

DISTRICT OF SEHELDT

SEWAGE PUMPING BYLAW NO. 307, 1996

A Bylaw to regulate the installation of private residential wastewater pumping stations (residential sewage pumps) and to establish the standard of service to be provided

WHEREAS, the Municipal Act and other provincial statutes make various provisions for sewer construction on public roads and on private property; and

WHEREAS, Section 734 of the Municipal Act provides, among other things, that Council may, for the health, safety and protection of persons and property, and subject to the Health Act and the Fire Services Act and the Regulations, regulate the installation, alteration or repair of plumbing (including septic tanks and sewer connections), and prescribe conditions generally for permits, inspection of works, and related fees; and

WHEREAS, Section 989 of the Municipal Act provides, among other things, that local government may require that a sewage collection disposal system be connected to a community sewer system in accordance with standards prescribed by bylaw.

NOW THEREFORE, the Council for the District of Sechelt, in open meeting assembled enacts as follows:

1. **TITLE**

This bylaw may be cited as the “Sewage Pumping Bylaw No. 307”, 1996.

2. **DEFINITIONS**

All words or expressions used in this bylaw shall have the same meaning as defined in Sechelt’s current Plumbing Bylaw and, if not defined there, in the current Public Sewer Bylaw and, if not defined there, in the current Subdivision and Development Control Bylaw.

3. **INSTALLATION**

- (1) The installation and the use of a private residential sewage pump to provide sewage disposal from private land to a public sewer connection fronting the property may only be permitted:

- a) where a septic system on the same parcel of land has failed, as certified by the Environmental Health Officer, and the lands cannot be connected to a public sewer by means of a gravity connection; or
 - b) where new building construction is not otherwise permitted on a parcel of land due to lack of compliance with criteria for septic tank and septic field installation.
- (2) Without limiting the generality of the foregoing a proposed residential sewage pump system may not be accepted by the Approving Officer as an adequate sewage disposal system in support of a proposed subdivision of land.
 - (3) Construction and installation of a residential sewage pump must meet the standards as detailed in Schedule “A”, attached to and forming part of this bylaw.
 - (4) Following installation of the residential sewage pump, the owner of the lands must provide a certificate from a registered professional engineer, experienced in such matters, certifying that the residential sewage pump has been completed and tested and that its specifications and performance meet the requirements of the approved drawings.

3. **PERMITS**

- (1) A person must obtain a permit under this bylaw before a residential sewer pump system may be constructed, reconstructed, replaced, altered or extended or connected to any sewer system.
- (2) Applications for a residential sewage pump must include a detailed engineering plan for the sewage pump as prepared and sealed by a registered professional engineer of the Province of British Columbia.
- (3) Application for a permit under this bylaw must be made to the Director of Engineering and Public Works.
- (4) Application for a permit shall be made in a form provided by the District of Sechelt and must be accompanied by the required fee as set out in this bylaw.
- (5) The permit fee for a residential sewage pump installation is \$200.00 (Two Hundred Dollars).
- (6) To defray the District of Sechelt’s costs, all costs to install gravity service sewer connection to land on which buildings or structures are to be served shall be borne by the owner of said land pursuant to the cost estimate set out in the form prescribed in Appendix C attached to and forming part of this bylaw.

4. PRIVATE SEWER CONNECTION ON PUBLIC PROPERTY

- (1) Where a portion of a sewer connection within a road right-of-way is not a gravity connection from the property line to the public sewer, but is part of a residential sewage pump or pressure system, that portion of the sewer connection shall remain the property of the owner of the land where the residential sewer pump or pressure system originates, and before a permit for such a system is issued by the Director of Engineering and Public Works, the owner must execute a Covenant for registration in the Land Title Office, containing indemnity and other terms as provided in the form attached to and forming part of this Bylaw as Schedule B.
- (2) Where an owner of land executes a Covenant, as in Schedule B, the Mayor and Administrator are authorized to execute the Covenant on behalf of the District of Sechelt prior to registration in the Land Title Office.
- (3) Upon execution of a Covenant in the form attached as Schedule B, and upon issuance of a permit under this bylaw, an owner of land is permitted to construct a private sewer connection in a municipal road right-of-way in accordance with the approved plans and in consultation with the Director of Engineering and Public Works with respect to location and scheduling.

5. ADMINISTRATION

- (1) The Director of Engineering and Public Works must maintain a record of all installations under this bylaw.
- (2) The Director of Engineering and Public Works, Superintendent of Public Works, Chief Building Inspector, Bylaw Enforcement Officer and member of the local detachment of the RCMP have the authority and power to enforce regulations under this bylaw.
- (3) No person shall interfere with or obstruct the entry of the Bylaw Enforcement Officer, Chief Building Inspector, Director of Engineering and Public Works, Superintendent of Public Works or an officer of the RCMP, or any authorized employee or agent of the District of Sechelt in the conduct of administration or enforcement of this bylaw.

6. INTERPRETATION

This bylaw shall be interpreted in accordance with the Municipal Act and the laws of the Province of British Columbia. Should any section, subsection, clause, paragraph, sentence or word of this bylaw be declared invalid by a court of competent jurisdiction,

no other part of this bylaw shall be deemed to be invalid, and the balance of this bylaw shall remain in force as a whole, except for that part declared invalid.

7. OFFENCE AND PENALTY

(1) Every person who violates a provision of this bylaw or who suffers or permits a contravention of a provision of this bylaw, or who neglects or refrains from doing anything required to be done by this bylaw, shall be guilty of an offence and shall be liable to a fine not exceeding \$2,000.00 (Two Thousand Dollars).

(2) Each day that an offence of this bylaw occurs shall constitute a separate offence.

READ A FIRST TIME THIS 20th DAY OF NOVEMBER, 1996.

READ A SECOND TIME THIS 20th DAY OF NOVEMBER, 1996.

READ A THIRD TIME THIS 20th DAY OF NOVEMBER, 1996.

RECONSIDERED AND FINALLY ADOPTED THIS 18th DAY OF DECEMBER, 1996.

“Bruce Milne”
Mayor

“Michael Vaughan”
Municipal Clerk

I hereby certify this to be a true and accurate copy of District of Sechelt “Sewage Pumping Bylaw No. 307, 1996”.

Municipal Clerk

SCHEDULE A

SEWAGE PUMPING BYLAW NO. 307, 1996

ON-SITE RESIDENTIAL WASTEWATER PUMP STANDARDS

1. GENERAL REQUIREMENTS

The size and capacity of the residential sewer pump will be dependent upon the facility to be serviced. The following general requirements shall be considered.

Pump

- (1) All on-site residential wastewater pumping stations must be either a submersible grinder or non-clog impeller pump located in a pre-fabricated wet well. Each station must consist of a single pump, as a minimum standard, having a pump capacity greater than or equal to the design peak flow. Design peak sewage flow per single family residence shall be 6.5 litres per minute. (Design flow based on a 4 bedroom house and incorporating a peaking factor of 5.)

Wet Well

- (2) The wet well must be located outside of the residence at a site suitable for gravity drainage from the building sewer into the residential wastewater pump station.
- (3) The pump station wet well must be designed so that all equipment and piping may be removed from above without entering the wet well.

Access

- (4) Access to the pumping stations must be maintained at all time by the owner to provide for regular maintenance.

Control Panel

- (5) A pump control panel, containing all controls, motor starters and alarms must be located inside the residence.

Cables

- (6) Motor cables, power cables or control cabling must be continuous from within the pump station to a remote weatherproof junction box. In no instance shall a cable be spliced. All cabling from the station to the junction box must be contained within a

conduit. The electrical junction box must be located adjacent the station or on the exterior wall of the residence if within six (6) metres of the wet well. The purpose of the junction box is to provide a connection location for power and control cables and to allow the conduit to the control panel, mounted inside the residence, to be sealed with an approved seal, preventing gas entering the residence.

Lock

- (7) The entrance to the residential wastewater station must be provided with a suitable lock.

Overflow

- (8) No emergency overflow provision shall be incorporated into the residential wastewater station design.

2. DESIGN CRITERIA

- (1) All equipment shall be designed in accordance with:
 - (a) The B.C. Building Code.
 - (b) The B.C. Plumbing Code.
 - (c) The Canadian Electrical Code.
 - (d) Any additional requirements called for by local building, plumbing and electrical bylaws or regulations.

3. PUMPING UNITS

Submersible type pumping units must meet the following minimum requirements:

- (1) Cast iron casing and recessed impeller.
- (2) Minimum 32mm NPT discharge for grinder pumps or 50mm NPT discharge for non-clog impeller pumps.
- (3) 420 stainless steel pump and motor shaft.
- (4) 440 stainless steel grinder and shredding ring (grinder pumps).
- (5) 230 volt, single phase, capacitor start motor (required horsepower to be determined from design criteria).
- (6) Power cable of sufficient length to extend from the pumping units to the junction box plus minimum of .5 metres spare length.

- (7) Galvanized steel lifting chains for removal of the pumps and discharge piping.

4. BUILDING SEWER FORCEMAIN TO THE PUBLIC SEWER CONNECTION AT PROPERTY LINE

Building Sewer Forcemains shall be designed to be compatible with the type of pumping unit to be used. The pumping unit shall be capable of maintaining a cleansing velocity of at least 0.9m/sec. in the forcemain. As a minimum standard, the Forcemain must:

- (1) Be 50mm minimum internal diameter polyethylene series 160 tubing with brass compression fittings and stainless steel stiffeners. Non-clog impeller pumps may require larger forcemain.
- (2) Be laid in a continuous uphill grade from the pumping unit to the public sewer connection at the property line.
- (3) Have a minimum cover of 600mm of approved granular trench backfill or frost proofing to municipal plumbing requirements.
- (4) Be connected to the municipal service connection as shown on the drawing "Schedule D-2" attached to and forming part of this bylaw.
- (5) Should it be impossible, as determined by the Director of Engineering and Public Works, to connect to the municipal service connection as shown on "Schedule D-2", the forcemain may be connected to the sewermain as shown on the drawing "Schedule D-3", attached to and forming part of this bylaw. In this case, the owner will be required to enter a covenant with the District, confirming that the property owner will be responsible for the design, installation and future maintenance of the forcemain on the public road and indemnifying the District of Sechelt and waiving any action against Sechelt for resultant liability arising from the existence of the forcemain on the road.

5. WET WELL SUMP

The wet well sump must be fiberglass and must have a removable, insulated fibreglass cover. The wet well must meet the following minimum criteria:

- (1) The top of the wet well must project 0.3 to 0.5 metres above finished grade.
- (2) The incoming gravity sewer elevation must be a minimum 1.0 metres below final grade.

- (3) The wet well sump depth must be a minimum of 0.6 metres below the invert of the incoming sewer sump. The depth must meet design requirements for peak sewage flow.
- (4) The wet well must be factory assembled and be delivered complete and include the following:
 - (a) A minimum 100mm diameter incoming sewer connection.
 - (b) A discharge connection to the building sewer forcemain.
 - (c) A minimum 50mm diameter vent connection.
 - (d) A 50mm diameter minimum electrical conduit connection or as required by the electrical code.
 - (e) All hardware for the wet well must be stainless steel.
- (5) Discharge piping and fittings must be provided as follows:
 - (a) Bronze flapper type check valve.
 - (b) Isolating bronze ball valves.
 - (c) Bronze unions to allow simpler removal of pumps.

6. PUMP CONTROL PANEL

- (1) A control panel in a CEMA 1 enclosure must be provided for indoor mounting. The door of the pump control panel shall include the following items:
 - (a) “*HAND-OFF-AUTO*” selector switch for each pump.
 - (b) Amber “*RUNNING*” light for each pump.
 - (c) Alarm light and buzzer for the following conditions:

MOTOR OVERLOAD (1 per pump)
SEAL LEAKAGE
WET WELL HI LEVEL
 - (d) Alarm reset push button.

- (e) Overload reset button.
- (2) Each panel shall control relays, timer, alternator, etc. as required to complete the control logic and terminal blocks to terminate all control leads leaving the pump control panel.

7. INSTALLATION

- (1) All installation work must be completed in accordance with the B.C. Plumbing Code and the Canadian Electrical Code.
- (2) The residential wastewater station must be installed in accordance with the manufacturer's specifications and in general conformance with the standard drawing "Schedule D-1" attached to and forming part of this bylaw. The wet well shall be vented away from any building vents or openings.
- (3) The residential wastewater station power and control wiring must be terminated at an exterior junction box within 6 metres of the residential wastewater station. The conduit entry to the junction box from the pump control panel shall be sealed with EYS seals.
- (4) Pumping units must be connected and tested on fresh water prior to connection to the public sewer. The tests shall include:
 - (a) Pumping capacity.
 - (b) Amperage draw during operation.
 - (c) Observation for leakage and vibration.
 - (d) Correct operation on manual and automatic control including alternation of units when in automatic.
- (5) Control float levels must be set in accordance with the manufacturer's instructions to ensure pump cycling is within the manufacturer's recommended limits.
- (6) Operations and maintenance manuals must be stored in suitable waterproof location and readily accessible to encourage regular maintenance.

SCHEDULE B

[NOTE: Add Land Title Office Forms as necessary]

TERMS OF INSTRUMENT - PART 2

COVENANT

**(Sewer Construction Covenant for
Pump and Pressure Lines in Public Rights-of-Way)**

(Section 215, Land Title Act)

THIS AGREEMENT dated for reference the day of , 199.

BETWEEN: **DISTRICT OF SECHELT**
a District Municipality with offices at
5797 Cowrie Street
P.O. Box 129
Sechelt, B.C. V0N 3A0

(the “Transferee”)

AND: **(Name and Address of Land Owner)**

(the “Transferor”)

WHEREAS:

A. The Transferor is the registered owner in fee simple of the lands and premises situate in the District of Sechelt and more particularly known and described as:

(Full legal description with PID #)

(the “Lands”)

- B. **AND WHEREAS** Section 215 of the Land Title Act, R.S.B.C. 1979, c.219 (the “Land Title Act”) provides, inter alia, that a covenant, whether of a positive or negative nature, in respect to the use of land or the use of a building on or to be erected on the land, in favour of a municipality, may be registered as a charge against the title to the land;
- C. **AND WHEREAS** the Owner has requested permission to build a private sewer connection line in a public right-of-way (the “Private Sewer”);
- D. **AND WHEREAS** Council of the District of Sechelt has indicated it is willing to approve the sewer connection line as a private line to which other properties need not be connected;

NOW THEREFORE this Covenant witnesses that in accordance with Section 215 of the Land Title Act, and in consideration of the sum of \$1.00 (One Dollar) and other good valuable consideration, now paid by the Transferee to the Transferor, the receipt and sufficiency of which are hereby acknowledged, the Transferor covenants and agrees with the Transferee as follows:

1. The Lands shall not be built upon or used other than in accordance with the terms of this Covenant.
2. The Transferor, being the registered owner in fee simple of the Lands, grants the Covenant to the Transferee.
3. The Transferor agrees to construct a Private Sewer line in the road right-of-way in accordance with the standards of the District of Sechelt.
4. The Transferor agrees to inspect the Private Sewer from time-to-time and to maintain and repair the Private Sewer in a timely manner.
5. Nothing in this Covenant shall affect the Transferee’s rights and powers in the exercise of its statutory functions under statutes, bylaws, resolutions, orders and regulations, all of which may be fully exercised in relation to the Lands as if this Covenant had not been executed and delivered by the Transferor.
6. The Transferor shall, at its own expense, do or cause to be done all acts within its power reasonably necessary to grant priority to this Covenant over all financial charges and encumbrances which may have been registered against the title to the Lands.
7. The Transferor covenants and agrees to indemnify and save harmless release and forever discharge the Transferee from and against all actions or causes of action for any loss or damage, injury or death that may be occasioned directly or indirectly by the installation, operation (including malfunction and overflow), maintenance or repair of the Private Sewer, except where caused by the Transferee’s own negligence, and the Transferor

further indemnifies and releases the Transferee from any liability arising as a result of the Transferor having entered into this Covenant.

8. The Covenants set forth herein shall charge the Lands in accordance with Section 215 of the Land Title Act and shall be covenants the burden of which shall run with the Lands and bind the Lands and every part thereof and shall attach to and run with the Lands and each and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise. The Covenants set forth herein shall not terminate if and when a purchaser becomes the owner in fee simple of the Lands and shall charge the whole of the interest to the Purchaser and shall continue to run with the Lands and binds the Lands and all future owners of the Lands or any portion thereof.
9. The parties shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Covenant.
10. Every reference to the parties is deemed to include the heirs, executors, administrator, successors, assigns, employees, agents, officers and invitees of the parties.
11. This Covenant shall enure to the benefit of and be binding on the Transferor despite any rule of law or equity to the contrary; wherever the singular or masculine is used in this Covenant it shall be construed as meaning the plural, feminine or body corporate or politic where the context so requires, and this Covenant shall be governed and construed in accordance with the laws of the Province of British Columbia.
12. Where a section, subsection, clause, paragraph, sentence, phrase, or word of this Covenant is found to be invalid by a Court of competent jurisdiction, then the balance of this Covenant shall to the extent possible, remain in full force and effect.
13. As evidence of their agreement to be bound by the terms of this instrument, the parties have executed the attached Land Title Office Form C (and Form D where applicable).

[NOTE: A Consent to Priority Agreement should be appended to this agreement to provide priority over all financial charges on title.]

END OF DOCUMENT