

SUMMER VILLAGE OF MA-ME-O BEACH
POLICY # 39 – 2018

SUBJECT: Wastewater System Variance Policy

DEPARTMENT: DEVELOPMENT / ADMINISTRATION

ADOPTED BY COUNCIL: September 12, 2018

RESOLUTION NUMBER: Res # 18-148

AMENDMENT DATE:

PURPOSE/RATIONALE:

This policy provides guidance regarding the process and approvals needed for the granting of variances to the engineering standards for the local Municipal Wastewater System.

SCOPE:

This policy sets out the circumstances under which a variance may be granted; how it will be managed in future; and, the conditions that will cause the variance approval to expire.

DEFINITIONS:

In this Policy all definitions are as set out in the Municipal Wastewater Utility Bylaw.

SPECIFICATIONS:

MPE Engineering Ltd. has provided engineering specifications for the on-lot components of the Municipal Wastewater Utility System. The certified installer will have a copy of the current specifications and will advise the property owner of any deficiencies in the planned on-lot installation for their property.

VARIANCES:

In the event that a variance is required for a property due to restrictions related to lot size, tank location, or surface obstructions a variance application may be made. Variances will only be granted if the property owners cannot meet the engineering standard due to significant on-lot constraints.

PROCESS:

The Certified Installer will review the circumstances and confirm that the engineering standard cannot be met. The Certified Installer will provide a summary of the circumstances that are giving rise to the need for a variance with their proposed solution to Summer Village Administration. Summer Village Administration will review the recommendation and attend on site to determine if any other alternatives exist. Administration will prepare a Variance Plan.

In the event that there are two possible solutions to the situation, the Variance Plan will be brought to Council for their input prior to approval of the Variance Plan.

Summer Village Administration will notify the Certified Installer working on the property and the Property Owner of the approved Variance Plan.

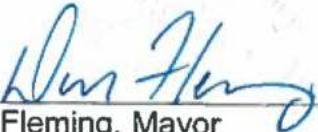
The property owner will then discuss the situation with the Development Officer and complete the variance request form (see attached).

The Development Officer may then grant a variance. The property owner will be required to sign a waiver accepting responsibility for any problems or additional maintenance associated with the approved variance. The Development Officer will record the approval of the variance and that the property has a non-conforming on-lot system.

This information will be included in any future Compliance Certificate information issued with respect to that property.

In the event that a Development Permit application, for a property that has been granted a variance under this policy, is received that may change the burden on the on-lot wastewater system or include upgrading, expanding, or re-structuring of the dwelling(s), the variance approval will be revoked and the property owner will be required to upgrade their on-lot wastewater to meet the engineering standard in effect at that time.

In the event that the property is sold, the new owner will be required to either bring the on-lot wastewater system into compliance with the engineering standards in effect at that time, or, to sign a waiver and accept the additional costs for problems, issues or maintenance associated with the variance.



Don Fleming, Mayor
Summer Village of Ma-Me-O Beach



Sylvia Roy, CAO
Summer Village of Ma-Me-O Beach