

SEWER CONNECTION BYLAW

DEFINITIONS:

1. In this Bylaw:
 1. “Building Drain” means the horizontal piping, including any vertical offset, that conducts sewage, clear-water waste or storm water to a building sewer.
 2. “Building Sewer” means a pipe servicing a building commencing 1 meter outside the building and which leads to a service connection or to an on-site disposal system.
 3. “Bylaw Enforcement Officer” means that person(s) appointed as the Bylaw Enforcement Officer for the Town of Antigonish.
 4. “Certified Plumber” means a plumber certified as a qualified journeyman plumber by the Apprenticeship and Trades Qualifications Board of Nova Scotia.
 5. “Combined Sewer” means a sewer intended to function simultaneously as a storm sewer and a sanitary sewer.
 6. “Council” means the Town Council of the Town of Antigonish.
 7. “Engineer” means the engineer of the Town of Antigonish.
 8. “Inspector” means a person authorized by the Town to carry out observations and inspections as prescribed in this bylaw.
 9. “Leader” means a pipe that is installed to carry storm water from a roof to a storm building drain or sewer or other place of disposal.
 10. “Municipal Services Permit” shall be a written permit prepared and issued by the Town of Antigonish which may be subject to revision by the Town.
 11. “Person” means any individual, firm, company, association, society, corporation or group.
 12. “Professional Engineer” for the purpose of this bylaw, means an engineer who is demonstrably competent in municipal service engineering and who is licensed and in “good standing” to practice in Nova Scotia.
 13. “Sanitary Sewer” means a sewer receiving and carrying liquid and water carried wastes and to which storm, surface or groundwater are not intentionally admitted.
 14. “Service Connection means the point at which a building sewer connects to a sewer lateral; typically located at a property line.
 15. “Sewer” means a pipe or conduit for carrying sewage, groundwater, storm-water or surface runoff, and includes all sewer drains, storm sewers, clear-water sewers, storm drains, and combined sewers.
 16. “Sewer Lateral” means a piping system that conveys sewage, liquid waste, storm-water or surface runoff from a service connection to a sewer main. (In the MGA, this is referred to as a Building Service Connection.)
 17. “Sewer Main” means a sewer, which is vested in a municipality, and which services a street or area.

18. “Storm Sewer” means a sewer that carries storm, surface and ground-waters.
19. “Town” means the Town of Antigonish, or the area contained within its municipal boundaries as the context requires.
20. “Qualified Contractor” means a general contractor demonstrating experience in the installation of municipal service water and sewer services.

CONNECTION TO SEWERS

2. No person shall carry out excavations for the purposes of making or repairing a connection to a sewer main or lateral, or to repair an existing building sewer without a valid Municipal Services Permit. Permits shall be valid for a period of one year.
3. All applications under this bylaw shall:
 1. Be accompanied by a scaled, dimensional site plan indicating the lot, adjacent streets, building(s) footprint and proposed service locations and sizes; and
 2. The application be signed by either a certified plumber, professional engineer or qualified contractor.
4. Every person connecting to a sewer shall construct the connection according to the requirements of the National Building and Plumbing Codes as well as all other applicable standards as established by the Town and/or Province of Nova Scotia. Further, where deemed necessary, work carried out under section 2 herein shall be performed under the supervision of the Engineer and/or inspector.
5. Work performed under this bylaw shall not be covered until inspected and approved by the Engineer and / or Inspector and / or anyone designated in writing by the Town.
6. On project completion, the certified plumber, professional engineer or qualified contractor responsible for the work shall certify, to the Town, that said connections were made according to applicable codes and bylaws and this must be provided within thirty (30) days of project completion.

STORM, SURFACE AND GROUND-WATERS

7. Regarding storm, surface and ground-waters:
 1. No person shall make a connection causing storm, surface or ground-waters to enter a sanitary sewer.
 2. Where leaders do not terminate above ground, it must be demonstrated that they are not connected to the sanitary sewer system.
 3. Where leaders are connected to the sanitary sewer on a street with no storm sewer, they must be redirected over ground where, in the opinion of the Engineer or anyone designated in writing by the Town, topography allows.
 4. When a storm sewer is installed in an area, all non-sanitary connections to sanitary sewers shall be redirected as per written notice given by the Engineer or any one designated in writing by the Town. Such work shall be carried out within one year of the storm sewer installation.
8. Regarding foundation drainage sewers:
 1. For the purpose of this bylaw, where the Engineer or any one designated in

writing by the Town deems it unfeasible for foundation drainage sewers to connect to a storm sewer, the sanitary sewer shall be considered a combined sewer.

2. Connections to a combined sewer shall only be permitted where:
 1. There is no connection to a storm sewer within 125 feet of the building; or
 2. In the written opinion of the Engineer, lot topography or soil conditions do not permit on-site disposal; or
 3. Backflow prevention is installed upstream of the connection to the combined sewer with appropriate consideration given to maintenance requirements; or
 4. Leaders are directed a minimum of 2 feet away from the foundation but shall not be directed onto either sidewalks or adjoining properties.
3. Under no circumstances shall leaders or sump pumps be connected to a combined sewer.
4. This section only applies to existing buildings and new buildings of 2000 square feet or less.

ONSITE SYSTEMS

9. Regarding existing buildings served by on-site systems:
 1. The owner of an existing building, the nearest part of which is not more than 125 feet from a sanitary sewer lateral, shall be required, at the owner's expense, to construct a building sewer and make connection at the service connection, provided, however, Council may allow exemptions from this requirement where the building:
 1. Is deemed to be adequately served with existing storm drainage and on-site sewage disposal system; or
 2. Would not be adequately served by connection to the municipal sewerage system.
 2. The Council shall not require an owner to connect to a municipal sewer until service from said sewer has been available to the property for one year.
 3. Where a building has been connected to the sewer, or the Council has ordered a building to be so connected, the Council may, by resolution, order the owners of outhouses and septic tanks to remove such outhouses and to destroy or fill such septic tanks, said work to be carried out according to Provincial Guidelines and at the cost of the property owner.
10. Where in the opinion of the Engineer, the complexity of a sewer system installation warrants it, professional design and documentation shall be required. Sewer connections made pursuant to this part shall be documented with scaled, as-built drawings and shall be signed by either a professional engineer or certified plumber.

BACKFLOW PREVENTION

11. In order to reduce likelihood of sanitary sewer surcharge within buildings, backflow prevention valves shall be fitted on building drains in the following instances:

1. All new construction;
 2. Building renovations where the area being renovated is located below the level of the adjacent street; and
 3. Re-connections of existing sewers where the building or foundation drain is located below the level of the adjacent street.
12. Notwithstanding the requirements of section 11 (2) herein, where the owner of a property does not wish to install a backflow prevention valve as required, they may instead offer a waiver, indemnifying the Town from any liability related to sanitary surcharge. Said waiver is to be registered at the Registry of Deeds and a copy of the registered document shall be provided to the Town.

ADMINISTRATION

13. All costs associated with the installation, connection, maintenance or repair of a building sewer, including the cost of any necessary permits, are the sole responsibility of the owner.
14. Regarding inspection of connections made under this bylaw:
1. Requests for inspection shall be made a minimum of 48 hours in advance.
 2. Inspections shall only be carried out during regular office hours; and
 3. Where a connection is not ready for inspection at the indicated hour thus necessitating a second inspection, a re-inspection fee of \$25 shall be charged.
15. Access to private property:
- In accordance with the provisions of Section 503 of the Municipal Government Act an inspector under this bylaw may enter in or upon land or premises at a reasonable time without a warrant.
16. Regarding Violation of this bylaw:
1. Any person who violates any section of this bylaw is guilty of an offence and, on summary conviction, is liable to a fine of not less than five hundred dollars and not more than five thousand dollars and, in default of payment, to imprisonment for a period of not more than ninety days.
 2. Every day during which an offence pursuant to this bylaw continues is a separate offence.
 3. The Town Engineer, Inspector, or any Police Officer or Bylaw Enforcement Officer of the Town may issue a "Stop Work" order in respect to the work which is deemed to be in violation of this bylaw.
 4. Any Police Officer or Bylaw Enforcement Officer of the Town may issue a summary offence ticket to enforce this bylaw. In such cases a fine equal to \$250 may be paid if this amount is received within fourteen (14) days of issuance of the Summary Offence Ticket.

I HEREBY CERTIFY THAT THE ABOVE BYLAW
WAS DULY APPROVED BY THE TOWN COUNCIL OF
THE TOWN OF ANTIGONISH AT A DULY CALLED
MEETING OF THE TOWN COUNCIL HELD ON THE
DAY OF 2004.

GIVEN UNDER THE HAND OF THE TOWN CLERK &
TREASURER OF THE TOWN OF ANTIGONISH THIS
DAY OF 2004.

Brian R. MacNeil
Town Clerk & Treasurer
Town of Antigonish