

Municipal Service Connections

Master Requirement ENG 101



Purpose

To determine the location and size of water, sanitary and storm sewer connections and, where these connections do not exist, the cost to extend the connection and/or municipal mains to the property line.

Background

Most single family lots in the District of North Vancouver are connected to the municipal waterworks and sanitary systems. Many homes, however, do not have connections to the municipal storm water sewer system. Homes in the Indian Arm communities and at high elevation (above 1050 feet) are likely not to be serviced by District infrastructure.

The Sewer Bylaw requires properties located within 350 metres to be connected to the sanitary sewer system otherwise an alternate sewage disposal system is required (see *Alternate Sewage Disposal System - North Shore Health Approval*).

The Sewer Bylaw requires all storm water, clear wastewater and run-off from hard surfaces to be discharged to the storm sewer system. For small additions and alterations or where the storm sewer system is greater than 50 metres from the property an alternate storm water disposal system is permitted (see *Alternate Storm Water Disposal System Approval*).

The sizes, location, invert and cost of service connections is important information when planning either a renovation/addition or new construction.

Size - The District has typically provided 1/2" or 3/4" water connections to residential lots. While these sizes will generally accommodate anticipated construction homeowners may require increased sizes for very large homes or homes with fire protection sprinkler systems.

Storm (where provided) and sanitary connections are typically 6' and 4" respectively.

Locations - The location of connections may affect the layout of additions. The location and routing of connections may be affected by environmental considerations including the location of trees. A Tree Cutting Permit may not be issued simply to facilitate the shortest run of pipe. The homeowner is advised to contact the District Arborist early in the planning phases.

Inverts - The District does not provide inverts at property line for storm and sanitary connections. Homeowners are strongly advised to have this information calculated or otherwise determined early in the planning stage to avoid the unnecessary costs and maintenance associated with pumped systems.

Cost - New service connections may be expensive. Storm sewer connections, in particular, may represent an unexpected expense when applying for a building permit.

As many existing homes do not have storm sewer connections homeowners will be required to comply with Bylaw regulations when applying for permits with respect to additions and new construction.

It is a requirement that prior to application that the applicant determine the service connection locations and indicate such on the *Site Plan*. An applicant can request this information either during a meeting with the plan checker or by request over the telephone (604-990-2480). Service connection information, complete with costs, will be provided within 4 working days.

Requirements

Content: General:

- Service locations should be indicated on the *Site Plan*.

Timing: Must be submitted with permit application.

Owner: Request service locations, sizes and costs from the District.

Related Requirements/Documents/Forms

Master Requirement GEN 108 *Pre-application Request for Service*

Master Requirement SPE 108 *Alternate Sewage Disposal System – North Shore Health Approval*

Master Requirement SPE 112 *Alternate Storm Water Disposal System Approval*

Master Requirement BLD 106 *Site Plan – Simple*

Master Requirement BLD 107 *Site Plan – Moderate*

Contacts

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