

TOWN OF LADYSMITH



“Plumbing and Sewer Connection Bylaw 1996, No. 411”

*Consolidated Version as on March 26, 2019
(This consolidation is authorized by “Bylaw Revision Bylaw 2022, No. 2090”)*

March 14, 1996

Includes Amendment Bylaw Nos.:491, 913, 1635, 2002

TOWN OF LADYSMITH

BYLAW NO. 411

A bylaw to regulate connections to the sewers in the Town of Ladysmith.

1. The Council of the Town of Ladysmith in open meeting assembled enacts as follows:

2.

- (a) "**TOWN**" shall mean the Town of Ladysmith.
- (b) "**COMMON SEWER**" shall mean any sewer line under the control of the Town which was installed for public use.
- (c) "**SEWER CONNECTION**" shall mean the sewer pipe extending from the common sewer to the property line of the property served or to be served, or, where the common sewer crosses the property which is to be served, shall mean the tap-off provided from the common sewer for the purpose of serving the property crossed.
- (d) "**BUILDING SEWER**" shall mean the sewer pipe extending from the building situated on the property and being connected to the plumbing system of the building to the property line or, where the common sewer crosses the property, to the tap-off provided for the building.
- (e) "**INSPECTOR**" shall mean the Building Inspector of the Town of Ladysmith or any official authorized by the Municipal Council to perform the duties of the Building Inspector.

3. If a parcel of land, upon which there is located a building occupied by one or more persons, abuts a street, lane or other public right of way under which there is laid a common sewer, or if such parcel of land is crossed by a common sewer, the owner or occupant of such building shall connect, or cause to be connected, such building with the common sewer in the manner provided by this bylaw or any other pertinent bylaw of the Town.

4.

a. Before any connection is made, the property owner or agent shall make application for each desired connection to the Town of Ladysmith and pay the prescribed fees for a:

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- i. Sanitary sewer main connection as shown in Schedule 'A' Section 1.
- ii. Storm main connection as shown in Schedule 'A' Section 2.

- b. Before a modification to an existing connection is made, the property owner or agent shall make application to the Town of Ladysmith and pay the prescribed fees for a:
 - i. Sanitary sewer main modification connection as shown in Schedule 'A' Section 3.
 - ii. Storm main modification connection as shown in Schedule 'A' Section 4.
5. Upon receipt of an application to connect to the Town sewer system and of the associated fee required by Section 4 above, the Town shall provide a sewer connection extending from the common sewer to the applicant's property line, following which the owner shall connect his building sewer to the sewer connection provided in accordance with the regulations hereinafter contained.
6. The sewer connection fee deposited in accordance with Section 4 above does not extend to any works within the property of the applicant, except as to the inspection of the applicants building sewer, and, where the common sewer crosses the applicants property, the provision of the required tap-off for the building.
7. No person, other than the Town, its employees or agents, shall install or cause to be installed any part of any sewer connection or tap-off, or in any way break, interfere, or tamper with any common sewer of the Town.
8. If any owner or occupier of a building or premises, which is required to be connected to the common sewer pursuant to Section 3 of this bylaw, fails or neglects to connect such building or premises to the common sewer in the manner provided by this bylaw, the Town may serve on the Owner of the property a notice requiring such owner to comply with all the provisions of this bylaw, and to have completed within a period of six months of the receipt of the notice the installation of his building sewer. The failure of an owner to comply with the said notice shall constitute an infraction of this bylaw and the owner shall be subject to the remedy provided in Section 9 next following AND to the penalties provided in Section 21 of this bylaw.
9. Upon the expiration of the six month period referred to in Section 8 above, the Town may enter upon the property of such owner and cause the connection to be made. The total cost to the Town of making the connection, including the sewer connection fee and the cost of installing the building sewer, shall be a special charge upon the land involved and the amount of the charges shall be collected in the same manner and with the, like remedies as ordinary taxes upon lands and improvements are collectable under the Municipal Act.
10. Nothing in this bylaw shall be construed to permit the connection of a surface water drain to the common sewer. The connection, either directly or indirectly, of roof drains, foundation drains, field drains, sumps or any other source of surface or ground water is NOT permitted. The owner of any property who connects, permits or causes to be connected any source or conductor of surface or ground water from the premises or property to the common sewer shall be guilty of an infraction of this bylaw.

11. No gasoline, naphtha or other inflammable liquid or explosive substance, and no automotive wastes, oil, lye, acids, mud, grit, plaster of paris, lime, clay or any other trade or industrial waste which may injure or impair the efficiency or safety of any part of the sewer system in any way shall be discharged into any common sewer within the Town.
12. In the event of an application being received for a sewer connection permit for a commercial or industrial premises from which there exists a possibility that such noxious wastes as are described in Section 11 of this bylaw may be discharged into the common sewer, no connection shall be authorized until the Inspector has examined and approved the installation of the necessary protective devices by means of which the applicant proposes to prevent or neutralize the discharge of such noxious wastes into the common sewer.
13. The minimum diameter of any building sewer or sewer connection shall be at least four (4) inches.
14. Each lot must be separately and independently connected to the common sewer
15. All building sewers from houses and other buildings shall be installed by and at the cost of the owner and shall be constructed of one of the following materials and manufactured to meet C.S.A. requirements for such purpose:
 1. Cast-iron sewer pipe, with approved gasket or ring type joint.
 2. Asbestos-cement sewer pipe with approved gasket or ring type joint.
 3. Vitrified clay .sewer pipe, with approved gasket or ring type joint.
 4. Concrete sewer pipe, with approved gasket or ring type joint.
 5. Plastic sewer pipe, with approved sealed joints.
 6. Such other material as may from time to time be approved by the Town.
16.
 - a. A building sewer shall be laid to an even slope of not less than one-quarter of an inch to the foot in the direction of flow.
 - b. A building sewer which is not subject to a traffic load shall have a minimum cover of two feet of earth or a four inch casing of cement and a building sewer which may be subject to any traffic load shall have a minimum cover of three feet of earth or a four inch casing of cement or a four by twelve inch protective slab of cement extending the width of the driveway laid over a six inch casing of temped gravel.
 - c. Each building sewer pipe shall be laid concentric to each adjoining pipe and the joints shall be flush, even, and free of any internal obstruction.
 - d. Where building sewer pipe couplings are provided by the manufacturer such couplings shall be installed in accordance with the manufacturer's specifications.
 - e. In no cs.se shall cement mortar or oakum joints be permitted in a building sewer pipe.
 - f. Bell and spigot building sewer pipe shall be laid with the spigot end facing the direction of flow.

- g. The building sewer pipe trench shall be backfilled with selected material free of rocks, wood, timber or any unyielding objects well tamped around underneath and above the pipe.
- 17.
- a. When the owner has completed the installation of the building sewer, but before it has been backfilled, he shall inform the Inspector that the installation is complete and the Inspector or his delegated officer shall forthwith make an inspection of the work.
- b. The Inspector may if he considers it necessary test the building sewer for watertightness. A test shall be considered satisfactory if water escape does not exceed one-quarter gallon per hour for each ten feet of building sewer.
- c. The backfilling of the building sewer shall not be commenced until the Inspector has signified in writing that the materials and workmanship employed are satisfactory and that the provisions of this bylaw have been complied with.
- d. The Inspector may enter any property at any reasonable time and inspect the building sewer.
18. Any materials or workmanship which, in the opinion of the Inspector, are defective, or are otherwise not in compliance with the provisions of this bylaw, shall be removed and replaced by the owner at the direction of the Inspector and the building sewer shall not be backfilled unless and until such sewer has been approved as provided for in Section 17 of this bylaw. Failure to replace materials or workmanship as provided in this section shall be cause for the Town to proceed with the issuance of a notice as provided for in Section 8 of this bylaw, and the conditions imposed by Sections 8 and 9 hereof shall apply.
19. The Town may require anyone to fill in a septic tank on his property, or otherwise deal with it as deemed advisable, following the connection of the building sewer to the common sewer.
20. The requirements of Part 7 of the National Building Code, 1960, shall apply to all building sewer installations and connections made to the common sewer, together with the provisions as set forth heretofore, and wherever there may be a conflict between the National Building Code and the provisions set out heretofore the provisions of this bylaw shall prevail.
21. Every person who offends against any of the provisions of this bylaw, or who suffers or permits any act or thing to be done in contravention or violation of any of the provisions of this bylaw, or neglects to do or refrains from doing anything required to be done under this bylaw, or who does any act or thing which violates any of the provisions of this bylaw; shall be deemed to have committed an offence under this bylaw and shall be liable upon summary conviction to a fine not exceeding, one hundred (\$100.00) dollars.
22. This bylaw may be cited as the "Town of Ladysmith Sewer Connection Bylaw, 1966".
23. The following bylaw is hereby repealed:
Plumbing and Sewer Connecting Bylaw, 1941, No. 231

READ A FIRST TIME on the 14th day of March, 1966.

READ A SECOND TIME on the 14th day of March, 1966.

READ A THIRD TIME on the 14th day of March, 1966.

RECONSIDERED, FINALLY PASSED and ADOPTED on the 28th day
of March, 1966.

Mayor

Clerk

I hereby declare this to be a true
and correct copy of Bylaw No.411
of the Town of Ladysmith.

Town of Ladysmith Sewer Connection Bylaw, 1966 No. 411, Amendment Bylaw 2019, No. 2002.

Schedule ‘A’

1. Sanitary Sewer Main Connection Fee

Diameter	Length	Depth	Cost per connection
Up to 100mm (4")	Up to 20 meters	Up to 3 meters	\$2,000

Any variation to the sanitary sewer main diameter, length or depth will be charge at cost with a minimum fee of \$2,000 per connection.

2. Storm Main Connection

Diameter	Length	Depth	Cost per connection
Up to 100mm (4")	Up to 20 meters	Up to 3 meters	\$3,800

Any variation to the storm main diameter, length or depth will be charge at cost with a minimum fee of \$3,800 per connection.

3. Sanitary Sewer Main Modification Connection Fee

At cost with a minimum fee of \$2,000 per connection.

4. Storm Main Modification Connection Fee

At cost with a minimum fee of \$3,800 per connection.