

Water Connection Permit

(Industrial/Commercial/Institutional/Farm Status/Multi-Family)

I want to connect my industrial, commercial, institutional, farm status or multi-family property to the municipal water system.

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

1. The Township of Langley connects industrial, commercial, institutional, farm status, or multi-family property to the municipal water system on an at cost basis.

A water connection estimate application form is available on our website at tol.ca, or by calling the Engineering Division at 604.533.6006. At time of application submission, you will be required to identify what size connection you require, and pay a non-refundable estimate fee, as outlined in Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended.

Where the municipal water system does not immediately front a property, you may work with staff to determine the closest water main location and apply to extend it to the property. All costs for extending a water main are at the applicant's expense. Another option is a Local Area Service to construct a neighbourhood improvement by installing or extending a water main, the cost of which is recovered through a local service tax placed on all the property owners in the area who will benefit from the new service. More information on Local Area Service is available by contacting Engineering at 604.533.6006.

2. If requesting a service connection larger than 25mm (1") for a farm property, you will be required to provide the following:

- A site development plan outlining the scope of work and showing design location and details
- Calculations from the applicant's engineer or plumber completed in accordance with the current edition of the BC Plumbing Code
- For Agricultural and Intensive Agricultural water use, all other documents required per Langley Waterworks Regulation Bylaw 2009, NO 4697 Schedule "B".

If requesting a service connection for an Industrial, commercial, institutional, or multi-family property, you must provide the following:

- Engineered drawings, including all existing or proposed building and plumbing plans, and a site plan
- For service connections 100mm (4") or greater, engineered plan and profile drawings of the service connection from the municipal water main to the service connection location at property line

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Questions about connecting to the municipal water system?

Contact the Engineering Division at 604.533.6006.

Hours of operation: Monday through Friday, 8:30am to 4:30pm.

3. The Engineering Division will provide you an estimate in writing, by email. Estimates are valid for 90 days from receipt.

If you wish to proceed with the water connection you will be required to pay the estimated amount, plus an inspection fee, as outlined in Schedule 11 of Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended

4. After permit issuance, you are responsible for contracting plumbing services, at your expense, to dig a trench and bring a water line from the building location to the property line.
5. When the on-site work is complete, the trench from the building to the property line must remain open. You will be required to contact the Township of Langley to book an inspection and ensure the Professional Engineer's field report is available on-site for review.

The Professional Engineer must provide Form 1, line flush and chlorination certificate, pressure test and bacteriological analysis, and the backflow prevention device test reports.

6. Township crews will install the service from the municipal water main to the property line, connect to your on-site service, and turn on the water.

7. As per Township of Langley Waterworks Regulation Bylaw 2008 No. 4697, as amended from time to time, once municipal water service is provided, you will be required to decommission your well within 30 days of connection.
8. If your property has farm status, you may apply to retain a private water well through the Water Connection Application process. If approved, a Reduced Pressure Backflow Preventer must be installed at the property line in accordance with Supplementary Drawing TLW16. The device must be tested after installation and annually thereafter.
9. Approximately 2 to 3 months after installation, you will receive a letter of accounting along with either a refund cheque or a request for additional funds to cover the actual cost of the works. Subsequent water usage charges will be invoiced through our utility billing program.
10. The amount of water used is metered. A semi-annual Metered Utility Statement determines user rates based on consumption.