

MANDATORY SEWER CONNECTION

FREQUENTLY ASKED QUESTIONS SHEET

May 2016

The following information is provided for residents use interpreting the mandatory connection requirements for sewers in Langford. Additional information is found in the **Sewer Utility Bylaw No. 1600**.

1. **Mandatory Connections Non-Lake Front Properties** – Part 3 of Bylaw No. 1600 speaks to mandatory connections. All properties in Langford must connect to sewer if a sanitary sewer main exists already in your property frontage by **the later date** of:
 - a. The date that is the one-year anniversary of the Sewer Main Completion Date for the sanitary sewer main on which the parcel or common property has frontage; or
 - b. December 31, 2019

2. **Mandatory Connections Lake Front Properties** – For lakefront properties connection is required either:
 - a. For lakefront properties with existing sewer mains as of May 16, 2016 this is one year from May 16, 2016 (adoption of amending Bylaw No. 1637); OR

 - b. For lakefront properties with sewer mains installed after May 16, 2016, this is one year from the Sewer Main Completion Date.

3. **Is an Application Needed?** An application for sewer hookup must be made to West Shore Environmental Services. This begins the estimating process for your sewer hookup.

4. **What are the Fees and Charges?** Once you decide to move forward to connect to the sewer, fees and charges are applied and are included in Bylaw No. 1600 Schedule A and B as outlined below.
 - a. Fees Levied at or before connecting:
 - i. Account set up fee with West Shore Environmental Services;
 - ii. Initial Sewer user Fee
 - iii. Sewer Connection Fee (only applied if connection at the property line does not already exist) - currently a constant rate until December 31, 2019
 - iv. Sewer capital recovery fee (SCRF) – is only applicable to properties not in the Sewer Specified Areas (SSAs). Contact West Shore Environmental Services to see if you are in an SSA or not. This fee increases annually on January 1st of each year

 - b. Fees Levied after connecting:

- i. Annual Sewer User Fee – this is an annual fee imposed once you are connected to the sewer. Sewer disposal is not metered, therefore the sewer user fee is based on the volume of water from your metered **winter** potable water use. There is a minimum annual volume of 226.46 cubic meters **or** the actual volume, whichever is greatest. The reason that we use winter volume water rates is so that residents are not charged a higher sewer user fee based on irrigation water used in summer months. This fee increases annually on January 1st of each year.
5. **Is Financing Available?** Financing through West Shore Environmental Services or the City is not currently available however West Shore Environmental Services is currently pursuing financing options.
6. **How is the Bylaw being enforced and what happens if we do not connect by December 31, 2019?** The City may enter onto the property and connect it to the sewer system at the owner's expense. If the cost (including fees) remains unpaid at the end of the year it is installed it will be added to property taxes.
7. **I have an operational field, why do I have to connect?** Council has enabled mandatory connection to ensure the longterm viability of the City's sanitary sewer infrastructure and protect the environment. Currently there are no provisions to leave existing systems in place past December 31, 2019.