

Extending Municipal Water and Sewers to your Home



Hamilton

Public Works Department
Capital Planning & Implementation

When and how municipal water and sewer services can be extended to homes using private water and sewer systems

Hamilton residents living in an “Urban Area” using private wells and/or septic systems may be eligible to connect to city water and sewer services at their expense, unless the property is identified in the Greenbelt Plan. If your property is designated “Rural” generally, sewer and water services can’t be extended to your property.

To find out if your property is eligible, view the City’s Official Plan and the Greenbelt Plan at:

Long Range Planning

Stoney Creek Municipal Service Centre
777 Jones Road (at Highway #8)
Stoney Creek

Websites: Official Plan www.hamilton.ca
Greenbelt Plan www.mah.gov.on.ca



Exceptions do occur, but they are rare

Exceptions occur when the Medical Officer of Health identifies an urgent public health need; such as a contaminated well where the water supply or quality cannot be fixed any other way, or the septic system isn't working and a new septic system cannot be installed in accordance with the requirements of the Ontario Building Code or other regulations.

Note: Hamilton and Ontario requires that wells and septic systems be maintained first. Generally, it's less expensive to maintain these systems than provide sewers and water mains.

If the property is eligible, can it be connected to one municipal service?

Both a City of Hamilton policy and a provincial requirement states that "partial services" aren't allowed. You must connect to both services at the same time.

Previous experience has shown, that septic systems generally fail once municipal water is available. It is more cost effective to provide both services at the same time.

Knowing your responsibilities as an eligible property owner

The City doesn't pay to extend municipal water and sewer services. Property owners requesting the service extension pay for all associated costs

The City requires a petition to be signed by the property owners requesting the extension of municipal services. The City will provide you with a petition package and a list of property owners

It is your responsibility to obtain the necessary signatures

A petition is sufficient when it is signed by the owners of 2/3 of the properties. All registered owners of each property must sign the petition and they must represent over 50% of the assessment value of the area requesting to receive the municipal services.

Once an owner(s) signs the petition, they can't rescind their signature.

What happens when the petition is received?

Staff will prepare a report outlining the project and present it to Council for their consideration. In general, once a petition is received the report will go to Council within six months. Council will determine if a project proceeds or not.

After receiving Council approval, the City will tender and construct the water main and sewer works. Depending on the season, this could be within a few months or extend into the next year.

Who pays?

Council has adopted the “user pay” philosophy for water and sewer services. Water and sewer services are paid for by the users of the systems, not through municipal taxes.

Residents who are connected to the municipal water and sewer systems, pay for this use through water and sewer rates that contribute to the overall system costs. Residents who aren't connected to the system don't contribute to it. Therefore, property owners who want to connect to the water and sewer system must pay for it.

Financing Terms

The City has a policy in place that provides property owners with an option to connect to the municipal water and sewer systems and pay for this benefit over a 15-year period. The cost is added to the property owner's tax bill and interest is charged at the City's normal interest rate. The entire amount can be paid off at any time. The property owner is charged when the construction is completed.



What are the costs?

Costs to connect to municipal water and sewer services vary, they depend on:

- The number of benefiting properties
- The condition of the soil in the area
- If there is rock in the area
- If there is enough land for the sewer or water main construction
- How far the sewer or water main has to be extended
- Available capacity in the municipal system

There is an approximate cost range of \$10,000 to \$15,000 per property for a sewer; a water main would be approximately an additional \$10,000 to \$15,000 per property. This cost is based on benefiting properties being located on both sides of the road. In extenuating circumstances, costs could go as high as \$75,000 per property.

The cost for the city to install laterals/drains from the municipal service in the road to the property line is generally an additional \$4,000 to \$5,000 per property.

The property owner is responsible for connecting their house to the property line. We recommend you consult with a licensed contractor to obtain an estimate to extend the municipal service from the property line to the house in accordance with the Ontario Building Code.

**For more information about other programs
and services offered by the
Capital Planning & Implementation Division,
please call**

**905-546-CITY (2489),
on-line at www.hamilton.ca/cpi
or visit your local
Municipal Service Centre
for one of our brochures.**

**We can answer your questions,
assist you with a concern,
or help you find the right person!**

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