



CITY OF RICHMOND

SANITARY SEWER SYSTEM AND DRAINAGE SYSTEM

BYLAW NO. 7551

EFFECTIVE DATE –

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**SANITARY SEWER SYSTEM AND DRAINAGE SYSTEM
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The Council of the City of Richmond enacts as follows:

PART ONE: SEWER AND DRAINAGE CONNECTIONS

1.1 Requirement to Connect to City Sanitary Sewer and Drainage System

1.1.1 Unless specifically exempted in this bylaw, every property owner must:

- (a) ensure that all **sewage** originating from any **building** located on such owner's property is discharged into the **City sanitary sewer system**, when such system is available to the property;
- (b) ensure that all surface water originating from such owner's property is discharged into the **City drainage system**; and
- (c) pay the connection charges specified in:
 - (i) Schedule A, which is attached and forms a part of this bylaw, for connection to the **City sanitary sewer system**; and
 - (ii) Schedule B, which is attached and forms a part of this bylaw, for connection to the **City drainage system**.

1.1.2 Where the owner of a property does not connect such property to the **City sanitary sewer system** and the **City drainage system**, as required in subsection 1.1.1, the **General Manager, Engineering & Public Works** may direct that the **City** undertake such connections at the expense of the owner.

1.1.3 Any costs incurred by the **City** under the provisions of subsection 1.1.2 if not paid by December 31st in the year in which they were incurred are considered to be taxes in arrears on the property in question.

1.2 Imposition of Connection Charges

1.2.1 Subject to subsection 1.2.2, every owner wishing to connect a property to the **City sanitary sewer system** or **City drainage system** must apply to the **City** to make such a connection and pay to the **City**, prior to the installation:

- (a) the connection charges specified in Schedule A or B, whichever is applicable, both of which are attached and form part of this bylaw; and

(b) where requested to do so by the **General Manager, Engineering & Public Works**, submit drawings, prepared by a professional engineer, of each of the proposed connections.

1.2.2 Notwithstanding the provisions of clause (a) of subsection 1.2.1, every owner must pay the actual cost, as determined by the **General Manager, Engineering & Public Works**, of any type of connection not specified in Schedule A or B.

1.2.3 Where access required for the purpose of connecting to the **City sanitary sewer system** or **City drainage system** is, in the opinion of the **General Manager, Engineering & Public Works**, blocked or impeded, the owner of the property must immediately remove the blockage or impediment to the extent determined necessary by the **General Manager, Engineering & Public Works**.

1.2.4 Where the owner of the property does not remove the blockage or impediment, the **General Manager, Engineering & Public Works** may direct that the **City** undertake the work at the expense of the owner.

1.2.5 No connection to the **City sanitary sewer system** or **City drainage system** will be made until all required connection charges and any other related costs have been paid in full.

1.3 Requirements Prior to Demolition

1.3.1 An owner wishing to demolish a **building** which is connected to the **City sanitary sewer system** or the **City drainage system** must not do so until connections to the **sanitary sewer system** and the **drainage system** have been disconnected and capped in a manner satisfactory to the **General Manager, Engineering & Public Works**.

1.3.2 Where an owner chooses not to disconnect and cap the connection to either the **City sanitary sewer system** or the **City drainage system**, or both, the **General Manager, Engineering & Public Works** may direct that the **City** undertake such disconnections and capping at the expense of the owner.

1.3.3 Where an owner fails to disconnect the connection from such owner's property to the **City sanitary sewer system** or the **City drainage system**, or both, in accordance with this bylaw and such failure results in damage to the **City sanitary sewer system** or the **City drainage system**, the owner must pay the actual costs incurred by the **City** in repairing the resulting damage.

1.3.4 Any costs incurred by the **City** under the provisions of subsection 1.3.2 or 1.3.3 if not paid by December 31st of the year in which they were incurred are considered to be taxes in arrears on the property in question.

PART TWO: USER AND INFRASTRUCTURE REPLACEMENT FEES

2.1 Imposition of User and Infrastructure Replacement Fees

2.1.1 Every owner of a property which has been connected:

- (a) to the **City sanitary sewer** system must pay annual user fees for the period from January 1 to December 31, as follows:
 - (i) for properties which are not **metered properties**, the flat-rate **sanitary sewer** user fees specified in Part 1 of Schedule C, which is attached and forms part of this bylaw; and
 - (ii) for **metered properties**, the **sanitary sewer** metered rate specified in Part 2 of Schedule C; and
- (b) to the **City drainage system** must pay the **drainage system** infrastructure replacement fee of \$11.15 per property, for the period January 1 to December 31.

2.2 Construction Period Sanitary Sewer User Fees

2.2.1 Where an owner applies for a building permit for a **one-family dwelling**, a **two family dwelling**, or a **multiple-family dwelling**, such owner is required to pay the construction period **sanitary sewer** user fee specified in Part 3 of Schedule C.

2.2.2 The construction period sewer user fees specified in subsection 2.2.1 apply for the following periods of time:

- (a) 6 months for **one-family dwellings** and **two-family dwellings**;
- (b) 12 months for **multiple-family dwellings** of less than 4 storeys in **building** height; and
- (c) 18 months for **multiple-family dwellings** of 4 or more storeys in **building** height.

2.3 Single Owner-Occupier Sanitary Sewer User Fee

2.3.1 Notwithstanding the provisions of clause (a) of subsection 2.1.1, where a **dwelling unit** is occupied solely by the owner of the unit, such owner may apply to the **General Manager, Finance and Corporate Services** for entitlement to pay the **sanitary sewer** user fee specified under the "single owner-occupier **dwelling unit**" category in Part 1(a)(i) of Schedule C, and in such circumstances must make a solemn declaration attesting to their ownership and single occupancy of the dwelling unit.

2.3.2 Where in the opinion of the **General Manager, Finance and Corporate Services** an owner ceases to qualify for the "single owner-occupier **dwelling unit**" rate, such owner must pay the applicable **City sanitary sewer** system user fee specified in clause (a) of subsection 2.1.1.

2.4 Application for Sanitary Sewer User Fee Reduction

- 2.4.1 An owner of a **metered property** who feels the volume of **sewage** output from the **building** in question is significantly less than the volume of water delivered to the **building**, may apply in writing to the **General Manager, Engineering & Public Works** for a reduction of the **sanitary sewer** user fee, and must:
- (a) provide a report by a professional engineer which includes information regarding the actual volume of **sewage** output from the property; and
 - (b) pay an application fee of \$300,
- for such application to be considered.
- 2.4.2 Where, upon receipt of an application pursuant to subsection 2.4.1, the **General Manager, Engineering & Public Works** is satisfied that the **sewage** output differs by a factor of 30% or more from the volume of water delivered to such **building**, the **General Manager, Engineering & Public Works** will establish the basis on which the **sanitary sewer** user fees for that property will be charged.

2.5 Date of User and Infrastructure Replacement Fee Payments

- 2.5.1 All **sanitary sewer** system user fees calculated on a flat-rate basis and all **drainage system** infrastructure replacement fees must be paid on or before March 31st of each year, provided however, if the date falls on a Saturday, Sunday or statutory holiday, the date is extended to 5:00 p.m. of the next business day:
- 2.5.2 **Sanitary sewer** system user fees for **metered properties** are invoiced quarterly and are due and payable within 30 days of being invoiced.

2.6 Discounts

- 2.6.1 All **sanitary sewer** system user fees and **drainage system** infrastructure replacement fees which are paid on or before the due dates specified in section 2.5 will be subject to a 10% discount.

2.7 Private Property Service Requests

- 2.7.1 Where the **City** responds to a request for maintenance or emergency service to the **sanitary sewer** system or **drainage system** and the **City** determines that the problem originates on private property, the property owner must pay the fees specified in Part 2 of Schedule A or Part 2 of Schedule B, whichever is applicable.

PART THREE: AUTHORITY TO ENTER ONTO PROPERTY

3.1 Authority to Enter Onto Property

- 3.1.1 The **General Manager, Engineering & Public Works** is authorized to enter, at all reasonable times, onto any property within the **City** to determine whether the provisions of this bylaw are being complied with.

PART FOUR: INTERPRETATION

- 4.1 In this bylaw, unless the context requires otherwise:

BUILDING	means a structure or portion of a structure, including foundations and supporting structures for equipment or machinery or both, which is used or intended to be used for supporting or sheltering a use, occupancy, persons, animals, or property.
CITY	means the City of Richmond.
COUNCIL	means the current Council of the City .
DRAINAGE SYSTEM	means all storm sewer works and appurtenances owned, controlled, maintained and operated by the City , including storm sewers, storm service connections, ditches, channels, detention facilities, pumping stations and outfalls laid within any highway, City right-of-way or easement or City-owned property.
DWELLING UNIT	means a room or suite of two or more rooms designed for or occupied by one family only as a single housekeeping unit providing cooking, sanitary and sleeping facilities.
GENERAL MANAGER OF ENGINEERING & PUBLIC WORKS	means the person appointed to the position of General Manager of Engineering & Public Works, and includes a person designated as an alternate.
METERED PROPERTY	means a property which is equipped with a water meter which measures the quantity of water delivered to such property.
MULTIPLE-FAMILY DWELLING	means a detached, multi-floor building containing three or more residential dwelling units .
ONE-FAMILY DWELLING	means a detached building used exclusively for residential purposes, containing one dwelling unit only.
REGULAR WORKING HOURS	means the time between 7:30 a.m. and 4:00 p.m. Monday to Friday (excluding statutory holidays).

SANITARY SEWER

means a pipe or conduit for conveying **sewage**.

SEWAGE

means human excretion or the water-carried wastes from drinking, culinary purposes, ablutions, laundering, food processing or ice producing.

TWO-FAMILY DWELLING

means a detached building used exclusively for residential purposes containing two **dwelling units** only, which building is not readily convertible into additional **dwelling units** and the plans for which have been filed with the Building Inspector showing all areas of the building finished, and the design of the building showing each **dwelling unit** consisting of:

- (a) one storey only, not set upon another storey or upon a basement; or
- (b) two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement; or
- (c) a split level arrangement of two storeys only, the upper storey not containing a kitchen; not set upon another storey or upon a basement.

ZONING & DEVELOPMENT BYLAW

means the current Zoning & Development Bylaw of the **City**.

PART FIVE: PREVIOUS BYLAW REPEAL

- 5.1 Sanitary Sewer Connection Bylaw No. 4648 (adopted July 21st, 1986) is repealed.
- 5.2 City of Richmond Sanitary Sewer Rates Bylaw No. 5681 (adopted February 25, 1991) and the following amendment bylaws are repealed:

<u>AMENDMENT BYLAW</u>	<u>EFFECTIVE DATE</u>
No. 5820	December 16, 1991
No. 6005	December 21, 1992
No. 6237	December 20, 1993
No. 6405	December 12, 1994
No. 6404	February 13, 1995
No. 6574	December 11, 1995
No. 6704	December 16, 1996
No. 6850	December 17, 1997
No. 6975	December 14, 1998
No. 7066	December 20, 1999
No. 7194	December 18, 2000
No. 7301	January 1, 2002.

PART SIX: SEVERABILITY AND CITATION

- 6.1 If any part, section, sub-section, clause, or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 6.2 This bylaw is cited as "**Sanitary Sewer System and Drainage System Bylaw No. 7551**", and is effective January 1st, 2003.

FIRST READING

NOV 25 2002

SECOND READING

NOV 25 2002

THIRD READING

NOV 25 2002

ADOPTED

MAYOR

CITY CLERK

SCHEDULE A to BYLAW NO. 7551

1. SANITARY SEWER CONNECTION CHARGES

(a) Installation of 450 or 600 mm diameter inspection chamber:	
(i) and connection to lateral	\$ 2,300
(ii) and connection to sanitary sewer up to 2 metres deep	\$ 3,200
(iii) and connection to sanitary sewer between 2 and 3 metres deep	\$ 5,800
(iv) and connection to sanitary sewer more than 3 metres deep	\$ 9,300
(v) complete with inside backdrop to manhole	\$ 3,800
(b) Installation of manhole up to 1200 mm diameter:	
(i) up to 2 metres deep	\$ 4,700
(ii) more than 2 metres deep	\$13,000
(c) Installation of 100 or 150 mm diameter connection:	
(i) complete with inside backdrop to manhole (no inspection chamber)	\$ 1,600
(ii) from inspection chamber	\$ 700
(iii) more than 3 metres deep	by estimate
(d) Installation of 150 or 200 mm diameter connection from manhole:	
(i) up to 2 metres deep	\$ 2,400
(ii) between 2 to 3 metres deep	\$ 4,800
(iii) more than 3 metres deep	by estimate
(e) In addition to the rates set out in subsections (a), (c) and (d), where more than 4.5 metres of pipe from the centre line of the manhole or the inspection chamber is required to make the connection, then the following rates apply:	
(i) up to 2 metres deep (price per metre)	\$ 300
(ii) between 2 to 3 metres deep (price per metre)	\$ 500
(iii) more than 3 metres deep	by estimate
(f) Adjustment to top elevation of manhole or inspection chamber	\$ 500
(g) Abandonment of existing inspection chamber and cap lateral	\$ 700

2. SANITARY SEWER SERVICE REQUESTS

(a) outside regular working hours	\$ 300
(b) during regular working hours	\$ 50

SCHEDULE B to BYLAW NO. 7551**1. DRAINAGE SYSTEM CONNECTION CHARGES**

- | | |
|---|-------------|
| (a) Adjustment to top elevation of inspection chamber or manhole | \$ 500 |
| (b) Repair of inspection chamber | \$ 1,000 |
| (c) Removal of 375, 450 or 600 mm diameter inspection chamber and cap lead | \$ 500 |
| (d) Installation of 150, 200 or 250 mm diameter connection to a maximum of 5 metres in length: | |
| (i) from main or manhole | \$ 2,200 |
| (ii) from box culvert or concrete u-shape | \$ 3,000 |
| (iii) more than 3 metres deep | by estimate |
| (e) Installation of 300, 375 or 450 mm diameter connection from main, manhole, box culvert or concrete u-shape to a maximum of 5 metres in length (includes 1,050 mm diameter manhole if required): | |
| (i) up to 2 meters deep | \$ 5,000 |
| (ii) from 2 to 3 meters to invert | \$ 7,000 |
| (iii) more than 3 metres deep | by estimate |
| (f) Installation of 525, 675 or 750 mm diameter connection from main, manhole, box culvert or concrete u-shape to a maximum of 5 metres in length (includes 1,050 mm diameter manhole if required): | |
| (i) up to 2 meters deep | \$ 7,000 |
| (ii) from 2 to 3 metres deep to invert | \$ 8,500 |
| (iii) more than 3 metres deep | by estimate |
| (g) Installation of greater than 750 mm diameter connection from main, manhole, box culvert or concrete u-shape (includes 1,050 mm diameter manhole if required): | by estimate |
| (h) In addition to the rates set out in subsections (e) and (f), where more than 5 metres of pipe from the centre line of the manhole or the inspection chamber is required to make a 375, 450 or 525 mm diameter connection, then the following rates apply: | |
| (i) up to 2 metres to invert (price per metre) | \$ 400 |
| (ii) from 2 to 3 metres to invert (price per metre) | \$ 550 |
| (i) In addition to the rates set out in subsection (f), where more than 5 metres of pipe from the centre line of the manhole or the inspection chamber is required to make a 675 or 750 mm connection, then the following rates apply: | |
| (i) for depths not exceeding 2 metres to invert (price per metre) | \$ 500 |
| (ii) for depths between 2 to 3 metres to invert (price per metre) | \$ 650 |
| (j) 100 mm diameter connection from inspection chamber | \$ 500 |
| (k) Abandonment of inspection chamber and cap lateral | \$ 700 |
| (l) Perimeter drain or mainline flushing | by estimate |

2. DRAINAGE SYSTEM SERVICE CALLS

- | | |
|---|--------|
| (a) after regular working hours | \$ 300 |
| (b) during regular working hours | \$ 50 |

SCHEDULE C to BYLAW NO. 7551**SANITARY SEWER USER FEES****1. FLAT RATES FOR NON-METERED PROPERTIES**

(a) Residential Dwellings	Annual Fee Per Unit
(i) Single owner-occupier dwelling unit with ¾-inch, or 1-inch or greater, water service	\$ 156.11
(ii) One-Family Dwelling or Two-Family Dwelling with ¾-inch water service	\$ 189.72
(iii) One-Family Dwelling or Two-Family Dwelling with 1-inch or greater water service	\$ 304.39
(iv) Multiple-Family Dwellings of less than 4 storeys in height	\$ 178.16
(v) Multiple-Family Dwellings 4 or more storeys in height	\$ 148.31
(b) Public School (per classroom)	\$ 189.72
(c) Shops and Offices	\$ 156.11

2. RATES FOR METERED PROPERTIES

Rate per cubic metre of water delivered to the property:	\$ 0.4783
Minimum charge in any quarter of a year:	\$ 39.73

3. CONSTRUCTION PERIOD SANITARY SEWER USER FEES – PER DWELLING UNIT

Month (2003)	One-Family or Two-Family Dwelling Rate per unit	Year Regular Billing Starts	Multiple-Family Dwelling (less than 4 storeys in height) Rate per unit	Year Regular Billing Starts	Multiple-Family Dwelling (4 or more storeys in height) Rate per unit	Year Regular Billing Starts
January	\$85	2004	\$0	2004	\$67	2005
February	\$71	2004	\$148	2005	\$56	2005
March	\$57	2004	\$134	2005	\$45	2005
April	\$43	2004	\$121	2005	\$33	2005
May	\$28	2004	\$107	2005	\$22	2005
June	\$14	2004	\$94	2005	\$11	2005
July	\$0	2004	\$80	2005	\$0	2005
August	\$157	2005	\$67	2005	\$127	2006
September	\$143	2005	\$54	2005	\$115	2006
October	\$129	2005	\$40	2005	\$104	2006
November	\$114	2005	\$27	2005	\$92	2006
December	\$100	2005	\$13	2005	\$81	2006