

NOTICE

July 5, 2023

In 2023 the Municipality of Thames Centre substantially completed Hamilton Road/ Oakwood Drive – Sanitary Trunk Sewer Construction, and Oakwood Place – Reconstruction project.

Key Dates	What to expect	
June 28, 2023	Construction Substantial Completion	Substantial Completion means the date the Sanitary Sewer was installed, video inspected, and commissioned. This means that Sanitary Sewers are ready for Property Owners to apply for a Building Permit to connect to the new Sanitary Sewers
June 28, 2023, to June 28, 2024	Voluntary Connection Period	<p>If a Property Owner chooses to connect to the Sanitary Sewers during this timeframe, the following payments will apply:</p> <ul style="list-style-type: none"> • Building Department Permit fee • Minimum bi-monthly rate and usage fees (2023 Sanitary Sewer rates include a \$58.50 minimum bi-monthly rate plus usage fees) <p>Assessment Costs (construction costs) and Plant Capacity Charge (2023 rate of \$8,668). Assessment Costs are not normally known until after the one-year Maintenance Period following project construction. These fees will be provided in the Option for Payment Method Letters expected to be sent out in July 2024.</p>
July 2024	Option for Payment Letters issued for property owner's sanitary sewer construction portion, plant capacity charge, and bi-monthly charges in effect	<p>At the end of the prescribed Voluntary Connection Period:</p> <ul style="list-style-type: none"> • Option for Payment Method Letters will be issued for the Assessment Charges (construction costs) and Plant Capacity Charge (2023 rate of \$8,668) to all Property Owners • Minimum bi-monthly rate and, if connected, usage fees (2023 Sanitary Sewer rate includes a \$58.50 minimum bi-monthly rate plus usage fees) will commence. <p>Note: property owners can choose to NOT physically connect but are still responsible for all charges other than usage fees.</p>

Beginning with the 2024 July/ August bi-monthly billing period, all properties fronting/ abutting the Hamilton Road, Oakwood Drive, and Oakwood Place construction area, whether they have chosen to physically connect to the Sanitary Sewers or not, will be charged the minimum bi-monthly sewer rate (2023 minimum bi-monthly rate is \$58.50). Once a Property Owner elects to connect to the Sanitary Sewers, Property Owners will receive the minimum bi-monthly rate plus usage fees that will be reflected on their utility bill.

Section 5.2 of By-Law No. 55-2016, a by-law to establish a policy for the extension of the Municipality of Thames Centre's municipal water and wastewater services and to allocate the costs of such extension to benefitting properties, allows for relief for hardship cases in recognition of legitimate financial distress demonstrated to Council's satisfaction. Please consult the By-Law or contact the municipality for further details.

Frequently Asked Questions:

1. Can any individual connect to their sanitary PDC as long as it is installed to Ontario Building Code Requirements and the Building Department's satisfaction? ie. Is a certified plumber required? **All connections must go through the Permit Application process and all plumbing work shall be first completed by a certified plumber/ drain layer.**
2. When a resident connects to the Sanitary Sewers, can the old septic be used as rain barrels? **When connecting to Municipal sanitary services the old septic must be decommissioned (remove / destroy tank or fill with pea gravel, drill holes in the bottom). This is a requirement in the Permit Application process.**
3. What is the advantage to connecting in the Voluntary Connection Period? **There is no financial advantage to connect during the Voluntary Connection Period. A Property may choose to connect during this period if a) they discover their septic system is failing, or b) they would like to decommission their weeping bed to allow for more land use at their lot (addition/pool/ shed/ patio etc.).**
4. How does a property connect to Sanitary or Storm Sewers? **Connecting to the Sanitary or Storm Sewers must go through the Thames Centre Building Department. The online steps are provided below, if a Property Owner needs further clarification, please feel free to contact Amanda Storrey at astorey@thamescentre.on.ca or at 519-268-7334 Ext. 249**

How to connect to Municipal Sewers?

Every Property Owner must apply through the Permit Application Process, as listed below;

- Please use the portal below for digital submissions:
<https://v4.citywidesolutions.com/epermits/thamescentre/>
- If you do not have access to the internet, you may call the Thames Centre Building Department for further assistance in completing the appropriate forms. Contact information is listed below.

Required Application Form(s):

- Application to Construct or Demolish
https://www.thamescentre.on.ca/sites/default/files/2021-01/Application%20for%20a%20Permit%20to%20Construct%20or%20Demolish%202020_0.pdf
- Schedule 1 Designer (Approved Contractor Information)
https://www.thamescentre.on.ca/sites/default/files/2021-01/Schedule%201_0.pdf

Additional questions or documentation can be sent to astorrey@thamescentre.on.ca.

Thames Centre Building Department

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