



CITY OF ESTEVAN – LAND DEVELOPMENT SERVICES

SEWER AND WATER GUIDELINES FOR SECONDARY / ACCESSORY SUITES

“Secondary Suites are required to be connected to municipal water and sanitary sewer system, in addition to franchise utilities, and as so far as is possible and practical such servicing should be completed through the principle dwelling” - section 6.12, *City of Estevan Zoning Bylaw #2010-1864*

- It is the developers responsibility to arrange connections to Franchise Utilities (ie: SaskTel, SaskPower, SaskEnergy), and ensure that a detached suite is not built over any existing utilities.
- As a condition of development approval for secondary suites, it is the developer’s responsibility to prepare and submit a Sewer and Water Plan for the purposes of obtaining a Sewer and Water Permit from the Engineering Department.
- It is recommended that proponents begin to prepare the Sewer and Water plan before development approval is in place, as differing servicing arrangements can result in very different cost scenarios for the developer. NOTE: all expenses related to extending, replacing, of sewer and water services are the sole responsibility of the developer.
- For the development and submission of a Sewer and Water Plan, it is the developer’s responsibility to consider:
 - The proper operation of sanitary sewer and water system without impacting the proper operation of the primary unit.
 - The depth, size, and elevation of existing service connections (this information can be obtained from Engineering Services)
 - The need for sewer cleanout access in sanitary sewer lines, shut-off valves, or other required design features.
 - Ensuring there is adequate frost protection for service lines.
 - Where to connect to City services (at the City mains, split at property line, or extension from principle dwelling)
- NOTE: The City of Estevan claims no responsibility for failures or problems of service connections relating to Secondary Suites beyond standard Engineering Services policy.
- Please contact Land Development Services or Engineering Services at 634-1800 for further information.