

CITY OF
LANGLEY



**SANITARY SEWER AND STORM SEWER
RATES AND REGULATION**

BYLAW NO. 2494

A Bylaw to regulate the use of sanitary sewers and storm sewers in the City of Langley and to establish rates, terms and conditions under which the services maybe given

DISCLAIMER – THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY 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.

Consolidated as of January 2, 2018

TABLE OF CONSOLIDATION	
BYLAW	SUBJECT MATTER
Amendment No. 1, 2004, No. 2544	Section 1.0 - 22.0, 23.0, 24.0, Section 2.0 – 30.0 (Added a Schedule B)
Amendment No. 2, 2007, No. 2650	Schedule A
Amendment No. 3, 2007, No. 2697	Schedule A
Amendment No. 4, 2009, No. 2752	Section 2 of Schedule A
Amendment No. 5, 2009, No. 2761	Schedule A
Amendment No. 6, 2010, No. 2812	Schedule A
Amendment No. 7, 2011, No. 2848	Schedule A
Amendment No. 8, 2012, No. 2875	Schedule A
Amendment No. 9, 2012, No. 2903	Schedule A
Amendment No. 10, 2013, No. 2925	Schedule A
Amendment No. 11, 2014, No. 2945	Schedule A
Amendment No. 12, 2015, No. 2970	Swimming Pool Water Discharge
Amendment No. 13, 2015, No. 2973	Schedule A
Amendment No. 14, 2016, No. 3009	Schedule A
Amendment No. 15, 2017, No. 3013	Schedule A
Amendment No. 16, 2017, No. 3043	Schedule A

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

- 1.0 In this bylaw, unless the context otherwise requires,
- (a) City means the City of Langley.
 - (b) Deposit means the amount set out as a deposit for a particular service in Schedule “A” of this bylaw, which may be used to offset the actual costs of providing the service.
 - (c) Director means the person appointed as Director of Engineering and his/her designate.
 - (d) Drain means a private pipe, including manholes, inspection chambers or both, laid on private property, connecting a service connection with a house, building, structure or thing on such property.
 - (e) Employee includes City employees, City inspectors, City officers, contractors or agents.
 - (f) Extension excludes a service connection.
 - (g) High volume means 2 or more cubic metres of water consumption per day.
 - (h) Industrial waste means liquid wastes from industrial manufacturing processes, trade, or business as distinct from sewage.
 - (i) Low volume means less than 2 cubic metres of water consumption per day.
 - (j) Owner includes owner, the owner’s authorized agent, occupier or any person having an interest in the parcel.
 - (k) Rate means the amount set out as a rate for a particular service or item in Schedule “A” of this bylaw.
 - (l) Regular working hours means from the hours of the City’s Operations Centre which are 7 a.m. to 3:30 p.m. from April to September and 8 a.m. to 4:00 p.m. from October to March.
 - (m) Service connection means a pipe, including manholes, inspection chambers, or both, connecting to a sanitary sewer to a sanitary sewer drain or to a storm sewer to a storm sewer drain at the property line of a parcel or both.

- (n) Sewage means water-carried wastes from residences, businesses, institutional and industrial establishments.
- (o) Sewer means a pipe, including but not limited to manholes and other appurtenances, other than the service connections in the sanitary sewer system or storm sewer system.
- (p) Sewer extension means any installation requiring the construction of a sewer on any highway, City right of way or easement to connect from the most convenient existing sewer.
- (q) Sanitary sewer system means all sanitary sewer works and all appurtenances, including but not limited to sewer mains, service connections, and pumping stations within any highway, City right of way or easement or City property and owned controlled, maintained and operated by the City.
- (r) Storm Sewer means a sewer which carries storm and surface waters, unpolluted cooling water and drainage but excludes sewage and industrial waste.
- (s) Storm Sewer System means all storm sewer works and appurtenances owned, controlled, maintained, and operated by the City, including but not limited to storm sewer, storm service connections, ditches, channels, detention facilities, pumping stations and outfalls laid within any highway, City right-of-way or easement or City property.

Sanitary Sewer System and Storm Sewer System

- 2.0 The owner of a parcel on which a building or structure is situated and abuts a sanitary sewer system will connect the building or structure to the sanitary sewer system.
- 2.1 In the event of an owner failing to make the service connection within ninety (90) days of being notified to do so in writing by the Director, the Director may have the work done at the owner's expense and the owner will pay for the actual costs of the work plus the penalty interest rate.
- 3.0 The following schedules are attached to and form part of this Bylaw:
- (a) Schedule "A" - Rates; and
 - (b) Schedule "B" – High Volume Consumers Who Pay Bi-monthly.
- 3.1 In the event of an owner failing to make the service connection within ninety (90) days of being notified to do so in writing by the Director, the Director may have the work done at the owner's expense and the owner will pay for the actual costs of the work plus the penalty interest rate.

Service Connections

- 4.0 The owner of a parcel will make an application for a service connection on the form provided by the Engineering Department and will pay a connection deposit at the time of application.
- 5.0 No person, other than an employee, will be permitted to do any kind of work involving a service connection upon or under the street, unless authorized by the Director in advance.
- 6.0 No person, other than an employee, will be permitted to do any kind of work involving a sewer extension, unless authorized by the Director in advance.
- 7.0 No person will connect any plumbing facilities, drains or outlets of any kind to the sewer system, unless authorized by the Director in advance.
- 8.0 The owner will notify the City to send an employee to inspect the drain and the service connection prior to the actual connection to the sewer system.
- 8.1 If the employee approves the work done to the service connection, the employee may permit the owner to connect the drain to the service connection at the property line.
- 8.2 If the employee finds that the work is defective or is not ready for the inspection after notification, the employee will not permit the owner to connect the drain to the service connection.

- 8.2.1 The owner will notify the City to send an employee to re-inspect the service connection or the drain and will pay a re-inspection rate.
 - 8.2.2 The Director may charge the re-inspection rate against the deposit.
- 9.0 When an application for a building permit with the construction value greater than \$100,000 or where a parcel is being redeveloped, the following shall apply to the service connection and the building sanitary sewer:
- 9.1 if the service connection and building sanitary sewer is less than 30 years old, the owner must provide a video inspection and recommendation for the City to review. The owner shall repair or replace the connection if the City determines that the connection is not adequate for service or has excessive damage;
 - 9.2 if either the service connection or the building sanitary sewer is 30 years old or older, a replacement or new service is required;
 - 9.3 all no-corrode, asbestos cement or clay service pipes of any age or condition shall be replaced;
 - 9.4 any shared service connections and building sanitary sewer shall be replaced; and
 - 9.5 all costs associated with the above are the responsibility of the owner.

Service Connection Regulations

- 10.0 If a building or structure is removed from the parcel, is destroyed or is damaged to the extent that it can no longer be put to any legally permitted use, the Director will cause the drain to be stopped up, disconnected, or both at the service connection.
- 10.1 The owner will pay a disconnection deposit for the stopping up or disconnection of the service connection.
 - 10.2 A service connection will not be reconnected to the stopped up or disconnected drain, except as permitted in section 4.0 of this Bylaw.
- 11.0 If any drain becomes stopped up or otherwise damaged and the owner fails to take the necessary steps to clear the stoppage or repair the damage, the Director may take any steps that he or she may consider necessary to clear the stoppage or repair the damage at the owner's expense and the owner will pay for the costs of the work plus the penalty interest rate.
- 12.0 The owner is responsible for removing a stoppage of a drain which is on private property.
- 13.0 The owner is responsible for contacting the City to remove a stoppage of a service connection.

- 13.1 If an employee is called to clear a stoppage of a service connection to the sewer during regular working hours, the owner will be charged the call out rate.
- 13.2 If an employee is called to clear a stoppage of a service connection to the sewer outside of regular working hours, the owner will be charged the call out rate and the overtime costs for labour.
- 14.0 No person will discharge or permit to be discharged a deleterious substance into the storm sewer system.
- 15.0 No person will make any connection whatsoever to or in any way tamper with a sanitary sewer system or a storm sewer system or service connection, unless authorized by the Director in advance.
- 16.0 No person will connect any roof drains, tile or conduit collecting surface drainage or rainwater runoff in any way to the sanitary sewer system, or drain or permit to be drained into the sanitary sewer system.
- 17.0 No person will discharge any material other than storm water, drainage water, or unpolluted cooling water into the storm sewer system.
- 18.0 No person will connect a septic tank, in any way, to the sanitary sewer system or storm sewer system.
- 19.0 No person will permit any sludge or deposit contained in any septic tank to enter into the sanitary sewer system or storm sewer system.
- 20.0 In all cases where a building or structure has been served by a septic tank and the building or structure is subsequently connected to the sanitary sewer system, the owner, within one (1) month after the date of the installation of the service connection, will
 - (a) remove and dispose of the septic tank and all sludge and fill in the excavations created as a result of the removal; or
 - (b) clean and fill the septic tank with fresh earth, gravel or sand in such manner that no danger of a cave-in remains.
- 21.0 No person will discharge contaminated groundwater into the sanitary sewer system, unless the person has paid the contaminated groundwater discharge rate and is authorized by the Director in advance.

Swimming Pool Water Discharge Restrictions

- 22.0 A person must not discharge swimming pool water:
 - 22.1 into the storm sewer system;
 - 22.2 onto a street;
 - 22.3 onto neighbouring property; or
 - 22.4 into a waterway or onto the banks of a waterway,

Costs and Rates

- 23.0 The owner will pay the actual costs of a service connection or a disconnection made by the City.
 - 23.1 The City will apply the deposit to actual costs of a service connection or a disconnection, as the case may be.
 - 23.1.1 If the actual costs are less than the deposit, the City will refund the difference to the owner.
 - 23.1.2 If the actual costs are more than the deposit, the City will charge the owner the difference.
 - 23.2 If the owner does not pay the actual costs of a service connection or disconnection when they are due, the owner will have to pay the penalty interest rate in addition to the amount due.
 - 23.3 In the event the owner does not pay the actual costs of a service connection or disconnection before the 31st day of December in the year that the service connection or disconnection was done, the costs will be added to and form part of the taxes payable on the property as taxes in arrears.
- 24.0 Three classes of consumer are established for the purpose of this Bylaw, which are the following:
 - (a) a low volume consumer;
 - (b) a high volume consumer; and
 - (c) a high volume consumer listed on Schedule “B” of this Bylaw.
- 24.1 The collector may determine the class of each consumer having regard to the historical consumption of water for the premises or, if a new premise is to be supplied, having regard to the class that a similar consumer has been placed.
- 24.2 The rate payable by each class of consumer is set out in Schedule “A” of this Bylaw.
- 24.3 Each class of consumer must pay the account rendered by the City at the applicable times set out in sections 23 or 24 or at such other time as required by this Bylaw.

- 25.0 The City will render an account to a high volume consumer listed on Schedule “B” every second month.
- 25.1 The account is payable within 30 days of the date of its issue.
- 25.2 If paid within the initial 30 day period, a high volume consumer listed in Schedule “B” may deduct 10% from the account.
- 26.0 The City will render an account to all other types of consumers on or about June 1st of each calendar year.
- 26.1 The account is payable on or before the property tax due date for that year.
- 26.2 An annual account remaining unpaid after the property tax due date will attract interest and penalty charges in the same manner and amount as unpaid property taxes in the City.
- 26.3 Where service to a new premises for a consumer affected by this section commences after January 31st in any calendar year, the rate charged as per Schedule A will be pro-rated by the number of months remaining in the year and that account will be payable within 30 days of the date it is rendered.
- 27.0 No rebate, refund or credit of any monies paid or payable for service will be given by the City, excepted as provided by this Bylaw.
- 28.0 As an exception to section 25.0, an abatement program will be offered to high volume consumers who can quantifiably demonstrate to the Director’s satisfaction that less than 60% of their water consumption is released into the sanitary sewer system may apply for a rebate of the difference between eighty percent (80%) and the amount of their water consumption that is actually released into the sanitary sewer system.
- 28.1 The high volume consumer must apply for the abatement program and pay the abatement program rate annually.
- 28.2 Each abatement application will be assessed on an individual basis and must be approved by the Director before the rebate is given.
- 28.3 Once the actual water consumption is verified, the abatement will be retroactive to the abatement application date.

Administrative Provisions

- 29.0 The Director and employees are authorized to enter upon and have free uninterrupted access at all times to the parcel:
- (a) to make any the required service connection to a sanitary sewer system;
- (b) to make any the required service connection to a storm sewer system; or

- (c) to take the necessary steps to clear the stoppage or repair the damage to a drain.
- 30.0 The Director and employees are authorized to enter into or upon the parcel and premises
- (a) to inspect the premises and pipes, drains, fixtures and any other apparatus used in connection with a service connection, the sanitary sewer system, the storm sewer system or plumbing system; or
 - (b) to observe, measure, sample and test the quantity and nature of sewerage.
- 31.0 Any person who violates any of the provisions of this bylaw will, upon conviction, be liable to a penalty of not more than \$2,000 or imprisonment of not more than six (6) months or more or both.
- 32.0 Schedule “A” – Rates is attached to and forms part of this Bylaw.
- 33.0 The Sewer Rates & Regulations Bylaw, 1963, No. 232 and its amendments are repealed.
- 34.0 This Bylaw may be cited for all purposes as the “Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494”.

READ A FIRST, SECOND AND THIRD TIME this Tenth day of February, 2003.

ADOPTED this Twenty-fourth day of February, 2003.

MAYOR

CITY CLERK



SANITARY SEWER AND STORM SEWER RATES

SCHEDULE “A” – Rates

1. Consumption Rates

Annual Low Volume Consumer Rates

- 1.1 To all low volume consumers with annual billings, the following charges apply:
- (a) \$75.00 per dwelling unit per annum; plus
 - (b) a consumption charge of \$1.11 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.

- 1.1.1 As an exception to section 1.1 of this Schedule, Township of Langley residential units are charged \$403.56 per unit when no consumption data is available.

Annual High Volume Consumer Rates

- 1.2 To all high volume consumers with annual billings, the following charges apply:
- (a) \$75.00 per dwelling unit per annum; plus
 - (b) a consumption charge of \$1.11 per cubic metre based on eighty percent (80%) of the water consumption used during the previous twelve months.

- 1.2.1 For the purposes of billing high volume consumer use to the Township of Langley under any existing sewer use agreements, section 1.2 of this Schedule will apply.

- 1.2.3 As an exception to section 1.2 of this Schedule, in cases where water consumption data is not available for the Township of Langley, then the billings will be calculated using consumption data from like units in the City of Langley as determined by the Collector.

Bi-monthly High Volume Consumer Rates

- 1.3 To all high volume consumers who are listed in Schedule B, the following charges will apply:

- (a) \$13.89 per dwelling unit every two months; plus

- (b) a consumption charge of \$1.23 per cubic metre based on eighty percent (80%) of the water consumption used during the previous two months.

2. Deposits

a) Sanitary and Storm Sewer Service Connection Deposits

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer connection, prior to installation.

b) Culvert Deposits

A deposit, to be determined by an estimate, will be required for each culvert, prior to installation.

c) Disconnection Deposit

A deposit, to be determined by an estimate, will be required for each sanitary or storm sewer disconnection, prior to disconnection.

3. Re-inspection Rate

The rate will be \$55.00 per re-inspection.

4. Call out Rate

The rate will be \$75.00 per call out.

5. Abatement Program Rate

The rate will be \$55.00 per application.

6. Penalty Interest Rate

The rate will be as the same interest rate charged in the Tax Penalty Addition Bylaw, 1983, No. 1267 and its amendments.



SCHEDULE “B” – High Volume Consumers Who Pay Bi-monthly

The following properties will be billed on a bi-monthly basis:

20011 56 AVE	20760 DUNCAN WAY
5558 208 ST	20600 53A AVE
20689 56 AVE	20894 57 AVE
20700 56 AVE	20896 57 AVE
20856 56 AVE	5641 201 ST
20540 DUNCAN WAY	5360 205 ST
20550 DUNCAN WAY	5550 LANGLEY BYPASS
20560 DUNCAN WAY	20200 56 AVE
20678 DUNCAN WAY	5400 200 ST
20688 DUNCAN WAY	5181 204 ST
19690 56 AVE	5191 204 ST
5664 200 ST	5201 204 ST
5700 200 ST	5211 204 ST
20258 FRASER HWY	5221 204 ST
5374 203 ST	5231 204 ST
20210 MICHAUD CRES	5241 204 ST
5499 203 ST	5251 204 ST
5521 203 ST	5261 204 ST
20137 FRASER HWY	5271 204 ST
20771 DUNCAN WAY	20350 53 AVE
20821 FRASER HWY	20370 53 AVE
20841 FRASER HWY	20390 53 AVE
20871 FRASER HWY	

And any new strata developments which have a single water meter for multiple units.