

City of Langford



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City of Langford



*2019 Sewer Connection
Guide for Property Owners*

Overview

For your convenience, the City of Langford has compiled this Sewer Connection Guide for Property Owners. Please review the following information before connecting your property to the sewer system. For more information, please contact the City of Langford at (250) 478-7882 or administration@langford.ca.

When Do I Need to Connect?

As per Bylaw No. 1600, any Langford property adjacent to an existing sewer main must connect to the sewer system no later than **December 31, 2019**.

Why Connect?

Council has enabled mandatory connection to ensure the long-term viability of the City's sewer infrastructure. The City sewer system is maintained according to established standards, ensuring the health and safety of residents and the environment.



FAQs

When do I Need to Connect?

As per Bylaw No. 1600, any Langford property adjacent to an existing sewer main must connect to the sewer system no later than **December 31, 2019**.

Which Fees will the City Provide Financial Assistance for?

The City can provide financial assistance to cover the Sewer Capital Recovery Fee (SCRF) and the Physical Connection Fee (PCF) payable to Corix|West Shore Environmental Services (WSES).

What is the Sewer Capital Recovery Fee (SCRF)?

The Sewer Capital Recovery Fee (SCRF) is a one-time fee charged to the applicant by WSES at the time of the sewer connection application to recover the cost of the installation of sewer lines and related infrastructure. For 2019, the SCRF per Single Family Equivalent (SFE) is \$10,291.00.

What is the Physical Connection Fee (PCF)?

The Physical Connection Fee (PCF) is charged to the applicant by WSES to cover the cost of the installation of sewer services to existing properties where mainline sewers already exist, but the property was not serviced. The PCF is determined by the size of the connecting pipe required to provide service. For 2019, the PCF is \$1,500 per inch of service pipe diameter (eg. 4 inches x \$1500.00 = \$6,000). Please note that the PCF may not apply to your property. Please contact WSES for more information.

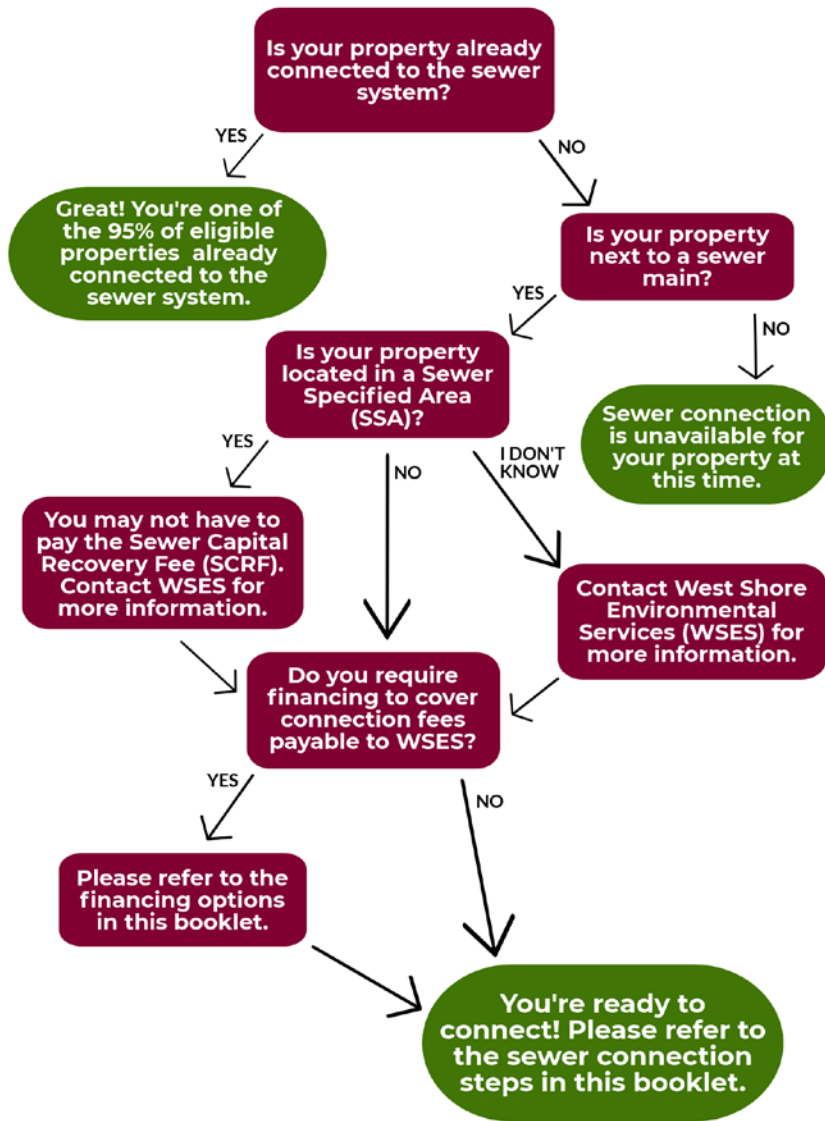
Please note that the PCF does not cover the cost of work completed on your property to connect to the sewer system.

Is My Property Located in a Sewer Specified Area (SSA)?

If your property is located in a Sewer Specified Area (SSA), you are not required to pay the Sewer Capital Recovery Fee (SCRF) unless your property was rezoned after September 2004. If you are unsure if this applies to your property, please contact WSES.

What's My Next Step?

Not sure of what you should do next? Follow the flow chart below. For more information, please contact the City of Langford.

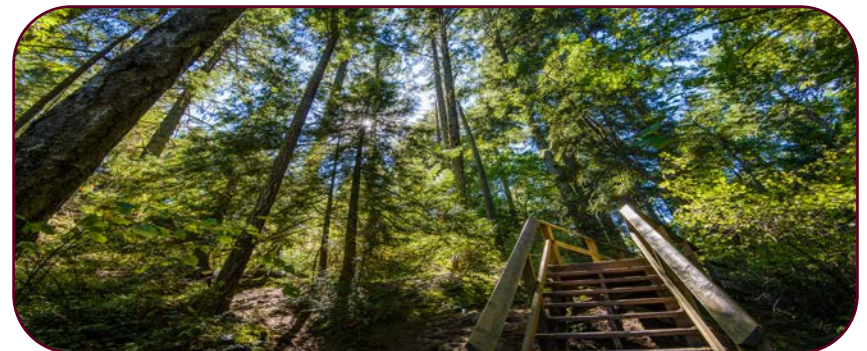


Sewer Connection Steps

Corix|West Shore Environmental Services (WSES) operates and maintains the City of Langford's sewer system. Before connecting to the sewer system, please review the following steps:

1. Complete a sewer application at Corix|West Shore Environmental Services (WSES) and pay the appropriate fees after which WSES will issue a Sewer Authorization form.
2. Choose a qualified contractor who will connect your property to the sewer service provided at your property line.
3. With the Sewer Authorization form in hand, you or your contractor can obtain a plumbing permit from the City of Langford for a nominal fee of approximately \$50.00, not including any damage deposit.
4. After your contractor completes the sewer connection, the connection will be inspected by the City of Langford. All on-site works are to be constructed to the BC Plumbing Code and any applicable bylaws or regulations.

Quick Tip! You might consider organizing your neighbours to engage one contractor for your block which may result in a cost savings.



Financial Assistance Options

If you require financing, please review the following options. Please note that financing is only available for the Sewer Capital Recovery Fee (SCRF) and the Physical Connection Fee (PCF) payable to Corix|West Shore Environmental Services (WSES). Alternatively, you may secure financing through the lender of your choice.

Option One – Financing through Corix|West Shore Environmental Services (WSES)

Corix|West Shore Environmental Services (WSES) is offering direct financing to property owners via a section 219 covenant and rent charge registered against the property, subject to a credit check. Please contact WSES for more information.

Option Two – Financing through the City of Langford's Preferred Lender: TD Canada Trust

The City of Langford has negotiated a discounted interest rate with TD Canada Trust for property owners who qualify based on TD's established borrowing criteria. Please contact the City of Langford for details.



Financial Hardship/Exemptions

In order to qualify for one of the three programs below, the property in question must be a residential property and your primary residence.

Household Income: \$38,921 - \$67,842

If your household income is between \$38,921 - \$67,842 and you have received a rejection letter from the City's preferred lender, TD Canada Trust, you may then apply directly to the City for financial assistance. If approved, the City will then pay the Sewer Connection Recovery Fee (SCRF) and Physical Connection Fee (PCF) (if applicable) to WSES on your behalf. Over a ten year period, the City will then collect from you (the property owner) the fees paid on your behalf plus interest at prime rate plus 2%.

Household Income: Less Than \$38,921

If your household income is below \$38,921, you are then eligible to apply for a five year exemption of payment of all connection fees and physical connection to the sewer system. If after the five year period your household income remains below the applicable low-income threshold, you must then apply for financing through one of the avenues mentioned above and connect your property to the sewer system. Please contact the City of Langford for more information.

Is Your Septic System Less Than Five Years Old?

If your septic system is less than five years old, you may qualify to defer connection to the sewer system and payment of all connection fees until your septic system is up to five years old.

If this situation applies to you, please contact the City of Langford and provide proof, by way of Island Health documentation, of your septic system's age. Please note that if a property with a septic system less than five years old is sold, it must first be connected to the sewer system.

