaw 1998 No. 3701" and all amendments thereto are hereby repealed.

READ A FIRST TIME the	07	day of	May	, 2018.
READ A SECOND TIME the	07	day of	May	, 2018.
READ A THIRD TIME the	07	day of	May	, 2018.
RECONSIDERED AND ADOPTED the	11	day of	June	, 2018.

"JACK FROESE"

Mayor

"WENDY BAUER"

Township Clerk
