



Summary of the Proposed Comprehensive Sewage Use Bylaw

Goal of the Bylaw:

To facilitate the disconnection, wherever feasible, of all private ground/surface water connections to the municipal sanitary sewer system. A bylaw is needed to be able to ensure compliance over time.

Other parts of the bylaw cover what substances (in some detail) cannot be put in the sewer system to protect the overall system infrastructure (i.e. chemicals and solvents, restaurant grease etc).

Summary:

The bylaw makes it illegal to allow surface or ground water from a given property to connect and flow into the municipal sanitary sewage system. The illegality comes into force as soon as the bylaw is passed. This covers both sump pumps and roof drains or other types of drainage systems. There is no “grandfathering”. That would defeat the purpose of the bylaw and the intended result of reducing ground water volumes in the lagoons and residential basement flooding.

That said, the bylaw allows for the municipality to enter into an agreement with a building owner if it is determined that there is no safe or feasible place for the property owner to direct the water from his/her property. This will no doubt occur in numerous cases given the building makeup of Alexandria (i.e. homes with 100% lot coverage on Main Street).

The bylaw also forces restaurants to use and maintain grease interceptors. The Township can ask for and force owners to produce maintenance records. Restaurant grease sent directly into the sanitary sewer collection system is very problematic and costly for all ratepayers.

The Township has the power to enter onto private property (but not into homes without consent of the homeowner) to inspect the property as it relates to compliance with the bylaw.

The Township has the ability to order compliance with the bylaw. If an order is not complied with, the Township can seek relief from the courts in imposing fines. It is not the intent of Township staff to focus on fines but rather incentives and awareness building. But the option of fines is there if needed for hopefully rare occurrences where circumstances warrant it.

The bylaw also applies to Maxville. While there are no capacity constraints currently in Maxville, treating ground water in the lagoons is still problematic and protecting the system from grease or other elements still desirable.

Excerpt of Relevant Sections of Sewage Use Bylaw:

SECTION 3 (6)

SANITARY SEWERS AND COMBINED SEWER REQUIREMENTS

No person shall discharge or permit any sump pump, rain water leader or other roof or foundation drainage system to drain directly into a sanitary sewer without municipal approval and where this has occurred and a storm sewer has been installed to the lot line the owner of the offending property shall forthwith at his or her own expense remove the connection and connect to the storm sewer.

SECTION 11

GROUND WATER DRAINAGE

11 (1) No person shall construct, install or maintain, or cause to be constructed or maintained, drainage from any roof leader or downspout that conveys storm water from any building directly or indirectly to a sanitary, combined or storm sewer for the purpose of storm water drainage.

(2) If the roof leader or downspout was connected prior to the coming in force of this by law the owner or other person in control shall remove it forthwith or make arrangements with the municipality for it to be disconnected.

(3) Where the roof leader discharge cannot be placed on the surface of the land because of flooding danger or a hazardous situation or it is not technically feasible, and the owner of the building has so satisfied the municipality and, has entered into an agreement with the municipality, the downspout shall not be disconnected and the provisions of subsection 9 (1) would not apply to that person.

SECTION 12: GENERAL:

Restaurant grease interceptor

(10) Every owner or operator of a restaurant or other industrial, commercial or institutional premises where food is cooked, processed or prepared and the premises are connected directly or indirectly to a sewer shall take all necessary measures to ensure that oil and grease are prevented from entering the sewer.

(11) The owner or operator of the premises under subsection 11(10) shall install, operate and properly maintain a grease interceptor in any piping system at the premises connecting to the sewer in compliance with the Ontario Building Code.

(12) The owner or operator of the premises under subsection 11(10) shall keep and retain maintain records for the grease interceptor including manifests or invoices for pumping out the grease interceptor for a minimum period of five(5) years and shall produce these record on request of the municipality.

SECTION 13

POWER OF ENTRY

13(1) Subject to the provisions of sections 435 to 439 of the *Municipal Act, 2001*, a By Law services representative may enter on land at any reasonable time for the purpose of carrying out an inspection to determine if the provisions of this by-law have been complied with or that a direction or order of the municipality under this by law and the *Municipal Act 2001* has been complied with.
