



CORPORATE POLICY MANUAL

Policy Name: Sanitary Sewer Backwater Valve Installation Subsidy	Policy Number: CP-2019-06
Adopted: March 6, 2019	Division/Department: Engineering, Water and Wastewater
Authority: Resolution No. 2019-47	Supersedes: N/A
Review by Date:	Last Modified:

1. Purpose

This policy provides a standard for the administration of the Sanitary Sewer Backwater Valve Installation Subsidy.

2. Policy Statement

With increasingly frequent and severe weather events related to climate change, it is essential that homeowners take the appropriate action to reduce the risk of basement flooding on their own private property. Homeowners may be able to reduce the impact by installing a backflow prevention device on their sanitary sewer system.

3. Scope

The Town is offering a financial subsidy to homeowners who are located within the municipal boundaries of the Town of Midland and who are connected to the sanitary sewer system. The subsidy provides financial assistance to homeowners for the installation of a backwater valve on the internal plumbing system in their existing home. The available subsidy is 80% of the invoiced cost, to a maximum of \$900.

4. Responsibility

The homeowner will be responsible for initiating each step of the application process (see Section 7 for further details).

5. Definitions

For the purposes of this Policy:

1. "Backflow Prevention Device" means a specific type of backwater valve
2. "Backwater Valve" means a device installed on your sewer lateral that prevents wastewater from re-entering your house
3. "Corporation" means the Corporation of the Town of Midland
4. "Eligible Costs" means the cost of the backflow prevention device and labour

associated with its installation

5. “Ineligible Costs” means the costs for interior and/or exterior restoration works (paint, drywall, flooring, landscaping, etc.), disconnecting roof leaders or sump pumps from the sanitary system and the cost of the building permit
6. “Town” means the Town of Midland

6. Eligibility

To be eligible for the subsidy, a homeowner must meet the following conditions:

- Be the current registered owner of the property for which the application applies
 - The property must be a single-family dwelling
 - The Ontario Building Code does not allow backwater valves to be installed on buildings having more than one dwelling unit (townhouses are permitted but not duplex or any buildings where there is one unit above another)
- The property is connected to the municipal sanitary sewer system
- The property taxes for the property to which the application applies must be in good standing and there are no other overdue payments
- The eavestrough downspouts must be properly disconnected from the municipal sanitary sewer system
- Sump pumps and/or any foundation drains must be properly disconnected from the municipal sanitary sewer system
- The application relates to first time installations only and is not for replacement devices
- The subsidy is available only to existing homes, not homes that are in the planning stages or currently under construction
- A device that was installed after January 1, 2018 will be eligible to apply

Eligible costs include the backflow prevention device and labour associated with installation. Costs for interior and/or exterior restoration works (paint, drywall, flooring, landscaping, etc.) and the cost of the building permit are excluded from determining the subsidy amount.

Disputes with respect to eligibility or qualifying work will be resolved by the Director of Engineering, Water and Wastewater.

7. Application Process

Prior to the initiation of the application process, the homeowner should determine that they meet the eligibility requirements.

7.1 Submit Application

Complete the Sanitary Sewer Backwater Valve Installation Subsidy application form and submit the application via email to engineering@midland.ca or in person

at the Town Hall. Ensure that a minimum of two contractor quotes are provided using the Contractor Quote Form contained within the application.

The homeowner may choose the quote they are satisfied with; however, the Town will only use the lower of the two quotes for calculating the eligible subsidy amount. The maximum subsidy received by a homeowner shall not exceed the expenditure by the homeowner for the approved work.

7.2 Application Review

Upon receipt of the application by the municipality, the application will be reviewed to confirm eligibility for the subsidy. An eligible homeowner will be contacted by email or regular mail (only if an email is not provided) by a representative from the Town. If a homeowner is not eligible, or the application is incomplete, a letter with an explanation will be sent by email or regular mail (only if an email is not provided).

7.3 Obtain Building Permit

Prior to the commencement of any work, a building permit must be obtained from the Town. The homeowner will be required to submit a Building Permit Application and pay the permit fee. The homeowner has one (1) month from the date of approval to submit the building permit application to the Town. Failure to submit the building permit application within this timeframe will result in the cancellation of the application and will be removed from the program.

7.4 Have Work Performed

Once the building permit has been issued and the fee paid, the installation may be completed. The backflow prevention device must be installed by a certified/licensed plumber and in accordance with the Ontario Building Code.

7.5 Inspection

When the work is complete, the homeowner is to contact the Building Services department (705-526-4275 ext. 2248) to schedule an inspection. The backwater valve must be installed in a manner that it is easily accessible for inspection by the Town and maintenance by the homeowner.

7.6 Submit Supporting Documentation

Once the final inspection has been passed, the homeowner is required to submit the original invoice which must show a cost breakdown of all charges and marked as "Paid in Full" to the Director of Engineering. The homeowner has one (1) calendar year from the date of approval to complete the work and submit supporting documentation to the Town. Failure to submit supporting documentation within this timeframe will result in the cancellation of the application

and will be removed from the program. In this case, the building permit fee will not be refunded.

7.7 Receive Subsidy

Upon receipt and review of the supporting documentation, a cheque will be issued to the homeowner and sent via regular mail to the mailing address as noted on the application form.

8. Limitations of the Policy

Important notes about the policy include the following:

- All subsidies are subject to available funding
- Backwater valves can be an effective way to prevent wastewater from backing up into your basement; however, they must be installed properly and require ongoing maintenance by the homeowner
- It is important to note that a backwater valve is not a guarantee that flooding will not happen and there is a possibility you may have flooding in the basement from other water sources
- The backwater valve to be installed must be a brand approved by the Ontario Building Code
- The subsidy does not cover any work relating to the disconnecting of eavestrough downspouts, sump pumps, or foundation drains
- Although the policy does not provide coverage for an alarm to be installed on the backwater valve device, it is encouraged that homeowners do install an alarm to further protect against flooding

9. Funding Allocation

Preference will be given to applications that are serviced by a combined sanitary sewer and stormwater system. As the subsidy is subject to available funding, the funding may be fully allocated prior to the end of the year. Once the funds have been fully allocated, the program will be closed for the calendar year.

10. Liability

The Town assumes no responsibility or liability for any loss, damage, injury, expense, or any other matter that may arise, or that may be incurred as a result of the Applicant's participation in the program as a consequence of any cause, including the negligence of the contractor, the Corporation and its employees/agents.

Participation in the Program is not a guarantee by the Corporation that future flooding, by sewer backup or other water sources, will not occur.