

Sanitary Sewer Connection Permit (Existing Residential)

I want to connect my residential property to the municipal sanitary sewer system.

What do I need to know? What do I need to do?

1. The Township connects any residential property to the municipal sanitary sewer system on an at cost basis. A non-refundable estimate fee, as per the Township of Langley Fees and Charges Bylaw 2007 No. 2616, as amended, is required at time of application. Where the municipal sanitary system does not immediately front a property, you must extend the sewer main to the property at your expense. You are responsible for the actual cost of installation. Contact the Engineering Division to request an estimate for a sewer main extension.
2. To request an estimate, contact the Engineering Division at 604.533.6006. The Engineering Division will provide you an estimate in writing, by email. Estimates are valid for 90 days from receipt.

Note: *If the municipal sanitary sewer system does not immediately front your property but is close by, you can request a service extension to your property. All costs of the extension are the responsibility of the property owner. Please ask Engineering staff to log a service request to determine the feasibility of having the sanitary sewer extended. All feasibility requests must include an estimate fee.*

3. If you wish to proceed with the connection, you must:
 - Complete Sanitary Sewer Connection Permit application in person at the Engineering counter at the Township of Langley Civic Facility (20338 - 65 Avenue),
 - Pay the required deposit as determined from the estimate, and
 - Pay an inspection fee as per the Township of Langley Fees and Charges Bylaw 2007 No. 4616, as amended, along with pro-rated sanitary user rates for the current year. User rates are calculated from the date of application

Note: *The Township makes every effort to ensure the estimate is adequate to cover all costs. However, in the event that actual costs are higher than the estimate, the Township requires applicants pay any additional costs. If actual costs are lower than the estimate, the Township will refund the difference.*

4. After receiving a sanitary sewer connection permit:
 - Township crews will install the service from the sanitary sewer main to the property line only
 - You are responsible to contract plumbing services, at your expense, to dig a trench and bring a sewer line from the municipal connection at the property line to a connection at the building

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Questions about boulevard tiling?

- Contact the Engineering Division at 604.533.6006.
- Hours of operation: Monday through Friday, 8:30am to 4:30pm.

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4. continued

Note: After the work is complete, the trench from the building to the property line must remain open for the Township Building Inspector to inspect the work.

- If the elevation of your property does not allow a gravity flow to the sanitary sewer, you will need a private on-site pump. This pump system requires design and review by a Professional Engineer, along with registration of a restrictive covenant on the property. These on-site works for pumped systems also require a plumbing permit application with the Permit, Licence, and Inspection Services Department with drawings signed and sealed by a qualified professional along with a completed Schedule B as per the BC Building Code

Note: The costs associated with design, construction, registration of the restrictive covenant, and permitting of on-site pumped sanitary systems is not included in the cost estimate provided by the Township.

- Property owners currently using their own septic or sewage disposal system and connecting to the municipal sanitary sewer system will be responsible for:
 - Disconnecting their existing septic tank,
 - Pumping it out and filling it with sand or clean fill material, and
 - Making any internal plumbing system change required within the building
- 5. When you are ready for the Township to inspect the work, please fill the line with water for a test and notify the Permit, Licence, and Inspection Services Department at 604.533.6018. After an approved inspection, the Building Inspector will remove the test plug or test ball to verify flow from the inspection chamber to the municipal sanitary sewer system and then advise that you can close up the trench.
- 6. After the work is complete, and the Township has received all invoices for materials and supplies, you will receive a letter of accounting. The letter of accounting will also include either a refund cheque or invoice to cover the actual cost of the work, if applicable.
- 7. Reuse of an existing sanitary connection: Where an owner applies for a building permit with a construction value greater than \$100,000 or where a property is connected to the sanitary system and is the subject of a development application, the owner shall;
 - i. abandon the existing sanitary connection and install a new sanitary connection, or
 - ii. apply to the municipal engineer for reuse of the existing sanitary connection, or
 - iii. apply to the municipal engineer for connection to an existing pre-serviced sanitary connection.

Questions about boulevard tiling?

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