

Public Sewer By-law

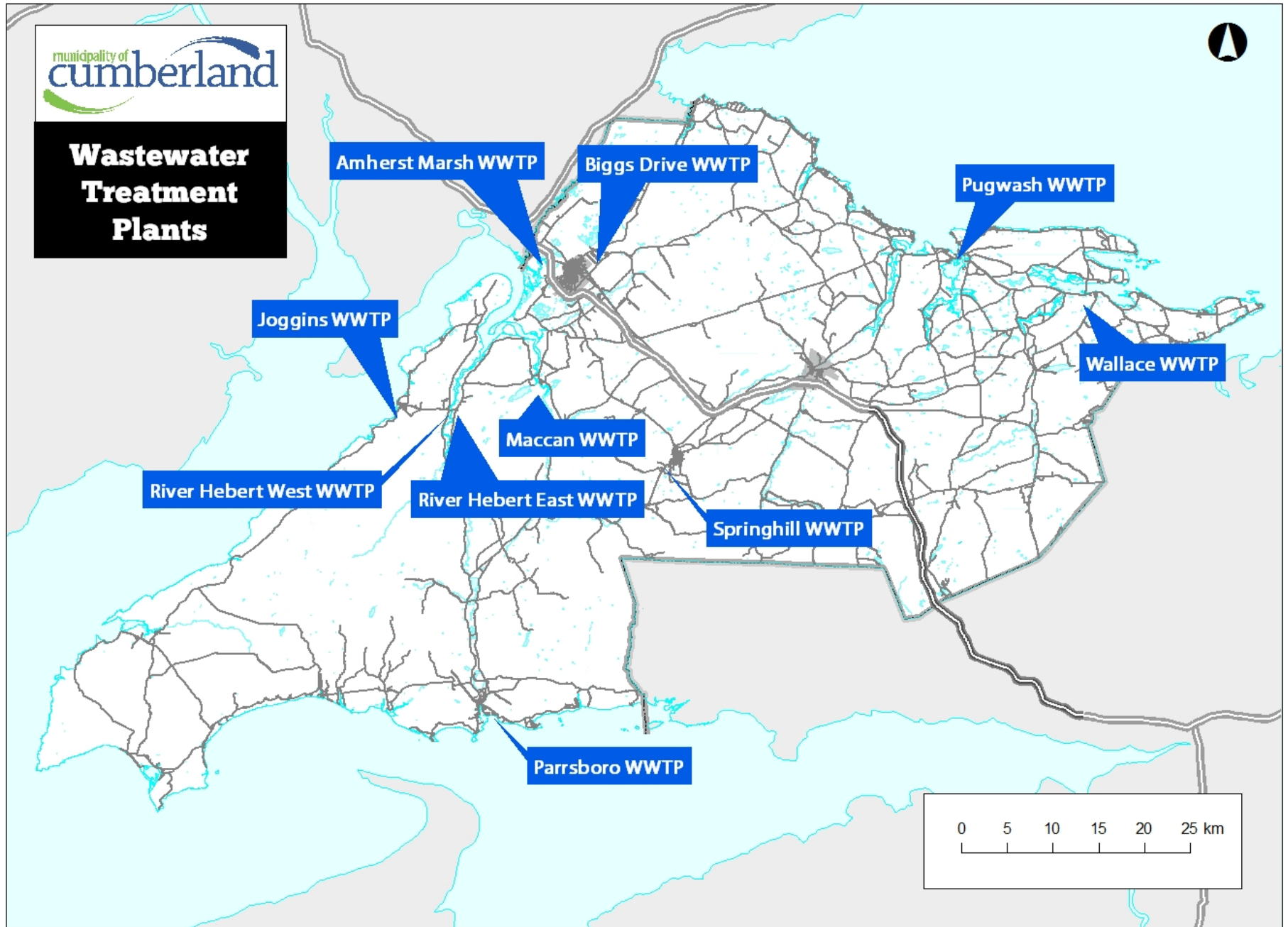
Draft By-Law
Presentation

Why are we doing this?

- Currently these by-laws are in place:
 - Springhill Sewer Charges By-Law
 - Springhill Sewer Connection By-Law
 - Parrsboro Sewer Charges
 - Parrsboro Sewer Connection
 - Parrsboro Sewer Discharge
 - Municipality of Cumberland Public Sewer By-Law
- Creating a single Public Sewer By-Law will increase fairness and consistency across entire County.



**Wastewater
Treatment
Plants**



User Unit Value & Sewer Charge

- User Unit Rate is assigned to each property that sewer mains run in front of.
 - Based on the current use of the property, can change when use changes.
 - Intended to reflect the different amounts of sewage generated by properties.
 - Typical single detached residence = 1.0 units

User Unit Value & Sewer Charge

- The sewer charge is calculated annually and is determined by dividing the cost of operating the systems by the number of user units.

$$\textit{Sewer Charge} = \frac{\textit{Annual Sewer Budget}}{\textit{Total User Units}}$$

Upper Nappan Service Centre
 1395 Blair Lake Road
 Upper Nappan, Nova Scotia B4H 3Y4
 Phone: (902) 667-2313
 Fax (902)667-1352

Municipality of
cumberland
Property Tax Bill

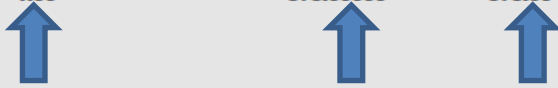
Springhill Service Centre
 43 Main St., PO Box 1000
 Springhill, NS B0M 1X0
 Phone (902) 597-3751
 Fax:(902) 597-3637

Toll Free within Cumberland 1-888-756-6262 • Email: info@cumberlandcounty.ns.ca • www.cumberlandcounty.ns.ca

JANE PUBLIC
 4030 EASTERN AVE
 PO BOX 400
 PARRSBORO NS B0M 1S0
 Canada

District 13 **Tax** Description
Account No:6XXXXX
Assessment No: 1XXXX 4030 EASTERN AVE
Notice Date: 04-Jul-19 PARRSBORO
Due Date: 04-Aug-19 LAND DWELLING BUILDING
Interest Rate: 15%

Description	Value/Expiry	Acres/Unit	Rate	Amount
01 RESIDENTIAL	42,700.00		0.01190	508.13
01 PARRSBORO AREA RATE	42,700.00		0.00480	204.96
PARRSBORO SEWER	1.00		575.00000	575.00



User Unit Value Sewer Charge Total Charge

Mortgage Company:	Property Tax 2019 - 2020: \$1,288.09
Mortgage Number:	Prior Balance Outstanding: \$0.00
	Total Amount Owing \$1,288.09

----- Return this portion with payment quoting your Tax Account Number on the front of your cheque -----

Payment must be received by the Municipality of Cumberland by August 04, 2019, or interest will be charged from July 05, 2019.

Payment may be made by cash, cheque or debit at Service Centers in Upper Nappan or Springhill during regular working hours of 8:30 am to 4:30 pm Monday to Friday.

Payment may also be made at most banks, online, or by telephone banking.

JANE PUBLIC
 4030 EASTERN AVE
 PO BOX 400
 PARRSBORO NS B0M 1S0
 Canada

Tax Account No: 6XXXXX
Assessment No: 1XXXX
Amount Due: \$1,288.09

Amount Enclosed:

Description:
 4030 EASTERN AVE
 PARRSBORO
 LAND DWELLING BUILDING

What does the new by-law accomplish?



- The new by-law sets terms and conditions for the following:
 - How sewers are built;
 - How users connect to the sewer;
 - Rules and standards for discharge to a sewer; and
 - Unit rates for different land uses.

The Process

- The operations supervisors, operations manager, admin. assistant, and director as a group reviewed all existing by-laws and wrote current draft.
- Updated the maximum allowable concentrations of contaminants.
- Conducted a jurisdictional scan of other sewer by-laws that use unit rates.
- Internal review conducted by Administration Dept.

Next Steps

- Incorporate Council Feedback
- Public Information Sessions
- First Reading
- Advertisement
- Public Hearing
- Second Reading and Adoption
- Assign User Unit Values



FAQ!

Q: Sewer runs in front of my house, do I have to connect?

A: Connection Requirement

22.

- (1) The Owner of a building which is not more than 61 meters from the right-of-way in which a sanitary sewer is constructed shall be required at the Owners expense to construct and connect a building service connection to the sewer. the Engineer may exempt any such building that:
 - (a) appears to be adequately served with an existing on-site sewage disposal system that has been approved by Nova Scotia Environment; or
 - (b) would not be adequately served by connection to the wastewater facility.
- (2) The Council shall not require an Owner to connect to a public sewer until service from the sewer has been available to the property for one year.
- (3) The Engineer may give notice in writing to an Owner of a building that may be served by a sewer, requiring that Owner to connect the building to the public sewer within a specified time period.
- (4) Upon receipt of a notice from the Engineer requiring a connection, the Owner shall, within the specified time period, connect the building to the public sewer by a building service connection.
- (5) The Engineer may require, as a part of the work necessary for compliance, the installation of a suitable toilet and its connection to a public sewer.

FAQ!

Q: I demolished my home, how do I have sewer charges removed from my tax bill?

A:

Disconnection

27. (1) No person shall disconnect any private sewer or building sewer from a municipal sewer without first filing an Application to Disconnect from a public sewer with the Engineer for the Municipality and obtaining permission to do so. Whenever any building service connection is abandoned, the Owner shall effectively cap the connection at the property line so as to prevent sewage from backing up into the soil, or solid materials being washed into the sewer. See Appendix C
- (2) The capping must be inspected and a certificate of approval be issued by the Engineer before it is covered.

FAQ!

Q: I disagree with my assigned user unit value/frontage. What are my next steps?

A:

12. User Unit Value

- (2) The User Unit Value assigned a lot by the Engineer pursuant this section may be appealed to Council within 30 days of notice.
- (3) Appeals regarding user unit value shall be retroactive for a maximum of 12 months from the date of the notice, unless the owner can demonstrate the error or negligence of the Municipality.

4. Appeals

To appeal any portion of this by-law the owner must apply in writing to the Municipal Engineer stating the nature of the appeal. The Clerk shall fix a date for the hearing of the Appeal by Council. The hearing of the Appeal shall be as timely and informal as circumstances permit.

FAQ!

Q: My Property does not have sewer service can the County extend it to my property?

A: 21. Construction of Municipal Sewers

- (1) Whenever the majority of the Owners of property in any designated area of the Municipality petition the Council for the construction of a public sewer, the Council may order the sewer to be constructed.
- (2) Every petition for a public sewer shall be in a form acceptable to the Engineer which clearly states the location in which the new sewer is requested, and the name, civic address, mailing address, email and phone number of each petitioner.

14. Capital Charges

No portion of the capital construction cost of a new system or an extension of an existing system will be funded by existing system reserves. Any portions of a new system not funded by government, County Council or other funding agency shall be charged to the new system's users in the form of an area rate or local improvement charge and shall be in addition to the Uniform Sewer Charges upon completion.

FAQ!

Q: How is my user unit value calculated?

A: User Unit Value

12. (1) The Municipality shall assign a User Unit Value to every lot of land

- (a) on which any building is connected to a wastewater facilities;
- (b) that fronts on any street or highway in which a sewer is situated;
- (c) that fronts on any right of way in which a sewer is situated; or
- (d) that fronts on any right of way which connects to a street or highway in which a sewer is situate; or
- (e) on which a building is situated that council has ordered connected to a wastewater facility;

as outlined in Schedule "A"

Schedule A

Type of Use	Unit Value	Additional Use	Additional Units
Single Family Dwelling	1	for private swimming pool add	1
		for each Doctor or Dentist office in private home add	
		for each beauty shop or barber shop in private home add	
Mobile Home	1	for private swimming pool add	1
		for each Doctor or Dentist office in private home add	
		for each beauty shop or barber shop in private home add	
Multi-Unit Building, Apartment, Row House, flat (per unit)	1	With swimming pool.	1
Semi-Detached and accessory dwelling (per unit)	1		
Rooming house, Boarding House, Convent, Institutional dormitory (up to 5 beds)	1	each additional bed	0.2
Hospitals and homes with medical care facilities	1	without laundry facilities per bed add	0.5
		with laundry facilities per bed add	0.75
Institutional Care other than hospital	1.5	For each food establishment add	1
		For each five (5) beds or fraction thereof add	1
Schools per classroom without cafeteria or gym per class room	1	with cafeteria or gym per classroom add	0.5
		with both cafeteria and gym per classroom add	1
Fixed roof overnight accommodations	1	For each guest room add	0.5
		With Swimming Pool	1
Restaurants, etc., are additional to above listing and are rated in accordance with this schedule.			
Commercial Campground and Trailer Parks	1.5	For each twenty (20) camp sites or fraction thereof add	1
Stores, banks, clubs, recreational facilities, barbershops, doctor's office, dentist's office, and places of business including industrial premises.	1	Each additional washroom facility	0.5
Cafeterias, etc., are in addition to above listing and are rated in accordance with this Schedule			
Churches, church halls, community halls	1		
Buildings owned by fraternal organizations	1		
Fire halls and fire stations	1		
Laundromat	1.5	for each machine add	0.2
Service Station	2	for each carwash bay	1
Restaurants, Snack Bars and Cafeterias	1	for each ten seats add	0.2
Licensed Restaurant, Lounge, Dining Room, or club	1	for each five seats add	0.2
Drive-in restaurant or Theatre with canteen	1	for each additional washroom facility	0.5
For each of the above types of users, for every 21.3 meters, or portion thereof, of street, right-of-way, or highway frontage in excess of 21.3 meters.	0.1		
Vacant Land, For each 21.3 meters, or portion thereof, of street, right-of-way, or highway frontage	0.1		

FAQ!

Q: Will changes to the by-law effect my sewer bill?

A: Calculation of Uniform Sewer Charges

13. The Municipality shall annually calculate the Sewer Service Charge for the provision of centralized sewer service by wastewater facilities owned and operated by the Municipality. The total annual budgeted costs for the facility or facilities will be equally cost shared by the total number of equivalent user units using said facility or facilities. Equivalent User Units are set out in Schedule “A” of this By-Law.

FAQ!

Q: Are vacant lots charged for sewer?

A: Vacant lots that are not exempted per Section 15 of the Public Sewer By-law will be charged 0.1 units for each 21.3 meters or portion thereof of street, right-of-way, or highway frontage.

FAQ!

Q: Can industry and businesses affect the sewer?

A: Discharges to Combined and/or Sanitary Sewers:

29. (1) Except as otherwise provided in this By-Law, no person shall discharge, release, suffer or cause to be discharged into any sanitary sewer, combined sewer, public or private connections to any sanitary sewer or combined sewer any of the following:
- (a) No person shall Discharge into a Wastewater System, Wastewater which causes or may cause:
 - i. a health or safety hazard;
 - ii. obstructions or restrictions to the flow in the Wastewater System;
 - iii. an offensive odour to emanate from the Wastewater System, including with respect to Wastewater containing hydrogen sulphide, mercaptans, carbon disulphide, other reduced sulphur compounds, amines, or ammonia in such quantity that may cause an offensive odour;
 - iv. damage to a Wastewater System;
 - v. interference with the operation and maintenance of the Wastewater System;
 - vi. a restriction of the beneficial use of Biosolids from the Commission's Wastewater System;
 - vii. effluent from the Commission's Wastewater System to be in violation of any Provincial or Federal Acts or Regulations;
 - viii. capacity or hydraulic impacts which may interfere with the operation of the Wastewater System.

FAQ!

Q: Who enforces the by-law?

A: The Public Sewer By-law will be approved and enacted by the Council of the Municipality of the County of Cumberland. Day to day enforcement is the responsibility of the Municipal Engineer or their delegates.

Most activities such as flushing the sewer and maintaining pumps and equipment is completed by local public works employees.

Questions?