



COUNCIL REPORT

Report Date: October 24, 2025
Contact: Amy Sidwell
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RTS No.: 18249
VanRIMS No.: 08-2000-20
Meeting Date: November 12, 2025
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Engineering Services
SUBJECT: 2026 Annual Review of Sewer Rates – Sewer and Watercourse By-law

Recommendations

- A. THAT Council approve, in principle, proposed amendments to the Sewer and Watercourse By-law, generally as set out in this report and in Appendix A, including the establishment of 2026 rates and fees.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment the necessary amendments to the Sewer and Watercourse By-law, generally as set out in Appendix B.

Purpose and Executive Summary

This report seeks Council approval of the recommended 2026 Sewer Utility customer rates and fees, as well as minor amendments to the Sewer and Watercourse By-law.

Staff recommend a 5.5% increase to sewer utility rates and a 16% increase to sewer connection fees for the upcoming fiscal period. The proposed adjustment to the Sewer utility rate is primarily driven by an 18.8% increase in capital investments aimed at accelerating the pace of renewal of aging infrastructure, reducing combined sewer overflows, and flood prevention.

The proposed increase of 16% for sewer connection rates reflects actual cost increases associated with labour and materials faced by the connections program.

Council Authority/Previous Decisions

Sewer user and public sewer connection fees are reviewed annually by Council to establish the following year's rates.

On April 4, 2000, Council approved the implementation of user fees for sewer services to fund the operating portion of the sewer costs, based on volume.

In December 2008, Council approved shifting the remainder of the sanitary sewer costs (the infrastructure costs) from general taxes to payment through user fees. This shift was implemented over two (2) years and was complete in 2010. Currently, only the allocated costs for the storm system costs are funded by property taxes.

In May 2020, Council directed staff to develop a comprehensive sewage and rainwater management plan (now called the "Healthy Waters Plan") to guide the long-range infrastructure investments, policies, programs, and partner collaboration.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

The City of Vancouver's sewer system provides essential sewer and drainage services that protect public health, the environment, and property through the collection, conveyance, and management of sanitary water and rainwater.

The City's sewer system has a replacement value of approximately \$11.4 billion and consists of approximately 2,144 km of sewer mains, 93,000 service connections, 41,500 catch basins and 25 pump stations, which work together to convey sanitary flow (wastewater from homes and businesses) and storm water (surface run-off from private and public property and groundwater) to regional treatment facilities operated by Metro Vancouver and to the receiving environment respectively.

The main costs of running the system include the capital costs for renewing and upgrading the system and separating combined sewers, the costs to operate and maintain the system, and the cost of conveyance and treatment of liquid waste by Metro Vancouver. Utility rates cover the costs associated with the sanitary sewer system, while the drainage system is funded through property taxes.

Discussion

The City's sewer infrastructure was built over a period of 100+ years and is deteriorating at a more rapid rate than sewer renewal investments can keep up with, resulting in a growing inventory of sewer assets in poor and very poor condition. The increasing gap between deterioration and renewal rates increase sewer back-up and flooding risk, financial, environmental regulatory compliance, and public health risks to the City and the community. Specifically, over the coming 30 years, a larger portion of the City's sewer system will be

reaching end of useful life requiring increased investments in renewal. Additionally, population growth and climate change are resulting in more sewer flows which may necessitate sewer upgrades prior to the end of an asset's useful life.

These increased demands result in significant costs to the City, and require integrated planning, data-driven analysis, and structured decision-making frameworks that balance risk and levels of service. Several longer-term strategy direction documents including the ongoing Healthy Waters Plan, the Rain City Strategy, the Vancouver Plan, and departmental Asset Management Plans assist the City in strategically optimizing investments and interventions to balance affordability, sustainability, and optimal service levels.

Proposed Amendments to the Sewer and Watercourse By-law

Amendments to the Sewer and Watercourse By-law have been proposed related to the sewer connection administration fee and flat rate fees for sewer connections as outlined below as well as updates to the definitions to remove unused terms and replace outdated terminology.

Sewer Connection Administration Fee

An applicant is charged a 10% non-refundable application fee upon application for a sewer connection permit, with the remaining amount due upon permit issuance. City staff commence design for the new connection upon payment subsequently complete a construction cost estimate once the design is completed. The 10% fee was not collected previously on “at cost” connections as the estimated cost was unknown at the time of application. The proposed amendment addresses this gap by replacing the 10% fee with a fixed fee that approximates 10% for both flat rate and “at cost” connections.

Flat Rate Fees for Sewer Connections to Detached Houses and Duplexes

An applicant is charged a flat fee for installation of new sewer services to a single detached house with or without a laneway house, or duplex. The proposed amendment changes the flat fee rate to an “at cost” rate for new connections where the installation cost is estimated to be 15% greater than the flat fee rate.

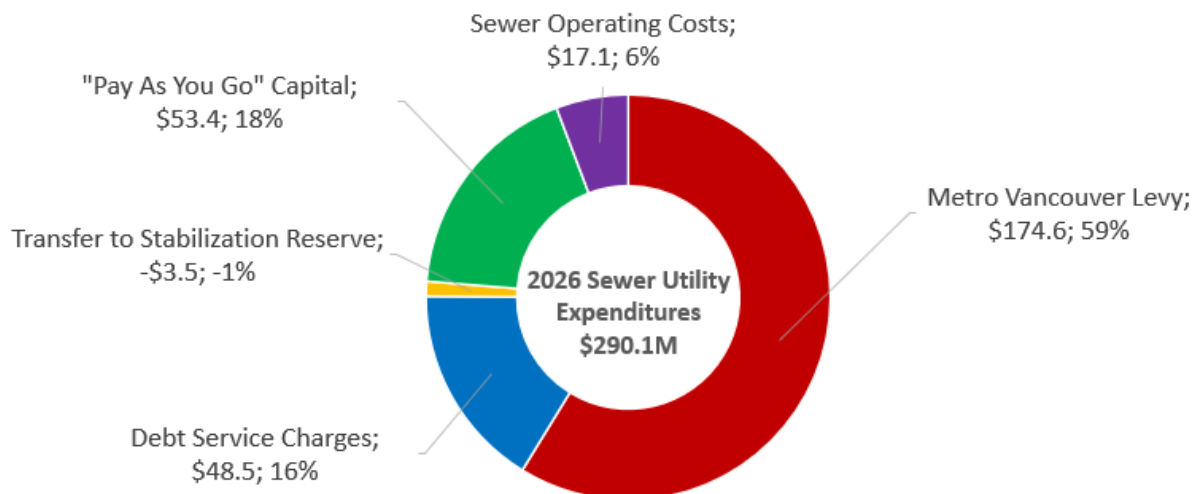
Flat Rate Fees for Sewer Connections other than Detached Houses and Duplexes

Applicants for new sewer services to buildings other than single detached houses or duplexes are charged either a flat fee rate or “at cost” fee rate for their new sewer services. “At cost” fees are charged when the estimated cost of the new connection is 50% greater than the flat fee rate. The proposed amendment replaces the flat fee rate with an “at cost” rate for all new connections other than those servicing single detached houses or duplexes.

Financial Implications

Key Cost Drivers

Figure 1: 2026 Sewer Utility Expenditures



Sewer utility expenditures consist of four key cost drivers, as shown in Figure 1 (\$ in millions).

- (a) Metro Vancouver levy = \$174.6 million
- (b) Capital expenditures and debt = \$101.9 million
- (c) Operating and maintenance = \$17.1 million
- (d) Transfers to (from) the stabilization reserve = (\$3.5 million)

Metro Vancouver Sewer Levy

Metro Vancouver imposes an annual levy on each of its member municipalities to cover the cost of implementing and operating regional collection systems and sewage treatment facilities. The levy is a fixed amount based on operating and capital budgets in each of the sewerage areas in the region. In 2026, the current year levy will increase by 2.2% to help cover costs associated with Metro Vancouver's treatment facilities. The levy constitutes 60% of the City's total anticipated sewer utility expenditures in 2026.

Sewer Capital Program

The sewer capital program includes renewal and upgrade of the City's pipe system and pump stations and the connection of new properties to the sewer system. It has historically been funded through debentures. In 2015, the City instituted a pay-as-you-go contribution towards capital expenditures on the sanitary sewer system. Pay-as-you-go uses current year revenues to fund current year and ongoing capital investments, ensuring the City's borrowing capacity is preserved for important one-time capital investments that are not appropriate for or too costly to be funded on a pay-as-you-go basis.

This pay-as-you-go contribution was \$45.0 million in 2025 and is proposed to increase to \$53.4 million for 2026. This increase is needed to help achieve an asset renewal rate of >1%, to allow

the City to meet its regulatory obligations and fund system renewal capital work associated with the 2023-2026 Capital Plan.

Operating and Maintenance

Sewer operating and maintenance costs are associated with cleaning, repairing, inspecting, and managing the infrastructure, as well as emergency response for sewer backups and flooding.

2026 Proposed Budget and Rates

Sewer Utility rates are proposed to increase utility revenues by \$13.2M in 2026. The increase in Metro levy accounts for approximately \$3.8M while the increase pay-as-you-go contribution for the City's Sewer Utility Capital Program accounts for \$8.4M.

The draft 2026 budget is summarized in Table 1 with the 2025 budget for comparison.

Table 1 – Draft 2026 Budget

Sewer Utility (\$ millions)	2025 Budget	2026 Proposed	\$ Change from 2025 Budget	% Change
Water Consumption Volume	109,500,000	105,000,000		
Revenues				
General Tax Levy	\$ 63.1	\$ 68.7	\$ 5.6	8.8%
Metered Rate Revenues	126.9	\$ 132.9	5.9	4.7%
Flat Rate Revenues	83.7	\$ 84.3	0.7	0.8%
Industrial Waste Water Fees	1.3	\$ 1.8	0.5	43.5%
Other Revenues	2.0	\$ 2.4	0.5	25.5%
Total Revenues	\$ 276.9	\$ 290.1	\$ 13.2	4.8%
Expenditures & Transfers				
GVS&DD Levy	\$ 170.9	\$ 174.6	\$ 3.8	2.2%
Sewers Operating Costs	16.6	17.1	0.5	3.0%
Debt Service Charges	40.7	48.5	7.8	19.1%
Transfer to/(from) Stabilization Reserve	3.7	(3.5)	(7.2)	195.1%
"Pay as you Go" Capital	45.0	53.4	8.4	18.6%
Total Expenditures & Transfers	\$ 276.9	\$ 290.1	\$ 13.2	4.8%
Surplus/(Deficit)	\$ -	\$ -	\$ -	0.0%

Table may not sum due to rounding.

2026 Revenues and Proposed Rates

Metered rate revenue will increase by \$5.9 million and flat rate revenue will increase by \$0.7 million, primarily as a result of a 5.5% increase in our rates. Industrial wastewater fees will increase commensurate with historical increases.

The \$5.6 million increase in the General Tax Levy allocated to the Sewer Utility is a result of the increased cost of the storm water component of the sewer system. The storm water component of the sewer system constitutes about 20% of the total cost of the Sewer Utility, and its costs are driven by the same factors as those influencing the overall utility – primarily increased by capital

programs. For 2026, the increased cost of the storm water component of the sewer system will result in an additional \$5.6M in property taxes, which has been built into the draft 2026 non-utility budget.

2026 Expenditure & Transfers

The 2026 budget for Metro Vancouver charges will increase by \$3.8 million over the 2025 budget. The operating costs reflects an increase of \$0.5 million, mainly triggered by collective agreement settlements. Debt charges (interest and principal combined) will increase by \$7.8 million. The pay-as-you-go capital contribution will increase by \$8.4 million to meet asset renewal goals. As a result of these changes, we propose a transfer from the rate stabilization reserve of \$3.5 million to balance the Sewer Utility operating budget.

Five Year Outlook

Table 2 summarizes the five-year rate outlook for the Sewer Utility. Only the 2026 rate increase is to be approved by Council; future year increases are provided for information only. Historically, the primary driver of Sewer Utility rate increases has been Metro Vancouver's decisions about levy increases; the information below is based on the most recent Metro Vancouver rate forecasts. Future rates will also depend on future capital plan decisions and cost inflation, which are uncertain. As noted in previously in this report, renewal of aging infrastructure regionally, as well as other factors such as population growth and climate change, will put upward pressure on long-term Sewer Utility rates.

Table 2 – Sewer Utility Rate Outlook 2026-2030

Sewer Utility Rate Forecast	2026	2027	2028	2029	2030
Metro Rate Increase	2.2%	2.6%	6.9%	9.8%	7.0%
Proposed City Metered Rate Increase	5.5%	5.5%	5.5%	5.5%	5.5%

Related Fees

These fees are for discharges of contaminated groundwater and ship wastewater as well as by third-party utilities. Staff recommend an 5.5% increase in rates to these fees to recover program costs.

Connection Fees

All new development and major renovation projects in the City are required to install separated sewer connections on private property and pay connection fees for the corresponding connections on City property. These fees are updated regularly to ensure cost recovery. To compensate for increases in construction costs incurred, staff recommend a 16.0% increase in flat-rate connection and inspection fees.

Legal Implications

The proposed amendments to the Sewer and Watercourse By-law are contained in Appendix B, and a red-lined version of the miscellaneous amendments is provided in Appendix C.

* * * * *

APPENDIX A

Sewer & Watercourse By-law No. 8093

2026 Rate Changes

Schedule A

Part I: Sewer Connection Flat Rates

	2025	Proposed	%
1. Public Sewer Connection, for One-Family or Two-Family Dwellings (including 3 inch/75 mm diameter and greater pressure connections)	\$18,669	\$21,656	16.0%
a) connection to building sewer where installation cost is greater than 1.15 times the applicable flat rate connection fee set out in this Schedule	At Cost pursuant to Section 2.7 (2)		
2. Public sewer connection, other than Single Detached House or Duplex	At Cost pursuant to Section 2.7 (3)		
a) Maintenance hole installation in conjunction with a public sewer connection pursuant to Section 2.7 (3) of Sewer and Watercourse By-law	At Cost pursuant to Section 2.7 (4)		
3. Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10%, for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above.			
4. New fitting on a twin sewer pursuant to Section 2.7 (5)	\$8,353	\$9,689	16.0%
5. New fitting on a single sewer pursuant to Section 2.7 (5)	\$3,683	\$4,272	16.0%
6. Inspection of a plumbing system, subsoil drainage pipes and a building sewer	\$505	\$586	16.0%

Part III: Flat Rates for Unmetered Property

	2025	Proposed	%
Single Family Dwelling	\$1,173	\$1,238	5.5%
Single Family Dwelling with Suite	\$1,584	\$1,671	5.5%
Single Family Dwelling with Laneway House	\$1,584	\$1,671	5.5%
Single Family Dwelling with Suite and Laneway House	\$1,995	\$2,105	5.5%
Strata Duplex (per dwelling unit)	\$793	\$837	5.5%
2 Services, 1 Lot	\$2,344	\$2,473	5.5%
3 Services, 1 Lot	\$3,513	\$3,706	5.5%
4 Services, 1 Lot	\$4,688	\$4,946	5.5%
Parking Lot/Garden	\$670	\$707	5.5%

Part IV: Flat Rates for Other Property or Shut Off Water Service

	2025	Proposed	%
Other Property	\$529	\$558	5.5%
Turned Off, 1 Service	\$529	\$558	5.5%
Turned Off, 2 Services	\$529	\$558	5.5%
Turned Off, 3 Services	\$529	\$558	5.5%

Part V: Unit-Based Rates for Metered Property

	2025	Proposed	%
Metered Property Rate	\$7,545	\$7,960	5.5%
Waste Discharge Permit User Rate	\$2,485	\$2,622	5.5%

Part VI: Flat Rate for Specific Types of Discharges/Disposals

	2025	Proposed	%
For the discharge of contaminated groundwater pursuant to Section 7.11 (per cubic metre)	\$2.71	\$2.86	5.5%
For the disposal of ship wastewater pursuant to Section 7.12 (per cubic metre)	\$2.71	\$2.86	5.5%
For discharges by Utilities pursuant to Section 7.13 (per maintenance hole connected)	\$715	\$754	5.5%

APPENDIX B
DRAFT By-law to amend Sewer and Watercourse By-law No. 8093
regarding 2026 fee increases and other miscellaneous amendments

Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of Sewer and Watercourse By-law No. 8093.

2. In section 1.2, Council:

(a) strikes out the following definitions in their entirety:

- (i) “assessment roll”,
- (ii) “fixture restriction”,
- (iii) “garbage”,
- (iv) “GVS&DD sewage facility”,
- (v) “roof drain”,
- (vi) “sanitary plumbing system”, and
- (vii) “trucked liquid wastes”;

(b) strikes out the definition of “contaminated site” and substitutes the following:

““contaminated site” has the meaning set out in the *Environmental Management Act*”; and

(c) strikes out the definition of “Professional Engineer” and substitutes the following:

““Professional Engineer” means a person who is licensed by the Association of Professional Engineers and Geoscientists of the Province of British Columbia to practice as a professional engineer;”.

3. In section 2.7, Council:

(a) in subsection (2):

- (i) strikes out “1.5 times” and substitutes “1.15 times”, and
- (ii) strikes out “Section 2” and substitutes “Section 1”;

(b) renumbers subsections (2)(c) through (g) as subsections (2)(d) through (h), respectively;

(c) adds a new subsection (2)(c) as follows:

“(c) items that could add to the installation costs and trigger an “at cost” rate include the following items:

- (i) installation work located on non-residential (minor) roads, defined as roads with a painted centre-line or a median separating opposing lanes of traffic;
- (ii) concrete roads;
- (iii) connections in close proximity to a utility pole or lamp standard requiring support by a pole truck during excavation;
- (iv) installation work in peat areas;
- (v) installations crossing under or near existing utility pipes or ducts that require 3rd party permits, inspection fees, structural support, hydro excavation, or special backfill requirements such as underground electrical transmission lines, high pressure gas, or Metro Vancouver sewer and water transmission mains; and
- (vi) excavations that require archaeological monitoring;”;

(d) in subsection (2)(f), adds “and” after “;”;

(e) in subsection (2)(g), strikes out “, and must credit any surplus to the customer’s account; and” and substitutes “, and must refund any surplus to the customer upon request, which request must be made within 90 days from completion of the work.”;

(f) strikes out subsection (2)(h);

(g) renumbers subsections (3) through (8) as subsections (4) through (9), respectively; and

(h) adds a new subsection (3) as follows:

“(3) For the “at cost” fees for a public sewer connection to a building as set out in Schedule A, Part I, Section 2 of this By-law:

- (a) the cost of the “at cost” installation must include the amount expended by the City for gross wages and salaries, employee fringe benefits, materials, equipment rentals at rates paid by the City or set by the City for its own equipment, and any other expenditures incurred in doing the work, plus administration charges;
- (b) the Engineer may supply an estimate of the installation cost;
- (c) the Engineer may require advance payment prior to commencement of the work;

- (d) in the event that the Engineer requires advance payment, such advance payment must be based on an estimate of installation cost made by the Engineer; and
 - (e) in the event that the actual installation cost is different than the estimated cost, the Engineer must bill any additional cost to the customer, and must refund any surplus to the customer upon request, which request must be made within 90 days from completion of the work.”.
4. In section 3.1(4), Council strikes out “garbage” and substitutes “solid waste”.
5. Council repeals Parts I, III, IV, V, and VI of Schedule A to the Sewer and Watercourse By-law, and substitutes:

“PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must pay to the City the applicable sewer connection rates set out below, payable as follows:

- (a) a non-refundable application fee of \$2,200.00 for applications under sections 1, 1A, 2, and 2A at the time of application, and
- (b) the remaining amount when invoiced by the City, prior to permit issuance.

1.	Public sewer connection for Single Detached House with or without Laneway House, or Duplex (including 3 inch/75mm and greater pressure connections), except connections described in section 1A below	\$21,656.00
1A.	Public sewer connection for Single Detached House with or without Laneway House, or Duplex (including 3 inch/75mm and greater pressure connections) where installation cost is greater than 1.15 times the applicable flat rate connection fee set out in section 1 above	At cost, pursuant to Section 2.7(2)
2.	Public sewer connection, other than Single Detached House or Duplex	At cost, pursuant to Section 2.7(3)
2A.	Maintenance hole installation in conjunction with a public sewer connection pursuant to Section 2.7(4) of Sewer and Watercourse By-law	At cost, pursuant to Section 2.7(4)

3.	Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane, as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10% for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above	
4.	New fitting on a twin sewer pursuant to Section 2.7(5)	\$9,689.00
5.	New fitting on a single sewer pursuant to Section 2.7(5)	\$4,272.00
6.	Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	\$586.00

PART III

FLAT RATES

FOR UNMETERED PROPERTY

Single Detached House	\$1,238.00
Single Detached House with Secondary Suite	\$1,671.00
Single Detached House with either Laneway House or Infill Single Detached House	\$1,671.00
Single Detached House with Secondary Suite and either Laneway House or Infill Single Detached House	\$2,105.00
Strata Duplex (per dwelling unit)	\$837.00
2 Services, 1 Lot	\$2,473.00
3 Services, 1 Lot	\$3,706.00
4 Services, 1 Lot	\$4,946.00
Parking Lot/Garden	\$707.00

PART IV
FLAT RATES FOR OTHER PROPERTY
OR SHUT OFF WATER SERVICE

Other Property	\$558.00
Turned Off, 1 Service	\$558.00
Turned Off, 2 Services	\$558.00
Turned Off, 3 Services	\$558.00

PART V
UNIT-BASED RATES FOR METERED PROPERTY

Metered Property Rate	\$7.960
Waste Discharge Permit User Rate	\$2.622

PART VI
FLAT RATE FOR SPECIFIC TYPES
OF DISCHARGES/DISPOSALS

For the discharge of contaminated groundwater, pursuant to Section 7.11 (per cubic metre)	\$2.86
For the disposal of ship wastewater, pursuant to Section 7.12 (per cubic metre)	\$2.86
For discharges by Utilities, pursuant to Section 7.13 (per maintenance hole connected)	\$754.00

”

6. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

7. This By-law is to come into force and take effect on January 1, 2026.

ENACTED by Council this day of , 2025

Mayor

City Clerk

APPENDIX C

Proposed Amendments to Sewer and Watercourse By-law No. 8093

This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the Council report RTS No. 18249 entitled “2026 Annual Review of Sewer Rates – Sewer and Watercourse By-law” represent the amendments being proposed to Council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

1.2 DEFINITIONS

In this By-law, unless the context otherwise requires:

~~"assessment roll" has the meaning set out in the Assessment Act;~~

~~"contaminated site" means an area of land in which the soil, or underlying groundwater or sediment that contains a hazardous waste or a prescribed substance in any quantities or concentrations exceeding provincial risk based or numerical criteria, standards, or conditions;~~

~~"contaminated site" has the meaning set out in the *Environmental Management Act*;~~

~~"fixture restriction" means a plumbing fixture elevation restriction;~~

~~"garbage" means solid waste;~~

~~"GVS&DD sewage facility" means works owned by the GVS&DD or otherwise under the control or jurisdiction of the GVS&DD, that gathers, treats, transports, stores, utilizes or discharges wastewater;~~

~~"Professional Engineer" means a person who is registered or licensed to practise as a professional engineer under the Engineers and Geoscientists Act;~~ means a person who is licensed by the Association of Professional Engineers and Geoscientists of the Province of British Columbia to practice as a professional engineer.

~~"roof drain" means a fitting or device that is installed in the roof to permit storm water to discharge into a leader;~~

~~"sanitary plumbing system" means a plumbing system that conducts wastewater;~~

~~"trucked liquid wastes" means any waste that is collected and transported offsite by any other means than by discharge to a sewer, and includes but is not limited to septic tank waste, holding tank waste, oil and grease from interceptors, and other sludges of organic origin;~~

2.7 FEES FOR SEWER CONNECTION

- (1) An applicant for connection to a public sewer shall pay the fees set out in Part I of Schedule A to this By-law, which Schedule is attached to and forms part of this By-law.
- (2) Despite the provisions of Section 2.7(1) of this By-Law, if, in the opinion of the Engineer, the installation cost of a public sewer connection to a building sewer is or will be greater than ~~1.5~~ 1.15 times the applicable flat rate connection fee set out in Schedule A, Part I, Section ~~2-1~~:
 - (a) the installation must be billed to the customer on an “at cost” basis;
 - (b) the cost of the “at cost” installation must include the amount expended by the City for gross wages and salaries, employee fringe benefits, materials, equipment rentals at rates paid by the City or set by the City for its own equipment, and any other expenditures incurred in doing the work, plus administration charges;
 - (c) items that could add to the installation costs and trigger an “at cost” rate include the following items:
 - i. installation work located on non-residential (minor) roads, defined as roads with a painted centre-line or a median separating opposing lanes of traffic;
 - ii. concrete roads;
 - iii. connections in close proximity to a utility pole or lamp standard requiring support by a pole truck during excavation;
 - iv. installation work in peat areas;
 - v. installations crossing under or near existing utility pipes or ducts that require 3rd party permits, inspection fees, structural support, hydro excavation, or special backfill requirements such as underground electrical transmission lines, high pressure gas, or Metro Vancouver sewer and water transmission mains; and
 - vi. excavations that require archaeological monitoring;
 - ~~(e)(d)~~ the Engineer may supply an estimate of the installation cost;
 - ~~(d)(e)~~ the Engineer may require advance payment prior to commencement of the work;
 - ~~(e)(f)~~ in the event that the Engineer requires advance payment, such advance payment must be based on an estimate of installation cost made by the Engineer; ~~and~~
 - ~~(f)(g)~~ in the event that the actual installation cost is different than the estimated cost, the Engineer must bill any additional cost to the customer, ~~and must credit any surplus to the customer's account; and~~ and must refund any surplus to the customer upon request, which request must be made within 90 days from completion of the work.
 - ~~(g)~~ in the event that the actual installation cost is 1.5 times the applicable flat rate connection fee or less, the Engineer must apply the applicable flat

~~rate connection fee and must credit any surplus to the customers' account.~~

- (3) For the “at cost” fees for a public sewer connection to a building as set out in Schedule A, Part I, Section 2 of this By-law:
- (a) the cost of the “at cost” installation must include the amount expended by the City for gross wages and salaries, employee fringe benefits, materials, equipment rentals at rates paid by the City or set by the City for its own equipment, and any other expenditures incurred in doing the work, plus administration charges;
 - (b) the Engineer may supply an estimate of the installation cost;
 - (c) the Engineer may require advance payment prior to commencement of the work;
 - (d) in the event that the Engineer requires advance payment, such advance payment must be based on an estimate of installation cost made by the Engineer; and
 - (e) in the event that the actual installation cost is different than the estimated cost, the Engineer must bill any additional cost to the customer, and must refund any surplus to the customer upon request, which request must be made within 90 days from completion of the work.
- ~~(3)~~ (4) Where a public sewer connection will have a diameter of more than 150 mm, the City Engineer may require the installation of a maintenance hole, in which case, the fee payable in respect of the maintenance hole requirement (in addition to all other amounts payable under this By-law in respect of the public sewer connection) shall be the total cost of the maintenance hole including all costs of and incidental to the installation thereof, and the applicant for the connection shall deposit with the City Engineer an amount estimated by the City Engineer as sufficient to cover the costs.
- ~~(4)~~ (5) Where application is made to connect any building sewer to the public sewer and no public sewer connection has been laid and the location of the fitting at the public sewer is not satisfactory to the applicant, the City Engineer may install an additional fitting and the fee for such installation, which is in addition to the specified fee for the public sewer connection, shall be as provided for in Schedule A.
- ~~(5)~~ (6) Where a portion of the public sewer connection has been included in pavement costs under a Local Improvement By-law, the charge for extending the public sewer connection to the property line shall be the total cost of the work except that the cost of such extension shall not exceed the fees set out in Schedule A.
- ~~(6)~~ (7) Except as otherwise provided for by this By-law, a fee for a permit shall not be refunded.
- ~~(7)~~ (8) Where a permit has been issued but the City has not yet commenced the work specified by the permit, a permit holder may apply in writing to the City Engineer for cancellation of the permit and a refund of a portion of the fees paid, and where the City Engineer recommends the refund and certifies that the work has not been

commenced and the permit has been cancelled, the Collector may refund to the permit holder such part of the fees paid as is recommended by the City Engineer, except that the refund may not include any portion of the non-refundable application fee paid.

- ~~(8)~~ (9) An applicant for a change to a permit shall apply in writing to the City Engineer and pay any additional costs required under Schedule A and all extra costs incurred by the City as a result of the change.

3.1 STANDARDS FOR WASTEWATER DISCHARGES

- (4) Except to the extent expressly permitted by a waste discharge permit issued under the *GVS & DD By-law*, no person shall discharge or permit to be discharged into a sanitary sewer or combined sewer any substance that has any of the following characteristics:

Solids

- (a) any wastewater with particles larger than 0.5 cm in any dimension;
- (b) any wastewater having a suspended solids content of more than 600 milligrams per litre;
- (c) any ~~garbage solid waste~~;

PART I

SEWER CONNECTION RATES

Every applicant for a public sewer connection must pay to the City the applicable sewer connection rates set out below, payable as follows:

- (a) ~~a non-refundable application fee of 10% of the applicable rates set out below in sections 1, 2(a) through (f), and 6, at the time of application, and a non-refundable application fee of \$2,200.00 for applications under sections 1, 1A, 2, and 2A at the time of application, and~~
- (b) the remaining amount when invoiced by the City, prior to permit issuance.

1.	Public sewer connection for Single Detached House with or without Laneway House, or Duplex (including 3 inch/75mm and greater pressure connections), except connections described in section 1A below	\$18,669.00 \$21,656.00
1A.	Public sewer connection for Single Detached House with or without Laneway House, or Duplex (including 3 inch/75mm and greater pressure connections) where installation cost is greater than 1.15 times the applicable flat rate connection fee set out in section 1 above	At cost, pursuant to Section 2.7(2)

2.	Public sewer connection, other than Single Detached House or Duplex	At cost, pursuant to Section 2.7(3)
	a) 4inch/100mm diameter	\$27,337.00
	b) 6 inch/150mm diameter	\$32,995.00
	c) 8inch/200mm diameter	\$37,327.00
	d) 10 inch/250mm diameter	\$43,060.00
	e) 12 inch/300mm diameter	\$48,926.00
	f) 15 inch/375mm diameter or greater	\$54,714.00
	g) Connections to building sewer where installation cost is greater than 1.5 times the applicable flat rate connection fee set out in this Schedule	At cost, pursuant to Section 2.7(2)
h) 2A.	Maintenance hole installation in conjunction with a public sewer connection pursuant to Section 2.7(4) of Sewer and Watercourse By-law	At cost, pursuant to Section 2.7 (3) (4)
3.	Where a public sewer connection will be placed more than 5 feet below the ground elevation, taken to the nearest foot and measured at the centre line of the street or lane, as determined by the City Engineer, the fees payable shall be an amount equivalent to an increase of 10% for each additional foot below 5 feet, of the fee otherwise payable by section 1 or 2 above	
4.	New fitting on a twin sewer pursuant to Section 2.7(5)	\$8,353.00 \$9,689.00
5.	New fitting on a single sewer pursuant to Section 2.7(5)	\$3,683.00 \$4,272.00
6.	Inspection of a plumbing system, subsoil drainage pipes, and a building sewer	\$505.00 \$586.00