



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: **New Sanitary Sewer and Storm Sewer Regulations  
Bylaw, No. 3210**

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From: Hirod Gill, P.Eng.  
Manager of Engineering Services

Date: April 17, 2023

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## RECOMMENDATION:

- 1) THAT the report of the Manager of Engineering Services dated April 17, 2023 regarding:
  - a) The proposed new Sanitary Sewer and Storm Sewer Regulations Bylaw, 2023, No. 3210;
  - b) The proposed amendments to the Fees and Charges Bylaw, 2010, No. 2837; and
  - c) The proposed amendments to the City's Municipal Ticket Information System Bylaw, 2011, No. 2846be received for information.

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## PURPOSE:

The purpose of this report is to provide a summary of the proposed revisions to the Sanitary Sewer and Storm Sewer Regulations Bylaw, Fees and Charges Bylaw and Municipal Ticket Information System Bylaw prior to Council's consideration for adoption of the proposed Bylaw update.

## POLICY/BYLAWS:

- Sanitary Sewer and Storm Sewer Rates and Regulation Bylaw, 2003, No. 2494;
- Fees and Charges Bylaw, 2010, No. 2837; and
- Municipal Ticket Information System Bylaw, 2011, No. 2846

## COMMENTS/ANALYSIS:

The City's current Sanitary Sewer and Storm Sewer Regulations and Rates Bylaw No. 2494 (called the current bylaw hereafter) was adopted in February 2003 with several amendments that mainly were to update sewer charge rates.

The City's current bylaw regulates the use of sanitary sewers and storm sewers in the City and establishes rates, terms and conditions under which the services may be given. The regulations outlined in the current bylaw have not been updated for years and as such lacks recent sanitary and storm practices and regulation updates.

The significant changes to the proposed Sanitary Sewer and Storm Sewer Regulations Bylaw, 2023, No. 3210 (called the proposed Bylaw hereafter). are noted below. The proposed Bylaw incorporates the following revisions:

- 1- Section 4.8 was added to require property owners to install inspection chambers at the property line, as a part of new service connection applications, to separate their private sanitary or storm sewer system from the City's, which would facilitate inspections and repair of service connections.
- 2- Sections 4.10 and 4.11 were added to list the required steps to connect or disconnect sanitary or storm services to the City's sanitary/storm sewer pipe collection systems. The addition of these sections is to provide clarifications on what property owners need to do to have their sanitary/storm services connected or disconnected.
- 3- Section 4.13 increased the construction value threshold requirement, during building permit applications, for updating sanitary and/or storm sewer service. The construction value threshold increases from \$100,000 to:
  - \$200,000 at the time of the building permit application; or
  - \$250,000 in the last 12 months from the time of building permit application. This amount includes the construction value at the time of application.

To ensure:

- Only relatively major property renovations will trigger service connection upgrades to lower infiltration and inflow from private properties; and
- Renovation works will not be divided into a series of smaller works with their costs under the dollar value threshold set in proposed Bylaw to avoid service connection upgrades.

Another addition to Section 4.13 is to require owners, with bioswales (drainage channels) in their property frontage, to have them inspected at the time of construction by a professional engineer to ensure their functionality as designed.

- 4- Section 5.0 makes provision for the City to interrupt or discontinue the collection of sewage or drainage from any property, when necessary, to repair, maintain, or extend the City's sanitary/storm sewer system or to protect public health safety.
- 5- Sections 6.14, 6.15, 6.16, and 6.17 adds roles and responsibilities of property owners during sewage or flood water spillages in their properties, due to their private storm/sanitary sewer system malfunctioning, to take all reasonable actions to mitigate damage to their surrounding area.
- 6- Sections 6.19 and 6.20 provide instructions on how and when to dispose pool water or wash water (related to washing cars).
- 7- Sections 7.0 and 8.0 were added to deal with Fat, Oil, Grease (FOG) in the City's sanitary sewer system.

Wording has been added to require food sector business owners to inspect their grease interceptors regularly and keep their inspection and cleaning records for a minimum period of 2 years (per Metro Vancouver Bylaw No. 268), and to provide those records to the City staff upon request.

FOG, which accumulates over time in the sanitary sewer pipes, may cause sanitary sewer pipes to plug, which would result in sewage backups and overflows to environment.

This revision establishes FOG management enforcement capability in the City to:

- Protect City's sanitary sewer system from plugging and sewer backups, and
- Lower City's operational costs for cleaning the pipes to remove accumulated grease in the system.

If Council adopts the proposed Bylaw, staff will send letters to all restaurants in the City to inform them of the provisions in the proposed Bylaw that enables City staff to inspect their Grease Interceptors, and ticket violators.

- 8- Section 9.0 was added to regulate "prohibited" and "restricted" waste materials into the City's sanitary sewer system to conform with Metro Vancouver's regulatory requirements. This section bans discharge of prohibited Wastes in the City's Sanitary Sewer System and allows only restricted waste upon receiving a valid permit from Metro.
- 9- Section 10.0 was added to deal with oil, grit, sand, and other suspended materials in the City's sanitary sewer system. The proposed Bylaw requires owners of all automotive garages, repair shops, automobile and equipment washing establishments to provide oil, grit, and sand interceptors on their private sanitary sewer system to prevent them from entering City's sanitary sewer system. The

proposed Bylaw is also requiring these business owners to inspect and maintain their oil, grit, and sand interceptors regularly and keep their records for a minimum period of 2 years, and to provide those records to the City staff upon request.

If Council adopts the proposed Bylaw, staff will send letters to all automotive garages, repair shops, automobile and equipment washing establishments and will require them to install oil, grit, and sand interceptors in their properties by October 2023.

10-Section 11.0 was added to allow the City to require an owner of a non-residential property to undertake measuring and sampling collection and analysis of the material or substance discharged to the sanitary sewer system at the owner's expense and to submit the data to the City to determine that their discharged waste complies with the requirements in the proposed Bylaw. This item will also address potential cases when a business owner is discharging sewage contrary to the proposed Bylaw requirements and/or their Metro Vancouver's permit.

11-Section 12.0 was revised to remove sewer charge rates. These rates have moved to the Fees and Charges Bylaw, 2010, No. 2837 to consolidate all fees and charges in one bylaw.

12-Section 14.0, in consultation with the City's Legal Advisors, incorporated the necessary language to make the proposed Bylaw requirements enforceable to enable the City staff to ticket the proposed Bylaw violators. Fines for non-compliance within the proposed Bylaw are introduced in the City's Municipal Ticket Information System Bylaw No. 2846.

### ***Grace Period before Enforcing the Proposed Bylaw***

A mail out will be sent informing business owners (e.g., restaurants, car washes, automobile mechanic shops, etc.) of the new requirements in the proposed Bylaw and will inform them of a six-month "grace period" to make sure their practice is in line with the requirements outlined in the proposed Bylaw. These requirements include making sure restaurants' oil interceptors are maintained well and function as designed. The owners of automotive garages, repair shops, automobile or equipment service stations will similarly have to install oil/grit/sand interceptors in their property and if they already have one installed, they need to make sure they are operational as designed and keep all the maintenance records, as required in the proposed Bylaw to show the City Employees upon request.

### **BUDGET IMPLICATIONS:**

None.

**ALTERNATIVES:**

Not updating the current bylaw

Respectfully Submitted,



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Hirod Gill, P.Eng.  
Manager of Engineering Services

Concurrence:



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Rick Bomhof, P.Eng.  
Director of Engineering, Parks & Environment

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer