

FINANCIAL

Chapter 274 SEWER - FRONTAGE ASSESSMENT LOCAL IMPROVEMENT

CHAPTER INDEX

Article 1 INTERPRETATION

274.1.1 Corner lot - defined

Article 2 AUTHORITY

274.2.1 Common sewers - construction

Article 3 GENERAL PROVISIONS

274.3.1 Private sewers - arrangement - form

274.3.2 Uncover - open sewer - prohibited

274.3.3 Exhaust - steam - connection - prohibited

274.3.4 Pipe - discharge - drain - trench - prohibited

274.3.5 Cellar - sub-soil drains - outlets

274.3.6 Break - remove - deposit - sewer system - prohibited

Article 4 ENGINEER - AUTHORITY

274.4.1 Stop - prevent - discharge into sewer system

Article 5 HOUSE SEWER - CONSTRUCTION

274.5.1 Schedule 'A' - alteration - Committee

Article 6
SEWER - ASSESSMENT - FEES

- 274.6.1 Property - not assessed - frontage tax - assessment
- 274.6.2 Property - assessed - exempt - subsequent frontage tax
- 274.6.3 Payments - on Collector's role
- 274.6.4 Cost - in excess of assessment - borne by City
- 274.6.5 Connection - application - approval

Article 7
CORNER LOT - PROVISIONS

- 274.7.1 Cost - defrayed - exception
- 274.7.2 Sewers - storm - sanitary - reduction - calculation
- 274.7.3 Reduction - calculation - other

Article 8
ENFORCEMENT

- 274.8.1 Fine - for contravention

SCHEDULE

Schedule 'A' - Private Sewers

Article 1
INTERPRETATION

274.1.1 Corner lot - defined
"corner lot" means and includes only that parcel or tenement which includes the corner. By-law 3934, 10 February, 1958.

Article 2 AUTHORITY

274.2.1 Common sewers - construction

After the passing of this Chapter, it shall and may be lawful for the Sewer Committee under the sanction and by the order of the municipal Council of the City of Brantford to construct common sewers in such streets and lanes or highways of the said City of Brantford, and through private property in said City as they deem necessary for sanitary purposes, or where such sewers are petitioned for or authorized under the *Local Improvement Act*, provided always that such street lane or highway or portion thereof, be so situated as to afford a proper and sufficient outlet for such sewers.

Article 3 GENERAL PROVISIONS

274.3.1 Private sewers - arrangement - form

All private sewers to be constructed to communicate with the said common sewers shall be of such arrangement, form, material and construction, and communicate with the said common sewer in such manner and at such parts thereof and under such rules and regulations as the Council upon report of the Sewer Committee and the Engineer from time to time prescribe.

274.3.2 Uncover - open sewer - prohibited

No person, firm or corporation shall make any openings to uncover any public sewer or house sewer or make any connection therewith, unless by permission of the Engineer or Committee on Sewers and it shall be the duty of any person who may construct any such drain or sewer while excavating, to securely protect the opening as be directed by the engineer.

274.3.3 Exhaust - steam - connection - prohibited

No open gutter, cess-pool, privy vault, cellar, underground drain or exhaust pipe from any steam engine shall be connected with any sewer.

274.3.4 Pipe - discharge - drain - trench - prohibited

No pipe carrying sewage or roof water shall discharge alongside of any drain or into any sewer trench.

274.3.5 Cellar - sub-soil drains - outlets

Cellar and sub-soil drains shall have their outlets by the side of the public drain pipes, but no opening shall be made therein.

274.3.6 Break - remove - deposit - sewer system - prohibited

No person, firm or corporation, shall injure break or remove any portion of the sewer system or its appurtenances, or throw or deposit, or cause to be thrown or deposited in any sewer opening or receptacle connected with the sewer system, any garbage, offal, dead animals, vegetable paring, ashes, cinders, rags, or any other matter or thing except faeces, urine, the necessary water closet paper, liquid house slops and roof water.

Article 4**ENGINEER - AUTHORITY****274.4.1 Stop - prevent - discharge into sewer system**

The Engineer on Committee of Sewers shall have the power to stop and prevent from discharging into the sewer system any private sewer or drain through which substances are discharged which are liable to injure the sewers or obstruct the flow of the sewage.

Article 5**HOUSE SEWER - CONSTRUCTION****274.5.1 Schedule 'A' - alteration - Committee**

The rules set forth in Schedule 'A' shall be in full force and govern the construction of house sewers and drains, subject to alteration from time to time by the Committee on Sewers.

Article 6**SEWER - ASSESSMENT - FEES****274.6.1 Property - not assessed - frontage tax - assessment**

Any person or persons desirous of connecting his/her or their premises with any main sewer or of connecting it with any sewer for which the property has not been assessed shall be assessed the same fixed frontage tax as if the sewer were constructed in front of said property, and payments shall be made at the same time and in the same manner and for a like number of years as the payments along the sewer constructed.

274.6.2 Property - assessed - exempt - subsequent frontage tax

Any property thus assessed for the privileges of connecting with any sewer shall be exempt from any assessment for any sewer constructed on the street in front of such property.

274.6.3 Payments - on Collector's role

The payments aforesaid shall be put on the collector's roll and collected with the other City taxes against said respective properties.

274.6.4 Cost - in excess of assessment - borne by City

The cost of any sewer in excess of the total amount assessed on abutting properties shall be borne by the City.

274.6.5 Connection - application - approval

Connecting sewers will be constructed by the City between the street sewers and the property line, upon application being made to the Clerk for such connecting sewers, by the owner of any lot assessed for a sewer, such application being accompanied by a plan of the plumbing and work with which it is proposed to make connection, such plan to be first approved of by the Committee on Sewers and Engineer.

Article 7**CORNER LOT - PROVISIONS****274.7.1 Cost - defrayed - exception**

In making a special assessment to defray the cost of any work undertaken pursuant to the provision of the *Local Improvement Act* (but not including the services referred to in section 60 of the said Act) the Engineer or other officer charged with the duty of making such special assessment shall observe the provisions as set out in Sections 274.7.2 and 274.7.3 in the case of a corner lot.

274.7.2 Sewers - storm - sanitary - reduction - calculation

If such special assessment be for a sanitary sewer or storm sewer, a reduction shall be made in the special assessment by granting an allowance of eighty per cent (80%) of the length of the flank or side of such lot provided that if the allowance so calculated exceeds one hundred and twenty feet (120 feet) the allowance to be granted shall be limited to one hundred and twenty feet (120 feet).

274.7.3 Reduction - calculation - other

If such special assessment be for a work other than a sanitary sewer or storm sewer, a reduction shall be made in the special assessment by granting an allowance of sixty per cent (60%) of the length of the flank or side of such lot provided that if the allowance so calculated exceeds eighty feet (80 feet) the allowance to be granted shall be limited to eighty feet (80 feet). By-law 3934, 10 February, 1958.

Article 8
ENFORCEMENT

274.8.1 Fine - for contravention

Every person who contravenes any of the provisions of this Chapter is guilty of an offence and shall, upon conviction thereof, forfeit and pay a penalty of not more than \$5,000, exclusive of costs and every such fine is recoverable under the *Provincial Offences Act*. By-law 55-92, 23 March, 1992.

SEWER - FRONTAGE ASSESSMENT

SCHEDULE

Schedule 'A' - Private Sewers

RULES AND REGULATIONS GOVERNING THE CONSTRUCTION OF HOUSE SEWERS AND DRAINS

1. Proper lines and grades will be given before commencing the work.
2. All work shall be under the direct supervision of the Engineer, or inspection appointed by the Council and the specifications for labour and materials under which the public sewers were constructed are to be considered as a part of this specification, so far as they can apply.
3. All materials used shall be of the best quality of their several kinds and shall be inspected by the Engineer or such inspection before the work is commenced.
4. No sidewalk, gutter or crossing shall be obstructed during the progress of the work, and the cut under the sidewalk shall in all cases be kept covered in a suitable manner for pedestrians to walk over.
5. The pipe shall have a uniform grade when laid of not less than one quarter of an inch to the foot unless by special permission of the Engineer, or such inspection in which case the provision must be made for regular and efficient flushing.
6. All junctions are to be made by curved pipe. No right-angled junctions will be allowed.
7. Curved pipes shall be used in every deflection from a straight line of more than six inches to two feet.
8. The house sewer from a point three feet outside of the house to the street line shall be of first quality saltglazed, vitrified, earthenware pipe, unless laid less than three feet deep, or unless in ground liable to settle, in which cases it shall be of heavy cast or wrought iron. Its diameter shall be four inches, unless otherwise ordered by the Committees on Sewers.
9. The drains for cellar and sub-soil water are to be of agricultural drain tile laid in the same trench and alongside the house sewer.
10. The inside of every drain after it is laid must be left smooth and perfectly clean throughout its entire length.

SEWER - FRONTAGE ASSESSMENT

11. The whole of the work shall be done by skilled mechanics who shall be subject to removal by the order of the Engineer or such inspection if considered not qualified or efficient, and the Engineer of such inspection is to be the sole judge of the work, and his/her decisions on all points shall be final. By-law 433, 10 November, 1840; Schedule 'A'.