

Storm Sewer Stormwater Service Connection Permit (Existing Residential)

I want to connect my residential property to the municipal stormwater system.

What do I need to know? What do I need to do?

1. You must know your building's minimum building elevation (MBE):
 - If you have a building permit or require a building permit for any proposed structures, you must check with the Permit, License, and Inspection Department to ensure that you have the minimum building elevation required for a stormwater service connection via gravity flow
 - If you are applying for a stormwater service connection for an existing building that does not require a building permit, you may contact Township of Langley Geomatics staff to inquire if a stormwater as-built exists in our records. If there is no minimum building elevation available through a stormwater as-built, you will need to hire a professional consultant to confirm MBE. You will need to provide the size of the requested service and the location of where you would like the service to go

Note: *If your existing building does not meet the minimum building elevation and you cannot provide gravity flow to the stormwater system, you will not be permitted to connect via a pumped system.*

Note: *If your building does meet the minimum building elevation, you will need to provide MBE as well as the service connection elevation at property line to Engineering to proceed with the estimate.*

2. The Township connects any residential property to the municipal stormwater system on an at cost basis. The non-refundable estimate fee is \$100, plus GST.
3. To request an estimate, contact the Engineering Division at 604.533.6006. You will receive a written estimate via email. The estimate is valid for 90 days.

Note: *If the municipal stormwater system does not immediately front your property, the stormwater system may be extended to your property. All costs of the extension are the responsibility of the property owner. Please ask Engineering staff to log a service request to determine the feasibility of the service extension. You will need to pay the estimate fee at the time of the feasibility request.*

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**Questions about connecting to the
municipal stormwater service system?**

Contact the Engineering Division at 604.533.6006.
Hours of operation: Monday through Friday, 8:30am to 4:30pm.

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4. If you wish to proceed with the stormwater service connection after receiving an estimate, you must:
- Attend the Engineering counter at the the Township of Langley Civic Facility (20338 - 65 Avenue)
 - Complete a Stormwater Service Connection Permit application
 - Pay the required deposit as determined from the estimate and a \$68.25 inspection fee (note: fee subject to change)

Note: *The Township makes every effort to ensure the estimate is adequate to cover all costs. However, in the event that actual costs are higher than the estimate, the Township requires applicants pay any additional costs. If actual costs are lower than the estimate, the Township will refund the difference.*

5. After receiving a Stormwater Connection Permit:
- Township crews will install the service from the stormwater system to the property line
 - You are responsible to contract plumbing services, at your expense, to dig a trench and bring a stormwater service line from the municipal connection at the property line to a connection at the building

Note: *When the work is complete, the trench from the building to the property line must remain open for the Township Building Inspector to inspect the work.*

6. When you are ready for the Township to inspect the work, please fill the line with water for a test and notify the Permit, License, and Inspection Services Department at 604.533.6018. After an approved inspection, the Building Inspector will remove the test plug or test ball to verify stormwater flow from on-site piping through the inspection chamber to the municipal system and then advise that you can close up the trench.
7. After the work is complete, and the Township has received all invoices for materials and supplies, you will receive a letter of accounting. The letter of accounting will also include either a refund cheque or invoice to cover the actual cost of the work, if applicable.