

THE CORPORATION OF THE VILLAGE OF KEREMEOS

BYLAW NO. 701, 2005

Revised: April 19, 2024

Sewer Rates and Regulation Bylaw

CONSOLIDATED FOR CONVENIENCE TO INCLUDE BYLAWS 768, 2008; 795, 2012 and 701-01, 2024

This Bylaw requires that owners of property within the specified sewer zones to connect their buildings and structures to the appropriate sewer connections; to impose a connection charge and fix the terms and conditions of payment; to regulate the design and installation of sewerage works provided by persons other than the Corporation of the Village of Keremeos; and to impose a charge against the owner or occupier of real property for the sanitary sewer and other infrastructure systems.

WHEREAS Sec. 139 of the Community Charter permits Council to consolidate bylaws for convenience;

NOW THEREFORE, Municipal Council of the Corporation of the Village of Keremeos, in open meeting assembled, enacts as follows;

1. CITATION

This bylaw may be cited for all purposes as "Sewer Rates and Regulation Bylaw No. 701, 2005.

2. DEFINITIONS

In this bylaw, unless the context otherwise requires:

"CAO" means the Chief Administrative Officer of the Village as appointed from time to time by Municipal Council;

"Building Inspector" means a person to whom the Village of Keremeos has assigned the responsibility for administering bylaws enacted under section 734(1) of the *Municipal Act*;

"Building Sewer" means the sewer pipe extending from the property line of the property concerned to the building situated thereon, and joining the sewer connection to the plumbing system of the building;

(Amended by Bylaw 701-01, 2024)

"Fats, Oils and Grease" means insoluble organic fats, oils or grease from animal or vegetable sources;

(Amended by Bylaw 701-01, 2024)

"Food Sector Establishment" means any premises, except premises used solely as a private residence, where food in liquid or solid form is prepared, packaged, served, sold, or otherwise handled in a manner that result in the discharge, directly or indirectly into a sanitary sewer or sewage facility, of fats, oils and grease and includes restaurants, delicatessens, fast-food premises, commissary kitchens, markets, cafeterias, hospitals, bars, grocery stores, bakeries, butcher shops, and other similar premises;

(Amended by Bylaw 701-01, 2024)

"Grease Interceptor" means a gravity grease interceptor, hydromechanical grease interceptor, or grease removal device that separates, and then removes or retains, fats, oils and grease from wastewater before it is discharged into a sanitary sewer or sewage facility;

"Officer" means an officer of the Village of Keremeos appointed by Council under section 14 to administer this bylaw;

(Amended by Bylaw 701-01, 2024)

"Pre-Treatment" means the use of physical, biological, and/or chemical process, or a combination there of, to ensure the composition of wastewater conforms to the minimum requirements of this bylaw;

(Amended by Bylaw 701-01, 2024)

"Public Works Manager" means the Public Works Manager of the Village or other persons appointed by Municipal Council to perform the duties of the Public Works Manager as required under this bylaw;

"Sanitary Sewer" means a sewer intended to convey sewage only, and which is under the control of the Village, and which is intended for public use;

"Sewer Connection" means the sewer pipe extending from the sanitary sewer to the property line of the property being serviced or about to be serviced;

"Storm Sewer" means a sewer which is under the control of the Village and is intended to convey storm waters or drainage, but excludes sewage or industrial waste, and which is intended for public use;

"Village" means the Corporation of the Village of Keremeos.

"Village Engineer" means the Engineer of the Village of Keremeos appointed by Council or such other persons as may, from time to time, be duly authorized to act in his stead by the Council.

(Amended by Bylaw 701-01, 2024)

"Wastewater" means human excreta and waterborne wastes derived from human activities and includes domestic wastewater and commercial wastewater.

3. Storm Sewer Connection Required

Every owner of real property which abuts a street or lane or other public right of way upon or under which is laid a storm sewer and upon which there is situated a building or structure, other than a single family dwelling, shall connect or cause to be connected the said building or structure to the storm sewer in the manner provided by this bylaw. Single family dwellings shall be connected if such drainage is prescribed under the Building Bylaw.

4. Sanitary Sewer Connection Required

Every owner of real property within the Specified Area (Zones 1 and 2 as shown on the attached Schedule "B") which abuts a street or lane or other public right of way upon or under which there is laid a sanitary sewer, or is within 45 meters (148 ft.) of such sanitary sewer and upon which there is situated a building or structure, shall connect or cause to be connected, the said building or structure to the sanitary sewer in accordance with Section 11(2) of this bylaw.

5. Application for Connection

- (1) Before a connection is made to the sanitary or storm sewer, the owner of the real property affected or his agent shall apply to the Village for a permit to connect his premises to the sanitary or storm sewer.
- (2) The said application shall be accompanied by the required connection charge.
- (3) Upon approval of the application, an officer shall cause to be laid, unless already laid, a sewer connection extending from the sanitary or storm sewer to the applicant's property line. Thereupon the owner shall connect their building sewer to the sewer connection in accordance with the regulations hereinafter contained.
- (4) If the application is rejected, an officer shall notify the owner of the reasons for rejection and return the connection charge which accompanied the application.
- (5) Where a new building or structure is being built and will come within the provisions of this bylaw, the owner or his agent shall make application for a connection permit and pay the connection charge **at the time he makes application for a building permit.**
- (6) If the Municipality orders an owner discharging domestic sewage into an on-site sewage disposal system to connect the building or structure to the sanitary sewer and the owner has paid the connection charge at the time of issuance of the building permit for the building or structure, a further connection charge need not be paid under this section although a connection permit under subsection (1) must still be obtained.

6. **Sewer Connection Charge FROM THE MAIN TO THE PROPERTY LINE**

- (1) There is hereby imposed and levied a connection and reserve charge upon owners of real property to which this bylaw applies;
 - to defray the material and administrative costs of laying pipes from the sanitary or storm sewer to the owner's property,
- (2) For sanitary sewer connections, and storm sewer connections, from the sewer main line to a private property line, the connection charge per lot or per unit shall be:
 - (a) **For one residential or Commercial connection** – Two thousand dollars (\$2,000), provided that if actual costs exceed this charge, the charge shall be the actual costs plus a 10% administrative fee;
 - (b) **For Multiple connections for new subdivisions** – Actual costs plus a 10% administrative fee;
 - (c) **For pre-serviced lots** – One thousand one hundred dollars (\$1,100) per lot or per unit which includes the inspection charge.
- (3) The connection charge shall be tendered with the application for connection. Any actual installation **costs that exceed the formula cost calculation must be paid** when invoiced by the Village.
- (4) Any connection charge remaining unpaid on the 31st day of December in the year the charges were incurred shall be added to and form part of the taxes payable in respect of that real property as **taxes in arrears**.
- (5) The connection charge does not embrace works within the property of the applicant, except as to the inspection of the applicant's building sewer. **The owner is responsible for connection and associated costs from the property line to the building.**

7. **Failure to Connect**

- (1) In the event of:
 - (a) any owner failing to make application for a connection required under this bylaw, or;
 - (b) the installation of a building sewer connection having been rejected by an officer;
an officer of the village may serve on the owner a notice stating that the said owner shall connect, or cause to be connected, his buildings or structures to the sanitary or storm sewer to the complete satisfaction of the officer within sixty (60) days of the date of the notice, or the municipality will have the work done at the expense of

the owner. (See Sec. 5.5)

- (2) **After the expiration of the sixty (60) day period the municipality may enter upon the property of the owner and cause the connection to be made.** The total cost and expense of making the connection shall be charged against the owner of the property. Any amount remaining unpaid on the 31st day of December in the year the charges were incurred shall be added to and form part of the taxes payable in respect of that real property as taxes in arrears. (See Sec. 5.5)
- (3) If the Municipality orders an owner discharging domestic sewage into an on-site sewage disposal system to obtain a permit and connect the building or structure to the sanitary sewer and the owner fails to do so within sixty (60) days of the date of the notice, the Municipality may enter upon the property of the owner and cause the connection to be made and the cost and expense of making the connection may be recovered in the manner set out in subsection (2).

8. Use of Sewers

- (1) **No person shall discharge or cause to be discharged:**
 - (a) private or public **swimming pool water** into any sanitary sewer;
 - (b) any **storm water**, surface water, ground water, roof run off, or unpolluted industrial process water into any sanitary sewer;
 - (c) **any sewage** into a storm sewer;
 - (d) **any petroleum product**, or other flammable liquid or explosive substance, or any grease, oil, lye, free acid, mud, grit, plaster of Paris, lime, clay, or any other trade or industrial waste which may injure or impair the efficiency of any sewer, through deposits forming in them, or owing to the attaching and weakening of any sewer, or which may injure or impair the efficiency of the sewer treatment plant;
 - (e) **any steam exhaust**, blow off, or drip from drip pipe or any heated water into any sewer until the temperature has been reduced to at least forty-three degrees Celsius (43° C); provided that steam exhausts shall be discharged into a blow off or condensing tank and no such tank may be connected to the sanitary sewer until an officer has approved in writing the design, construction and locations of such tank;
 - (f) **any industrial waste** which may injure or impair the efficiency of any sanitary or storm sewer, or the operations of the sewer treatment plant.
- (2) In the case of any commercial or industrial premises where an owner

has proven to the satisfaction of the appropriate officer that such wastes as described in sub-section (1) may be harmlessly discharged into the sanitary sewer, a **permit to connect** the sewer may be issued by the officer when he has **approved the layout and design** of the protective devices by means of which the applicant proposes to prevent or neutralize the discharge of the said wastes into the sanitary sewer.

(Amended by Bylaw 701-01, 2024)

9. Pre-Treatment

- (1) If an owner or operator of property does not meet the conditions, parameters, or concentrations required by this bylaw, may cause damage or increased maintenance to the sanitary sewer system, or may detrimentally impact the treatment process, the Public Works Manager may require pre-treatment of the owner's wastewater.
- (2) If the Public Works Manager determines pre-treatment is required, the owner or operator of property must, at their sole cost, retain a qualified wastewater process Professional Engineer and submit a pre-treatment proposal to the Public Works Manager. A pre-treatment proposal must include:
 - (a) how the pre-treatment proposal will ensure compliance with this bylaw;
 - (b) detailed design of the pre-treatment facility;
 - (c) details of the wastewater concentration before and after pre-treatment;
 - (d) detailed sampling and analysis schedule required to ensure the concentration of the wastewater components remain in compliance with the provisions of this bylaw; and
 - (e) detailed operation and maintenance procedures.
- (3) All pre-treatment processes and facilities must be approved by the Public Works Manager in writing prior to implementation and construction, and must comply with all Village bylaws.
- (4) An owner or operator operating a pre-treatment facility, at their sole cost and responsibility, must:
 - (a) ensure all components of the wastewater comply with the provisions of the bylaw after the pre-treatment process is completed;
 - (b) be responsible for the design, construction, operation and maintenance of a pre-treatment facility; and keep such records in a safe and secure location for a minimum of five (5) years and make

such records available for examination by the Public Works Manager at all reasonable times.

(Amended by Bylaw 701-01, 2024)

10. Food Sector Grease Interceptors

- (1) Every owner or operator of a food sector establishment must use grease interceptors in accordance with this bylaw to separate fats, oils and grease, and then remove or retain such fats, oils and grease from wastewater before the wastewater is discharged into a sanitary sewer or sewage facility.
- (2) Grease interceptors must be:
 - (a) Certified to:
 - i. Canadian Standards Association (CSA) B481 Series 12 "Hydro Mechanical Grease Interceptors," as amended from time to time; or
 - ii. American Society of Mechanical Engineers (ASME) A112.14.3 "Hydro Mechanical Grease Interceptors," as amended from time to time; or
 - iii. ASME 112.4.4 "Grease Removal Devices," as amended from time to time; or
 - iv. International Association Plumbing and Mechanical Officials (IAPMO)/American National Standards Institute (ANSI) Z1001 "Prefabricated Gravity Grease Interceptors," as amended from time to time;
 - (b) installed in accordance with the British Columbia Plumbing Code;
 - (c) installed and located as to be readily and easily accessible for cleaning and inspection;
 - (d) maintained by the owner or operator in continuous, efficient operation, by ensuring continued compliance with all provisions of this bylaw; and
 - (e) examined and cleaned at least once every ninety (90) days, or when the total thickness of fats, oils, grease and solids in the grease interceptor is equal to 25% or more of the wastewater depth, whichever occurs first.
- (3) Notwithstanding section 10.2(e), an officer may require more frequent examinations and cleaning of grease interceptors.
- (4) The owner or operator of a food sector establishment must:

- (a) maintain written records for each grease interceptor, including the date of each examination, cleaning and maintenance schedules, and detailed descriptions of types and quantities of matter evacuated;
 - (b) keep such records for at least two (2) years after the year in which the record was first made;
 - (c) make records available for inspection by an officer upon request; and
 - (d) maintain such records on site.
- (5) Fats, oils and grease evacuated from a grease interceptor during the examination and cleaning required under Section 10.2(e) must not, directly or indirectly, be discharged:
- (a) in any form or manner, into the environment or into any sanitary sewer or storm sewer; or
 - (b) liquid form, into a municipal solid waste collection system.
- (6) The following fats, oils and grease bearing fixtures in a food sector establishment must be connected directly or indirectly to a grease interceptor:
- (a) sinks;
 - (b) wash down hoods;
 - (c) floor drains;
 - (d) wok ranges;
 - (e) floor drains under food compactors (food waste only); and
 - (f) any other plumbing equipment or device that discharges or conveys wastewater which contains or may be contaminated with fats, oils and grease.
- (7) Dishwashers shall not be connected to a grease interceptor.
- (8) No person shall add, or cause or permit to be added into a grease interceptor any enzymes, solvents, hot water, bacteria, or other biological or chemical substance to facilitate the passage of fats, oils and grease through a grease interceptor.
- (9) Grease interceptors shall be sized according to the sum of the surge flow rate from all fixtures connected to the grease interceptor.

- (10) The sum of the surge flow rate for fixtures discharging to a grease interceptor shall not exceed the designed flow rate of the unit(s).
- (11) All grease interceptors shall be labelled indicating the flow rates of the units. The label must be permanent and must be visible after installation.
- (12) An officer may require anything related to the discharge of wastewater from a food sector establishment, including any machine, structure, material or equipment on the premises that is being inspected, to be operated, used, set in motion, or opened under conditions specified by the officer.
- (13) If an owner or operator's wastewater contains any grit or foreign matter that may interfere with or damage the sanitary system, an interceptor must be installed to prevent the grit or foreign matter from entering the sanitary sewer system. Examples of facilities that may require an interceptor include but are not limited to:
 - (a) service stations, vehicle repair garages and automobile wash bays;
 - (b) dry-cleaning establishments;
 - (c) milk plants and creameries;
 - (d) laboratories
 - (e) commercial kitchens;
 - (f) concrete plants and aggregate washing plants; or
 - (g) wineries and breweries.

11. Building Sewers

- (1) The **minimum diameter** of every building sewer and sewer connection shall be one hundred millimeters (100 mm).
- (2) Each lot or premises must be separately and independently connected with the sanitary sewer, **and within two years of the date of the Village installing the main lines.**
- (3) All building sewers from houses and other buildings to the property line shall be installed by and **at the cost of the owner** and shall be constructed of materials prescribed in, and in accordance with, the B. C. Plumbing Code - Latest Edition.
- (4) The building sewer **shall be laid to an even slope** of not less than 6.25 mm to the foot in the direction of flow in the case of one hundred millimeter (100 mm) lines, and not less than 3.13 mm to the foot in the case of one

hundred and fifty millimeter (150 mm) lines.

- (5) The pipe shall be laid **below the frost line** as determined by the inspecting authority, as measured to the top of the pipe.
- (6) The pipe shall be laid **concentric to each adjacent pipe** and the joints shall be flush, even, and free of any internal obstructions.
- (7) Where couplings are provided by the manufacturer, the couplings shall be installed in **accordance with the manufacturers' specifications**.
- (8) In no case shall cement **mortar joints** be permitted.
- (9) **Bell and spigot** pipe shall be laid with the spigot and facing in the direction of the flow.
- (10) The pipe shall **not bear on** any plank, timber, rock or other unyielding object, nor shall any such object be placed against the pipe in backfilling.
- (11) **Excavations** for house sewer trenches shall have a uniform grade at the bottom. Each length of pipe shall be given a solid, even bearing using sand or concrete, if necessary, and the soil on each side of the pipe shall be well rammed.
- (12) Where the building sewer is laid near any shrub or tree whose roots may penetrate the pipe joints, the appropriate officer may require that **special joint material** be used.
- (13) At every change of direction of more than forty-five degrees (45°) in the building sewer line a **cleanout shall be installed**, with the diameter of the same as the connection. In no instance shall the cleanout be less than .90 meters (3 ft.) from the building or structure, and it must be within .30 meters (1 ft.) from the surface of the ground.
- (14) Where the building sewer is **laid over filled ground** or in ground which may be subject to settling, the appropriate officer may require that cast iron soil pipe or other materials be used.

12. Inspection of Building Sewers

- (1) When the owner has completed the installation of his building connection, but before same has been backfilled, he shall inform an officer that the installation is complete and the officer shall forthwith make an **inspection of the work**.
- (2) The **backfilling of the building sewer** shall not be commenced until the officer has signified that he is satisfied that the materials and workmanship employed are to his satisfaction and that the pertinent sections of this and other bylaws have been adhered to.

- (3) **Materials and workmanship** which, in the opinion of the officer, are defective, or otherwise not in accordance with the provisions of this bylaw, shall be removed and replaced by the owner at the direction of the officer. The building sewer shall not be backfilled unless and until the building sewer has been accepted and approved by the officer. Failure to replace materials or workmanship as provided in this section shall be cause for the Village to proceed with the issuance of a notice referred to in Section 7 of this bylaw.

13. Sewer User Charge

(Amended by Bylaw 768, 2008 – deletes “or occupier”)

- (1) There shall be and is hereby imposed and levied a **sewer user charge** against the owner of real property whose property or premises is connected to the sanitary sewer system.
- (2) Each parcel of land or premises shall be classified in accordance with the categories set out in **Schedule "A"** attached hereto and forming part of this bylaw and the user charge imposed shall be the rate shown opposite the relevant category.
- (3) In the case of a connection being made during any year, the charges imposed **shall begin the month during which the final inspection of the connection was made to an existing building**. If made on or before the 15th day of the month, the full monthly rate will be charged, or if made after the 15th day of the month, the charge shall be fifty percent (50%) of the total monthly rate charged for that month. The sewer user charge for the remainder of the year shall be paid in advance.
- (4) The sewer user charge shall be **due and payable** annually at the office of the Collector, Village Office, as follows:

The sewer user charge payable under Schedule "A" of this bylaw shall be due and payable on **or before September 30th** in each year, and such charge shall be subject to a penalty of ten percent (10%) if unpaid by the due date.
- (5) Any sewer user charge, including penalty additions, remaining unpaid on the thirty-first day of December in each year shall be deemed to be taxes in arrears in respect of the property, and shall forthwith be entered on the real property tax roll by the Collector as **taxes in arrears**.

14. Administration

This bylaw may be administered by:

- (1) The CAO or Approving Officer where works and services are to be provided or installed because of the subdivision of land; or

- (2) The Building Inspector where works and services are to be provided or installed because of an application for a building permit; or

(Amended by Bylaw 701-01, 2024)

- (3) The Public Works Manager or some other person appointed by Council.

15. Offences

Any person failing to comply with any of the provisions of this bylaw is guilty of an offence and is punishable in accordance with the "Offence Act" and or the Municipal Ticketing System.

16. Repeal

The "Village of Keremeos Sewer Rates and Regulations Bylaws No. 492, 553, 557, 570, 581, 621, 656, and 689, 2005 are hereby repealed.

READ a first time by Municipal Council this 15 day of August, 2005

READ a second time by Municipal Council this 15 day of August, 2005

READ a third time by Municipal Council this 15 day of August, 2005

ADOPTED by Municipal Council the 12th day of September, 2005


"Walter Despot"

MAYOR

"Robert Lafleur"

CHIEF ADMINISTRATIVE OFFICER

Consolidated under the provisions of the Community Charter to include Bylaw 701-01, 2024. Printed under the authority of the Corporate Officer of the Village of Keremeos this 19th day of April 2024.



Corporate Officer

SCHEDULE 'A' – (DELETED)

Deleted by Bylaw 795, 2012)

