



# COMMUNITY INFRASTRUCTURE AND STRATEGIC GROWTH STANDING COMMITTEE AGENDA

Tuesday, January 14, 2025

1:00 pm - 4:00 pm

HYBRID - COUNCIL CHAMBERS AND MICROSOFT TEAMS

400 Main Street SE

Pages

1. CALL TO ORDER
2. DIRECTOR'S BRIEF (verbal only)
3. CONFIRMATION OF MINUTES
  - 3.1 Regular Meeting of December 10, 2024 1
4. PUBLIC PRESENTATIONS AND QUESTIONS

There are no items.
5. CONSENT AGENDA

There are no items.
6. AGENDA REPORTS
  - 6.1 Bylaw No. B-04/2025 - New Waterworks Bylaw (Kelly McKague, Team Leader Water Services) 5

The Community Infrastructure and Strategic Growth Standing Committee is being presented with the new Waterworks Bylaw No. B-04/2025 to replace Waterworks Bylaw No. B-04/2019.
  - 6.2 Bylaw No. B-05/2025 - Redistricting for 516 Centre Ave NE (Willow Czaban, Senior Planner) 123

The Community Infrastructure and Strategic Growth Standing Committee is being asked to make a recommendation to Council regarding Bylaw No. B-05/2025, being a bylaw to amend Land Use Bylaw No. B-01/2016 to redistrict the property legally described as Lot 9, Block 3, Plan 2590GU (516 Centre Ave NE) from CS, Service Commercial District to M1, Neighbourhood Mixed Use District.
7. ITEMS REFERRED FROM COUNCIL

There are no items.

**8. UPDATE OF COMMITTEE RESOLUTIONS**

There are no items.

**9. CLOSED SESSION**

There are no items.

**10. ITEMS ARISING FROM CLOSED SESSION**

There are no items.

**11. ADJOURNMENT**

# COMMUNITY INFRASTRUCTURE AND STRATEGIC GROWTH STANDING COMMITTEE MEETING

## MINUTES

Tuesday, December 10, 2024

1:00 pm - 4:00 pm

HYBRID - COUNCIL CHAMBERS AND MICROSOFT TEAMS  
400 Main Street SE

### PRESENT

Councillor A. Jones (Chair) (Voting)  
Mayor P. Brown (Voting)  
Councillor T. Petrow (Voting)  
Deputy Mayor H. Spearman (Voting) (via MS Teams)  
M. Elsoogheir (Non-Voting)  
K. Mitchell (Non-Voting)

### STAFF

L. Stevens, Director Community Infrastructure  
S. Utz, Director Strategic Growth and Investment (via MS Teams)  
S. Grimm, Manager Asset Management, Fleet and Building Maintenance  
M. Korman, Manager Advocacy and Investment  
E. Lund, Manager Utility Operations  
J. Ramjohn, Manager Strategic Growth Services  
R. Wiljamaa, Manager Capital Projects and Infrastructure  
K. Wilkin, Manager Roads and Parks Operations  
A. Dormer, Team Leader Engineering Services  
G. Gibeau, Team Leader Current Planning  
C. Jeromski, Planner II  
K. Neill, Public Engagement Advisor  
J. Bayly-Atkin, Senior Legislative Officer/Committee Clerk  
K. Morrison, Legislative Officer II  
N. Parkinson, Council Technician  
K. Rushford, Recording Technician

## 1. CALL TO ORDER

Councillor Jones called the meeting to order at 1:00 p.m. and confirmed that quorum has been met for this meeting.

## 2. DIRECTOR'S BRIEF (verbal only)

L. Stevens, Director Community Infrastructure, advised that after a combined effort with Corporate Properties, Capital Projects and Parks, the soft opening of the first phase of the North East Regional Park was held on November 30<sup>th</sup>. It was quite well attended, given the weather. There were a number of activities including skating, snowshoeing, cross-country skiing, and dog walking. Had Council approved a Master Plan for the site in April of this year. The first phase is about 20 acres

of footprint, out of 185 acres of parkland in total (including 70 acres of naturally occurring tree stands).

Director Stevens also noted the efforts of the Parks group in starting the snowbank rink process for this winter.

J. Ramjohn, Manager Strategic Growth Services, on behalf of S. Utz, advised that due to the extended fall weather, the construction season was extended and we are looking to be ahead of schedule on a few developments set to open next year. Building Inspections has been very busy. The Southpointe commercial development is well under way.

J. Ramjohn noted that at the end of the year, he takes stock of the approval of developments over the course of the year and one of the metrics he looks at is the number of appeals. Airdrie has a low number of appeals compared to comparable municipalities. To date in 2024, there have been 5 appeals, for 5 different types of developments, in 5 different communities.

### **3. CONFIRMATION OF MINUTES**

#### **3.1 Regular meeting of November 26, 2024**

**2024-CISG-042**

**Moved By** Deputy Mayor Spearman

That the Community Infrastructure and Strategic Growth Standing Committee adopts the minutes of the regular meeting of November 26, 2024, as presented.

**Carried (Mayor Brown not in attendance for the vote)**

### **MEMBER JOINS THE MEETING**

Mayor Brown joined the meeting at 1:05 p.m.

### **4. PUBLIC PRESENTATIONS AND QUESTIONS**

There are no items.

### **5. CONSENT AGENDA**

There are no items.

### **6. AGENDA REPORTS**

#### **6.1 Intersection Safety Audit Project (Andrew Dormer, Team Leader Engineering Services)**

**2024-CISG-043**

**Moved By** Councillor Petrow

The Community Infrastructure and Strategic Growth Standing Committee accepts the "Intersection Safety Audit Project" report about the safety of the City's intersections, including the scope and status of the project, as presented, for information.

**Carried**

6.2 Bylaw No. B-33/2024 - Land Use Bylaw Amendment - Proposed Supportive Housing Regulation Updates (Crystal Jeromski, Planner II)

**2024-CISG-044**

**Moved By** Deputy Mayor Spearman

That the Community Infrastructure and Strategic Growth Standing Committee recommends that Council approves Bylaw No. B-33/2024, being a bylaw to amend supportive housing regulations within Land Use Bylaw B-01/2016, as presented.

**Carried**

**RECESS**

The Chair called a recess at 2:30 p.m. The meeting reconvened at 2:43 p.m.

6.3 Overview of Community Infrastructure and Strategic Growth and Investment Departments (Stephen Utz, Director of Strategic Growth and Investment and Lorne Stevens, Director of Community Infrastructure)

**MEMBER LEAVES THE MEETING**

Mayor Brown left the meeting at 3:44 p.m.

**2024-CISG-045**

**Moved By** Councillor Petrow

That the Community Infrastructure and Strategic Growth Committee accepts the presentation of the Community Infrastructure business units and the Strategic Growth and Investment business units, for information.

**Carried (Mayor Brown not in attendance for the vote)**

**7. ITEMS REFERRED FROM COUNCIL**

There are no items.

**8. UPDATE OF COMMITTEE RESOLUTIONS**

There are no items,

**9. CLOSED SESSION**

There are no items.

**10. ITEMS ARISING FROM CLOSED SESSION**

There are no items.

**11. ADJOURNMENT**

Councillor Jones adjourned the meeting at 4:12 p.m.

\_\_\_\_\_  
Committee Chair

\_\_\_\_\_  
Committee Clerk

DRAFT



## COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT

**Meeting Date:** 14 January 2025

**Subject:** New Waterworks Bylaw No. B-04/2025

**Directorate:** Community Infrastructure

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### Issue:

The Community Infrastructure and Strategic Growth Standing Committee (CISG) is being presented with the new Waterworks Bylaw B-04/2025 to replace Waterworks Bylaw No. B-04/2019.

### Policy / Council Direction:

The *Municipal Government Act* RSA 2000, c M-25 ("MGA") authorizes Council to pass bylaws for the safety, health and welfare of people and the protection of people and property; public utilities - services provided by and on behalf of the municipality; and the enforcement of bylaws including the creation of offences and penalties.

### Background:

In April 2024, staff presented updates to the CISG and Council, proposing changes to update the Water Conservation Use Schedule (Schedule E), adding the Permits section and modifying the Order to Remedy procedure. These updates aimed to ensure regional consistency before the start of the summer. The report also indicated that additional revisions would be made to reorganize, clarify and align this bylaw with current standards. Since then, further refinements have been made to achieve these goals, while maintaining the original objectives of standardization, regional consistency, clarity, compliance and resiliency.

### List of high-level changes:

#### 1. Enhanced organization

Sections have been restructured to further improve the bylaws organization and key topics are now grouped together to allow for faster navigation helping users locate specific provisions with ease.

- e.g. created a Utility Account Administration section and moved it closer to the top because that impacts all residents every day.

The rest of the bylaw sections flow from water supply to delivery, ending with emergency and enforcement.

## 2. Refined and updated language

Staff have continued to refine language throughout the document ensuring clarity and consistency where technical language was necessary; definitions have been clarified; the updated language reflects current terminology and makes the bylaw accessible to a broader audience

- e.g. – Section 2.1 (current bylaw) is now the revised Section 4 in the new bylaw.

## 3. Removal of duplicate sections

Additional review identified a few remaining instances of overlapping content and duplications have now been fully removed or consolidated, reducing the overall length and simplifying the bylaw structure

- e.g. – In the current bylaw version, Section 89.3 is a duplicate of line 13.3/19.1 in the current Offences and Penalties Schedule H. Under the new bylaw, the Offences and Penalties Schedule G only refers to Section 60.

## 4. Verification against current processes

A thorough comparison of the bylaw with current process practices has been completed to ensure all provisions align with real time processes this step eliminates any remaining discrepancies, ensuring that the bylaw fully reflects current operational standards

- e.g. In the current version of the bylaw, Section 7.6 omitted the process to open the account in the owner's name, so staff captured the process that is happening now in Section 39(1) of the revised bylaw.

### **Summary of Benefits**

These updates build on the foundation established in April resulting in a more streamlined and user-friendly bylaw by improving clarity and organization, removing redundancy in content, and verifying accuracy this version of the bylaw better serves both council and community members.

### **Administration Recommendation:**

That the Community Infrastructure and Strategic Growth Standing Committee recommends that Council give three readings to the new Waterworks Bylaw B-04/2025.

### **Alternatives/Implications:**

1. The Standing Committee could choose to ask Council to direct Administration to provide additional information or amend sections of the bylaw as recommended.

### **Budget Implications:**

Administration does not anticipate any budget implications associated with the adoption of the new bylaw. Any additional administrative and regulatory/enforcement activities would be carried out using the existing resources staff have available.



**Communications and Engagement:**

In preparing the new bylaw, Water Services consulted with external stakeholders and compared changes made by similar municipalities. Feedback was also gathered from various internal departments. Water Services staff will collaborate with Communications, Engagement & Marketing to inform Airdrie residents about the bylaw changes.

**Recommendation:**

That the Community Infrastructure and Strategic Growth Standing Committee recommends that Council give three readings to the new Waterworks Bylaw B-04/2025.

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Kelly McKague  
Team Leader, Water Services

Staff Presenter:	Kelly McKague
External Presenter:	N/A
Department:	Community Infrastructure
Reviewed by:	Eugene Lund, Lorne Stevens
Attachments:	#1: New Waterworks Bylaw B-04/2025 #2: Current Waterworks Bylaw B-04/2019

**BYLAW B-04/2025  
OF THE CITY OF AIRDRIE  
IN THE PROVINCE OF ALBERTA**

Being a bylaw to set rules and regulations to administer and operate the City of Airdrie's water utility and services.

**WHEREAS** the *Municipal Government Act*, RSA 2000, c M-26 authorizes a council to pass bylaws for: the safety, health and welfare of people and the protection of people and property; public utilities: services provided by and on behalf of the municipality; and the enforcement of bylaws including the creation of offences and penalties;

**AND WHEREAS** the *Municipal Government Act* authorizes a council to pass bylaws to regulate or prohibit and provide for a system of licences, permits and approvals;

**AND WHEREAS** Council for the City of Airdrie has deemed it expedient and proper to administer and operate its water distribution system as a municipal public utility;

**NOW THEREFORE** the City of Airdrie Council enacts as follows:

**Title**

1 This bylaw may be cited as the "Waterworks Bylaw".

**Definitions**

2 Unless otherwise specified, the words used in this bylaw have the same meaning as defined in the *Municipal Government Act* and its regulations.

3 In this bylaw,

- (1) "Act" means the *Municipal Government Act*, RSA 2000, c M-26 and any regulations;
- (2) "arrears position" means a utility account that has not been paid in full by the due date;
- (3) "backflow" means the reversal of the normal direction of flow in either the potable water distribution system or in a consumer's plumbing system;
- (4) "bulk water" means the potable water that a person may purchase from a facility operated by the City;
- (5) "bulk water station" means the temporary or permanent facility where bulk water is offered for sale by the City;
- (6) "City of Airdrie" or "City" means the municipal corporation of the City of Airdrie (including its agents and contractors) or the areas contained within the City's municipal borders, as the context requires;

- (7) "City facility" means a building, structure or area of land owned by or under the direction and control of the City;
- (8) "City Manager" means the City's chief administrative officer or their delegate within the meaning of the Act;
- (9) "combined water service connection" means a water service connection which supplies potable water for the domestic use and fire protection in the same premises;
- (10) "consumer" means any person, corporation, or government body that owns property which is connected to the City's water system. It also includes any lessee or occupant of such property, or any person who obtains water from any City-owned hydrant, bulk water station, or standpipe;
- (11) "Council" means the duly elected Council of the City of Airdrie and includes all Councillors and the Mayor;
- (12) "cross-connection" means any temporary, permanent, or potential water connection of any piping, fixture, fitting, container, or appliance that may allow, by backflow or otherwise, water contaminants, pollutants, infectious agents, other materials, or substances that may change the water quality in the potable water distribution system and includes, but is not limited to, swivel or changeover devices, removable sections, jumper connections, and by-pass arrangements;
- (13) "cross-connection control device" means a device or method that prevents backflow;
- (14) "easement" means an easement, interest, or right held by the City for the purpose of locating the potable water distribution system;
- (15) "Fire Chief" means the person hired to the position, who holds the title of Fire Chief for the City of Airdrie, or their designate;
- (16) "Fire Department" means the City of Airdrie's Fire Department;
- (17) "fire hydrant" means a connection point which is a component of active fire protection, and by which authorized personnel can connect to the potable water distribution system;
- (18) "fire protection" means measures taken to prevent fire from becoming destructive, reducing the impact of uncontrolled fire, or saving lives and property;
- (19) "fire service type meter" means a meter designed specifically for installation in a fire service application;
- (20) "industrial, commercial or institutional premises" or "ICI" means premises for the primary use of professions, business, trade, industry, occupation, employment or undertaking, educational centre or religious institution uses. It includes premises from which goods or services are provided and any non-residential buildings or premises;
- (21) "low-flow plumbing fixtures" means toilets with a capacity of not more than 6 litres (1.6 US gallons) per flush, shower head fixtures with a flow of not more than 9.5 litres (2.5 US gallons) per minute, and basin and sink faucets with a flow of not more than 8.3 litres (2.2 US gallons) per minute;
- (22) "non-potable water" includes water such as stormwater, rainwater, and recycled gray water which have not been treated to a standard suitable for consumption;

- (23) "obstruction" means a thing that impedes, prevents or blocks passage or progress;
- (24) "occupant" means a person using, occupying or in possession of a premises who is not the owner of the premises;
- (25) "Officer" means a person appointed by the City to enforce the provisions of this bylaw including Bylaw Enforcement Officers, Peace Officers in accordance with the *Peace Officer Act*, SA 2006, c P-3.5, and members of the Royal Canadian Mounted Police ("RCMP");
- (26) "once-through cooling equipment" means cooling, air conditioning or refrigeration systems in buildings, building systems and equipment, which rely upon the temperature of the water for cooling purposes and deliver of water to a drain or other discharge facility without having recycled that water, but does not include emergency or back-up once-through cooling systems;
- (27) "order to remedy" means an order issued pursuant to section 545 of the Act, and pursuant to sections 192, 193, 194 of this bylaw, to direct a person to:
- (a) stop doing something that contravenes this bylaw or the Act;
  - (b) change the way the person is doing something; or
  - (c) do anything necessary to remedy the contravention;
- (28) "owner" means the registered owner of real property as designated on the certificate of title for the premises;
- (29) "person" includes an individual, proprietorship, corporation, company, partnership, society, municipality, or other government entity;
- (30) "point of delivery" means the point of physical connection to a consumer's water system at their property line or the boundary of an easement;
- (31) "potable water" means water safe for human consumption which originates from a source connected to a City water main;
- (32) "potable water distribution system" means that system of facilities (e.g. reservoirs, booster stations, pump stations, pressure reducing stations), feeder mains, distribution mains, service connections, valves, fittings, fire hydrants, meters, backflow prevention devices, and all other equipment and machinery of whatever kind owned and operated by the City for the purpose of delivering potable water to consumers;
- (33) "premises" means land, buildings, or both, or a portion of either, occupied or used for any purpose within the City;
- (34) "private water service connection" means the portion of the water service connection from the water service valve to a building or other place on a parcel of land for the purpose of providing the utility service to the parcel and includes those parts of the system or works described in section 29 of the Act;
- (35) "remote reading device" means a computerized device attached to a water meter used to record, encode, and transmit a water meter reading to a remote data collector;
- (36) "residential premises" means premises used for residential purposes and contains a dwelling unit as contemplated in the City's Land Use Bylaw;

- (37) "smart irrigation" means systems with controllers and sensors that monitor conditions and automatically adjust runtimes based on weather conditions and plant water requirements.;
- (38) "testable cross-connection control devices" means valve assemblies installed on a water service connection to prevent contamination caused by a cross-connection, which are testable in accordance with the *Safety Codes Act*, RSA 2000, c S-1, and its regulations;
- (39) "upstream of a water meter" means that side of a water meter through which potable water normally enters the meter;
- (40) "utility account" means an account that a person sets up with the City whereby the person is charged and agrees to pay for potable water provided to a premises;
- (41) "utility technician" means the person authorized by the City to install, repair, service and maintain water meters;
- (42) "violation notice" means a notice issued by an Officer allowing a voluntary payment option of a fine established under this bylaw;
- (43) "violation ticket" is a form issued by an Officer to a person who violates a provision of this bylaw, pursuant to the *Provincial Offences Procedure Act*, RSA 2000, c P-34;
- (44) "water contaminant" means any solid, liquid, gas, or heat, or a combination of any of them in water, resulting in a change in the quality or temperature of surface water or underground fresh water;
- (45) "water conservation use schedule" means the schedule, which applies year-round, limiting the days and times of outdoor water use to conserve the potable water resource as set out in Schedule "E" of this bylaw;
- (46) "water main" means a water pipe in a street or easement which forms part of the City operated potable water distribution system and delivers the potable water supply to the water service connections;
- (47) "water main valve" means valves positioned at locations along the potable water distribution system that can be closed to isolate a pipe section;
- (48) "water meter" or "meter" means any device approved by the City Manager and installed by the City which is designed to measure the quantity of water used by a consumer. A water meter may have attached to it a remote reading device as a component of the meter;
- (49) "water metering facility" means any facility designed to house a water meter and may consist of a building or acceptable vault;
- (50) "Water Services" means the City department which has the responsibility of operating and maintaining the potable water distribution system;
- (51) "water service connection" means the water pipe which connects the water main to a building or other place on a parcel of land for the purpose of providing the utility service to the parcel and includes those parts of the system or works described in section 29 of the Act;

- (52) "water service valve" means the water valve or curb stop on the City owned portion of the water service connection, located between the water main and the property line, installed to allow the City to turn on or off the water supplied to a premises;
- (53) "water shut-off valve" means the water valve within a building on a premises, usually located near the water meter or point of delivery of the water service connection which, when closed, does not allow the flow of any water into the building;
- (54) "water use exception permit" means a permit that allows a consumer to use potable water outside the days and times outlined in the Water Conservation Use Schedule, Schedule "E" of this bylaw.
- (55) "water use restriction" means a level 1, level 2, level 3, or level 4 restriction of the use of potable water as set out in the Water Conservation Use Schedule, in Schedule "E" of this bylaw

## **Part 1 – General**

### **City potable water supply**

- 4 The City constructs, operates, and maintains a potable water distribution system. As required by the Act, as long as there is sufficient facility capacity and supply of potable water, the City will continue to supply potable water, upon such terms, costs and charges established by Council, to any premises, located within the City and situated adjacent to a water main.
  - (1) The owner or occupant of the premises must submit a written request to the City to provide potable water, in accordance with the Act and this bylaw.
  - (2) The City will, subject to the Act and the provisions of this bylaw, supply potable water to a consumer's water service connection at the property line of the street or the boundary of an easement.
- 5 The City is not responsible for the quality of the potable water after the potable water is delivered to the point of delivery nor is it responsible for the quality of the potable water after the potable water is received by the consumer from a bulk water station.

### **City Manager's authority**

- 6 The City Manager has the power and authority to do or cause to be done all things necessary for:
  - (1) the general administration, control, maintenance, management, and operation of the City's potable water distribution system; and
  - (2) the conservation of the potable water resource, including the enforcement of a conservation water use schedule and the declaration of a water use restriction.

- 7 The City Manager is the designated officer for the purposes of this bylaw and for the purposes of all things required to be inspected, remedied, enforced, or done by the City in relation to this bylaw.
- 8 Without restricting any other power, duty, or function granted by this bylaw, the City Manager may:
- (1) establish policies and procedures for the general maintenance or management or conduct, or any of them, of the potable water distribution system and of the City's officers and other employees employed in connection with the potable water distribution system;
  - (2) establish investigation and enforcement procedures with respect to residential, industrial, commercial, institutional, or other types of property and such procedures may differ depending on the type of property in question;
  - (3) provide for the rent of fittings, machines, apparatus, meters or other things leased to consumers;
  - (4) collect the rates and charges in connection with the potable water distribution system;
  - (5) inspect or test anything at a premises, as required by this bylaw and if that thing needs repair, the City may repair it as the expense of the owner of that premises;
  - (6) enforce the terms and conditions under this bylaw including payments of all rates and charges by all or any of the following methods, namely by:
    - (a) commencing an action in any court of competent jurisdiction;
    - (b) turning off the potable water the City supplies to the premises until the consumer complies with terms and conditions of this bylaw;
    - (c) transferring the balance owing by an owner on the utility account for a premises to the owner's tax roll account for that premises, where permitted by the Act; and
    - (d) distress and sale of the goods and chattels, of the person owing the rates, charges, tolls, fares, or rents, wherever such goods and chattels may be found in the City, as permitted, or authorized by law; and
  - (7) turn off the potable water connection to a premises if a consumer does not comply with the bylaw, as follows:
    - (a) under section 11 until the consumer makes the repairs to or does the replacement of the private water service connection;
    - (b) under section 12 until the consumer has proven that the necessary repairs were made and has paid the fee established in section 220 of this bylaw.
    - (c) under section 47, until the consumer makes full payment of the arrears amount owing, including any disconnection and reconnection fees established in section 220 of this bylaw;
    - (d) under section 78, if access is not provided to the City Manager from the date of the deadline until the access is provided;

- (e) under section 80, if the notice is not complied with or without giving notice to the person if the City Manager determines there is an immediate threat of contamination to the potable water distribution system that could endanger public health or safety;
- (f) under section 121, until the required repairs or improvements to a person's water metering facility are carried out to the City Manager's satisfaction; and
- (g) if a consumer refuses to allow the City to read a water meter for 3 months or more, the water is turned off until the City reads the meter and the consumer pays any resulting fees, charges and other amounts owing.

### Consumer's Responsibilities

9 A consumer is responsible for:

- (1) supplying potable water from the point of delivery to the premises, provided the water service connection is approved by the City Manager and the connection does not interfere with the operation of the potable water distribution system;
- (2) the construction, maintenance and repair of the private water service connection located above, on or underneath the premises at the consumer's sole cost and expense;
- (3) ensuring that the water service connection referred to in subsection 9(1) and the remainder of the consumer's plumbing system comply with the *Safety Codes Act*, RSA 2000, c S-1, and any regulations passed pursuant to that Act;
- (4) ensuring that any permits, inspections, or approvals required pursuant to the *Safety Codes Act*, RSA 2000, c S-1 and regulations passed pursuant to that Act, to any bylaw or to any other applicable legislation have been conducted or obtained and are valid and subsisting, prior to connecting the water service connection to the potable water distribution system;
- (5) keeping the private water service connection in good repair and without leaks or other water loss and with sufficient protection from freezing;
- (6) the safe keeping of the water meter and any remote reading device that may be connected to the water meter on the consumer's premises ;
- (7) protecting the water meter and connecting valves and pipes from freezing, excessive heat, overheating of water, external and internal damage of any kind, or any other thing which may affect the operation or reading of a water meter;
- (8) allowing the City to read the consumer's water meter;
- (9) paying the costs and expenses for inspections, as required by this bylaw; and
- (10) complying with any request or direction by the City Manager to do anything in accordance with the City's instructions with respect to the construction, maintenance or repair of the private water service connection by the time specified by the City.

10 A person must not:



- (1) hinder, interrupt, or cause to be hindered or interrupted, the City in the exercise of any of the powers and duties related to the potable water distribution system and authorized by or contained in this bylaw;
- (2) hinder, disrupt, or cut off the supply of potable water to any consumer of the potable water distribution system, if not authorized by the City Manager.

11 A consumer must maintain, repair, or replace a water service connection as required by the City pursuant to section 9:

- (1) If the City requires the person to pay for water lost by a consumer under this section, the City Manager will estimate the volume of any potable water loss and require payment from the consumer for that amount of potable water estimated to have been lost and such payment is due and payable upon demand being made.

12 The consumer must repair leaks or defects in:

- (1) the consumer's water service connection; or
- (2) other water pipes or in the interior plumbing system within the consumer's premises.

13 A person must provide accurate information to the City, as required by this bylaw, including in the following situations:

- (1) an owner must not knowingly withhold information about the use of their premises that could increase utility rates or charges for that premises and must notify the City in writing when any relevant changes or modifications are made to their premises; and
- (2) a person not make any false or misleading statements to the City.

### **Access to Premises**

14 As permitted by section 542 of the Act, the City Manager may enter upon or into a premises to:

- (1) conduct water use surveys, sampling, leakage, flow, and pressure tests;
- (2) read water meters;
- (3) inspect private fire hydrants;
- (4) install, inspect, repair, replace, and remove water meters, remote reading devices, backflow prevention devices, and related equipment for water service connection; and
- (5) carry out any other inspection, enforcement, or action required by this bylaw or the Act.

15 Pursuant to section 14 the City provides reasonable notice of the entry to the owner and to any occupant of the premises, the City Manager may enter the premises, at reasonable hours of the day.

- 16 If there is an emergency or extraordinary circumstance, the City Manager may enter a premises at any time, without providing reasonable notice or obtaining the owner or occupant's consent, so the City can manage the emergency or extraordinary circumstance.

### **Liability for damage or loss**

- 17 The City is not liable for loss or damage suffered by any person, consumer or property by reason of low water pressure, or by interruption to, or failure of, the potable water distribution system to deliver potable water in adequate volume and pressure for supplying water for fire protection purposes.
- 18 Except as provided for in the Act or in other relevant legislation, the City is not liable for:
- (1) damage caused by the break of any water main, water service connection, or other pipe or for the settlement of any excavation or trench made for the installation or repair of any part of the potable water distribution system;
  - (2) damage caused by the disruption of any supply of potable water from the potable water distribution system when such disruption is necessary in connection with the repair or proper maintenance of the potable water distribution system; or
  - (3) any loss suffered by anyone due to the operation of the potable water distribution system unless such damages or loss has been shown to be directly due to the gross negligence of the City or its employees.
- 19 For added clarity, the City is not liable for loss or damage, as outlined in section 18 even when the City provides no notice.

## **Part 2 - Potable Water**

### **Alternate source of potable water**

- 20 An owner or occupant of a premises may not:
- (1) install a potable groundwater supply wells at any premises within the City; or
  - (2) use or install an alternate source of potable water other than the potable water distribution system, when a premises is adjacent to any street, easement, or public place where there is a water main.
- 21 The owner or occupant of a premise is responsible for the costs to connect to the potable water distribution system, as directed by the City Manager, when such system becomes available, including the costs associated with the decommissioning of the alternative potable water supply system in accordance with all applicable legislative requirements.

### **Terms and conditions for alternate potable water use**

- 22 Despite section 20, the City Manager may provide written consent for a person to use an alternate source of potable water subject to the City's terms and conditions, including a limit on how long the alternate source of potable water may be used.
- 23 A person who has written consent under section 22 to use an alternate source of potable water must not allow that source to be connected, either directly or indirectly, to the potable water distribution system.
- 24 A person who has written consent under section 22 must not connect or allow to remain connected anything that may allow water, wastewater, water contaminant, or any harmful liquid or substance to enter the potable water distribution system.
- 25 The City is not responsible for the quality of water obtained from any alternate source of water.

### **Sale and supply of potable water**

- 26 Unless authorized by the City Manager, a person must not:
  - (1) sell potable water obtained from the potable water distribution system;
  - (2) supply potable water obtained from the potable water distribution system to any person who intends to sell the potable water; or
  - (3) supply potable water by a pipe or a hose, from the potable water distribution system or otherwise to a premises which could be supplied with potable water through its own water service connection.

### **Potable water uses and discharge**

- 27 The City Manager may authorize the discharge of potable water onto a street, sidewalk, or other location in the following circumstances:
  - (1) for the purposes of health and safety;
  - (2) where the discharge is done by members of the Fire Department acting in the course of their employment, or for any Fire Department or Water Services activities associated with the flushing of water mains and the maintenance of fire hydrants;
  - (3) for the installation of infrastructure, including the flushing of water mains, fire hydrant and water service connections;
  - (4) to prevent the freezing of water mains, fire hydrants and water service connections;
  - (5) to conduct water flow tests;
  - (6) for the installation and testing of irrigation systems;
  - (7) for training programs conducted by the Fire Department; and
  - (8) other purposes the City Manager may deem necessary provided the consumer agrees to pay the costs associated with the use of the potable water; and
  - (9) if the discharge of potable water complies with the *Drainage Bylaw B-03/2014*.

- 28 An owner or occupant of a premises must not allow potable water to run off the premises in a way that causes a stream or spray of water running into:
- (1) a street or swale for 30 metres or more from the edge of the premises;
  - (2) a street or swale and directly into a catch basin; or
  - (3) or falling onto a street, sidewalk, or adjacent parcel.
- 29 Potable water discharged to the environment must be de-chlorinated, except for potable water discharged during firefighting operations or training.
- 30 A person must not waste potable water.

### **Part 3 - Utility Account Administration**

#### **General**

- 31 In addition to any penalties, fines, or fees, related to an owner's failure to comply with section 13, the City may charge and collect from the owner the appropriate rates, tolls, and charges from the time:
- (1) the use of the owner's premises changed; or
  - (2) the changes or modifications were made to the owner's premises.

#### **Application for utility account**

- 32 A person who requires potable water supplied from the City must apply to the City by completing an application form for a utility account and paying the required application fee, established in section 220 of this bylaw.
- 33 If the City Manager approves the utility account application, the person and the City must enter a non-transferable contract. In the contract, the person agrees to be bound by the relevant City bylaws and regulations.

#### **Incorrect statement by consumer on utility account application**

- 34 If it appears to the City Manager that a consumer who applied made incorrect statements in their application about:
- (1) the purpose(s) for their use of the potable water;
  - (2) using potable water without proper permission from the City; or
  - (3) any addition to or alteration of the fixtures on the premises that the potable water supplied has been taken or used;

the City Manager may direct that the consumer must make the necessary corrections, at the consumer's expense.

- 35 The consumer who made incorrect statements set out in section 34 must pay any extra or additional charges during the time the premises was incorrectly charged.

### **Residential premises and utility accounts**

- 36 The City Manager may only accept and approve an application for a utility account that is submitted by the owner of a residential premises.
- 37 The utility account must be set up in the name of the owner of the residential premises to which the potable water service is to be supplied.

### **Industrial, commercial or institutional (ICI) premises and utility accounts**

- 38 The City Manager may accept and approve an application for the utility account for an ICI premises from the owner or the occupant of that ICI premises.
- 39 Where an owner or occupant of an ICI premises submits the application, the potable water service may only be provided where:
- (1) the owner applies to open the utility account in the owner's name; or
  - (2) the occupant:
    - (a) applies to open the utility account in the occupant's name;
    - (b) provides a copy of a valid lease agreement for the premises; and
    - (c) provides the required deposit.
- 40 If the occupant's utility account for an ICI premises is not in good standing the City may take any of the actions outlined in sections 45, 46 and 47. For an ICI premises, where the occupant holds the account, the City may close the occupant's account and may enforce the account charges against the occupant under section 8(6) of this bylaw.

### **Refusal or discontinuance of potable water service**

- 41 A person must not:
- (1) refuse to allow the installation of a water meter or meter reading device in the premises; or
  - (2) fail to comply with a term of a contract with the City or with this bylaw.
- 42 Where a person violates section 41 of this bylaw, the City Manager may, subject to the provisions of the bylaw,
- (1) refuse to approve an application;

- (2) refuse to supply potable water service; or
- (3) discontinue providing potable water service to a premises

until the deficiency is corrected.

### **No reduction in rates for interruption**

- 43 The City does not reduce the rates charged to a consumer when the potable water service is interrupted.

### **Payment of utility account invoices**

- 44 All charges and fees are due and payable when the City provides the utility account invoice, unless otherwise established by the City Manager.

### **Non-payment**

- 45 Charges and fees not paid by the due date stated on the utility account invoice are deemed to be in an arrears position and must be charged a penalty, as set out in Schedule "A" of this bylaw.
- 46 If a utility invoice account payment is outstanding 21 days after the payment was due, the City Manager may give a 3-day warning notice to the consumer that the City may enforce payment.
- 47 After the 3-day warning period has passed, the City Manager may enforce payment by using any or all the methods described in section 8(6) of this bylaw.
- 48 Disconnection and reconnection fees may be charged each time the City turns off the potable water supply for a premises and each time it turns the water on for a premises.

### **Terminating water use and giving notice**

- 49 A consumer who is about to vacate a premises with a potable water supply, or who wants to stop using the potable water supply, must give written notice of their request to have the water turned off to the City Manager.
- 50 If notice required by section 49 of this bylaw is not given to the City Manager, the owner or occupant is liable for the accruing rates, and for all damages suffered or sustained by the City because the consumer failed to give notice to the City.
- 51 Despite sections 49 or 50, the fact that a premises is vacant is not a reason for non-payment of specified charges and the owner is still responsible for paying the fixed rates as per Schedule "A" of this bylaw.

- 52 When a building that is connected to the potable water distribution system is to be moved from its existing location or when the water mains are to be permanently disconnected from any building for any cause, the owner of the land on which the building is situated must pay the appropriate fees to the City.
- 53 The owner of the land from which a building connected to the water main is to be removed must pay to the City the appropriate fees as established under section 220 of this bylaw before a permit for moving the building is issued pursuant to the *Safety Codes Permit Bylaw*.
- 54 If it is necessary for the City to permanently disconnect a premises from the potable water distribution system, and if the appropriate fee has not been paid, the City Manager may collect the charge from the premises' owner in the same manner as provided for in sections 45, 46, 47 and 48 of this bylaw.

## **Part 4 - Potable Water Distribution System**

### **Interference with the potable water distribution system**

- 55 A person must not damage, destroy, remove, or interfere in any way, with any pipe, pipe connection, valve, bypass valve, water meter, metering installation, seal or other appurtenance forming part of or attached to the potable water distribution system.
- 56 A person must not attach or connect any pipe to any pipe or water main of the potable water distribution system or in any other way obtain or use any potable water thereof in a manner contrary to this bylaw without the written consent of the City Manager.
- 57 A person must not connect, cause to be connected or allow to remain connected any device, including any piping, fixture, fitting, container or appliance, to a water pipe that is part of the potable water distribution system that may:
- (1) create a noise;
  - (2) create a pressure surge; or
  - (3) cause or permit water, wastewater, water contaminant or any other liquid, chemical or substance to enter the potable water distribution system.
    - (a) A violation of section 57(3) constitutes an emergency.
- 58 A person must not:
- (1) interfere with or cause any interference with the use of the potable water distribution system;
  - (2) do anything that results in the contamination of water conveyed within the potable water distribution system; or
  - (3) throw or deposit any injurious, noxious or offensive matter or water contaminant into the potable water distribution system, or upon the ice in case such water is frozen, or in any

way foul the water or commit any willful damage or injury to the potable water or potable water distribution system or encourage the same to be done.

- 59 Except when installed for fire protection purposes, with the City Manager's written permission, a person must not install upstream of a water meter or water shut-off valve: any branch supply lines, outlets or fixtures.
- 60 Subject to section 69, a person must not operate water main valves

### **Reporting Contraventions**

- 61 A person who contravenes sections 55, 56, 57 or 60 of this bylaw must take all reasonable measures to immediately report the contravention as described in Schedule "C" of this bylaw to:
- (1) the City's Water Services at 403-948-8871;
  - (2) the owner of the premises where the contravention occurred; and
  - (3) any other person that may be affected by the contravention.
- 62 The person responsible for contravening sections 55, 56, 57 or 60 of this bylaw must file a report with the City Manager within 7 days of the contravention and must provide the information contained in Schedule "C" of this bylaw.
- 63 The City Manager may require the owner or person responsible for the contravention described in sections 55, 56, 57 or 60 of this bylaw to:
- (1) compensate the City for any costs incurred by the City to mitigate the effects of the contravention; and
  - (2) submit to the City Manager a plan setting out how the risk of future similar contraventions will be prevented or eliminated and a schedule of the plan's implementation.

### **Trespassing**

- 64 A person must not enter any fenced area, facility, or infrastructure which forms part of the potable water distribution system without the permission of the City Manager.

### **Boosting devices**

- 65 A person must not use any device to increase water pressure on a water service connection, upstream of a water meter, or water shut-off valve.
- (1) The City Manager may approve exceptions for full-flow through or partial-flow through systems used for fire protection made in accordance with Canadian Standards Association CSA B64.10 currently in force and the National Plumbing Code of Canada currently in force.



### **Once-through cooling equipment**

- 66 A person must not install or allow the installation of any once-through cooling equipment connected to the City's water supply, in any residential, industrial, commercial or institutional construction, development, retrofitting project or restoration project.
- (1) Despite section 66, the City Manager may, in writing, allow the use of the once-through cooling equipment having regard to any factor the City Manager considers appropriate.

### **Seals**

- 67 A person must not tamper with, break, or remove any seal installed by the City on any valve or flagged outlet on a water service connection or a water metering facility, except in the case of an emergency.
- 68 If a person breaks a seal on a valve on a water service connection or a potable water metering facility to obtain a supply of water for emergency purposes, they must notify the City Manager within 24 hours from the time they broke the seal.

## **Part 5 - Valves**

### **Water main valves**

- 69 Only authorized City employees may operate water main valves.
- 70 Any person who operates a water main valve:
- (1) who is not authorized under section 69, must comply with reporting requirements under sections 61, 62 and 63 of this bylaw; or
- (2) in an emergency under section 69, must comply with section 70(1) of this bylaw.

### **Water service valves**

- 71 Unless authorized by the City Manager, a person must not:
- (1) turn on or off a water service valve or any other valve or valves in the potable water distribution system; or
- (2) turn on a water service valve which has been closed by the City.
- 72 A person who wishes to have a specific water service valve operated on City property or within any street or easement, must either be authorized by the City Manager or be authorized under section 69 to operate it for the purpose of:
- (1) turning on water for testing a new plumbing system;
- (2) replacing or repairing a water shut-off valve or a stop and drain valve; or

- (3) replacing a water service connection or piping on private property.

## **Part 6 - Cross-connections and backflow devices**

### **Premise isolating cross-connection control devices**

- 73 All newly constructed, reconstructed or renovated premises, except for residential premises separately serviced from a water main, must have a premises-isolating cross-connection control device installed on the consumer's plumbing system where the service enters the building or at a location approved by the City Manager.
- 74 If a person wants to use water from the potable water distribution system for constructing, altering, or repairing a building, the temporary water connection must have a premises-isolating cross-connection control device installed on the temporary water connection or installed in another location approved by the City Manager.
- 75 Despite section 73 of this bylaw, if the City determines there may be a risk of possible contamination of the potable water distribution system, the City may require the installation of a premises-isolating cross-connection control device on any existing consumer's plumbing system at a location specified by the City Manager.

### **Inspection prior to occupancy**

- 76 Only authorized persons listed in section 72 may turn on a water service valve to provide water to any newly renovated or constructed or reconstructed premises:
  - (1) once the City has inspected the premises' plumbing system for cross-connection; and
  - (2) after the premises' plumbing system receives the inspector's approval.

### **Inspection for cross-connections access**

- 77 If the City Manager requests a routine cross-connection inspection of the premises, the inspection must be performed by an approved company or person as described in Schedule "D" of this bylaw and the owner is responsible for the costs associated with the inspection.
- 78 If the City Manager is not permitted access to a premises, in accordance with sections 14 and 15, for the purpose of section 77 of this bylaw, the City Manager may issue a written notice to the owner or occupant outlining a revised deadline for access to the premises in question.
- 79 If a condition is found on the premises which contravenes section 57(3) of this bylaw, the City Manager may immediately carry out an inspection and take any action under this bylaw or may issue any notice stated in this bylaw required to eliminate the emergency and obtain compliance with section 57(3) of this bylaw.

### **Notices and orders to correct cross-connections**

- 80 If a person fails to comply with a notice to correct a cross-connection in accordance with sections 187 to 191, the City Manager may give further notice or issue an order to remedy to the person to correct the violation, at their expense, by a certain time.

### **Required cross-connection surveys**

- 81 An owner must ensure that a cross-connection survey of the plumbing system of an existing commercial industrial or institutional premises or a multi-residential building or structure is completed by the approved personnel specified in Schedule "D" of this bylaw.
- (1) The cross-connection survey report must include existing cross-connection control devices, corrective measures, recommendations, and a schedule of work to be completed.
  - (2) The owner must pay the cost of any cross-connection survey required by this section.
  - (3) Buildings of residential occupancies within the scope of the National Plumbing Code of Canada currently in force and National Building Code – Alberta Edition currently in force, or the most recent provincial and federal code are exempt from this section of the bylaw.
- 82 An owner must submit a completed cross-connection survey report to the City Manager within 30 days of the date of a request by the City Manager.
- 83 An owner must have a cross-connection survey report completed every 5 years from the date of the first requested survey or as required by the City Manager.

### **Test and maintain cross-connection control devices**

- 84 An owner of a premises must, at their own expense, have any testable cross-connection control devices tested:
- (1) at the time of installation of a new testable cross-connection control device;
  - (2) annually or as required by the City Manager;
  - (3) at the time that a testable cross-connection control device is relocated;
  - (4) at the time that a testable cross-connection control device is cleaned, repaired, or overhauled; and
  - (5) in the case of an irrigation system, at the time the system is turned on at the beginning of each irrigation season.
- 85 Where a testable cross-connection control device is installed, the owner must retain test report records on-site and must submit those records to the City Manager upon request, at the owner's sole expense.
- 86 If a testable cross-connection control device fails a test referred to in section 84 of this bylaw, the owner must, at their own expense:

- (1) replace the testable cross-connection control device immediately; or
- (2) repair the testable cross-connection control device, perform a new test on the testable cross-connection control device, and submit the test results to the City Manager within 2 days of the test.

### **Failure to Test**

- 87 If an owner fails to have a cross-connection control device tested, the City Manager may notify the owner that the cross-connection control device must be tested within 96 hours from the time the City deems that the owner received the notice.
- 88 If an owner fails to have a cross-connection control device tested within 96 hours as requested by the City Manager, the City Manager may turn off the water to the premises until the cross-connection control device has been tested and submitted as required by sections 84 and 85 of this bylaw.

## **Part 7 - Water Service Connections**

### **City-owned property**

- 89 Subject to the Act, the City must install or cause to have installed, that portion of the water service connection that is within any street, easement, or City property and which runs from the water main to the property line of the street or the boundary of an easement.

### **Ownership of water service connections**

- 90 The City is the owner of the water service connection within any street, easement or City property, including the water service valve.
- 91 The owner is responsible for the portion of the water service connection that is located on their property, starting at property lines, exclusive of the water meter.

### **Number of water service connections**

- 92 Each building on a premises must be serviced by a maximum of one water service connection pipe. The owner's costs, if required, are outlined in section 223(1).

### **Replacements and relocation**

- 93 If an owner wants an existing water service connection within any street, easement, or City property to be replaced with a connection of a different size or to be relocated to a different location, they must apply to the City Manager in writing for approval. If the project is approved, the owner must pay the charges described in section 223(2).

**Frozen connections**

- 94 If a water service connection is frozen, the consumer must:
- (1) have the water service connection thawed at the consumer's expense; and
  - (2) contact the City immediately to have the meter inspected.

**Abandoned water service connection**

- 95 The City Manager may declare a water service connection abandoned if:
- (1) use of the water service connection is discontinued for 6 consecutive months or more;
  - (2) there is no building on the premises and no building is currently being constructed; or
  - (3) there is no utility account in respect of the premises.
- 96 Where the City Manager has declared a water service connection to be abandoned, the City Manager may require the owner to take any steps that the City Manager considers necessary for the closure or removal of the water service connection.

**Part 8 - Water Meters and Other Equipment**

**General**

- 97 Water service connections must be connected to water meters as supplied by the City, including lines used solely for private fire protection, as a condition of the supply of water, unless the City Manager otherwise permits in writing.
- 98 Despite section 97, fire hydrant connections made as set out in section 153 are not required to connect to a water meter.

**Private fire protection without water meters**

- 99 In the event of a fire, the City Manager may permit one or more lines or classes of lines to be used for private fire protection to operate without water meters.
- 100 If water is used as permitted by the City Manager in section 99 then:
- (1) the Fire Chief estimates the amount of water used. Where the estimate is more than 45,000 litres, the Fire Chief must deliver this estimate to the City Manager;
  - (2) the City Manager establishes the rates for the water used under this section as if the water is used for a bulk water sale, using the rate established under section 220 and based on the amount of water estimated under subsection 100(1); and
  - (3) the owner of the premises for which the water was used is liable for and must pay the charges upon demand.

**Interference or tampering with equipment**

- 101 A person must not alter, interfere with or tamper with the operation of any water meter or remote reading device to lessen or alter the amount of potable water registered by the meter or the remote reading device.
- 102 By-pass valves on water meter installations must be sealed by the City.
- 103 A person must not break open the seal of such by-pass valves except for emergency use.
- 104 If a person breaks open a seal of a by-pass valve for the emergency operation that person must notify the City within 24 hours from the time the seal was broken.

**City-owned water meters**

- 105 Water meters supplied by the City to a person for use, on permanent or temporary installations, continue to be the property of the City. When a person pays an installation fee or any other fee related to a water meter this does not imply the City has sold that water meter to that person.
- 106 Water meters and remote reading devices supplied by the City must be maintained, repaired, tested, and replaced by the City in a location and manner approved by the City, unless the City Manager approves otherwise in writing.
- 107 From time to time, the City Manager may authorize a person who is not a City employee to install, maintain, repair, and replace the City's water meters.
- 108 The owner must pay the additional costs for supplying and installing water meters, where the installation as approved by the City Manager requires a fire service type meter or other special type of water meter.

**Size, type, and number of meters**

- 109 The City Manager determines the size, type, and number of water meters to be installed, to be consistent with industry standards.
- 110 Subject to sections 105, 106, 107 and 108 of this bylaw, the water meter must be a fire service type meter, approved by the City Manager where:
  - (1) the water supplied through a water meter is for fire protection purposes; or
  - (2) there is a combined water service connection, where the water service connection supplies potable water for domestic use and fire protection in the same premises.

**Installation of water meters**

- 111 The City installs water meters within the City up to 15 mm (5/8") at the City's discretion.

- 112 The owner must install water meters over 15 mm (5/8") if, at the City Manager's discretion, the water meter installation requires specialized expertise or tools. The installation must meet the requirements of the City and must be inspected by the City Manager.

### **Shut-off valves**

- 113 All water service connections must be provided with a water shut-off valve placed immediately inside the outer wall of the premises and upstream of the water meter. A consumer may use their shut-off valve to turn off the supply of water:
- (1) in case of an emergency;
  - (2) for the protection of the building, pipes, and fixtures;
  - (3) to prevent flooding of the premises; or
  - (4) in the event the premises are permanently or temporarily vacated.
- 114 The owner must ensure the water shut-off valve is easily accessible and in good mechanical condition and must always be easily accessible to ensure that so it is operable in case of an emergency.

### **Multiple meters**

- 115 Where the City agrees to supply and install 2 or more water meters for a single water service connection, the water meters must be installed beside each other and as close as possible to the place where the water service connection enters the building.

### **Meter spacers**

- 116 Where the use of a water meter is required under this bylaw, a person must not use a meter spacer unless the person is using it to test a new plumbing system or water meter, as approved by the City Manager.

### **Remote reading device**

- 117 The City may, at its sole discretion, install a remote reading device at the owner's expense.

### **Water metering facilities**

- 118 If a water meter cannot be installed in a building, the owner must provide a water metering facility for the water meter on the owner's property and at the owner's expense.
- 119 A water metering facility must be in accordance with the current version of the City of Airdrie General Design Standards and Construction Specifications.
- 120 The owner must maintain and repair the water metering facility on their premises at their expense.

- 121 If the owner, does not repair or improve their water metering facility after receiving a written notice under section 187 of this bylaw, the City Manager may authorize the necessary repairs be carried out, at the owner's expense under section 223(3) of this bylaw.

### **Equipment maintenance**

- 122 To protect, test, or regulate the use of any water meter, backflow protection device, or other equipment forming part of the potable water distribution system, the City Manager may set or alter the position of the water meter, remote reading device or backflow prevention device, or any pipe, valve or fitting forming part of the potable water distribution system.

### **Protection of meters and other equipment**

- 123 An owner must pay the cost of repairing or replacing any water metering facilities supplied and installed by the City that is damaged from:
- (1) freezing, excessive heat, overheating of water, or external and internal damage of any kind; or
  - (2) any other thing which may affect the operation or reading of a water meter or any other causes within the owner's control.

### **Meter readings**

- 124 The City reads a water meter at times and intervals that the City Manager determines.
- 125 If a water meter has, in the opinion of the City Manager, failed to accurately register the flow of potable water through the meter since the last reading, the water fees are adjusted to the greater of:
- (1) the recorded amount; or
  - (2) the amount used during the same billing period of the previous year if the same or similar usage conditions prevailed during the previous year.

### **Estimated meter readings**

- 126 If for any reason the City is unable to read a water meter, the City Manager estimates and establishes the fees based on the greater of:
- (1) the amount used during the same billing period of the previous year if the same or similar usage conditions prevail; or
  - (2) the average city-wide usage established for that class of property as determined by the City.
- 127 If fees were estimated under section 126 of this bylaw, the consumer must pay the actual amount owing after their meter is read, even if the estimated amount they paid was less.



## **Maintenance and testing of meters**

128 The City may test and maintain water meters either on site or remove them from the premises.

## **Inspection of water meter site**

129 Before supplying a premises with water from the potable water system, the City may inspect the premises to determine:

- (1) if there is proper access to the water meter site; and
- (2) if the site is acceptable to the City for installing, reading, maintaining, and repairing the water meter and related equipment.

## **Notification of malfunction**

130 A consumer must notify the City immediately whenever a water meter or remote reading device is not operating or if any part of it becomes damaged or broken.

## **Removed or stolen meter**

131 If a water meter or remote reading device is removed or stolen from a premises, the owner must pay the cost of replacing the water meter or remote reading device including the cost of its installation.

132 If the owner does not pay the costs required in section 131, the costs may be added to the taxes levied on the premises and collected in the same manner as City property taxes.

## **Relocation of meter**

133 A person must not relocate, alter, or change any existing water meter without the written approval of the City Manager. If approved, see section 223(4).

## **Building alterations and relocations**

134 If building alterations have occurred, the City Manager may require that a water meter, a remote reading device, or both be relocated to a more suitable or convenient location near the point of entry of the water service connection, at the City Manager's discretion. For costs associated with any relocations, see section 223(4).

## **Request to test water meters**

135 A consumer may request for the City to test a water meter located on the consumer's premises. If a water meter test shows:

- (1) the meter is measuring within 2 percent of accuracy, the meter is deemed to be measuring correctly, and the consumer must pay the testing fee, as established under section 220 of this bylaw; or

- (2) the meter is measuring outside 2 percent accuracy, the City corrects the amount of water registered by the meter for a period of 6 months or less and the consumer is not charged for the water meter test.

### **Equipment removal**

- 136 In accordance with sections 14, 16, 17 the City Manager may enter the premises and remove any fittings, machines, apparatus, meters, pipes, remote reading devices, or other things that are the City's property if:
- (1) the owner, occupant, or consumer stops the use of the City's potable water service; or
  - (2) the City refuses to continue to supply potable water to a premises in accordance with this bylaw or the *Act*.

## **Part 9 - Bulk Water, Other Connections and Uses**

### **Temporary water service connections**

- 137 Potable water supplied through temporary water service connections must:
- (1) pass through a water meter that is:
    - (a) installed by the City; or
    - (b) installed by another person with the City Manager's approvalunless the City Manager approves the supply of potable water through the temporary service connection without a water meter.
  - (2) If the City Manager approves potable water to be supplied under this section with a water meter in place, that meter's installation and use must be in compliance with sections 105 to 108, unless the City Manager approves otherwise.
- 138 In accordance with section 84 of this bylaw, the owner is responsible for supplying and installing a cross-connection control device on the temporary water service connections connected to the potable water system.
- 139 The owner must pay for:
- (1) the water meter installation and removal for each temporary water service connection;
  - (2) the charge for the potable water supplied to the premises; and
  - (3) the cost of any damage to the water meter and related water metering facilities from causes within the owner's control.
- 140 The owner is responsible for paying fixed rates as per Schedule "A" of this bylaw for each billing period annually, even when the meter has been removed.

### **Water for construction**

- 141 A person who requires water for construction purposes must:
- (1) make an application in writing to the City; and, if approved
  - (2) have a water meter installed at their own expense.
- 142 Utility bills for water consumption for construction purposes start immediately once the meter is installed and are charged at the rates set out in of this bylaw.
- 143 Potable water use for construction purposes is subject to the Water Use Restrictions set out in Schedule "E" of this bylaw.

### **Bulk water sales**

- 144 Bulk water sales are subject to the discretion of the City Manager and to the water use restrictions set out in Schedule "E" of this bylaw.
- 145 A person who wants potable water from the public bulk water station must apply for a utility account and pay the application fee set out in accordance with section 220 of this bylaw.
- 146 The bulk water rate is set out in accordance with section 220 of this bylaw.
- 147 A person must fill the water container, fixture, or tank for bulk water using a fill pipe which is indirectly connected and has an air gap that is larger than the diameter of the fill pipe.
- 148 The fill pipe must be permanently attached to the water tank using rigid piping.

## **Part 10 - Fire Hydrants**

### **City ownership**

- 149 All fire hydrants, except private fire hydrants, are the City's property.

### **Use of fire hydrants**

- 150 Unless a person has been designated by the City Manager or a person is acting with the City Manager's permission, a person must not open, close, or interfere with any fire hydrant connected to the potable water distribution system.
- 151 The City Manager may authorize the use of water from a fire hydrant upon such terms and conditions as acceptable to the City Manger, and subject to payment of such fees as determined by Council.
- (1) This may include fire hydrant operation for the purpose of flushing water mains.

152 Despite section 151, the City Manager may permit water withdrawal from specific fire hydrants for authorized maintenance purposes.

- (1) Proof of the City Manager's authorization in writing for such water withdrawal will be required on location while this action is being carried out.

153 A person must not use water from a water service connection that supplies water to a private fire hydrant for any purpose other than fire protection.

154 A person may not authorize the use of water from a fire hydrant for a purpose other than emergency fire protection without the prior written permission of the City Manager or the Fire Chief.

### **Impacts to fire protection system and fire hydrants**

155 When any portion of a fire protection system is temporarily shut down, alternative measures must be taken to ensure that fire protection is maintained in a manner acceptable to the Fire Chief.

156 A person must not make any alterations, repairs, shutdowns, or impairments that may affect the operation of a fire hydrant, until:

- (1) the Fire Chief has given them approval for the alterations, repairs, shutdown or impairment; and
- (2) they have identified the affected fire hydrant using a visible indicator that is acceptable to the Fire Chief.

### **Fire hydrant obstructions on public and private property**

157 A person must not do anything to obstruct access to a fire hydrant or to interfere with the operation of a fire hydrant.

158 The following is deemed to be an obstruction or interference for the purpose of section 157:

- (1) failing to maintain and keep clear any part of the fire hydrant clearance area on property that is reasonably within a person's control;
- (2) constructing or placing anything within the fire hydrant clearance area;
- (3) allowing anything except grass to be planted or to grow within the fire hydrant clearance area; and
- (4) painting or allowing a fire hydrant to be painted an unauthorized colour

159 Nothing in section 158 limits what an interference or obstruction may be for the purpose of section 157.

- 160 Any obstructions placed within the fire hydrant clearance area must be removed at the property owner or occupant's own expense.

### **Private fire hydrant maintenance**

- 161 An owner with a private fire hydrant installed for fire protection must:
- (1) complete the annual maintenance, service, and testing of the fire hydrant;
  - (2) maintain the fire hydrant's annual maintenance records for not less than two years; and
  - (3) provide those records to the City Manager upon request.
- 162 The owner is responsible for paying any costs, including but not limited to, inspection verification and flow testing of the fire hydrant to the satisfaction of the City Manager.

### **Relocation from City-owned property**

- 163 If a person wants a fire hydrant that is on City-owned property to be relocated or raised or lowered, they may make their request in writing to the City Manager.
- 164 If the City considers it feasible to relocate or raise or lower the fire hydrant, the person making the request must pay in advance the estimated cost as calculated by the City.
- 165 Once the fire hydrant work described in section 164 is completed, the person who made the request may need to make an additional payment to the City or may receive a refund, depending upon the actual cost of the work.

## **Part 11 - Fixtures**

### **Fixture approvals**

- 166 Hoses, jets, cocks, or fixtures permanently affixed to the potable water distribution system used by consumers are subject to the approval of the City Manager.

### **Low flow plumbing fixtures**

- 167 Plumbing permits issued for the installation of toilets, shower heads or basin, and sink faucets in new residential or ICI construction must demonstrate on plan drawings the use of low-flow fixtures to the satisfaction of the City Manager.
- 168 Toilets installed in new residential or ICI construction must be approved by a certifying agency in Canada and must have a tank capacity of not more than 6 litres (1.6 US gallons) per flush.
- 169 Shower heads installed in new residential or ICI construction must be approved by a certifying agency in Canada and must have a flow capacity of not more than 9.5 litres (2.5 US gallons) per minute.

- 170 Indoor basin and sink faucets installed in new residential or ICI construction must be equipped with a tap aerator approved by a certifying agency in Canada and must have a flow capacity of not greater than 8.3 litres (2.2 US gallons) per minute.
- 171 Sections 167, 169 and 170 are not applicable to shower or faucet units installed solely for safety or emergency purposes, including but not limited to emergency safety showers and face or eyewash stations.
- 172 Automated wash systems, backwash systems, or other rinse systems must be equipped with timers to ensure rinse programs can be designed to operate in off-peak water demand periods to the satisfaction of the City Manager.

## **Part 12 - Emergency**

### **Emergencies**

- 173 In an emergency, the City may turn off the potable water supply without prior notice to a consumer, a group of consumers or to a geographical area of the City.

### **Water conservation and water use restrictions**

- 174 To promote the conservative management of resources, the watering schedule described in Schedule "E" of this bylaw, is in effect year-round for all consumers, unless the City Manager declares otherwise.
- 175 If there is a shortage of potable water, the City Manager may declare a water use restriction which may include days and times of use for potable water to any or all consumers to be effective either:
  - (1) immediately; or
  - (2) on a specific date and timein accordance with Schedule "E" of this bylaw.
- 176 The declaration of a water use restriction by the City Manager may apply to some or all of the geographic area(s) of the City.
- 177 When a water use restriction is in effect, an owner or occupant of a premises must not allow the use of potable water supplied through the potable water distribution system for any activity or application prohibited in the following level of restrictions in the Water Conservation Use Schedule, Schedule "E", of this bylaw: level 1, level 2, level 3 or level 4.
- 178 In the event of a declaration of a water use restriction made pursuant to section 175 of this bylaw, the City Manager:

- (1) must determine the level of the water use restriction, and the permitted activities for that restriction must be those referenced in Schedule "E" of this bylaw;
- (2) must provide public notice indicating the level of water use restriction and the date such restriction came into effect or will come into effect and notice must be given in any one or more of the following manners:
  - (a) City of Airdrie press release;
  - (b) notice on the City of Airdrie website;
  - (c) advertising using one or more of the media outlets in the city;
  - (d) circulation of flyers;
  - (e) signage; and
  - (f) any other method deemed appropriate;
- (3) may declare different levels of water use restriction in different areas of the City; and
- (4) must, after determining the causes that require the water use restriction have sufficiently abated, they change or lift a declaration of a water use restriction, provide public notice in the manner described in section 178(2) of this bylaw.

179 Despite section 177 of this bylaw, a consumer may apply to the City Manager for a water use exception permit, depending on the watering schedule or level of restriction in place for the following reasons:

- (1) when installing new sod or grass seed to establish new landscaping;
- (2) when using an irrigation system with a smart irrigation controller and sensors that monitor conditions and automatically adjust runtimes based on weather conditions and plant water requirements.
  - (a) To be eligible for a water exception permit, the system's feature to automatically adjust the watering schedule based on current weather conditions must be enabled and must include a sensor on the premise;
- (3) testing of irrigation systems;
- (4) filling of recreational water bodies including hot tubs, swimming pools and wading pools;
- (5) outdoor snow or ice making;
- (6) water use for construction and renovation (home, commercial) purposes; or
- (7) bulk water sales.

180 For the uses listed in section 179 that may allow a water use exception permit, when water use restriction levels have been declared the City will:

- (a) not accept permit applications, depending on the level of restriction that is called, where Schedule "E" states the activity is Not Allowed;

- (b) cancel or place on hold all existing approved permits, depending on the nature of the restriction; and
- (c) not grant extensions to existing permits.

**Water use exception permits**

- 181 A person must comply with any terms or conditions forming part of a water use exception permit issued by the City.
- 182 A person must comply with section 13(2) when they apply for a water use exception permit pursuant to this bylaw.
- 183 If section 181 or 182 is contravened, the City Manager may immediately cancel the permit.

**Proof of permit**

- 184 The proof of the existence of a permit is at the City's sole discretion.

**Part 13 - Offences, Notices and Penalties**

**Offences**

- 185 A person who contravenes any part of this bylaw is guilty of an offence.
- 186 Offences created under this bylaw are strict liability offences.

**Notice to owner and service**

- 187 If the Officer finds that a person is contravening this bylaw, the Officer may provide a written notice to the property owner to notify that person to fix the contravention.
- 188 The notice referred to in section 187 must describe the property by using at least one of the following:
  - (1) municipal address or location; or
  - (2) legal description.
- 189 The notice to the owner must:
  - (1) direct the person to stop the offending actions;
  - (2) direct the person to change the actions which are leading to the contravention;
  - (3) direct the person to take any action or measures necessary to fix the contravention;
  - (4) give a deadline for the person to comply with the directions and provide proof of their compliance to the Officer; and



- (5) state that if the person does not comply with the directions by the deadline, the City may take the action or measure at the expense of the owner.

190 The Officer must serve the notice on the owner or occupant of the premises.

191 A notice is considered to be served on the person to whom it is addressed when:

- (1) the notice is personally delivered to the person to whom it is addressed;
- (2) the notice is sent by prepaid mail to the last known postal address of the person to whom it is addressed; or
- (3) the notice is posted in a conspicuous place on the premises referred to in the notice, when the City Manager has reason to believe:
  - (a) that the person to whom the notice is addressed is evading service of the notice; or
  - (b) it is improbable that the person to whom the notice is addressed will receive the notice within 7 days of the date of the notice if it is delivered another way.

#### **Order to remedy**

192 If, after the deadline to comply stated in the notice to the owner, the owner fails to fix the contravention stated in the notice, the City Manager may issue an order to remedy or take any other action as described in this bylaw.

193 An Officer may issue an order to remedy to any person the Officer has reasonable and probable grounds to believe the person has contravened any provision of this bylaw.

194 If the person to whom an order to remedy under any section of this bylaw has been issued fails to comply with the order to remedy within the time specified therein, the City may take whatever steps are necessary to remedy the contravention of the bylaw and the cost of doing so becomes a debt owing to the City by the person to whom the order was issued.

#### **Time to comply with order to remedy**

195 An order to remedy may require the person, within a maximum of 21 days from the date of making of the order unless otherwise ordered, to fix the bylaw contravention as described in the order to remedy.

196 If the person fails to comply with the order to remedy within the required time, the City may take whatever steps are necessary to fix the contravention of the bylaw.

197 The costs to fix a contravention under section 196 becomes a debt owing to the City by the person to whom the order was issued, as stated in section 232 of this bylaw.

### **Appeal of order to remedy to General Appeal Board**

- 198 A person who receives an order to remedy may appeal that order to the City's General Appeal Board ("Board") by filing an appeal and paying the appeal fee to the Board within 14 days of the person's receipt of the order to remedy. In the appeal form, the person must state the reasons for their appeal.
- 199 The Board hears the appeal, in accordance with the City's *General Appeal Board Bylaw*.

### **Penalties**

- 200 The specified penalty payable in respect of a contravention of a provision of this bylaw is the amount shown in Schedule "G" of this bylaw.
- 201 Despite section 200, a person who is guilty of an offence under this bylaw not listed in Schedule "G" is liable on summary conviction to a fine:
- (1) of at least \$1,000;
  - (2) but not more than \$2,500; and
  - (3) if in default of payment of any fine imposed, to imprisonment for not more than six months.
- 202 If an offence is of a continuing nature,
- (1) each day, or part of a day, on which the contravention continues is a separate offence, and
  - (2) a person guilty of such an offence is liable to a fine in an amount not less than that established by this bylaw for each day.

### **Violation notice**

- 203 An Officer may issue a violation notice to any person who the Officer has reasonable and probable grounds to believe has contravened any provision of this bylaw.
- 204 An Officer may issue a violation notice to a person:
- (1) personally;
  - (2) by leaving a copy for the person at their last known premises with an individual at the premises who appears to be at least 18 years of age; or
  - (3) by mailing a copy to such person at their last known address.
- 205 Where a contravention of this bylaw is of a continuing nature an Officer may issue additional violation notices or summonses.

- 206 An Officer may not issue more than one violation notice or summons for each calendar day that a contravention continues.
- 207 Nothing in this bylaw prevents an Officer from issuing a violation ticket for the mandatory court appearance of any person who contravenes any provision of this bylaw.
- 208 Any person who contravenes sections 20(2), 28(1), 28(2) or 28(3), 30, 65, 147, 148 or 157 of this bylaw is guilty of an offence and is liable for and subject to the specified penalty in Schedule "G", which is reduced by fifty (50%) percent, if the penalty is paid within ten (10) days from the date the Officer issued the violation notice.

### **Violation ticket**

- 209 If the penalty specified on a violation notice is not paid within the prescribed time, the Officer may issue a violation ticket pursuant to the *Provincial Offences Procedure Act*, RSA 2000, c P-34.
- 210 Despite other provisions of this bylaw, an Officer may issue a violation ticket under the *Provincial Offences Procedure Act*, to any person whom the Officer reasonably believes has violated any provision of this bylaw.

### **Violation tickets and penalties**

- 211 Where an Officer believes that a person has contravened any provision of this bylaw, the Officer may commence proceedings by issuing a summons by means of a violation ticket against that person, in accordance with Part 2 of the *Provincial Offences Procedure Act*.
- 212 A violation ticket may be served on a person:
- (1) personally;
  - (2) by leaving a copy for the person at their last known premises with an individual at the premises who appears to be at least 18 years of age; or
  - (3) by mailing a copy to the person at their last known address.
- 213 A violation ticket may be served on a person which is a corporation, either:
- (1) by sending it by registered mail to the registered office of the corporation; or
  - (2) by delivering it personally to the manager, secretary or other executive officer of the corporation or the person apparently in charge of a branch office of the corporation at an address held out by the corporation to be its address.
- 214 Where a contravention of this bylaw is of a continuing nature, a contravention must constitute a separate offence in respect of each day, or part of a day, on which that offence continues.

- 215 Where there is a specified penalty listed for an offence in Schedule "G" of this bylaw, that amount is the specified penalty for the offence.
- 216 Where there is a minimum penalty listed for an offence in Schedule "G" of this bylaw, that amount is the minimum penalty for the offence.
- 217 Despite the specified and minimum penalties set out in Schedule "G" of this bylaw, where a person contravenes the same provision of this bylaw:
- (1) twice within one 12-month period, the specified penalty payable in respect of the second contravention must be double the amount of the specified penalty for a first offence;
  - (2) 3 or more times within one 12-month period, the specified penalty payable in respect of the third and subsequent contraventions must be triple the amount of the specified penalty for a first offence.
- 218 Despite the specified and minimum penalties set out in Schedule "G" of this bylaw, where a person is convicted under the same provision of this bylaw:
- (1) twice within one 12-month period, the minimum penalty for the second conviction must be double the amount of the minimum penalty for a first offence;
  - (2) 3 or more times within one 12-month period, the minimum penalty for the third and subsequent convictions must be triple the amount of the minimum penalty for a first offence.
- 219 The charging and payment of any fine or the imprisonment for any period provided in this bylaw must not relieve a person from the necessity of paying any fees, charges, or costs for which that person is liable under the provisions of this bylaw or any other bylaw.

## **Part 14 - Fees, Rates and Charges**

### **General**

- 220 Fees, rates and charges referred to in this bylaw are set by Council in the *User Fees and Charges Bylaw*, unless otherwise specified.

### **Rates, fees, and refunds**

- 221 The potable water rates are set out in Schedule "A" of this bylaw.
- 222 When a mechanical drawing is approved for commercial or industrial premises, any additional fees or refunds are based on:
- (1) the actual meter size required using:
    - (a) industry standards; and
    - (b) approvals from the utility technician.

**Water service and water meter construction charges**

223 The owner must pay for the following:

- (1) a larger pipe, if conditions warrant a larger pipe;
- (2) if an application is approved for water service connection or relocation under section 93 the owner must pay for the full cost of the project, as determined by the City Manager, before the work can commence;
- (3) under section 121 if the owner or their authorized agent submits plans and specifications for any proposed water meter relocation, alteration or change and, if the City Manager approves those, the owner must pay the entire cost, including any costs incurred by the City, in making any such relocation, alteration or change.
- (4) the costs associated with relocating the water meter and the remote reading device under sections 133 or 134, including the City's costs.

224 Subject to the conditions set out in section 223, the City Manager may authorize the construction work to be carried out by the City or its agents or contractors.

**Meter fee**

225 The owner must pay a meter fee based on the size and type of the meter installed and this fee is payable when:

- (1) the residential permit application is submitted on any property within the City; or
- (2) in the case of a commercial building, the plumbing is complete and ready for the water meter to be installed.

**Utility connection fees**

226 To capture the growth impacts associated with infrastructure upgrades on the water treatment and distribution system, the City imposes a utility connection fee to be based upon:

- (1) water meter size; or
- (2) in the event of multiple meters in a building the water service connection pipe size

227 The utility connection fee is payable at the time a building permit application is made for residential construction and at the time of water meter fee collection for commercial construction.

228 The City may charge for and recover from the owner the cost of supplying, installing, altering, repairing, relocating, or removing a water meter or remote reading device. These charges may be collected in the same way as water rates.

**Frozen connection fee**

229 If the meter requires replacement because of a frozen service connection, the consumer must pay the meter fee as set out in section 220.

**Cost recovery for meters**

230 The City may charge for and recover from the owner the cost of supplying, installing, altering, repairing, relocating, or removing a water meter, water meter facility or remote reading device. These charges may be collected in the same way as water rates.

**Missed appointment fee**

231 If the owner fails to attend the agreed upon appointment on the date and time with the City Manager at the premises, with respect to this bylaw, the owner must pay a fee, as stated in section 220.

**Recovery of enforcement costs**

232 The expenses and costs of any action or measures taken by the City under this bylaw are an amount owing to the City by the person in contravention of this bylaw.

233 Where the owner of a premises contravened this bylaw and the contravention occurred on the owner's premises, the City may add any unpaid expenses or costs to the tax roll of that premises in accordance with the Act.

234 The expenses and costs incurred by the City in the enforcement of this bylaw may be collected as a civil debt or added to the tax roll of the premises that is the subject of the enforcement proceedings under this bylaw. Included in the costs is an administration fee set out in section 220.

**Part 15 - Miscellaneous**

**General**

235 Nothing in this bylaw relieves a person from complying with any federal, provincial law or other regulation or City bylaw or any requirements of any lawful permit, order, consent, or other direction.

236 Each provision of this bylaw is independent of all other provisions. If any provision of this bylaw is declared invalid for any reason by a court of competent jurisdiction, all other provisions of this bylaw remain valid and enforceable.

237 Any headings, sub-headings, or tables of contents in this bylaw are included for guidance purposes and convenience only and must not form part of this bylaw.

238 All the schedules attached to this bylaw must form a part of this bylaw.

239 Where this bylaw cites or refers to any other legislation, bylaw, regulation or publication, the citation or reference is to the legislation, bylaw, regulation, or publication as amended, whether it was amended before or after the commencement of this bylaw, and includes reference to any legislation, bylaw, regulation, or publication that may be substituted in its place.

**Repeal of previous bylaw**

240 The *Waterworks Bylaw* B-04/2019 and any amendments thereto are repealed upon this bylaw coming into force.

Read a first time this \_\_\_ of \_\_\_\_, 2025.

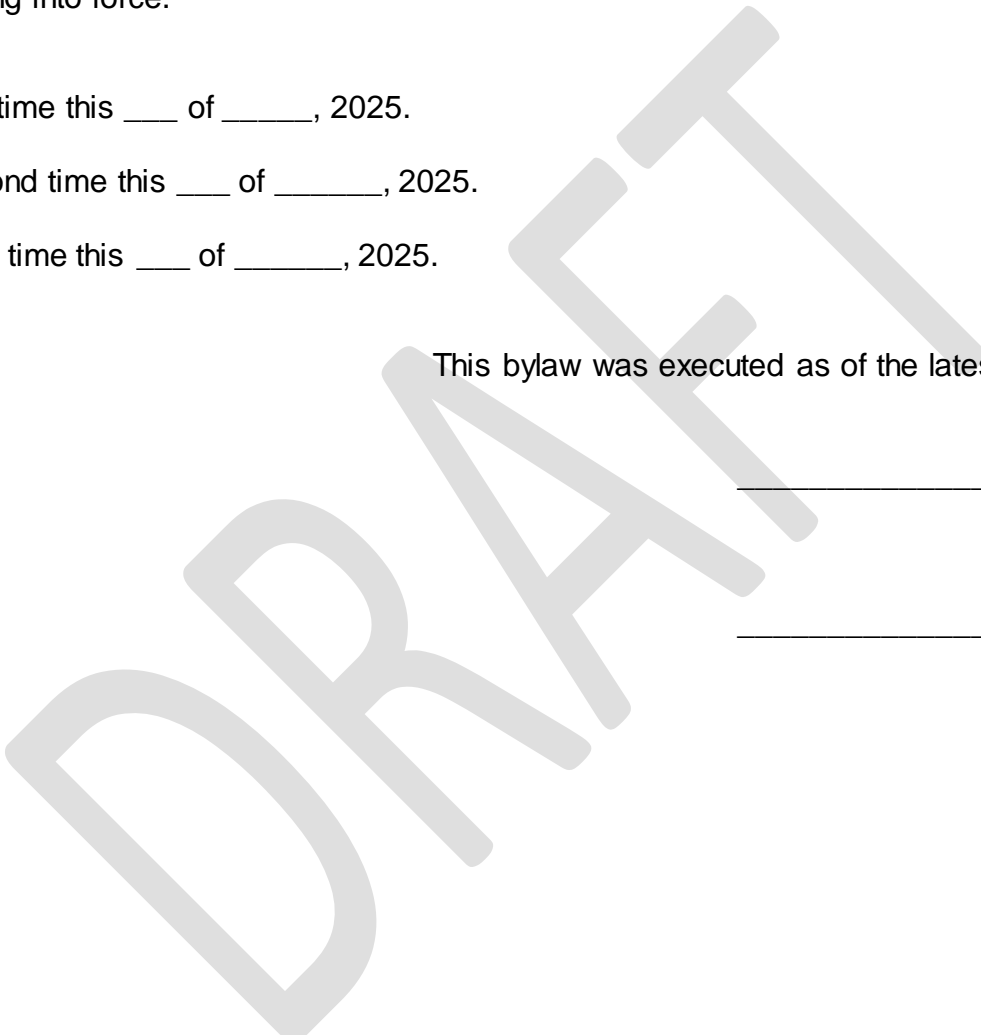
Read a second time this \_\_\_ of \_\_\_\_, 2025.

Read a third time this \_\_\_ of \_\_\_\_, 2025.

This bylaw was executed as of the latest date shown below.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk



## Schedule "A"

### Potable Water Rates EFFECTIVE JANUARY 1, 2025

1 The following rates are established for water service connections:

Having a water meter with maximum internal diameter in millimeters (inches)	Fixed Base Rate per Day	Rate for consumption, per cubic meter
15 mm (0.625")	\$0.80	\$1.5268
20 mm (0.75")	\$0.80	\$1.5268
25 mm (1.0")	\$2.00	\$1.5268
40 mm (1.5")	\$4.00	\$1.5268
50 mm (2.0")	\$6.40	\$1.5268
75 mm (3.0")	\$11.99	\$1.5268
100 mm (4.0")	\$19.99	\$1.5268
125 mm (5.0")	\$39.97	\$1.5268
150 mm (6.0")	\$63.96	\$1.5268
Unmetered Multiple Unit Residential - per each unit	\$1.62	Not Applicable
Private Hydrants	\$1.62	Not Applicable

2 As per Section 45, a penalty of 3% will be charged to any overdue balance.



## **Schedule "B"**

### **Utility Account Deposits**

#### **NON-RESIDENTIAL UTILITY DEPOSITS**

- 1 As per Section 39(2)(c) of this bylaw a deposit must be paid to establish a utility account in the amount of the average total utility cost for 2 billing cycles.
- 2 Any deposit is due upon application to open a utility account with the City.

#### **INTEREST PAID ON DEPOSITS**

- 3 Deposits are non-interesting bearing.

#### **RETURN OF DEPOSIT**

- 4 Upon closing the utility account, the deposit will be applied to any amount outstanding:
  - (1) any further amount outstanding not covered by the deposit will be due immediately; or
  - (2) any surplus will be returned to the consumer.

## Schedule "C"

### Contravention Report Format

- 1 A person who contravenes sections 55, 56, 57, or 60 of this bylaw must take all reasonable measures to immediately report the contravention as described in Schedule "C" of this bylaw to:
  - (1) the City's Water Services team at 403-948-8871;
  - (2) the owner of the premises where the contravention occurred; and
  - (3) any other person that may be affected by the contravention.
  
- 2 In accordance with section 61 of this bylaw, the Person responsible for contravening the sections listed in section 1 of this Schedule "C" must file a report with the City Manager within 7 days of the contravention providing following information:
  - (1) the date and time of the contravention.
  - (2) the duration of the contravention.
  - (3) the date and time the contravention was reported to the City.
  - (4) the location of the contravention (legal land description).
  - (5) a description of contravention.
  - (6) the circumstances leading to the contravention (explanation as to why).
  - (7) a summary of preventative measures prior to contravention.
  - (8) a summary of measures taken to mitigate any effects of contravention.
  - (9) a summary of measures that will be taken to address any remaining effects and potential effects relating to the contravention.
  - (10) a summary of the adverse effect caused by the contravention; and
  - (11) such other information as may be required by the City Manager.
  - (12) the name, address, phone number and responsibilities of all persons present at time of contravention.
  
- 3 For the purposes of this Schedule "C", in section 1(10), the phrase "adverse effect" means impairment of, or damage to, any one or more of the following:
  - (1) human health or safety;
  - (2) property;
  - (3) the environment; or
  - (4) the potable water distribution system.

## Schedule "D"

### Authorized Functions List - Cross-connection Devices

Item	Authorized Function <sup>(1)</sup>	Professional Engineer	Certified Engineering Technologist <sup>(2)</sup>	Licensed Master Plumber with Contractor's Licence	Journeyman Plumber <sup>(4)</sup>	Apprentice Plumber <sup>(4)</sup>	Fire System Sprinkler Fitter <sup>(3)</sup>	Lawn Irrigation System Installer
1	Carry out cross-connection survey	√	√	√	√	-	-	-
2	Install, relocate, or replace cross-connection control device	-	-	√	√	√	-	-
3	Repair cross-connection control device	√	√	√	√	√	-	-
4	Test cross-connection control device	√	√	√	√	√	-	√
5	Complete items 1, 2, 3 and 4 in relation to fire protection systems	√	√	√	√	√	√	-
6	Complete items 3 and 4 in relation to lawn irrigation systems	√	√	√	√	√	-	-

Notes:

- 1 All persons performing an authorized function must have a tester's licence.
- 2 Required to be under the direction of a professional engineer.
- 3 Required to be employed by a licensed plumbing contractor or licensed fire sprinkler contractor.

- 4 Required to be employed by a licensed plumbing contractor and under the direct supervision of a master plumber.

### Schedule "E"

#### Water Conservation Use Schedule

The restrictions in Schedule E apply to the use of potable water and DO NOT apply to the use of rainwater, stormwater, or other alternate water source.

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1 restriction</u>	<u>LEVEL 2 restriction</u>	<u>LEVEL 3 restriction</u>	<u>LEVEL 4 restriction</u>
Landscape Watering	Watering with hose connected sprinkler	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8:  Residential, Industrial, Commercial, Institutional ("ICI") Consumers	Monday Wednesday Saturday  Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Wednesday <b>OR</b> Saturday  Max 2 hrs/day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Wednesday <b>OR</b> Saturday  Max 1 hr/day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	Not Allowed	Not Allowed
		<b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9:  Residential, ICI Consumers	Tuesday Thursday Sunday  Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Thursday <b>OR</b> Sunday  Max 2 hrs/day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Thursday <b>OR</b> Sunday  Max 1 hr/day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	Not Allowed	Not Allowed
	Irrigation with automatic sprinkler systems	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8:  Residential, ICI Consumers	Monday Wednesday Saturday  Hours: 1 am - 4 am	<b>1 day/week</b> Monday <b>OR</b> Wednesday  Max 2 hrs/day Hours: 1 am - 4 am	<b>1 day/week</b> Monday <b>OR</b> Wednesday  Max 1 hr/day Hours: 1 am - 4 am	Not Allowed	Not Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1 restriction</u>	<u>LEVEL 2 restriction</u>	<u>LEVEL 3 restriction</u>	<u>LEVEL 4 restriction</u>
	Irrigation with automatic sprinkler systems	<b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9:  Residential, ICI Consumers	Tuesday Thursday Sunday  Hours: 1 am to 4 am	<b>1 day/week</b> Tuesday <b>OR</b> Thursday  Max 2 hrs/day Hours: 1 am to 4 am	<b>1 day/week</b> Tuesday <b>OR</b> Thursday  Max 1 hr/day Hours: 1 am to 4 am	Not Allowed	Not Allowed
Watering New Grass Plantings (sod or seed) and a Water Use Exception Permit:  sod for 21 days seed for 45 days	Any	All Consumers	Allowed	Allowed	Allowed	Allowed	Not Allowed
Watering with a smart irrigation system and a Water Use Exception Permit	Irrigation with automatic sprinkler systems with weather monitoring, sensors and automatic schedule adjustments enabled	All consumers	Allowed	Allowed  Must reduce irrigation programs by 15%	Allowed  Must reduce irrigation programs by 25%	Allowed  Must reduce irrigation programs by 35%	Not Allowed
Watering of gardens, trees and shrubs (excluding lawns)	Handheld container (e.g., watering can, bucket)	All Consumers	Allowed	Allowed	Allowed	Allowed	Not Allowed
	Spring-loaded nozzle	All Consumers	Allowed	Allowed	Allowed	Not Allowed	Not Allowed
	Drip Irrigation (separate zone from the lawn)	All Consumers	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1 restriction</u>	<u>LEVEL 2 restriction</u>	<u>LEVEL 3 restriction</u>	<u>LEVEL 4 restriction</u>
Municipal and school sports fields	Any	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8:  City of Airdrie Operations	Monday Wednesday Saturday  Max 40 mins /zone  Hours: 11 pm - 7 am	<b>2 days/week</b> Monday Wednesday  Max 40 mins /zone  Hours: 11 pm - 7 am	<b>2 day/week</b> Monday Wednesday  Max 20 mins /zone  Hours: 11 pm - 7 am	<b>1 day/week</b> Monday <b>OR</b> Wednesday  Max 20 mins /zone  Hours: 11 pm - 7 am	Not Allowed
Municipal and school sports fields (con'd)	Any	<b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9:  City of Airdrie Operations	Tuesday Thursday Sunday  Max 40 mins /zone  Hours: 11 pm - 7 am	<b>2 days/week</b> Tuesday Thursday  Max 40 mins /zone  Hours: 11 pm - 7 am	<b>2 day/week</b> Tuesday Thursday  Max 20 mins /zone  Hours: 11 pm - 7 am	<b>1 day/week</b> Tuesday <b>OR</b> Thursday  Max 20 mins /zone  Hours: 11 pm - 7 am	Not Allowed
Municipal landscape watering	Any	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8:  City of Airdrie Operations, Developers, Contractors  <b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9:  City of Airdrie Operations, Developers, Contractors	Monday Wednesday Saturday  Max 40 mins /zone  Hours: 11 pm - 7 am  Tuesday Thursday Sunday  Max 40 mins /zone  Hours: 11 pm - 7 am	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Municipal landscape watering - stormwater ONLY	Any	City of Airdrie	Allowed	Allowed	Allowed	Allowed	Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1 restriction</u>	<u>LEVEL 2 restriction</u>	<u>LEVEL 3 restriction</u>	<u>LEVEL 4 restriction</u>
Testing of Irrigation Systems	Not Applicable	All Consumers	Allowed	Not Allowed Except with water use exception permit	Not Allowed Except with water use exception permit	Not Allowed Except with water use exception permit	Not Allowed
Golf Course Maintenance	Irrigation with potable water and stormwater <b>OR:</b>	Golf Courses	Allowed	Stormwater Allowed Must reduce potable irrigation programs by 25%	Stormwater Allowed Must reduce potable irrigation programs by 50%	Stormwater Allowed Must reduce potable irrigation programs by 75%	Not Allowed
	Irrigation with stormwater ONLY			Allowed	Allowed	Allowed	Allowed
Watering plants for commercial sale	Any	Nurseries, Garden Centers, Turf & Tree Farms, Market Gardens	Allowed	Allowed	Allowed	Allowed	Allowed
Filling of recreational water bodies including hot tubs, swimming, and wading pools	Any	Commercial	Allowed	Allowed	Allowed	Not Allowed Except with water use exception permit	Not Allowed Except with water use exception permit
	Any	Residential	Allowed	Allowed	Allowed	Not Allowed Except with water use exception permit	Not Allowed Except with water use exception permit
Washing of vehicles outdoors, subject to <b>Drainage Bylaw No. B-</b>	Any	All Customers <b>except:</b>	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Vehicles subject to health and safety	Allowed	Allowed	Allowed	Allowed	Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1 restriction</u>	<u>LEVEL 2 restriction</u>	<u>LEVEL 3 restriction</u>	<u>LEVEL 4 restriction</u>
03/2014		regulations					
Exterior window washing notwithstanding, subject to <b>section 27 water use</b>	Any	All consumers <b>except:</b>	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Licensed Cleaning Services	Allowed	Allowed	Allowed	Allowed	Allowed
Wash down sidewalks, walkways, driveways, exterior building surfaces or other outdoor surfaces, subject to <b>section 27 water use</b>	Any	All Consumers <b>except:</b>	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Childcare facilities, food and beverage establishments, kennels or animal care facilities (where required by health and safety regulations)	Allowed	Allowed	Allowed	Allowed	Allowed
Filling fountains and other decorative features	Any	All Consumers	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Washing of vehicles outdoors, subject to <b>Drainage Bylaw No. B-03/2014</b>	Any	All Customers <b>except:</b>	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Vehicles subject to health and safety regulations	Allowed	Allowed	Allowed	Allowed	Allowed
Outdoor snow or ice making	Any	All consumers	Allowed	Allowed	Allowed	Not Allowed Except with water use exception permit	Not Allowed Except with water use exception permit
Essential street cleaning and bridge washing	Any	City of Airdrie Operations	Allowed	Allowed	Allowed	Allowed	Allowed



<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1 restriction</u>	<u>LEVEL 2 restriction</u>	<u>LEVEL 3 restriction</u>	<u>LEVEL 4 restriction</u>
Essential Hydrant and Main Flushing	N/A	City of Airdrie Operations	Allowed	Allowed	Allowed	Allowed	Allowed
Water use for construction and renovation (home, commercial) purposes	Any	All Consumers	Allowed	Allowed	Allowed	Not Allowed Except with water use exception permit	Not Allowed
Bulk Water Sales	N/A	All Consumers <b>except:</b>	Allowed	Allowed	Allowed	Not Allowed	Not Allowed
	N/A	Farm/Acreage Operations (e.g., watering livestock, water well top up)	Allowed	Allowed	Allowed	Not Allowed Except with water use exception permit	Not Allowed Except with water use exception permit
	N/A	Water use for construction, including grading, compaction and dust control	Allowed	Allowed	Allowed	Not Allowed Except with water use exception permit	Not Allowed

In this Schedule:

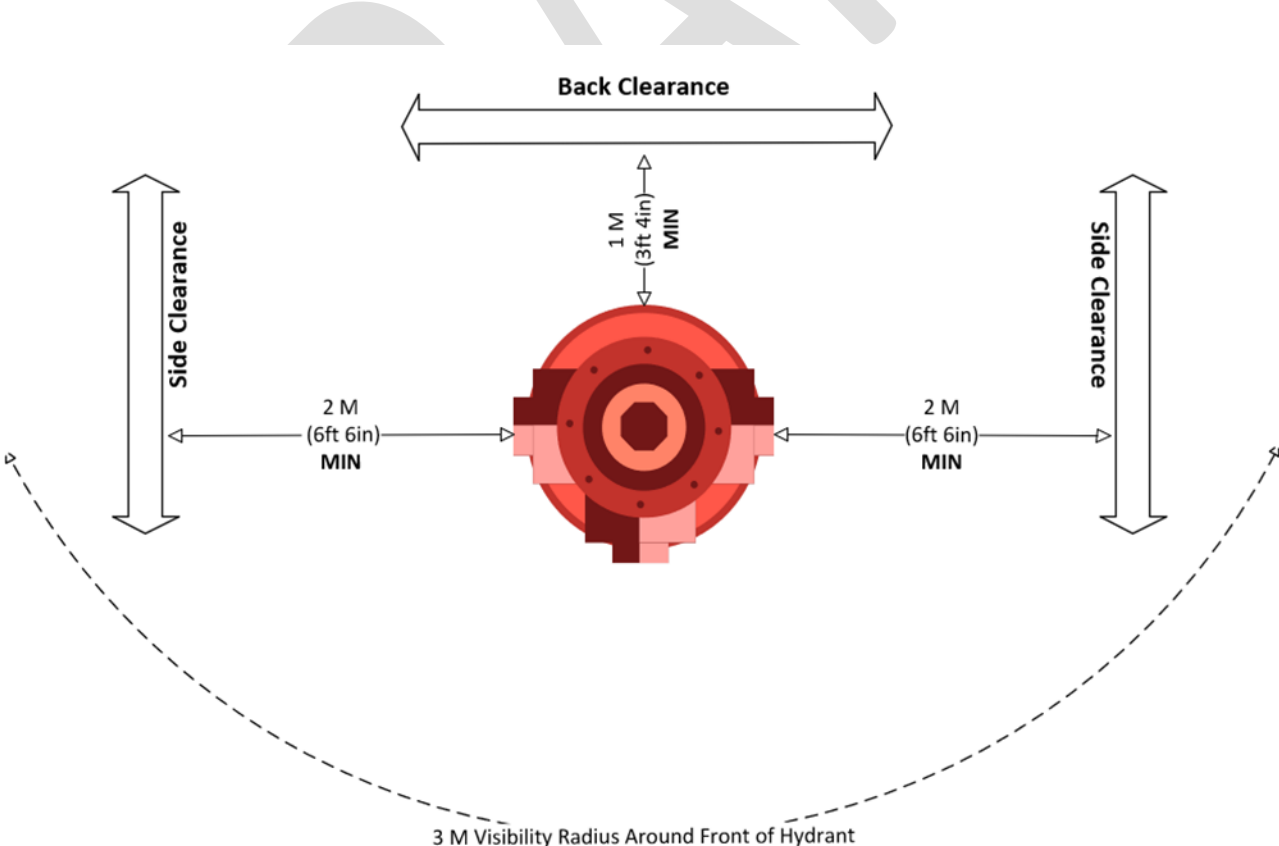
- 1 “childcare facility” means the use of a building for the provision of care, instruction, or supervision of seven or more children under the age of 13 years, by persons not related to the children by blood or marriage, for periods not exceeding 24 consecutive hours and includes day-care centres, early childhood services, nurseries, after school programs, and baby-sitting programs.
- 2 “food and beverage establishment” means an establishment where food is prepared or liquor is served for consumption on the premises or as part of a take-out food service.

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### Schedule "F"

#### Regulations Regarding the Obstruction of Fire Hydrants

- 1 The 150 mm port (front or steamer outlet) must face directly to the Fire Department pump operating area. Base flange will be installed 50 mm above finished grade.
  - (1) 2 metre clearance is required on the port sides of the hydrants.
  - (2) 1 metre clearance on the back or blank side.
  - (3) This area must contain no obstruction that could hamper visibility of the hydrant from the road, within a 3 metre radius.
    - (a) Examples of common obstructions include vegetation such as trees, shrubs, hedges, structures such as fences, concrete bollards, retaining walls, water features, etc. and the stock piling of snow or ice that may impede or block access to a hydrant



**Schedule "G"**  
**Offences and Penalties**

<b>Section</b>	<b>Description of Offence</b>	<b>Minimum Penalty</b>	<b>Specified Penalty</b>
9(3)	Failing to ensure the water service connection and the consumer's plumbing system comply with the <i>Safety Codes Act</i> and any regulations passed pursuant to that act	\$ 1,000	\$ 1,500
9(4)	Failing to comply with a requirement or condition of an issued written approval, inspection or permit or failure to ensure these are valid and subsisting before connecting the water service connection	\$ 1,000	\$ 1,500
9(5)	Failing to maintain the private water service connection	\$ 1,000	\$ 1,500
9(10)	Failing to comply with any request or direction by the City	\$ 1,000	\$ 1,500
10(1)	Access to premises -hindrance of the City Manager	\$ 670	\$ 1,000
13(1)	An owner knowingly withholds information about the use of his premises or failing to notify the City in writing when any changes or modifications are made to premises that may increase utility rates	\$ 670	\$ 1,000
22	Unauthorized use of alternate source of potable water	\$ 1,000	\$ 1,500
23	Unauthorized connection of alternate source of potable water to potable water distribution system	\$ 2,000	\$ 3,000
24	Connecting, or allowing to remain connected anything that may allow water, wastewater, water contaminant or any harmful liquid or substance to enter the potable water distribution system	\$ 2,000	\$ 3,000
26(3)	Prohibited supplying of potable water from one premises to other premises which could be supplied with potable water through its own water service connection	\$ 1,000	\$ 1,500
28(1)	Allowing potable water to run off a premises for 30 meters or more from the edge of the premises	\$ 130	\$ 200
30	Wasting potable water	\$ 270	\$ 400
34	Providing an incorrect statement	\$ 670	\$ 1,000
55	Damaging, destroying, removing, or interfering with any part of the potable water distribution system	\$ 1,000	\$ 1,500
57	Unauthorized cross-connection	\$ 1,000	\$ 1,500

<b>Section</b>	<b>Description of Offence</b>	<b>Minimum Penalty</b>	<b>Specified Penalty</b>
58(2)	Contaminating the potable water supply used in the potable water distribution system	\$ 2,500	\$ 5,000
59	Prohibited installation of branch supply lines, outlets or fixtures upstream of a water meter or water shut-off valve	\$ 1,000	\$ 1,500
60	Operating (opening, closing, or controlling) a water main valve	\$5,000	\$10,000
61	Failing to immediately report a contravention with respect to interference with the potable water distribution system	\$ 2,500	\$ 5,000
64	Trespassing on any fenced area, facility or infrastructure property which forms part of the potable water distribution system	\$ 1,000	\$ 1,500
65	Using a boosting device to increase water pressure	\$ 1,000	\$ 1,500
67	Tampering with, breaking or removing any seal installed by the City	\$ 1,000	\$ 1,500
68	Failing to notify the City Manager of broken seal within 24 hours	\$ 670	\$ 1,000
71	Unauthorized operation of a water service valve	\$ 1,000	\$ 1,500
73	Failing to install premise-isolating cross-connection control device	\$ 1,330	\$ 2,000
76	Prohibited water service valve operation	\$ 1,000	\$ 1,500
84	Failing to test and maintain cross-connection control devices	\$ 1,000	\$ 1,500
85	Failing to retain test records on-site or fail to submit passed testable cross-connection device upon request	\$ 330	\$ 500
86(1)	Failing to replace testable cross-connection control device	\$ 1,000	\$ 1,500
86(2)	Failing to submit failed testable cross-connection control device report within 2 days	\$ 330	\$ 500
101	Altering, interfering or tampering with the operation of a water meter or a remote reading device to lessen or alter the amount of potable water registered	\$ 670	\$ 1,000
116	Using a Meter spacer in place of a Water Meter	\$ 1,000	\$ 1,500
131	Failing to notify the City immediately whenever a water meter or remote reading device is not operating or becomes damaged/broken	\$ 670	\$ 1,000

<b>Section</b>	<b>Description of Offence</b>	<b>Minimum Penalty</b>	<b>Specified Penalty</b>
133	Altering, changing, or relocating water meter without approval	\$ 670	\$ 1,000
137	Obtaining potable water supplied through temporary water service connections without City approval	\$ 1,000	\$ 1,500
147	Failing to comply with bulk water station filling requirements	\$ 330	\$ 500
148	Failing to have a fill pipe permanently attached to the water tank using rigid piping	\$ 330	\$ 500
150	Unauthorized opening, closing, or interfering with any fire hydrant	\$ 1,000	\$ 1,500
151	Failing to obtain approval for hydrant connection use	\$ 1,000	\$ 1,500
154	Failing to comply with hydrant connection requirements	\$ 1,000	\$ 1,500
155	Failing to notify the Fire Chief of any alterations, repairs, shutdowns, or impairment that affects the operation of a fire hydrant	\$ 670	\$ 1,000
157	Allowing obstruction of Fire Hydrant	\$ 100	\$ 150
158(1), 158(2) or 158(3)	Allowing anything to interfere with operation of a Fire Hydrant	\$ 1,000	\$ 1,500
158(4)	Painting or allowing a Fire Hydrant to be painted an unauthorized colour	\$ 70	\$ 100
161	Failing to maintain a private fire hydrant	\$ 1,000	\$ 1,500
168	Failing to install low-flow toilet	\$ 330	\$ 500
169	Failing to install low-flow shower head	\$ 330	\$ 500
170	Failing to install low-flow indoor basin and sink faucets	\$ 330	\$ 500
174	Use of water contrary to the watering schedule	\$ 130	\$ 200
177	Use of water contrary to Level 1 restrictions	\$ 270	\$ 400
177	Use of water contrary to Level 2 restrictions	\$ 400	\$ 600
177	Use of water contrary to Level 3 restrictions	\$ 1,000	\$ 1,500
177	Use of water contrary to Level 4 restrictions	\$ 2,000	\$ 3,000

**BYLAW NO. B-04/2019  
OF THE CITY OF AIRDRIE  
IN THE PROVINCE OF ALBERTA**

BEING A BYLAW of the City of Airdrie in the Province of Alberta to prescribe rules and regulations for the administration and operation of the City of Airdrie's Water Utility and Water Services Department and the terms and conditions of contracts entered into by the City for the sale and distribution of potable water.

**WHEREAS** the *Municipal Government Act*, R.S.A. 2000 Chapter M-26, as amended, provides that Council may pass bylaws for municipal purposes including public utilities, services provided by and on behalf of the municipality and for the enforcement of bylaws including the creation of offences and penalties;

**AND WHEREAS** Council for the City of Airdrie has deemed it expedient and proper to prescribe rules and regulations for the administration and operation of the waterworks system of the City of Airdrie and to impose the terms and conditions applicable to the sale and distribution of potable water by the City of Airdrie;

**NOW THEREFORE** Council of the City of Airdrie, in the Province of Alberta, duly assembled, enacts as follows:

**TITLE**

This Bylaw may be cited as "The Waterworks Bylaw".

**INTERPRETATION AND DEFINITIONS**

**1.0 Definitions**

**1.1** In this Bylaw and any schedules to this Bylaw, unless the context otherwise requires, the following terms when capitalized shall have the following meanings:

- (a) "Act" means the Municipal Government Act, R.S.A. 2000 Chapter M-26, as amended;
- (b) "Adverse Effect" means impairment of, or damage to, any one or more of the following:
  - (i) human health or safety;
  - (ii) property;

- (iii) the environment; or
  - (iv) the Potable Water Distribution System.
- (c) "Application" means an application for Potable Water service to be provided to a Premises pursuant to this Bylaw;
- (d) "Arrears Position" means a Utility Account that has not been paid in full by the due date;
- (e) "Authorized Functions List" means the list of functions and the Persons authorized to carry out such functions, as outlined in Schedule "F".;
- (f) "Backflow" means the flowing back or reversal of the normal direction of flow in either the Potable Water Distribution System or in a Consumer's plumbing system;
- (g) "Bulk Water" means the Potable Water that a Person may purchase from a facility operated by the City;
- (h) "Bulk Water Station" means the temporary or permanent facility where Bulk Water is offered for sale by the City;
- (i) "Certified Operator" means a City employee holding the appropriate accreditation and certification in relation to the management and operation of the Potable Water Distribution System and who is also an Alberta Water and Wastewater Operators Association Certified Distribution Operator, as may be approved by the City Manager;
- (i.1) "Childcare Facility" means the use of a building for the provision of care, instruction, or supervision of seven or more children under the age of 13 years, by Persons not related to the children by blood or marriage, for periods not exceeding twenty-four (24) consecutive hours and includes day-care centres, early childhood services, nurseries, after school programs, and baby-sitting programs;<sup>1</sup>
- (j) "City" means the municipal corporation of the City of Airdrie and includes the geographic area contained within its boundaries, as the context so requires;
- (k) "City Manager" means the individual appointed by Council as chief administrative officer for the City in accordance with the Municipal Government Act and includes, except for Section 3.0 of this Bylaw, his delegate;

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<sup>1</sup> Bylaw B-16/2024



- (l) "Combined Water Service Connection" means a Water Service Connection which supplies Potable Water for the domestic use of a Consumer and also for a Fire Protection system in the same Premises;
- (m) "Commercial, Industrial or Institutional Premises" means Premises principally used or proposed to be used for the conduct of a profession, business, trade, industry, occupation, employment or undertaking, educational centre or religious institution and includes, for the purpose of this Bylaw, Premises from which goods or services are provided and any building or Premises which are not a Residential Premises;
- (n) "Conservation Water Use Schedule" means an annual schedule limiting the days and times of outdoor Water use in order to conserve the Potable Water resource as set out in Schedule "E" of this Bylaw.
- (o) "Consumer" means any Person, corporation, the Government of Alberta or the Government of Canada whose property is connected to the City's water system or any Lessee or Occupant of such property or any Person who obtains water from any City owned hydrant, bulk water station or stand pipe;
- (p) "Consumer Service Connection" has the same meaning as "service connection" in the Part 3, Division 3 of the Act and means the part of the system or works of a public utility that runs from the main lines of the public utility to a building or other place on a parcel of land for the purpose of providing the utility service to the parcel and includes those parts of the system or works described in Section 29 of the Act;
- (q) "Controlled" valve means a valve which is partly closed to limit flow;
- (r) "Council" means the duly elected Council of the City;
- (s) "Cross-Connection" means any temporary, permanent or potential water connection of any piping, fixture, fitting, container, or appliance that may allow, by Backflow or otherwise, Water Contaminants, pollutants, infectious agents, other material or substance that may change the water quality in the Potable Water Distribution System and includes, but is not limited to, swivel or changeover devices, removable sections, jumper connections and by-pass arrangements;
- (t) "Cross-Connection Control Device" means a device or method that prevents Backflow;
- (u) "Downstream of a Meter" means that side of a Water Meter through which Potable Water normally exits the Meter;

- (v) "Easement" means an easement, interest or right held by the City for the purpose of locating the Potable Water Distribution System;
- (w) "Emergency" means an unforeseen combination of circumstances that calls for immediate action without time for full deliberation, including, but not limited to, events that cause harm or the risk of harm to property and/or the health, safety or welfare of persons;
- (x) "Fire Chief" means the Person hired to the position, who holds the title of Fire Chief for the City, or his designate;
- (y) "Fire Department" means the City's Fire Department;
- (z) "Fire Hydrant" means a connection point which is a component of active Fire Protection and by which authorized personnel can connect to the Potable Water Distribution System;
- (aa) "Fire Protection" means measures taken to prevent fire from becoming destructive, reducing the impact of uncontrolled fire or saving lives and property;
- (bb) "Fire Service Type Meter" means a Meter designed specifically for installation in a fire service application;
- (bb.1) "Food and Beverage Establishment" means an establishment where food is prepared or liquor is served, or both, for consumption on the premises or as part of a "take-out food service";<sup>2</sup>
- (cc) "Industry Standards" means a set of criteria within an industry relating to the standard functioning and carrying out of operations in that specific industry;
- (dd) "Low-flow Plumbing Fixtures" means toilets with a capacity of not more than Six (6) litres (1.6 US gallons) per flush, shower head fixtures with a flow of not more than Nine and One Half (9.5) litres (2.5 US gallons) per minute, and basin and sink faucets with a flow of not more than Eight Point Three (8.3) litres (2.2 US gallons) per minute;
- (ee) "Mainline Valve" means valves positioned at locations along the Potable Water Distribution System that can be closed down to isolate a line section;
- (ff) "No-flow plumbing fixtures" means urinals and other drainage appurtenances which do not use water to flush waste but instead replace

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<sup>2</sup> Bylaw B-16/2024

the use of Potable Water, and other water flushing systems and U-joint seals with other systems including gels, floating or other physical seals;

- (gg) "Non-potable Water" includes water such as stormwater, rainwater and recycled gray water which have not been treated to a standard suitable for consumption;
- (hh) "Occupant" means a Person using, occupying or in possession of a Premises who is not the Owner of the Premises;
- (ii) "Officer" means a person appointed by the City to enforce the provisions of this Bylaw including a bylaw enforcement officer, peace officer in accordance with the Peace Officer Act, RS.A. 2006, Chapter P-36 and includes a member of the Royal Canadian Mounted Police;
- (ii.1) "Order to Remedy" means an order issued pursuant to section 545 of the Act and section 88.0 of this Bylaw;<sup>3</sup>
- (jj) "Owner" means the registered owner of real property as designated on the Certificate of Title for the Premises;
- (kk) "Person" includes an individual, proprietorship, corporation, company, partnership, society, municipality or other government entity;
- (ll) "Point of Delivery" means the point of physical connection to a Consumer's water system at the property line of the Street or boundary of an Easement;
- (mm) "Potable Water" means water safe for human consumption which originates from a source or tap connected to a City water main
- (nn) "Potable Water Distribution System" means that system of water treatment plants feeder mains, distribution mains, service connections, valves, fittings, Fire Hydrants, Meters, Backflow prevention devices and all other equipment and machinery of whatever kind owned and operated by the City for the purpose of delivering Potable Water to Consumers;
- (oo) "Premises" means land, buildings, or both, or a portion of either, occupied or used for any purpose within the City;
- (pp) "Remedial Order" means an order issued pursuant to Section 545 of the Act and Section 87.0 of this Bylaw;

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<sup>3</sup> Bylaw B-16/2024

- (qq) "Remote Reading Device" means a computerized device attached to a water meter used to record, encode and transmit a water reading to a remote data collector;
- (rr) "Residential Premises" means Premises used for residential purposes and contains a dwelling unit as contemplated in the City's Land Use Bylaw;
- (rr.1) "Smart Irrigation" means systems that have controllers enabled that monitor conditions and automatically adjust runtimes based on plant water requirements. To be eligible for the Water Exception Permit, the feature to automatically adjust the schedule based on current weather conditions must be enabled;<sup>4</sup>
- (ss) "Street" means a public road within the City and includes, where the context so allows, the sidewalk and borders of the street and all lands appearing in the Land Titles Office as set aside for a public road. When used in reference to a lane, it means the public road on which the Premises in question front;
- (tt) "Testable Cross Connection Control Devices" means valve assemblies installed on a Consumer Service Connection to prevent contamination caused by a Cross Connection, which are testable in accordance with the **Safety Codes Act**, R.S.A. 2000 Chapter S-1 and its regulations;
- (uu) "Upstream of a Meter" means that side of a Water Meter through which Potable Water normally enters the Meter;
- (vv) "Utility Account" means an account that a Person sets up with the City whereby the Person is charged and agrees to pay for Potable Water provided to a Premises;
- (ww) "Utility Meter Technician" means the Person authorized by the City to install, repair, service and maintain Water Meters,
- (xx) "Voluntary Payment Tag" means a tag issued by the City pursuant to the Act;
- (yy) "Violation Ticket" means a ticket issued pursuant to Part 2 of the **Provincial Offences Procedure Act**, R.S.A. 2000 Chapter P-34 and any amendments thereto;
- (zz) "Water Contaminant" means any solid, liquid, gas, or heat, or a combination of any of them in water, resulting in a change in the quality or temperature of surface water or underground fresh water;

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<sup>4</sup> Bylaw B-16/2024

- (aaa) "Water Main" means a water pipe in a Street or Easement which forms part of the City operated Potable Water Distribution System and delivers the Potable Water supply to the Water Service Connections;
- (bbb) "Water Meter" or "Meter" means any device approved by the City Manager and installed by the City which is designed to measure the quantity of water used by a Consumer. A Water Meter may have attached to it a remote reading device as a component of the Meter;
- (ccc) "Water Metering Facilities" means any facility designed to house a water meter used to measure the quantity of water used by a Consumer and may consist of a building or acceptable vault;
- (ddd) "Water Services" means that department of the City charged with the responsibility of operating, and maintaining the Potable Water Distribution System;
- (eee) "Water Service Connection" means that lateral water pipe which connects a Premises to the Water Main with the Consumer owning that portion of the pipe lying within the boundaries of the Consumer's Premises but excluding any pipe lying within the boundaries of any Easement area granted to the City for its Potable Water Distribution System;
- (fff) "Water Service Valve" means the water valve (also known as curb stop) on the City owned portion of the Water Service Connection, located between the Water Main and the Street property line, installed for the purpose of enabling the City to turn on or off the water supplied to a Consumer's Premises;
- (ggg) "Water Shut-Off Valve" means the water valve within a building on a Consumer's Premises, usually located near the Water Meter or point of delivery of the Water Service Connection which, when closed, does not allow the flow of any water into the building or Premises;
- (hhh) "Water Use Exception Permit" allows Consumers to use water outside of Conservation Water Use Schedule "E" when:
  - (i) installing new sod or grass seed to establish new landscaping; and
  - (ii) when consumers provide evidence that their irrigation system is equipped with a smart irrigation controller so they may apply water outside of the same schedule;<sup>5</sup>

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<sup>5</sup> Bylaw B-16/2024

- (iii) "Water Use Restriction" means a Level 1, Level 2 or Level 3 restriction on the use of Potable Water as set out in the Conservation Water Use Schedule, Schedule "E" of this Bylaw; and
  - (jjj) "Water Utility" means the City of Airdrie department which provides customer service through utility billing and meter reading, ensures sustainability of the utility operation through adequate rate setting, maintains operations, and provides for future capital requirements.
- 1.2** Any headings, sub-headings, or tables of contents in this Bylaw are included for guidance purposes and convenience only, and shall not form part of this Bylaw.
- 1.3** All the schedules attached to this Bylaw shall form a part of this Bylaw.
- 1.4** Where this Bylaw cites or refers to any other Act, bylaw, regulation or publication, the citation or reference is to the Act, bylaw, regulation or publication as amended, whether it was amended before or after the commencement of this Bylaw, and includes reference to any Act, bylaw, regulation or publication that may be substituted in its place.

## **GENERAL**

### **2.0 City Water Supply**

- 2.1** The City, having constructed, operated and maintained a Potable Water Distribution System, shall continue, insofar as there is sufficient plant capacity and supply of Potable Water, to supply Potable Water, upon such terms, costs and charges as Council considers advisable, to any Premises located within the City and situated adjacent to a Water Main, upon being so requested in writing by the Owner or Occupant of the Premises, in accordance with the Act and this Bylaw.
- 2.2** The City undertakes, subject to the Act and the provisions of this Bylaw, to supply Potable Water to a Consumer's Service Connection at the property line of the Street or the boundary of an Easement.
- 2.3** The City is not responsible for the quality of the Potable Water after the Potable Water has been delivered to the Consumer Service Connection at the Point of Delivery nor is it responsible for the quality of the Potable Water after the Potable Water has been received by the Consumer from a Bulk Water station.

**3.0 City Manager Authority**

**3.1** The City Manager has the power and authority to do or cause to be done all things necessary for the general maintenance, management and operation of the Potable Water Distribution System.

**3.2** The City Manager has the power and authority to do or cause to be done all things necessary for the conservation of the Potable Water resource, including the enforcement of a Conservation Water Use Schedule and the declaration of a Water Use Restriction.

**3.3** The City Manager is the Designated Officer for the purposes of this Bylaw and for the purposes of all things required to be inspected, remedied, enforced or done by the City in relation to this Bylaw.

**3.4** The City Manager is authorized to:

- (a) carry out the administration, control, care and management of the Potable Water Distribution System;
- (b) enter into contracts on behalf of the City in respect of the Potable Water Distribution System;
- (c) enter onto and into Premises to carry out inspections, remedies, enforcement or other actions with respect to this Bylaw in accordance with the Act;
- (d) delegate any of all powers of the City Manager in relation to this Bylaw to employees of the City;
- (e) establish policies and procedures for the general maintenance or management or conduct, or any of them, of the Potable Water Distribution System and of the City's officers and other employees employed in connection with the Potable Water Distribution System;
- (f) fix, in connection with the Potable Water Distribution System the times and places where rates and charges under this Bylaw are payable;
- (g) provide for the rent of fittings, machines, apparatus, Meters or other things leased to Consumers;
- (h) collect the rates and charges in connection with the Potable Water Distribution System;
- (i) enforce the terms and conditions under this Bylaw including payments of those rates and charges by all or any of the following methods, namely:

- (i) by action in any court of competent Jurisdiction;
- (ii) by shutting off the Potable Water being supplied to the Consumer or discontinuing the service thereof until the Consumer complies with the terms and conditions of this Bylaw including payment of any outstanding balance owing on the Consumer's Utility Account;
- (iii) by transferring the balance owing on the Utility Account for a Premises to the tax roll account for that Premises, where permitted by the Act; and
- (iv) by distress and sale of the goods and chattels, of the Person owing the rates, charges, tolls, fares or rents, wherever such goods and chattels may be found in the City, as permitted or authorized by law.

#### 4.0 Consumer's Service Connection

##### 4.1 A Consumer is responsible for:

- (a) providing such Service Connection as the City considers necessary in order to have a continuous and uninterrupted supply of Potable Water to the Premises provided such Service Connection is approved by the City Manager and also provided that such Service Connection does not interfere with the operation of the Potable Water Distribution System;
- (b) the construction, maintenance and repair of the Consumer's Service Connection located above, on or underneath the Premises at the Consumer's sole cost and expense;
- (c) ensuring that the Service Connection referred to in Part (a) above and the remainder of the Consumer's plumbing system comply with the **Safety Codes Act**, R.S.A 2000, c. S-1, and any regulations passed pursuant to that Act;
- (d) ensuring that any permits, inspections or approvals required pursuant to the **Safety Codes Act** and regulations passed pursuant to that Act, any bylaw or any other applicable legislation have been conducted or obtained and are valid and subsisting, prior to connecting the Service Connection to the Potable Water Distribution System;
- (e) keeping the Service Connection in good repair and without leaks or other water loss and with sufficient protection from freezing; and



- (f) complying with any request or direction by the City to do anything in accordance with the City's instructions with respect to the construction, maintenance or repair of the Service Connection by the time specified by the City.

**4.2** If a Consumer neglects, fails or refuses to maintain, repair or replace a Consumer Service Connection as required by the City pursuant to Section 4.1(f), the City Manager may:

- (a) turn off the Potable Water supply to the Premises until the repairs to or replacement of the Consumer Service Connection have been made; and
- (b) estimate the volume of any Potable Water loss and require payment from the Consumer for that amount of Potable Water estimated to have been lost and such payment shall become due and payable upon demand being made.

**4.3** Where Potable Water service has been shut off to a Premises as a result of Potable Water wastage, or leaks or defects in the Consumer Service Connection or in other water pipes or in the interior plumbing system within the Consumer's Premises, the City Manager may refuse to turn the Potable Water service on again until the Consumer has delivered proof that the necessary repairs have been made and has paid the amount established in Schedule "A" to this Bylaw.<sup>6</sup>

**4.4** No Owner shall knowingly withhold information about the use of his Premises that could increase utility rates or charges. It is the responsibility of the Owner to notify the City in writing when any changes or modifications are made to Premises owned by him that may increase utility rates.

**4.5** Failure to provide the notification in accordance with Section 4.4 of this Bylaw will constitute a violation of this Bylaw. In addition to any applicable penalties and fines resulting from the contravention, the City shall be entitled to bill and collect from the Owner the appropriate rates, tolls and charges from the time the changes or modifications to the Owner's Premises were found to have existed.

## **5.0 Alternate Potable Water Supply**

**5.1** No Owner or Occupier of any Premises which is adjacent to any Street, Easement or public place wherein there is a Water Main constructed shall use any alternate source of Potable Water supply other than the Potable Water Distribution System without the written consent of the City Manager.

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<sup>6</sup> Bylaw B-44/2023

**6.0 Terms and Conditions for Consent to Use Alternate Potable Water Supply**

- 6.1 The City Manager may give consent on behalf of the City for a Person to use an alternate source of Potable Water subject to such terms and conditions as deemed necessary and notwithstanding the generality of the foregoing the City Manager may set a limit on the period of time for which an alternate supply of Potable Water may be used.
- 6.2 No Person who has been given permission to use an alternate source of Potable Water supply shall allow that Potable Water source to be connected, either directly or indirectly, to the Potable Water Distribution System.
- 6.3 No Person may connect, cause to be connected, or allow to remain connected any piping, fixture, fitting, container or appliance, in a manner which, under any circumstances, may allow water, waste water, Water Contaminant, or any harmful liquid or substance to enter the Potable Water Distribution System.

**POTABLE WATER SERVICE APPLICATIONS AND CONNECTIONS**

**7.0 Application for Potable Water Service**

- 7.1 Any Person who requires Potable Water service shall apply to the City by completing an application form and paying the accompanying fee. The said Application, when approved by the City Manager, shall be a non-transferrable contract between such Person and the City by which said Person agrees to be bound by all the provisions of this Bylaw or any other Bylaw or regulations of the City related to the supply of Potable Water by the City to such Person.<sup>7</sup>

Residential Premises

- 7.2 The City Manager shall only accept and approve an Application submitted by the Owner of a Residential Premises.
- 7.3 The Utility Account shall be set up in the name of the Owner of the Residential Premises to which the Potable Water service is to be supplied.
- 7.4 Notwithstanding the foregoing, the City Manager may allow the continued supply of the Potable Water service to a Residential Premises where the Occupant is a Consumer whose account existed prior to October 1, 2001, provided that the Utility Account does not fall into an Arrears Position. In the event that the Utility Account falls into an Arrears Position, the deposit on account with the City for the Premises shall be applied against the balance outstanding on the Utility Account and the Utility Account shall be placed in the name of the Owner of the Residential Premises.

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<sup>7</sup> Bylaw B-44/2023

### Commercial, Industrial or Institutional Premises

- 7.5** The City Manager may accept and approve an Application for a Commercial, Industrial or Institutional Waterworks Bylaw B-04/2019 Premises from the Owner or the Occupant of that Commercial Industrial or Institutional Premises.
- 7.6** Where an Occupant of a Commercial, Industrial or Institutional Premises submits the Application, the Potable Water service will only be provided to the Commercial, Industrial or Institutional Premises where the Occupant:
- (a) completes an Application to open the Utility Account in the Occupant's name;
  - (b) provides a copy of a valid lease agreement for the Premises; and
  - (c) provides the required deposit.<sup>8</sup>

### Refusal or Discontinuance of Potable Water Service

- 7.7** Where a Person has:
- (a) provided false information in an Application;
  - (b) failed to keep a Utility Account in good standing;
  - (c) refused to allow the installation of a Water Meter or Meter reading device in the Premises; or
  - (d) failed to comply with a term of a contract or this Bylaw.

the City Manager may, subject to the provisions of the Bylaw, refuse to approve an Application, may refuse to supply, or may discontinue Potable Water service, and may continue to refuse to provide Potable Water service to a Premises until such time as the deficiency is corrected.

## **8.0 City-Owned Property**

- 8.1** Subject to the Act, the City shall install or cause to have installed, that portion of the Water Service Connection that is within any Street, Easement or City property and which runs from the Water Main to the property line of the Street or the boundary of an Easement.

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<sup>8</sup> Bylaw B-44/2023

## **9.0 Ownership of Water Service Connections by the City**

**9.1** The City is the owner of the Water Service Connection within any public Street, Easement or City property.

## **10.0 Replacements and Relocation**

**10.1** Any Owner who wishes to have an existing Water Service Connection within any Street, Easement or City property replaced with a connection of a different size or relocated to a different location, shall apply to the City Manager in writing for approval and the City Manager may authorize the work to be carried out by the City or its agents or contractors, subject to payment in advance by the Owner, of the cost of the project as determined by the City Manager.

## **11.0 Frozen Connections**

**11.1** If a Consumer Service Connection is frozen, it is the Consumer's responsibility to have the Service Connection thawed at the Consumer's expense and to contact the City immediately to have the Meter inspected. If the Meter requires replacement, it shall be the Consumer's responsibility to pay the appropriate Meter fee.<sup>9</sup>

## **12.0 Connection Fees**

**12.1** To capture the growth impacts associated with infrastructure upgrades on the water treatment and distribution system, the City shall impose a utility connection fee to be based upon water meter size. This fee shall be payable at the time a building permit application is made for residential construction and at the time of water meter fee collection for commercial construction.<sup>10</sup>

## **POTABLE WATER DISTRIBUTION SYSTEM**

### **13.0 Interference with the Potable Water Distribution System**

**13.1** No Person shall damage, destroy, remove or interfere in any way, with any pipe, pipe connection, valve, bypass valve, Water Meter, metering installation, seal or other appurtenance forming part of or attached to the Potable Water Distribution System.

**13.2** No Person shall, in any way, interfere with or cause any interference with the use of the Potable Water Distribution System and without limiting the generality of the foregoing, no Person shall attach any device to any water

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<sup>9</sup> Bylaw B-44/2023

<sup>10</sup> Bylaw B-04/2022, Bylaw B-44/2023

pipe which may create noise, a pressure surge, contamination, or cause or permit Water Contaminants to enter the Potable Water Distribution System.

- 13.3** Any Mainline Valve may only be opened, closed, or Controlled by a Certified Operator employed by the City of Airdrie.
- 13.4** Any Person who contravenes Sections 13.1, 13.2 or 13.3 of this Bylaw must take all reasonable measures to immediately report the contravention to:
- (a) the City of Airdrie Water Services Department at 403-948-8871;
  - (b) the Owner of the Premises where the contravention occurred; and
  - (c) any other Person that may be affected by the contravention.
- 13.5** The Person responsible for contravening Sections 13.1, 13.2 or 13.3 of this Bylaw must file a report with the City Manager within seven (7) days of the contravention and must provide the information contained in Schedule "G" of this Bylaw.
- 13.6** The City Manager may require the owner or Person responsible for the contravention described in Sections 13.1, 13.2 or 13.3 of this Bylaw to:
- (a) compensate the City for any costs incurred by the City to mitigate the effects of the contravention; and
  - (b) submit to the City Manager a plan setting out how the risk of future similar contraventions will be prevented or eliminated and schedule of implementation.

#### **14.0 Boosting Devices**

- 14.1** No Person shall use any device for the purpose of increasing water pressure on any Water Service Connection, Upstream of a Water Meter or Water Shut-Off Valve excepting "full flow through" or "partial flow through" systems used for Fire Protection in accordance with CSA 864.10-07 / B64.10.1-07 and ***National Plumbing Code***.

#### **15.0 Branch, Supply Lines, Outlets or Fixtures**

- 15.1** No Person shall install branch supply lines, outlets or fixtures Upstream of a Water Meter or Water Shut-Off Valve, except for Fire Protection purposes. Any branch supply line, outlet or fixture installed Upstream of a Water Meter or Water Shut-Off Valve for Fire Protection shall only be installed with the prior written permission of the City Manager.

**16.0 Seals**

**16.1** No Person shall tamper with, break or remove any seal installed by the City on any valve or flagged outlet on a Water Service Connection or a Water Metering facility except in the case of an Emergency.

**17.0 Broken Seals**

**17.1** In the event that a Person breaks a seal on a valve on a Water Service Connection or a Water Metering facility in order to obtain a supply of water for Emergency purposes, that Person shall notify the City Manager within twenty-four (24) hours from the time the Person took such action.

**18.0 Service Valves**

**18.1** No Person, except a Person authorized by the City Manager, shall turn on or off a Water Service Valve or any other valve or valves in the Potable Water Distribution System.

**18.2** No Person, except a Person authorized by the City Manager, shall turn on a Water Service Valve which has been turned off by the City.

**18.3** Every Person who wishes to operate a specific Water Service Valve on City property or within any Street or Easement for the purpose of turning on water for testing a new plumbing system, or for replacing or renewing a Water Shut-Off Valve or a stop and drain valve, or for replacing a Water Service Connection or piping on private property, shall first obtain permission from the City Manager.

**19.0 Mainline Valves**

**19.1** Only Certified Operators employed by the City of Airdrie are authorized to operate Mainline Valves.

**19.2** Any Person who contravenes Section 19.1 of this Bylaw must comply with the reporting requirements set out in Sections 13.4 to 13.5 of this Bylaw.

**19.3** The City Manager may require the Owner or Person responsible for the contravention described in Section 18.1 of this Bylaw to:

- (a) compensate the City for any costs incurred by the City to mitigate the effects of the contravention; and
- (b) submit to the City Manager a plan setting out how the risk of future similar contraventions will be prevented or eliminated and a schedule of implementation.

## **20.0 Trespassing**

**20.1** No Person shall trespass on any City property which forms part of the Potable Water Distribution System.

## **21.0 Potable Water Contamination**

**21.1** No Person shall, in any manner whatsoever, contaminate the Potable Water used in the Potable Water Distribution System or do any act which causes or results in the contamination of Potable Water used in the Potable Water Distribution System.

## **SERVICE PIPE & SHUT OFF VALVE**

### **22.0 Number of Service Pipes**

**22.1** Each building on a Premises shall be serviced by a maximum of one service pipe. If conditions warrant a larger pipe, the extra expense of a larger pipe shall be charged to the Owner or Occupant of that Premises.

### **23.0 Shut Off Valves**

**23.1** All Consumer Service Connections shall be provided with a Water Shut-Off placed immediately inside the outer wall of the Premises and Upstream of the Water Meter to enable a Consumer to shut off the supply of water

- a) in case of an Emergency;
- b) for the protection of the building, pipes, fixtures;
- c) to prevent flooding of the Premises: or
- d) in the event the Premises are permanently or temporarily vacated

**23.2** The Water Shut-Off Valve shall be maintained in good mechanical condition by the Owner and shall be easily accessible at all times to ensure that it is operable in case of an Emergency.

## **WATER METERS**

### **24.0 Meters, Generally**

**24.1** Other than those required under Section 69.2 of this Bylaw, all Consumer Service Connections shall be connected to Water Meters as supplied by the City,

including lines used solely for private Fire Protection, as a condition of the supply or the continued supply of water unless otherwise permitted in writing by the City Manager.

- 24.2** The City Manager may permit one or more lines or classes of lines used for private Fire Protection to operate without water meters provided that in the event of a fire:
- (a) the Fire Chief shall estimate the amount of water used and where the estimate is in excess of Forty Five Thousand (45,000) litres, the Fire Chief shall deliver this estimate to the City Manager; and
  - (b) the City Manager shall establish the charges for the water used based upon Schedule "A" of this Bylaw and on the Fire Chief's estimate as if the use of water were a Bulk Water sale and the Owner of the Premises for which the water was used shall be liable for and shall pay such charges upon demand.

**25.0 City-Owned Water Meters**

- 25.1** All Water Meters supplied by the City shall at all times be the property of the City. Payment by any Person of an installation fee or other fee related to a Water Meter does not constitute a sale of that Water Meter to that Person.
- 25.2** All Water Meters and remote reading devices supplied by the City shall be maintained, repaired, tested and replaced by the City in a location and manner approved by the City unless otherwise approved in writing by the City Manager. The City Manager may from time to time or at any time authorize an individual, a firm or a Person to install, maintain, repair and replace the City's Water Meters.
- 25.3** Any Person who applies for a Premises to be connected to the Potable Water Distribution System shall pay the appropriate Meter fee as a condition of receiving a Water Service Connection.<sup>11</sup>
- 25.4** The Owner shall pay the additional costs for supplying and installing Water Meters, where the installation as approved by the City Manager requires a Fire Service Type Meter or other special type of Water Meter. Notwithstanding the payment of such additional costs, the Water Meter shall remain the property of the City.
- 25.5** Meters larger than Fifty (50) mm shall be supplied by the City, less Consumer side flanges. Installation of such Meters shall be the responsibility of the Consumer and must meet the requirements of the City.

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<sup>11</sup> Bylaw B-44/2023



## **26.0 Access to Premises**

- 26.1** In accordance with Section 542 of the Act, the City Manager may enter upon or into a Premises for the purpose of conducting water use surveys, sampling, leakage, flow and pressure tests; for reading Water Meters; for installing, inspecting, repairing, replacing and removing Water Meters, remote reading devices, Backflow prevention devices and related equipment upon any Consumer Service Connection or for carrying out any other inspection, enforcement or action required by this Bylaw or the Act.
- 26.2** Except in cases of Emergency or extraordinary circumstance, the City Manager shall enter upon or into Premises between the hours of 9 a.m. and 6 p.m. during weekdays, after having first provided not less than forty-eight (48) hours' notice of the entry to the Owner and to any Occupant of the Premises.
- 26.3** In the event of an Emergency or extraordinary circumstance, the City Manager may enter upon or into a Premises at any time without providing reasonable notice and without having the Owner or Occupant's consent for the purpose of carrying out the actions described in Section 26.1 of this Bylaw or for the purpose of remedying or addressing the Emergency or extraordinary circumstance.

## **27.0 Equipment Maintenance**

- 27.1** For the purposes set out in Section 26.0 of this Bylaw or for the purpose of protecting, testing or regulating the use of any Water Meter, Backflow protection device, or other equipment forming part of the Potable Water Distribution System, the City Manager may set or alter the position of the Water Meter, remote reading device or Backflow prevention device, or any pipe, valve or fitting forming part of the Potable Water Distribution System.

## **28.0 Protection of Meter Facilities**

- 28.1** An Owner is responsible for the safe-keeping of the Water Meter and any remote reading device that may be connected to the Water Meter on the Owner's Premises. An Owner shall protect the Water Meter and connecting valves and pipes from freezing, excessive heat, overheating of water, external and internal damage of any kind or any other thing which may affect the operation or reading of a Water Meter and shall pay the cost of repairing or replacing any Water Metering facilities supplied and installed by the City that may be damaged from the foregoing causes or any other causes within the Owner's control.

## **29.0 Cost Recovery**

- 29.1** The City may charge for and recover from the Owner the cost of supplying, installing, altering, repairing, relocating or removing a Water Meter or remote

reading device. Any such charges may be collected in the same manner as water rates.

## **INSTALLATION AND OPERATION OF METERS AND SERVICE PIPES**

### **31.0 Installation of Water Meters**

**31.1** The City and its agents or contractors shall make provision for installation of all Water Meters within the City up to Fifty (50) mm. Installation of Water Meters over Fifty (50) mm shall be the responsibility of the Owner and must meet the requirements of the City.

**31.2** The Owner shall pay a Meter fee based on the size and type of the Meter Installed.<sup>12</sup>

### **32.0 Relocation of Facilities**

**32.1** No Person shall relocate, alter or change any existing Water Meter without the written approval of the City Manager. The Owner or his authorized agent may submit plans and specifications for any proposed relocation and, if approved by the City Manager, the Owner shall pay the entire cost, including any costs incurred by the City, in making any such relocation, alteration or change.

### **33.0 Size, Type and Number**

**33.1** The City Manager shall determine the size, type and number of Water Meters to be installed in order to be consistent with Industry Standards. Where the water supplied through a Water Meter is for Fire Protection purposes or is a Combined Water Service Connection, then subject to Section 25.0 of this Bylaw, the Water Meter shall be a Fire Service Type Meter, approved by the City Manager.

### **34.0 Multiple Meters**

**34.1** Where the City agrees to supply and install two (2) or more Water Meters for a single Water Service Connection, all Water Meters shall be installed adjacent to each other as close as possible to the place where the Water Service Connection enters the building.

### **35.0 Building Alterations and Relocations**

**35.1** If the City is dissatisfied with the location of any Water Meter or remote reading device due to alterations to a building, the City Manager may require that the Water Meter, the remote reading device or both be relocated to a more suitable or convenient location near the point of entry of the Water Service Connection. All

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<sup>12</sup> Bylaw B-44/2023

costs associated with relocating the Water Meter and remote reading device, including City costs, shall be paid for by the Owner.

### **36.0 Inspection of Water Meter**

**36.1** The City may inspect a Premises to be supplied with water from the Potable Water Distribution System, prior to supplying Potable Water to the Premises, to determine if there is proper access to the Water Meter site and to determine if the site is suitable and acceptable to the City for installing, reading, maintaining and repairing the Water Meter and related equipment.

### **37.0 Water Metering Facilities**

**37.1** Where a Water Meter cannot be installed in a building, it is the Owner's responsibility to provide a Water Meter Facility to house the Water Meter on the Owner's property at the Owner's expense and in accordance with the City of Airdrie standard specifications for Water Mains and services. The Owner shall maintain and repair the Water Meter Facility at his expense. If the Owner, after receiving written notice from the City Manager, neglects to repair or improve his Water Meter Facility, the City Manager may either authorize the necessary repairs be carried out, and the Owner will be charged for the costs incurred, or will be required to shut off the supply of water until the repairs are carried out to the City Manager's satisfaction.

### **38.0 Location of Remote Reading Device**

**38.1** A remote reading device shall be located as directed by the City Manager.

### **39.0 Notification of Malfunction**

**39.1** A Consumer shall notify the City immediately whenever a Water Meter or remote reading device is not operating or if any part of it becomes damaged or broken.

### **40.0 Removed or Stolen Meter**

**40.1** If a Water Meter or remote reading device is removed or stolen from a Premises, the Owner shall pay the cost of replacing the Water Meter or remote reading device including the cost of its installation. If the owner does not pay such costs, the cost may be added to the taxes levied on the Premises and may be collected in the same manner as City property taxes.

### **41.0 Interference or Tampering with Equipment**

**41.1** No Person shall interfere or tamper with the operation of any Water Meter or remote reading device. All by-pass valves on Water Meter installations shall be sealed by the City and no Person shall open such by-pass valves except for

Emergency use. The City Manager is to be notified within twenty-four (24) hours from the time a seal is broken for Emergency operation of a by-pass valve.

**42.0 Meter Spacers**

**42.1** Where the use of a Water Meter is mandatory under this Bylaw, no Person shall use a Meter spacer in place thereof except for the testing, of a new plumbing system or a Water Meter, if such testing has been approved by the City Manager.

**43.0 Seasonal Water Service Connections**

**43.1** Unless otherwise approved by the City, all Potable Water supplied through temporary and seasonal Water Service Connections shall pass through a Water Meter installed by the City. The Owner shall be responsible for paying the cost of each installation and each removal of the Water Meter for such connections, in addition to the charge for the Potable Water supplied to the Premises and for the cost of any damage to the Water Meter and related Metering facilities from causes within the Owner's control. The Owner will be responsible for paying fixed rates as per Schedule "A" of this Bylaw for each billing period annually even when the Meter has been removed.

**44.0 Meter Readings**

**44.1** A Water Meter shall be read at such times or intervals as the City Manager may designate.

**44.2** If any Water Meter has, in the opinion of the City Manager, failed to accurately register the flow of Potable Water through the Meter since the last reading, the water invoice shall be adjusted to the greater of:

- (a) the recorded amount; or
- (b) the amount used during the same billing period of the previous year if the same or similar usage conditions prevailed during the previous year.<sup>13</sup>

**45.0 Estimated Meter Readings**

**45.1** In the event that the City is unable to read a Water Meter due to the inaccessibility of the Water Meter, or for any other reason, the City Manager shall estimate and establish the amount owing based on:

- (a) the amount used during the same billing period of the previous year if the same or similar usage conditions prevail; or

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<sup>13</sup> Bylaw No. B-44/2023

- (b) the average City-wide usage established for that class of property as determined by the City, whichever is greater.<sup>14</sup>

**45.2** Payment of an estimated amount shall not excuse the Consumer from liability for payment of a greater amount which may be owing after a Meter is read. In the event a Consumer refuses to allow a Water Meter to be read for a period of six (6) months or more, the City Manager may shut off the supply of Potable Water to that Premises until such time as the Meter can be read and any resulting fees, charges, and other amounts owing have been paid.<sup>15</sup>

**46.0 Maintenance and Testing**

**46.1** Water Meters may be removed from a Premises by the City for maintenance and testing on a periodic basis. The City may require that a Water Meter be tested on site, or be removed and tested.

**47.0 Request to Test Water Meter**

**47.1** A Consumer may request the City to test a Water Meter located on the Consumer's Premises. If the Water Meter is found to be measuring within two (2%) percent of accuracy, the Meter shall be deemed to be measuring correctly. If, however, the Meter is found to register a greater or lesser amount than the said percentage, the City Manager shall add or deduct from the amount registered by said Meter so that the balance will properly represent the water delivered through said Meter for a period not exceeding Six (6) months. When a Consumer requests a Meter test and the Meter is found to be within Two (2%) percent of accuracy, the Consumer shall pay the required fee, otherwise the City shall not charge the Consumer for the Meter test.<sup>16</sup>

**48.0 Equipment Removal**

**48.1** Where any Owner, Occupant or Consumer discontinues the use of the Potable Water service furnished by the City, or the City refuses to continue to supply Potable Water to a Premises in accordance with this Bylaw or the Act, the City Manager, may in accordance with Section 26.0 of this Bylaw, enter the Premises in or upon which such Owner, Occupant or Consumer was supplied with the Potable Water service for the purpose of removal therefrom of any fittings, machines, apparatus, Meters, pipes, remote reading devices or other things that are the property of the City located in or upon such Premises and may remove them therefrom.

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<sup>14</sup> Bylaw B-44/2023

<sup>15</sup> Bylaw B-44/2023

<sup>16</sup> Bylaw B-44/2023

**49.0 Abandoned Water Service Connection**

**49.1** The City Manager may declare a Water Service Connection abandoned if:

- (a) use of the Water Service Connection is discontinued for Six (6) consecutive months or more;
- (b) there is no building on the Premises and no building is currently being constructed; or
- (c) there is no Utility Account in respect of the Premises.

**49.2** Where the City Manager has declared a Water Service Connection to be abandoned, the City Manager may require the Owner to take any steps that the City Manager considers necessary or desirable for the closure or removal of the Water Service Connection.

**PAYMENT**

**50.0 Applicable Rates**

**50.1** The Potable Water rates to be charged by, and payable to the City under the terms of this Bylaw, shall be those set forth in Schedule "A" of this Bylaw attached.

**50.2** A Water Meter application must be completed and paid for at the time a building permit application is completed on any property within Airdrie. The base fee charged will be that of a 1" Meter for Commercial Premises and a 5/8" Meter for Residential Premises. At the time the mechanical drawing is approved for Commercial or Industrial Premises, any additional fees or refunds will be charged based on the actual Meter size required based on industry Standards and approvals from the Utility Meter Technician.<sup>17</sup>

**51.0 No Reduction in Rates for Interruption**

**51.1** No reduction in rates charged to a Consumer shall be made for interruption of the Potable Water service on account of any Water Service Connection or Water Main becoming frozen or out of order as the result of frost, nor for any interruption of the Potable Water service due to maintenance of the Potable Water Distribution System, tie-ins or supply failure.

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<sup>17</sup> Bylaw No. B-44/2023

## **52.0 Incorrect Statements**

**52.1** If at any time it appears that an incorrect statement has been made by any Consumer who submitted an Application about:

- (a) the purposes for which the Potable Water applied for was to be used;
- (b) Potable Water that has been used without proper permission from the City;
- (c) any addition to, or alteration of the fixtures located on the Premises, or in or upon which the Potable Water supplied has been taken or used;

the City Manager may direct that any proper corrections and charges to the Consumer be made so as to correct any error arising from any such incorrect, addition or alteration, and the Consumer shall pay any extra or additional charges made for the time such Premises has been incorrectly charged.

## **53.0 Water for Construction**

**53.1** Any Person who requires water for construction purposes is required to have a Meter installed and that Person shall make an application in writing to the City. The required Water Meter will be installed at the Owner's cost and expense. Utility bills for water consumption shall commence immediately upon installation of the Meter at the prescribed minimums and rates pursuant to the provisions in Schedule "A" of this Bylaw will be effective immediately.<sup>18</sup>

## **54.0 Bulk Water Sales**

- 54.1** (1) Bulk Water sales shall at all times be subject to the discretion of the City Manager.
- (2) A Person who wishes to obtain Potable Water from the public Bulk Water station in Airdrie shall apply for a Utility Account and pay the application fee.
- (3) The Bulk Water rate is set out in Schedule "A" of this Bylaw.<sup>19</sup>
- 54.2** A water container, fixture or tank must be filled with Bulk Water using the appropriate air gap where the fill pipe is indirectly connected and the air gap is not less than the diameter of the fill pipe. The fill pipe must be permanently attached to the water tank using rigid piping.

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<sup>18</sup> Bylaw B-44/2023

<sup>19</sup> Bylaw B-44/2023

## **55.0 General Payment of Utility Account Invoices**

- 55.1** The rates set out in Schedule "A" of this Bylaw shall be imposed for Potable Water supplied by the City. All charges and fees are due and payable upon the rendering of the Utility Account invoice by the City unless otherwise established by the City Manager.
- 55.2** All charges and fees not paid on or before the due date stated on the Utility Account invoice are deemed to be in an Arrears Position and shall be charged a penalty on any overdue balance as set forth in Schedule "A" of this Bylaw.

## **56.0 Non-Payment**

- 56.1** In case of default of payment of any Utility Account invoice Twenty-One (21) days after the expiration of the day upon which payment is due or payable as stated on the invoice, the City Manager may, after giving Three (3) days' warning notice to the Consumer, enforce payment, including any other related fees by any or all of the following methods:
- (a) shutting off the Potable Water to the Premises;
  - (b) an action in any Court of competent jurisdiction; or
  - (c) transferring the balance owing to the tax roll account for that Premises, as permitted in the Act.<sup>20</sup>
- 56.2** Where the Potable Water supply has been shut off to a Premises because of default of payment, the Potable Water supply shall not be turned on until payment of the full amount in arrears owing and the disconnection/reconnection fees have been received by the City.<sup>21</sup>

## **57.0 Discontinuance of Water Use**

- 57.1** A Consumer who is about to vacate a Premises that has been supplied with Potable Water, or who wishes to discontinue the use of the Potable Water supply, must give notice in writing to the City Manager requesting that the City shut off the Potable Water supply to that Premises.
- 57.2** If notice pursuant to Section 57.1 of this Bylaw is not given to the City Manager by the Owner, the Owner will be liable for the accruing rates, and for all damages suffered or sustained by the City as a result of the Consumer failing to give notice to the City.

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<sup>20</sup> Bylaw B-44/2023

<sup>21</sup> Bylaw B-44/2023



- 57.3** Notwithstanding Section 57.1 or 57.2 of the Bylaw above, the fact that a Premises is vacant is not a reason for non-payment of specified charges and the Consumer will still be responsible for paying the fixed rates as per Schedule "A" of this Bylaw.<sup>22</sup>
- 57.4** When a building that is connected to the Potable Water Distribution System is to be moved from its existing location or when the Water Mains are to be permanently disconnected from any building for any cause, the Owner of the land on which the building is situated shall pay the appropriate fee to the City.<sup>23</sup>
- 57.5** The Owner of the land from which a building connected to the Water Main is to be removed shall pay to the City the appropriate rate as provided in Schedule "A" of this Bylaw before a permit for moving the building is issued pursuant to the Building Inspections Permit Fee Bylaw.<sup>24</sup>
- 57.6** If it is necessary for the City to permanently disconnect any Premises from the Potable Water Distribution System, and if the appropriate fee has not been paid, the City Manager may collect the charge from the Owner of the Premises which has been disconnected from the Water Mains in the same manner as provided for in Section 56.0 of this Bylaw.<sup>25</sup>
- 58.0 Appointments**
- 58.1** If an appointment is agreed to between the Owner and the City Manager and scheduled for the City Manager or any other employee or agent of the City to attend at the Premises of an Owner with respect to any matter relating to the Bylaw, the Owner shall pay the appropriate fee in the event that he fails to attend at the Premises at the appointed time.<sup>26</sup>

## **FIXTURES**

### **59.0 Fixtures Approved**

- 59.1** All hoses, jets, cocks, or fixtures permanently affixed to the Potable Water Distribution System used by Consumers shall be subject to the approval of the City Manager.

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<sup>22</sup> Bylaw No. B-44/2023

<sup>23</sup> Bylaw No. B-44/2023

<sup>24</sup> Bylaw No. B-44/2023

<sup>25</sup> Bylaw No. B-44/2023

<sup>26</sup> Bylaw No. B-44/2023

**60.0 Low Flow Plumbing Fixtures:**

- 60.1** All plumbing permits issued related to the installation of toilets, shower heads or basin and sink faucets in new residential, commercial, industrial or institutional construction shall demonstrate on plan drawings the use of low-flow fixtures to the satisfaction of the City Manager.
- 60.2** All toilets installed in new residential, commercial, industrial or institutional construction shall be approved by a certifying agency in Canada and shall have a tank capacity of not more than Six (6) litres (1.6 US gallons) per flush.
- 60.3** All shower heads installed in new residential, commercial, industrial or institutional construction shall be approved by a certifying agency in Canada and shall have a flow capacity of not more than Nine and One Half (9.5) litres (2.5 US gallons) per minute.
- 60.4** All indoor basin and sink faucets installed in new residential, commercial, industrial or institutional construction shall be equipped with a tap aerator approved by a certifying agency in Canada and shall have a flow capacity of not greater than Eight Point Three (8.3) litres (2.2 US gallons) per minute.
- 60.5** This Section is not applicable to shower or faucet units installed solely for safety or emergency purposes, including but not limited to emergency safety showers and face or eyewash stations.
- 60.6** All automated wash systems, backwash systems or other rinse systems shall be equipped with timers to ensure rinse programs can be designed to operate in off-peak water demand periods to the satisfaction of the City Manager.

**61.0 Non-Delivery of Water**

- 61.1** The City shall not be liable for any damage that any Person or Premises may incur from the City shutting off the Potable Water supply, or from a failure of the Potable Water supply, for any purpose or cause whatsoever, even where no notice is given, and no deduction from Utility Account invoices shall be made in consequence thereof.

**EMERGENCY**

**62.0 Water Shut Off**

- 62.1** In the event of an Emergency, the City may shut off the Potable Water supply without prior notice to a Consumer, a group of Consumers or to a geographical area of the City.

## **63.0 Water Conservation**

- 63.1** To promote the conservative management of resources, the City Manager requires that a Conservation Water Use Schedule as described in Schedule "E" of this Bylaw is in force at all times, for all Consumers, including residential, industrial, commercial and institutional, unless declared otherwise.
- 63.2** Notwithstanding Section 63.1 of this Bylaw a Consumer can apply for a Water Use Exception Permit:
- (a) When installing new sod or grass seed in order to use water outside of the Conservation Water Use Schedule in order to establish new landscaping; or
  - (b) When using an irrigation system equipped with a smart controller, the controller application that automatically adjusts the schedule must always be enabled (e.g. seasonal adjustment).<sup>27</sup>
- 63.3** In the event there may be a shortage of Potable Water supply, the City Manager may declare a Water Use Restriction to regulate the distribution and use of Potable Water from the Potable Water Distribution System to all Consumers or to any of them including the time or times of day when the use of Potable Water may be allowed or prohibited in accordance with Schedule "E" of this Bylaw.
- 63.4** The declaration of a Water Use Restriction by the City Manager may apply to:
- (a) the entire City;
  - (b) specific zone(s) or geographic area(s) of the City; or
  - (c) other specific locations as defined by the City Manager.
- 63.5** In the event there is reason to declare a Water Use Restriction, the City Manager may declare such restriction to be effective immediately.
- 63.6** In the event of a declaration of a Water Use Restriction made pursuant to Section 63.3 of this Bylaw, the City Manager:
- (a) shall determine that the Water Use Restriction is a Level One, Level Two, Level Three, or Level Four Restriction, and the permitted activities shall be those referenced in Schedule "E" of this Bylaw;<sup>28</sup>

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<sup>27</sup> Bylaw B-16/2024

<sup>28</sup> Bylaw B-16/2024

- (b) shall cause public notice indicating the level of Water Use Restriction and the date such restriction came into effect or will come into effect and notice shall be given in any one or more of the following manners:
  - (i) City of Airdrie press release;
  - (ii) notice on the City of Airdrie website;
  - (iii) advertising in one or both major daily newspapers in circulation in the City;
  - (iv) circulation of flyers;
  - (v) signage; or
  - (vi) any other method deemed appropriate.<sup>29</sup>
- (c) may declare different levels of Water Use Restriction in different areas of the City;
- (d) shall, if changing or lifting a declaration of a Water Use Restriction, cause a public notice to be given in the manner described in Section 63.6(b) of this Bylaw; and
- (e) shall, after determining that the reason or reasons to require restricted Potable Water usage has sufficiently abated, declare an end to an Water Use Restriction and shall cause public notice of such declaration to be given in the manner described in Section 63.6(b) of this Bylaw.

63.7 When a Water Use Restriction is in effect, no Owner or Occupant of a Premises shall allow the use of Potable Water supplied through the Potable Water Distribution System for any activity or application prohibited in the following stage of restrictions as listed in the Conservation Water Use Schedule, Schedule "E", of this Bylaw:

- (a) Level 1;
- (b) Level 2;
- (c) Level 3; or
- (d) Level 4.<sup>30</sup>

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<sup>29</sup> Bylaw B-16/2024

<sup>30</sup> Bylaw B-16/2024

**63.8** Without limiting the generality of Section 63.5 of this Bylaw, the activities permitted in Schedule "E" of this Bylaw shall only apply to core business operations of an affected business and shall not apply to landscaping activities which are not a core function of a specific business or enterprise.

**63.9** The following activities are prohibited to support the conservative use of Potable Water:

- (a) Washing sidewalks, driveways, or other outdoor surfaces with Potable Water, except where required by Health and Safety Regulations; and
- (b) Washing vehicles outdoors in yards, on driveways or on roads.

**63.10** The City Manager must provide written approval for the following activities:

- (a) Pesticide or fertilizer application requiring the use of a large volume ( over 5000 L) of Potable Water; and
- (b) Testing of irrigation systems.

**63.11** The following activities are exempt from the Conservation Water Use Schedule and Water Use Restrictions:

- (a) Emergency services and essential Hydrant and Water Main flushing;
- (b) Essential street cleaning and bridge washing; and
- (c) Livestock watering for agricultural operations.

#### **64.0 Liability for Damages Incurred**

**64.1** Except as provided for in the Act or in other relevant legislation, the City is not liable for damages:

- (a) caused by the break of any Water Main, Water Service Connection or other pipe or for the settlement of any excavation or trench made for the installation or repair of any part of the Potable Water Distribution System; or caused by the disruption of any supply of Potable Water from the Potable Water Distribution System when such disruption is necessary in connection with the repair or proper maintenance of the Potable Water Distribution System; or
- (b) generally for any loss suffered by anyone due to the operation of the Potable Water Distribution System, unless such damages or loss has been shown to be directly due to the gross negligence of the City or its employees.

**64.a Permits<sup>31</sup>**

64.a.1 A Person to whom a permit has been issued pursuant to this Bylaw, and any Person carrying out an activity otherwise regulated, restricted, or prohibited by this Bylaw pursuant to such permit, shall comply with any terms or conditions forming part of the permit.<sup>32</sup>

64.a.2 A Person shall not make any false or misleading statement or provide any false or misleading information to obtain a permit pursuant to this Bylaw.<sup>33</sup>

64.a.3 If any term or condition of a permit issued pursuant to this Bylaw is contravened or if a false or misleading statement or false or misleading information was provided to obtain the permit, the City Manager may immediately cancel the permit.<sup>34</sup>

**64.b Proof of Permit<sup>35</sup>**

64.b.1 The onus of proving a permit has been issued in relation to any activity otherwise regulated, restricted, or prohibited by this Bylaw is on the Person alleging the existence of such a permit on a balance of probabilities.<sup>36</sup>

**FIRE HYDRANTS**

**65.0 Use of Fire Hydrants**

**65.1** No Person or Persons, except those designated by the City Manager or those acting with his permission, or members of the Fire Department, shall open, close or interfere with any Fire Hydrant or other valve connected with the Potable Water Distribution System.

**65.2** In accordance with the provisions of Section 26.0 of this Bylaw, the City Manager has the right to enter upon or into a Premises to inspect private Fire Hydrants and to require the Owner of this Premises to undertake whatever repairs or maintenance, or both, that may be necessary to provide an operational system and the Owner shall complete the work and be liable for all costs incurred including but not limited to inspection verification and flow testing of the Fire Hydrant to the satisfaction of the City Manager.

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<sup>31</sup> Bylaw B-16/2024

<sup>32</sup> Bylaw B-16/2024

<sup>33</sup> Bylaw B-16/2024

<sup>34</sup> Bylaw B-16/2024

<sup>35</sup> Bylaw B-16/2024

<sup>36</sup> Bylaw B-16/2024

## **66.0 Fire Hydrants-Other Uses**

**66.1** No Person shall, without the prior written permission of the City Manager or the Fire Chief, authorize the use of water from a Fire Hydrant for a purpose other than Emergency Fire Protection. The City Manager may authorize such other use of water from a Fire Hydrant upon such terms and conditions and subject to payment of such fees as Council shall determine. This may include Fire Hydrant operation for the purpose of flushing Water Mains. (see also Section 85.0 of this Bylaw in relation to Water Use).

## **67.0 Fire Hydrant Obstructions**

**67.1** No Person shall do anything to obstruct access to a Fire Hydrant or to interfere with the operation of a Fire Hydrant.

**67.2** No Person shall allow anything to be constructed, erected or planted adjacent to a Fire Hydrant, which may in any way interfere with the access to, the use, maintenance or visibility of the Fire Hydrant, including painting or allowing a Fire Hydrant to be painted an unauthorized colour.

## **68.0 Relocation from City-Owned Property**

**68.1** Any Person who wishes to have a Fire Hydrant relocated which is situated on property owned by the City may request in writing to the City Manager that the Fire Hydrant be relocated, or raised or lowered in elevation. If the City considers it feasible to relocate the Fire Hydrant, the Person making the request shall pay in advance the estimated cost as calculated by the City subject to a refund or additional payment, depending upon the actual cost of the work, once it has been completed.

## **69.0 Fire Hydrant Connections**

**69.1** Subject to Section 24.0 of this Bylaw, no Person shall use water from a Water Service Connection that supplies water to a private Fire Hydrant for any purpose other than Fire Protection.

**69.2** Notwithstanding Section 69.1 of this Bylaw, the City Manager may permit water withdrawal from specific Fire Hydrants for authorized maintenance purposes. Proof of the City Manager's authorization in writing for such water withdrawal will be required on location while this action is being carried out.

## **70.0 Fire Hydrant Maintenance**

**70.1** The Owner of a Premises where a private Fire Hydrant is installed for the provision of Fire Protection shall be responsible for the annual maintenance, service and testing of the Fire Hydrant, shall maintain the Fire Hydrant's annual

maintenance record(s) for not less than Two (2) years and shall provide such maintenance record(s) to the City Manager upon request.

#### **71.0 Notification**

**71.1** Any Person involved in alterations, repairs, shutdown or impairment that affects the operation of a Fire Hydrant shall ensure that the following requirements are adhered to:

- (a) The Fire Chief is notified;
- (b) The Fire Chief approves the alterations, repairs, shutdown or impairment; and
- (c) The affected Fire Hydrant is identified in a manner that is acceptable to the Fire Chief and in accordance with the City of Airdrie General Design Standards and Construction Specifications.

#### **72.0 Fire Protection during Shutdown**

**72.1** When any portion of a Fire Protection system is temporarily shut down, alternative measures shall be taken to ensure that Fire Protection is maintained in a manner acceptable to the Fire Chief.

#### **73.0 Fire Damage and Loss**

**73.1** The City shall not be liable for loss or damage suffered by any Person or property by reason of low water pressure, or by interruption to, or failure of, the Potable Water Distribution System to deliver Potable Water in adequate volume and pressure for supplying water for Fire Protection purposes.

#### **74.0 City Ownership**

**74.1** All Fire Hydrants, except Fire Hydrants situated on private property, are the property of the City.

### **CROSS CONNECTIONS AND BACKFLOW PREVENTION**

#### **75.0 Prohibitions**

**75.1** No Person shall connect, cause to be connected, or allow to remain connected to the Potable Water Distribution System, whether directly or indirectly, any piping, fixture, fitting, container or appliance, in a manner which, under any circumstances, may allow water, waste water, Water Contaminant, or any other



liquid, chemical or substance to enter the Potable Water Distribution System. Violation of this Section shall constitute an Emergency.

## **76.0 Premises-Isolating Cross-Connection Control Devices**

- 76.1** Every newly constructed, reconstructed or renovated Premises, with the exception of dwelling units separately serviced from a Water Main, shall have a Premises isolating Cross-Connection Control Device installed on the Consumer's plumbing system where the service enters the building, or in a location approved by the City Manager.
- 76.2** Where it is proposed to use water from the Potable Water Distribution System for constructing, altering, or repairing a building, the temporary water connection shall have a Premises-isolating Cross-Connection Control Device installed on the temporary water connection, or in a location approved by the City Manager.
- 76.3** Notwithstanding Section 76.2 of this Bylaw, where, in the opinion of the City a risk of possible contamination of the Potable Water Distribution System exists, the City may require the installation of a Premises-isolating Cross-Connection Control Device on any existing Consumer's plumbing system at a location specified by the City Manager.

## **77.0 Inspection for Cross-Connections- Access**

- 77.1** In accordance with Section 26.2 of this Bylaw, the City Manager may access any Premises connected to the Potable Water Distribution System for the purpose of performing inspections to locate possible Cross-Connections. The City Manager may request a routine Cross-Connection inspection of the Premises, to be performed by an approved company or person as described in Schedule "F" of this Bylaw, the Authorized Functions List. Any such inspection shall be at the Owner's sole cost and expense.
- 77.2** Where the City Manager is not permitted access to a Premises for the purpose of Section 77.1 of this Bylaw, the City Manager may issue a written notice to the Owner or Occupant outlining a revised deadline for access to the Premises in question. If access is not provided by this deadline, the City Manager may, at his discretion, shut off the supply of Potable Water to the Premises until the access is provided.
- 77.3** If a condition is found on the Premises to violate Section 75.0 of this Bylaw, the City Manager may immediately carry out an inspection and take any action or may issue any notice required to eliminate the Emergency and obtain compliance with Section 75.0 of this Bylaw.

## **78.0 Notices and Orders to Correct Cross-Connections**

**78.1** If a Person to whom the City Manager has issued a notice to correct a Cross-Connection fails to comply with that notice, the City Manager may:

- (a) give further notice to the Person(s) to correct the violation (at his expense) within a specified time period. If the notice is not complied with, the City Manager may then shut off the Potable Water supply; or
- (b) without notice to the Person(s), shut off the Potable Water supply where the City Manager has determined that an immediate threat of contamination to the Potable Water Distribution System exists that could endanger public health or safety.

## **79.0 Required Cross-Connection Surveys**

**79.1** An Owner is responsible to ensure that a Cross-Connection survey of the plumbing system of a Premises which is an existing Commercial Industrial or Institutional Premises or a multi-residential building or structure, except buildings of residential occupancies within the scope of **National Plumbing Code** of Canada 2015 and Division B Part 9 ABC 2014, or the most recent provincial and federal code, is completed (at the Owner's expense) by the approved personnel specified in the Authorized Functions List.

**79.2** The Owner is responsible to ensure that the Cross-Connection survey is completed along with a report and is sent to the City Manager within thirty (30) days of the date of a request by the City Manager. The Cross-Connection survey report shall include existing Cross-Connection Control Devices, corrective measures, recommendations, and a schedule of work to be completed.

**79.3** The Owner is responsible to ensure that the Cross-Connection survey is completed every five (5) years from the date of the first requested survey or as required by the City Manager from time to time as he deems appropriate.

## **80.0 Consumer must test and maintain Cross-Connection Control Devices**

**80.1** Every Owner shall, at his own expense, have any Testable Cross-Connection Control Devices tested:

- (a) at the time of installation of a new Testable Cross-Connection Control Device;
- (b) annually or as required by the City Manager;
- (c) at the time that a Testable Cross-Connection Control Device is relocated;

- (d) at the time that a Testable Cross-Connection Control Device is cleaned, repaired or overhauled; and
- (e) in the case of an irrigation system, at the time the system is turned on at the beginning of each irrigation season.

**80.2** Every Owner of a Premises where a Testable Cross-Connection Control Device is installed shall retain test report records on-site and shall make the records available to the City Manager upon request.

**80.3** If a Testable Cross-Connection Control Device fails a test referred to in Section 80.1 of this Bylaw, the Owner shall:

- (a) replace the Testable Cross-Connection Control Device immediately, or
- (b) repair the Testable Cross-Connection Control Device, perform a new test on the Testable Cross-Connection Control Device and submit the test results to the City Manager within two (2) days of the test.

### **81.0 Failure to Test**

**81.1** If an Owner fails to have a Cross-Connection Control Device tested, the City Manager may notify the Owner that the Cross-Connection Control Device must be tested within ninety-six (96) hours of the Owner receiving the notice.

### **82.0 Request for Testing**

**82.1** If an Owner fails to have a Cross-Connection Control Device tested within ninety-six (96) hours when requested by the City Manager, the City Manager may shut off the water to the Premises until the Cross-Connection Control Device has been tested and approved as required by Section 80.0 of this Bylaw.

### **83.0 Inspection Prior to Occupancy**

**83.1** No Person shall turn on a Water Service Valve to provide water to any newly renovated or constructed or reconstructed Premises until the plumbing system in such Premises has been inspected for Cross-Connection by the City.

## **PROVISION OF POTABLE WATER & PROHIBITIONS**

### **84.0 Selling and Supplying of Potable Water**

**84.1** No Person unless authorized by the City Manager shall:

- (a) sell Potable Water obtained from the Potable Water Distribution System;

- (b) supply Potable Water obtained from the Potable Water Distribution System to any Person who intends to sell the Potable Water; or
- (c) supply Potable Water, by a pipe or a hose, from the Potable Water Distribution System or otherwise to any other Premises which could be supplied with Potable Water through its own Water Service Connection.

## **85.0 Water Use**

**85.1** The City Manager may authorize the discharge of Potable Water onto a Street or sidewalk for the purposes of:

- (a) health and safety;
- (b) the installation of infrastructure, including the flushing of Water Mains, Fire Hydrant and Water Service Connections;
- (c) preventing the freezing of Water Mains, Fire Hydrants and Water Service Connections;
- (d) conducting water flow tests;
- (e) installation and testing of permanently installed irrigation systems;
- (f) training programs for fire fighters employed by the City; or
- (g) other purposes as deemed necessary by the City Manager from time to time provided the Consumer agrees to pay the costs associated with the use of the Potable Water.

**85.2** No Owner or Occupant of a Premises shall allow Potable Water to run off the Premises such that there is a stream of water running into a Street or swale for a distance of thirty (30) metres or more from the edge of the Premises.

**85.3** Potable Water discharged to the environment must be de-chlorinated, excepting Fire-Fighting Operations.

**85.4** No Person shall waste Potable Water.

## **OFFENCES**

### **86.0 Offences**

**86.1** A Person who violates or contravenes any provision of this Bylaw is guilty of an offence.

**86.2** It is the intention of Council that all offences created under this Bylaw be interpreted to be strict liability offences.

**86.3** No Person shall:

- (a) hinder or interrupt or cause or procure to be hindered or interrupted, the City or any of its employees, officers, contractors, servants, agents, workmen, or any of them, in the exercise of any of the powers and duties related to the Potable Water Distribution System and authorized by or contained in this Bylaw;
- (b) throw or deposit any injurious, noxious or offensive matter or Water Contaminant into the Potable Water or Potable Water Distribution System, or upon the ice in case such water is frozen, or in any way foul the water or commit any willful damage or injury to the Potable Water or Potable Water Distribution System or encourage the same to be done;
- (c) alter or tamper with in any way, any Water Meter or remote reading device so as to lessen or alter the amount of Potable Water registered thereby;
- (d) attach or connect any pipe to any pipe or Water Main of the Potable Water Distribution System or in any other way obtain or use any Potable Water thereof in a manner contrary to this Bylaw without the written consent of the City Manager; or
- (e) without authority hinder, disrupt or cut off the supply of Potable Water to any Consumer of the Potable Water Distribution System.

### **NOTICES**<sup>37</sup>

**87.0 Notices**<sup>38</sup>

87.1 If the City Manager finds that a Person is contravening this Bylaw the City Manager may give notice in writing to a Person who is under a duty imposed by this Bylaw to prevent such a condition to remedy the same, and the City Manager may direct that this be done in such a manner as he or she deems advisable on or before a day to be named in the notice.<sup>39</sup>

87.2 The notice shall describe the property by:

- (a) municipal address or location; and/or

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<sup>37</sup> Bylaw B-16/2024

<sup>38</sup> Bylaw B-16/2024

<sup>39</sup> Bylaw B-16/2024

- (b) legal description.<sup>40</sup>

87.3 The notice shall:

- (a) direct the Person to cease the offending actions;
- (b) direct the Person to alter the actions which are contributing to the contravention;
- (c) direct the Person to take any action or measures necessary to remedy the contravention of this Bylaw;
- (d) state a time within which the Person must comply with the City Manager's directions and provide proof of compliance to the City Manager; and
- (e) state that if the Person does not comply with the directions within a specified time, the City may take the action or measure at the expense of the Owner.<sup>41</sup>

87.4 A copy of the notice shall be served upon the Owner or Occupant of the Premises.<sup>42</sup>

87.5 A notice given by the City Manager pursuant to any of the provisions of this Bylaw shall be deemed to have been duly given and served on the Person to whom it is addressed:

- (a) on the notice being personally delivered to the Owner/Occupant to whom it is addressed;
- (b) on sending it by mail in a prepaid cover addressed to the last known postal address of the Owner/Occupant to whom the notice is addressed; or
- (c) on posting the notice in a conspicuous place on the Land referred to in the notice or on a Building(s) or Structures thereon, when the City Manager has reason to believe:
  - (i) that the Person to whom the notice is addressed is evading service thereof; or
  - (ii) for any reason it is improbable that the notice will be received by the Person to whom it is addressed within seven (7) days of the

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<sup>40</sup> Bylaw B-16/2024

<sup>41</sup> Bylaw B-16/2024

<sup>42</sup> Bylaw B-16/2024

date of the notice if it is delivered in any of the ways mentioned in this Section.<sup>43</sup>

87.6 If, after the day designated for the compliance in any notice given pursuant to this Bylaw, the Owner fails to remedy the condition stated in the notice, the City Manager may determine if there is an infraction and issue an Order to Remedy.<sup>44</sup>

**ORDER TO REMEDY**<sup>45</sup>

**88.0 Order to Remedy**<sup>46</sup>

88.1 An Officer is hereby authorized and empowered to issue an Order to Remedy to any Person who the Officer has reasonable and probable grounds to believe has contravened any provision of this Bylaw.<sup>47</sup>

88.2 If the Person to whom an Order to Remedy under any section of this Bylaw has been issued fails to comply with the Order to Remedy within the time specified therein, the City may take whatever steps are necessary to remedy the contravention of the Bylaw and the cost of doing so becomes a debt owing to the City by the Person to whom the order was issued.<sup>48</sup>

**88.a Time to Remedy Situation**<sup>49</sup>

88.a.1 Any such Order may require the Person, within a period of time which shall not be more than twenty-one (21) days from the date of making of the Order unless otherwise ordered, to remedy the untidy or unsightly condition of the Premises in the manner set forth in the Order.<sup>50</sup>

88.a.2 If the Person to whom an Order to Remedy has been issued fails to comply with the Order within the time specified therein, the City Manager shall remedy the condition to the extent directed in the Order, in accordance with the preceding Section of this Bylaw.<sup>51</sup>

88.a.3 The expenses and costs of an action or measure taken by the City under Section 88.a are pursuant to Section 90.0 Recovery of Enforcement Costs.<sup>52</sup>

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<sup>43</sup> Bylaw B-16/2024

<sup>44</sup> Bylaw B-16/2024

<sup>45</sup> Bylaw B-16/2024

<sup>46</sup> Bylaw B-16/2024

<sup>47</sup> Bylaw B-16/2024

<sup>48</sup> Bylaw B-16/2024

<sup>49</sup> Bylaw B-16/2024

<sup>50</sup> Bylaw B-16/2024

<sup>51</sup> Bylaw B-16/2024

<sup>52</sup> Bylaw B-16/2024

**88.b Appeal<sup>53</sup>**

88.b.1 A Person who receives a Remedial Order may request a review of the Order to Remedy by Council in accordance with Section 547 of the Act by filing a written request for review of the Remedial Order with the City Manager within fourteen (14) days of receipt of the Remedial Order. The request for review shall set out the grounds for the request.<sup>54</sup>

88.b.2 Within thirty (30) days after receipt of the request for review, Council shall review the Order to Remedy and may confirm, vary, substitute, or cancel the Order to Remedy and shall issue a written decision, including reasons for the decision, to the Person who requested the review.<sup>55</sup>

**PENALTIES**

**89.0 Penalties**

**89.1** A Person who contravenes this Bylaw is guilty of an offence.

**89.2** Any Person who contravenes any provision of this Bylaw is guilty of an offence and liable on summary conviction to a fine not less than:

- (a) one thousand (\$1,000) dollars); and
- (b) not more than two thousand five hundred (\$2,500 dollars); and
- (c) if in default of payment of any fine imposed, to imprisonment for not more than six (6) months.

**89.3** Notwithstanding Section 89.2, any Person or Persons guilty of a breach of Section 19.0 "Mainline Valves" shall be liable to a fine of not more than ten thousand (\$10,000) dollars.

**89.4** In the case of an offence that is of a continuing nature, a contravention constitutes a separate offence in respect of each day, or part of a day, on which it continues, and a Person guilty of such an offence is liable to a fine in an amount not less than that established by this Bylaw for each such day. Each day during which a contravention continues is deemed to be a separate offence.

**89.5** The specified fines for an offence committed pursuant to this Bylaw are set out in the attached Schedule "H".

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<sup>53</sup> Bylaw B-16/2024

<sup>54</sup> Bylaw B-16/2024

<sup>55</sup> Bylaw B-16/2024



**90.0 Recovery of Enforcement Costs**

- 90.1** The expenses and costs of any action or measures taken by the City under this Bylaw are an amount owing to the City by the Person in contravention of this Bylaw.
- 90.2** Where the Owner contravened this Bylaw and the contravention occurred on the Owner's Premises, any unpaid expenses or costs may be added to the tax roll of that Premises in accordance with the Act.
- 90.3** The costs and expenses incurred by the City in the enforcement of this Bylaw may be collected as a civil debt.

**VOLUNTARY PAYMENT TAG<sup>56</sup>**

**91.0 Voluntary Payment Tags<sup>57</sup>**

- 91.1** An Officer is hereby authorized and empowered to issue a Voluntary Payment Tag to any Person whom the Officer has reasonable and probable ground to believe has contravened any provision of this Bylaw.<sup>58</sup>
- 91.2** A Voluntary Payment Tag may be served on such Person who is an individual, either:
  - (a) by delivering it personally to such Person; or
  - (b) by leaving a copy for such Person at their last known Premises with an individual at the Premises who appears to be at least eighteen (18) years of age, and such service shall be adequate for the purposes of this Bylaw; or
  - (c) by sending a copy by registered mail to such Person at their last known address.<sup>59</sup>
- 91.3** A Voluntary Payment Tag may be served on a Person which is a corporation, either:
  - (a) by sending it by registered mail to the registered office of the corporation, or

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<sup>56</sup> Bylaw B-16/2024

<sup>57</sup> Bylaw B-16/2024

<sup>58</sup> Bylaw B-16/2024

<sup>59</sup> Bylaw B-16/2024

- (b) by delivering it personally to the manager, secretary or other executive officer of the corporation or the person apparently in charge of a branch office of the corporation at an address held out by the corporation to be its address,

and such service shall be adequate for the purposes of this Bylaw.<sup>60</sup>

**91.4** Deleted.<sup>61</sup>

**91.5** Where a contravention of this Bylaw is of a continuing nature, further Voluntary Payment Tags may be issued by the Officer provided, however, that no more than one Voluntary Payment Tag shall be issued for each day that the contravention continues.<sup>62</sup>

**91.6** Where a Voluntary Payment Tag has been issued in accordance with this Bylaw, the Person to whom the Voluntary Payment Tag has been issued may in lieu of being prosecuted for the offence, pay to the City cashier the penalty within the time frame specified in the Voluntary Payment Tag.<sup>63</sup>

**91.7** The voluntary penalty for a first offence shall be one hundred fifty (\$150.00) dollars. The voluntary penalty for a second and each subsequent offence shall be two hundred fifty (\$250.00) dollars.

**91.8** Nothing in this Bylaw shall prevent an Officer from immediately issuing a Violation Ticket.

### **VIOLATION TICKETS AND PENALTIES**<sup>64</sup>

**92.0** Violation Tickets and Penalties<sup>65</sup>

**92.1** An Officer is hereby authorized and empowered to issue a Violation Ticket to a Person if the Officer has reasonable and probable grounds to believe that Person has contravened any provision of this Bylaw.

**92.2** A Violation Ticket may be served on a Person who is an individual, either:

- (a) by delivering it personally to such Person, or

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<sup>60</sup> Bylaw B-16/2024

<sup>61</sup> Bylaw B-16/2024

<sup>62</sup> Bylaw B-16/2024

<sup>63</sup> Bylaw B-16/2024

<sup>64</sup> Bylaw B-16/2024

<sup>65</sup> Bylaw B-16/2024

- (b) by leaving a copy for such Person at his last known Premises with an individual at the Premises who appears to be at least eighteen ( 18) years of age,

and such service shall be adequate for the purposes of this Bylaw.

**92.3** A Violation Ticket may be served on a Person which is a corporation, either:

- (a) by sending it by registered mail to the registered office of the corporation, or
- (b) by delivering it personally to the manager, secretary or other executive officer of the corporation or the person apparently in charge of a branch office of the corporation at an address held out by the corporation to be its address,

and such service shall be adequate for the purposes of this Bylaw.

**92.4** Where a contravention of this Bylaw is of a continuing nature, a contravention shall constitute a separate offence in respect of each day, or part of a day, on which that offence continues.

**92.5** Where there is a specified penalty listed for an offence in Schedule "H" of this Bylaw, that amount is the specified penalty for the offence.

**92.6** Where there is a minimum penalty listed for an offence in Schedule "H" of this Bylaw, that amount is the minimum penalty for the offence.

**92.7** Notwithstanding specified and minimum penalties set out in Schedule "H" of this Bylaw:

- (a) where a Person contravenes the same provision of this Bylaw twice within one twelve (12) month period, the specified penalty payable in respect of the second contravention shall be double the amount of the specified penalty for a first offence;
- (b) where a Person is convicted of the same provision of this Bylaw twice within one twelve (12) month period, the minimum penalty for the second conviction shall be twice the amount of the minimum penalty for a first offence;
- (c) where a Person contravenes the same provision of this Bylaw three (3) or more times within one twelve (12) month period, the specified penalty payable in respect of the third and subsequent contraventions shall be triple the amount of the specified penalty for a first offence; and

- (d) where a Person is convicted of the same provision of this Bylaw three (3) or more times within one twelve (12) month period, the minimum penalty for the third and subsequent convictions shall be triple the amount of the minimum penalty for a first offence.

**92.8** This Section shall not prevent any Officer from issuing a violation ticket requiring a court appearance of the defendant pursuant to the provisions of the Provincial Offences Procedure Act or from laying an information instead of issuing a violation ticket.

**92.9** The levying and payment of any fine or the imprisonment for any period provided in this Bylaw shall not relieve a Person from the necessity of paying any fees, charges or costs for which that Person is liable under the provisions of this Bylaw or any other bylaw.

### **93.0 Miscellaneous**

**93.1** Each provision of this Bylaw is independent of all other provisions. If any provision of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable,

**93.2** Nothing in this Bylaw relieves a Person from complying with any federal, provincial law or other regulation or City bylaw or any requirements of any lawful permit, order, consent or other direction.

**93.4** A copy of a record of the City, certified as a true copy of the original, shall be admitted in evidence as prima facie proof of the facts stated in the record without proof of the appointment or signature of the Person signing it.

**93.5** In this Bylaw, words in the singular mean and include the plural and vice versa. Words in the masculine include the feminine and vice versa. No regard for gender is intended by the language in this Agreement.

### **Fees and deposits**

**93.6** Fees and deposits referred to in this bylaw are set by Council in the *User Fees and Charges Bylaw*, unless otherwise specified.<sup>66</sup>

### **94.0 Repeal of Bylaws**

**94.1** Bylaw No. B-30/2016 and amendments thereto are repealed upon this Bylaw coming into force.

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<sup>66</sup> Bylaw B-44/2023

READ A FIRST TIME THIS 4<sup>TH</sup> DAY OF FEBRUARY, A.D. 2019.

READ A SECOND TIME THIS 4<sup>TH</sup> DAY OF FEBRUARY, A.D. 2019.

READ A THIRD TIME THIS 4<sup>TH</sup> DAY OF FEBRUARY, A.D. 2019.

EXECUTED THIS 4<sup>TH</sup> DAY OF February, A.D. 2019.

\_\_\_\_\_  
" P. Brown"

Mayor

\_\_\_\_\_  
"S. Pollyck"

City Clerk

Consolidated on:

04/17/2024  
\_\_\_\_\_

*Tammy Belsham*  
\_\_\_\_\_

City Clerk

**Schedule "A"<sup>67</sup>**  
**of The Waterworks Bylaw, B-04/2019**

**Effective January 1, 2024**

- 1 Pursuant to section 50 of Bylaw B-04/2019, the following rates are established for water service:

<b>Having a water meter with maximum internal diameter in millimeters (inches)</b>	<b>Fixed Base Rate per Day</b>	<b>Rate for consumption, per cubic meter</b>
15 mm (0.625")	\$0.81	\$1.5876
20 mm (0.75")	\$0.81	\$1.5876
25 mm (1.0")	\$2.03	\$1.5876
40 mm (1.5")	\$4.05	\$1.5876
50 mm (2.0")	\$6.48	\$1.5876
75 mm (3.0")	\$12.15	\$1.5876
100 mm (4.0")	\$20.25	\$1.5876
125 mm (5.0")	\$40.50	\$1.5876
150 mm (6.0")	\$64.80	\$1.5876
Unmetered Multiple Unit Residential - per each unit	\$1.66	Not Applicable
Private Hydrants	\$1.66	Not Applicable

- 2 As per Section 55, a penalty of 3% will be charged to any overdue balance.

<sup>67</sup> Bylaw B-66/2021, B-59/2022, B-39/2023

**SCHEDULE "B"  
OF  
BYLAW NO. B-04/2019**

**NON-RESIDENTIAL UTILITY DEPOSITS**

As per Section 7.6(d) of this Bylaw a deposit must be paid in order to establish water service in the amount of:

Average total utility cost for two (2) billing cycles

Any deposit is due upon application to open a Utility Account with the City.

**INTEREST PAID ON DEPOSITS**

Deposits are non-interesting bearing.

**RETURN OF DEPOSIT**

Upon closing the utility account the deposit will be applied to any amount outstanding. Any further amount outstanding will be due immediately and any surplus will be returned to the Consumer.

**SCHEDULE "C" – Deleted.** <sup>68</sup>

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<sup>68</sup> Bylaw B-44/2023



**SCHEDULE "D" – Deleted.**<sup>69</sup>

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<sup>69</sup> Bylaw B-33/2019, Bylaw B-59/2022, Bylaw B-44/2023

**SCHEDULE "E" OF BYLAW NO. B-04/2019<sup>70</sup>**  
**WATER CONSERVATION USE SCHEDULE**

**Note:** These restrictions apply to the use of Potable Water and DO NOT apply to the use of rainwater, stormwater, or other alternate water source.

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>LEVEL 4</u>
Landscape Watering	Watering with hose connected sprinkler	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8:  Residential, Commercial, Industrial Consumers	Monday Wednesday Saturday  Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Wednesday <b>OR</b> Saturday  Maximum of 2 hours per day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Wednesday <b>OR</b> Saturday  Maximum of 1 hour per day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	Not Allowed	Not Allowed
		<b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9:  Residential, Commercial, Industrial Consumers	Tuesday Thursday Sunday  Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Thursday <b>OR</b> Sunday  Maximum of 2 hours per day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	<b>1 day/week</b> Thursday <b>OR</b> Sunday  Maximum of 1 hour per day Hours: 6 am - 9 am <b>OR</b> 7 pm - 10 pm	Not Allowed	Not Allowed
	Irrigation with automatic sprinkler systems	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8:  Residential, Commercial, Industrial Consumers	Monday Wednesday Saturday  Hours: 1 am - 4 am	<b>1 day/week</b> Monday <b>OR</b> Wednesday  Maximum of 2 hours per day Hours: 1 am - 4 am	<b>1 day/week</b> Monday <b>OR</b> Wednesday  Maximum of 1 hour per day Hours: 1 am - 4 am	Not Allowed	Not Allowed

<sup>70</sup> Bylaw B-16/2024

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>LEVEL 4</u>
Landscape Watering ( <i>cont'd</i> )	Irrigation with automatic sprinkler systems	ODD numbered addresses ending in 1, 3, 5, 7, 9:  Residential, Commercial, Industrial Consumers	Tuesday Thursday Sunday  Hours: 1 am to 4 am	1 day/week Tuesday OR Thursday  Maximum of 2 hours per day Hours: 1 am to 4 am	1 day/week Tuesday OR Thursday  Maximum of 1 hour per day Hours: 1 am to 4 am	Not Allowed	Not Allowed
Watering New Grass Plantings (sod or seed) and a Water Use Exception Permit: sod within 21 days seed within 45 days	Any	All Consumers	Allowed	Allowed	Allowed	Allowed	Not Allowed
Watering with a smart irrigation system and a Water Use Exception Permit	Irrigation with automatic sprinkler systems that has weather monitoring and automatic schedule adjustments enabled	All consumers	Allowed	Allowed  must reduce watering programs by 15%	Allowed  must reduce watering programs by 25%	Allowed  must reduce watering programs by 35%	Not Allowed
Watering of gardens, trees and shrubs ( <i>excluding lawns</i> )	Handheld container ( <i>e.g., watering can, bucket</i> )	All Consumers	Allowed	Allowed	Allowed	Allowed	Not Allowed
	Spring-loaded nozzle	All Consumers	Allowed	Allowed	Allowed	Not Allowed	Not Allowed
	Drip Irrigation ( <i>if it is a separate zone</i> )	All Consumers	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>LEVEL 4</u>
Municipal and school sports fields	Any	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8: City of Airdrie Operations	Monday Wednesday Saturday Max 40 mins /zone Hours: 11 pm - 7 am	<b>2 days/week</b> Monday Wednesday Max 40 mins /zone Hours: 11 pm - 7 am	<b>2 day/week</b> Monday Wednesday Max 20 mins /zone Hours: 11 pm - 7 am	<b>1 day/week</b> Monday <b>OR</b> Wednesday Max 20 mins /zone Hours: 11 pm - 7 am	Not Allowed
		<b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9: City of Airdrie Operations	Tuesday Thursday Sunday Max 40 mins /zone Hours: 11 pm - 7 am	<b>2 days/week</b> Tuesday Thursday Max 40 mins /zone Hours: 11 pm - 7 am	<b>2 day/week</b> Tuesday Thursday Max 20 mins /zone Hours: 11 pm - 7 am	<b>1 day/week</b> Tuesday <b>OR</b> Thursday Max 20 mins /zone Hours: 11 pm - 7 am	Not Allowed
Municipal landscape watering	Any	<b>EVEN</b> numbered addresses ending in 0, 2, 4, 6, 8: City of Airdrie Operations, Developers, Contractors	Monday Wednesday Saturday Max 40 mins /zone Hours: 11 pm - 7 am	Not Allowed	Not Allowed	Not Allowed	Not Allowed
		<b>ODD</b> numbered addresses ending in 1, 3, 5, 7, 9: City of Airdrie Operations, Developers, Contractors	Tuesday Thursday Sunday Max 40 mins /zone Hours: 11 pm - 7 am				
Municipal landscape watering - stormwater ONLY	Any	City of Airdrie	Allowed	Allowed	Allowed	Allowed	Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>LEVEL 4</u>
Testing of Irrigation Systems	Not Applicable	All Consumers	Allowed	Not Allowed except with permission from the City Manager	Not Allowed except with permission from the City Manager	Not Allowed except with permission from the City Manager	Not Allowed
Golf Course Maintenance	Irrigation with potable water and stormwater  OR:	Golf Courses	Allowed	Stormwater Allowed Must reduce potable watering programs by 25%	Stormwater Allowed Must reduce potable watering programs by 50%	Stormwater Allowed Must reduce potable watering programs by 75%	Not Allowed
	Irrigation with stormwater ONLY			Allowed	Allowed	Allowed	Allowed
Filling of recreational water bodies including hot tubs, swimming, and wading pools	Any	Commercial	Allowed	Allowed	Allowed	Not Allowed except with permission from the City Manager	Not Allowed except with permission from the City Manager
	Any	Residential	Allowed	Allowed	Allowed	Not Allowed except with exception permit	Not Allowed except with exception permit
Exterior window washing notwithstanding <a href="#">84.2- Water Use</a>	Any	All consumers <b>except:</b>	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Licensed Cleaning Services	Allowed	Allowed	Allowed	Allowed	Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>LEVEL 4</u>
Filling fountains and other decorative features	Any	All Consumers	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
Wash down sidewalks, walkways, driveways, exterior building surfaces or other outdoor surfaces notwithstanding <a href="#">84.2- Water Use</a>	Any	All Consumers <b>except:</b>	Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Childcare facilities, Food and Beverage establishments, Kennels or animal care facilities (where required by health and safety regulations)	Allowed	Allowed	Allowed	Allowed	Allowed
Washing of vehicles outdoors, subject to <b>Drainage Bylaw No. B-03/2014</b>	Any	All Customers <b>except:</b>	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Any	Vehicles subject to health and safety regulations	Allowed	Allowed	Allowed	Allowed	Allowed
Watering plants for commercial sale	Any	Nurseries, Garden Centers, Turf and Tree Farms, Market Gardens	Allowed	Allowed	Allowed	Allowed	Allowed
Outdoor snow or ice making	Any	All consumers	Allowed	Allowed	Allowed	Not Allowed except with permission from the City Manager	Not Allowed except with permission from the City Manager
Essential street cleaning and bridge washing	Any	City of Airdrie Operations	Allowed	Allowed	Allowed	Allowed	Allowed

<u>Activity</u>	<u>Application Method</u>	<u>Application By</u>	<u>Watering Schedule</u>	<u>LEVEL 1</u>	<u>LEVEL 2</u>	<u>LEVEL 3</u>	<u>LEVEL 4</u>
Mandated regulatory activities: (e.g. Hydrant flushing, Main flushing, Pressure testing)	N/A	City of Airdrie Operations, Developers	Allowed	Allowed	Allowed	Allowed	Allowed
Water use for construction and renovation (home, commercial) purposes	Any	All Consumers	Allowed	Allowed	Allowed	Not Allowed Except with permission from Utilities	Not Allowed
Bulk Water Sales	N/A	All Consumers <b>except:</b>	Allowed	Allowed	Allowed	Not Allowed	Not Allowed
	N/A	Farm/Acreage Operations (e.g., watering livestock, water well top up)	Allowed	Allowed	Allowed	Not Allowed Except with permission from Utilities	Not Allowed Except with permission from Utilities
	N/A	Water use for construction, including grading, compaction and dust control	Allowed	Allowed	Allowed	Not Allowed Except with permission from Utilities	Not Allowed

**SCHEDULE "F"**  
**OF BYLAW NO. B-04/2019**

**AUTHORIZED FUNCTIONS LIST - CROSS CONNECTION DEVICES**

Item	Authorized Function (1)	Professional Engineer	Certified Engineering Technologist (2)	Licensed Master Plumber with Contractor's License	Journeyman Plumber (4)	Apprentice Plumber (4)	Fire System Sprinkler Fitter	Lawn Irrigation System Installer
1	Carry out cross-connection survey	√	√	√	√	-	-	-
2	Install, relocate, or replace Cross-Connection Control Device	-	-	√	√	√	-	-
3	Repair Cross-Connection Control Device	√	√	√	√	√	-	-
4	Test Cross-Connection Control Device	√	√	√	√	√	-	√
5	Complete Items 1, 2, 3 and 4 in relation to Fire Protection systems	√	√	√	√	√	√	
6	Complete items 3 and 4 in relation to lawn irrigation systems	√	√	√	√	√		

## Notes:

- 1) All Persons performing an Authorized Function must have a Tester's License.
- 2) Required to be under the direction of a professional engineer.
- 3) Required to be employed by a licensed plumbing contractor or licensed fire sprinkler contractor.
- 4) Required to be employed by a licensed plumbing contractor and under the direct supervision of a master plumber.



**SCHEDULE "G"  
OF BYLAW NO. B-04/2019**

**CONTRAVENTION REPORT FORMAT**

In accordance with Section 13.5 of this Bylaw, the Person responsible for contravening Sections 13.1, 13.2 or 13.3 of this Bylaw must file a report with the City Manager within seven (7) days of the contravention providing following information:

- a) a description of contravention;
- b) the date and time of the contravention;
- c) the duration of the contravention;
- d) the location of the contravention (legal land description,;
- e) the circumstances leading to the contravention (explanation as to why);
- f) a summary of preventative measures prior to contravention;
- g) a summary of measures taken to mitigate any effects of contravention;
- h) a summary of measures that will be taken to address any remaining effects and potential effects relating to the contravention;
- i) the name, address, phone number and responsibilities of all Persons present at time of contravention;
- j) a summary of the Adverse Effect caused by the contravention; and
- k) such other information as may be required by the City Manager.

**SCHEDULE "H"**  
**OF BYLAW NO. B-04/2019**

**OFFENCES AND PENALTIES**

<b>Section</b>	<b>Description of Offence</b>	<b>Specified Penalty</b>
4.1 (c)	Failing to comply with a requirement or condition of the Safety Codes Act	\$1,500
4.1(d)	Failing to comply with a requirement or condition of a written approval or permit.	\$1,500
4.1 (e)	Failing to maintain service connection	\$1,500
4.1(f)	Failing to comply with any request or direction by the City.	\$1,500
4.4	An Owner knowingly information about the use of his Premises or failing to notify the City in writing when any changes or modifications are made to Premises that may increase utility rates.	\$1,000
5.1	Unauthorized use of alternate source of Potable Water.	\$1,500
6.2	Unauthorized connection of alternate water source to Potable Water Distribution System.	\$3,000
6.3	Connecting, causing to be connected, or allowing to remain any part that may allow contaminants to enter the Potable Water Distribution System.	\$3,000
13.1	Damaging, destroying, removing or interfering with part of the Potable Water Distribution System including prohibited opening of a bypass valve or metering install	\$1,500
13.3/19.1	Operating (opening, closing or Controlling) a Mainline Valve	\$10,000
13.4	Failing to report a contravention with respect to interference with the Potable Water Distribution System.	\$5,000
14.1	Using a boosting device to increase water pressure.	\$1,500
15.1	Prohibited installation upstream of a Water Meter or Water Shut-off Valve.	\$1,500
16.1	Tampering with, breaking or removing any seal installed by the City.	\$1,500
17.1	Failing to notify the City Manager of broken seal within twenty-four (24)	\$1,000
18.0	Unauthorized operation of a Water Service Valve	\$1,500
20.1	Trespassing on any City property which forms part of the Potable Water Distribution System	\$1,500
21.1	Contaminating the Potable Water used in the Potable Water Distribution System.	\$5,000
26.0	Access to Premises-Hindrance of the City Manager	\$1,000
32.1	Alter, change or relocate water meter without approval	\$1,000
41.1	Interfering or tampering with a Water Meter or reading device.	\$1,000

39.1	Failing to notify the City immediately whenever a Water Meter or remote reading device	\$1,000
42.1	Using a Meter spacer in place of a Water Meter.	\$1,500
43.1	Obtaining Potable Water supplied through temporary and seasonal Water Service Connections without passing through a Water installed by the City without City approval	\$1,500
52.1	Providing an incorrect Statement.	\$1,000
54.2	Failing to comply with Bulk Water station filling requirements.	\$500
60.0	Failing to install Low Flow Plumbing Fixtures.	\$500
63.0 <sup>71</sup>	Use of water contrary to Watering Schedule.	\$200
63.7(a) <sup>72</sup>	Use of water contrary to Level 1 restrictions.	\$400
63.7(b) <sup>73</sup>	Use of water contrary to Level 2 restrictions.	\$600
63.7(c) <sup>74</sup>	Use of water contrary to Level 3 restrictions.	\$1,500
63.7(d) <sup>75</sup>	Use of water contrary to Level 4 restrictions.	\$3,000
65.1	Unauthorized opening, closing or interfering with any Fire Hydrant.	\$1,500
66.1	Unauthorized opening, closing or interfering with any Fire Hydrant.	\$1,500
67.1	Allowing obstruction of Fire Hydrant.	\$150
67.2	Allowing anything to interfere with operation of a Fire Hydrant.	\$1,500
67.2	Painting or allowing a Fire Hydrant to be painted an unauthorized colour.	\$100
69.0	Failing to comply with hydrant connection requirements.	\$1,500
70.1	Failing to maintain a fire hydrant	\$1,500
71.1	Failing to notify the Fire Chief of any alterations, repairs, shutdown or impairment that affects the operation of a Fire	\$1,000
75.1	Unauthorized Cross-Connection.	\$1,500
76.0	Failing to install Premises-isolating Cross-Connection Control Device.	\$2,000
80.1	Failing to test and maintain Cross-Connection Control Devices.	\$1,500
80.2	Failing to retain test records on-site or fail to submit passed Testable Cross-Connection Device upon request.	\$500
80.3(a)	Failing to replace Testable Cross-Connection Control Device	\$1,500
80.3(b)	Failing to submit failed Testable Cross-Connection Control Device report within two (2) days.	\$500
83.1	Prohibited Water Service Valve operation.	\$1,500
84.1	Prohibited sharing of Potable Water from one Premises to other eligible Premises.	\$1,500

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<sup>71</sup> Bylaw B-16/2024

<sup>72</sup> Bylaw B-16/2024

<sup>73</sup> Bylaw B-16/2024

<sup>74</sup> Bylaw B-16/2024

<sup>75</sup> Bylaw B-16/2024

85.2	Allowing Potable Water to run off a Premises for thirty (30) meters or more.	\$200
85.4	Wasting Potable Water.	\$400
87.1	Failure to comply with a Remedial Order.	\$1,000

**SCHEDULE “I” – Deleted.<sup>76</sup>**

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<sup>76</sup> Bylaw B-44/2023



## **COMMUNITY INFRASTRUCTURE & STRATEGIC GROWTH – AGENDA REPORT**

**Meeting Date:** 14 January 2025

**Subject:** Bylaw No. B-05/2025, Redistricting for 516 Centre Ave NE

**Directorate:** Strategic Growth and Investment

---

### **Issue:**

The Community Infrastructure and Strategic Growth Standing Committee is being asked to make a recommendation to Council regarding Bylaw No. B-05/2025, being a bylaw to amend Land Use Bylaw No. B-01/2016 to redistrict the property legally described as Lot 9, Block 3, Plan 2590GU (516 Centre Ave NE) from CS, Service Commercial District to M1, Neighbourhood Mixed Use District.

### **Policy / Council Direction:**

The site is located within a Service Commercial area shown in the Airdrie City Plan (2014), and the proposed redistricting would allow for the development of a small-scale mixed use building. This would redevelop the site and allow continued provision of commercial uses to support the service commercial corridor along Edmonton Trail as well as better integrate within the existing edge of the Village area. The concept is generally supported by Airdrie City Plan policies on Economic Prosperity & Employment Lands and Community Design & Development – specifically Policies 5.21, 5.30, 5.31 and 6.26.

The site is further identified in the Village Area Redevelopment Plan (2006) as part of an existing Highway Commercial area. Commercial policies are not specifically provided in the ARP, but the plan generally contextualizes the need for appropriate architecture and interface treatments to support the existing residential community.

### **Background:**

The subject site at 516 Centre Ave NE is currently districted as CS, Service Commercial District, which is intended to provide for medium-scale commercial uses that are automobile oriented. There is an existing vehicle-service land use on the property with its parking and access directly onto Centre Avenue.

A proposed development for the site seeks to remove the existing vehicle service use and develop a multi-story building with ground floor commercial (anticipated office) uses and two residential units on the upper storeys. Administration was generally supportive of the concept and has iterated options with the applicant group to best capture the proposed development under the Land Use Bylaw and ensure that the proposal best addresses applicable city policies, supports the commercial area along Edmonton Trail, provides a visual upgrade to the site and continues an appropriate transition between the Village neighbourhood to the east and other commercial uses to the west.

While a full review of Land Use Bylaw regulations and engineering standards would follow the redistricting through a Development Permit application, preliminary reviews from staff have shown no concerns that cannot be properly addressed within the proposed Land Use District and administration supports the application of the M1 Neighbourhood Mixed Use District in this context.

### **Administration Recommendation:**

Administration recommends that the Community Infrastructure and Strategic Growth Standing Committee endorses Bylaw No. B-05/2025, as presented. Administration is supportive of the proposed amendment for the following reasons:

1. The proposed redistricting complies with applicable city policies, plans, and guidelines and is supportive of planning objectives for economic prosperity, community design, mixed-use development, and residential transition areas.
2. The redistricting supports a valuable renewal and redevelopment of an existing property and brings new development that would support surrounding residential and commercial areas.

### **Alternatives/Implications:**

1. The CISG could choose to ask Council to direct Administration to provide additional information or amend sections of the bylaw as recommended.

### **Budget Implications:**

There are no anticipated budget implications as a result of the redistricting and eventual redevelopment of this parcel of land.

### **Communications and Engagement:**

Following the Standing Committee's recommendation and in keeping with *Municipal Government Act* requirements and the City of Airdrie Public Notification Bylaw, Administration will provide notification of the Public Hearing via the "City Connection" section of the local newspaper for three consecutive weeks and the City's website 14 days prior to the public hearing. Pursuant to sections 2.2.7(3)(a) and 2.2.7(2) of the Land Use Bylaw, landowners in the surrounding area will be notified by direct mail and signage will be erected on the property 14 days prior to the public hearing.

**Recommendation:**

That the Community Infrastructure and Strategic Growth Standing Committee endorses Bylaw No. B-05/2025, as presented.

---

Willow Czaban  
Senior Planner

Staff Presenter:	Willow Czaban, Senior Planner
External Presenter:	N/A
Department:	Current Planning
Reviewed by:	Stephen Utz, RPP MCIP, Director
Attachments:	#1: Draft Bylaw No. B-05/2025 #2: Applicant's Draft Redevelopment Plans

**BYLAW NO. B-05/2025  
CITY OF AIRDRIE  
PROVINCE OF ALBERTA**

**BEING A BYLAW** of the City of Airdrie to amend Bylaw No. B-01/2016, being the City of Airdrie Land Use Bylaw.

**WHEREAS** the *Municipal Government Act*, RSA, 2000, c. M-26, authorizes a municipality to adopt and amend a land use bylaw to establish districts, land uses and standards for each district, and a system for issuing development permits;

**AND WHEREAS** Council wishes to amend said Land Use Bylaw No. B-01/2016 in the manner outlined below and illustrated in the attached Schedule "A";

**NOW THEREFORE** the Municipal Council of the City of Airdrie in Council duly assembled enacts as follows:

1. That Section 8.1(3) (Land Use Map) of Land Use Bylaw No. B-01/2016 be amended by redesignating 0.07 hectares (0.18 acres) of the land within LOT - 9, Block - 3, PLAN - 2590GU as shown on the attached map, from CS, Service Commercial District to M1, Neighbourhood Mixed Use District.

READ a first time this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a second time this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

READ a third time this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

This bylaw was executed as of the latest date evidenced by digital signature below.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



Schedule "A"  
Bylaw No. B-05/2025



ARCHITECTURAL CONSULTANT:



STRUCTURAL CONSULTANT:

ARCHITECTURAL DRAWING LIST:

- A-1 SITE PLANS
A-2 MAIN FLOOR PLAN
A-3 SECOND FLOOR PLAN
A-4 UPPER FLOOR PLAN
A-5 EXTERIOR ELEVATIONS
A-6 EXTERIOR ELEVATIONS
A-7 STREETSCAPE IMAGES

STRUCTURAL DRAWING LIST:

- Empty structural drawing list table

MECHANICAL CONSULTANT:

MECHANICAL DRAWING LIST:

- Empty mechanical drawing list table

CIVIL CONSULTANT:

ELECTRICAL CONSULTANT:

CIVIL DRAWING LIST:

ELECTRICAL DRAWING LIST:

- Empty civil drawing list table

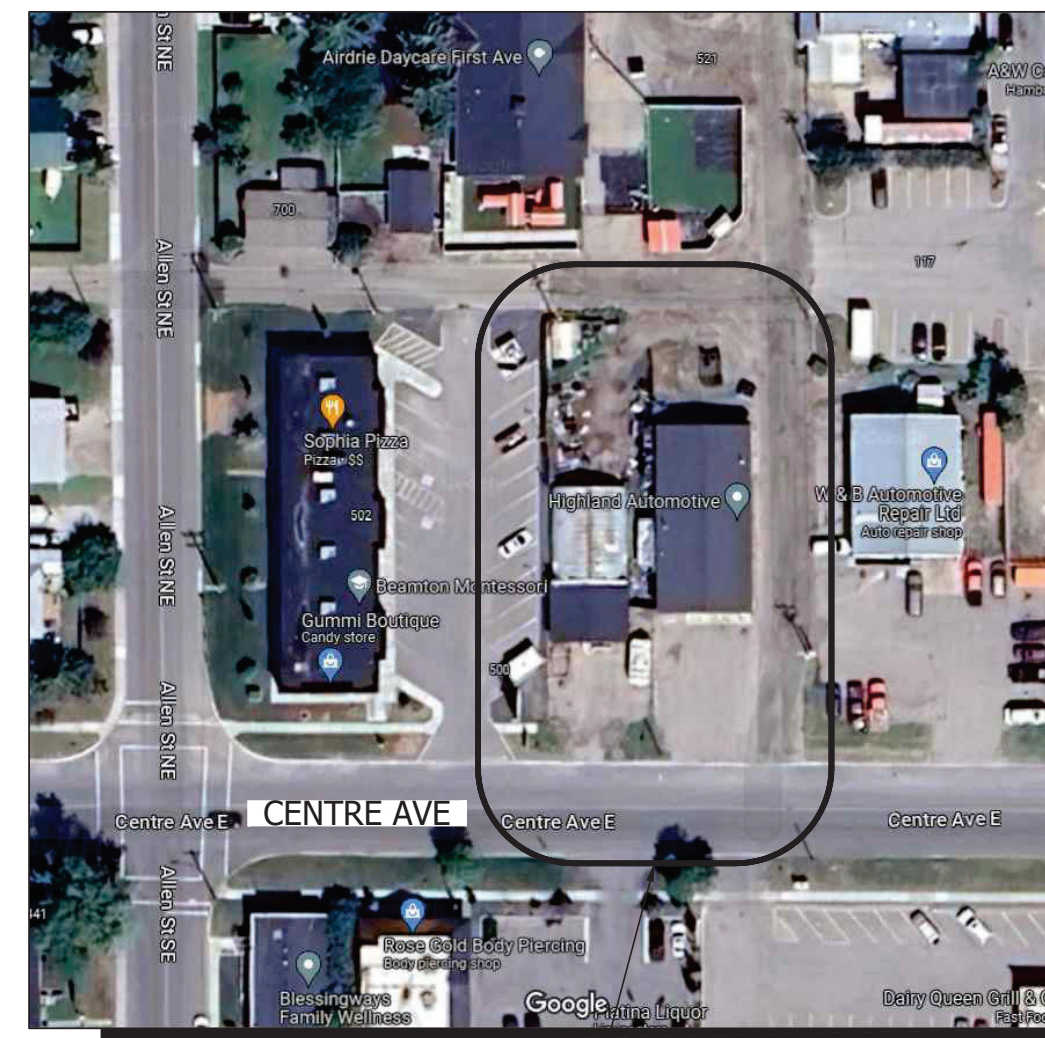
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SKYBOX ON CENTRE

CITY OF AIRDRIE
RE-ZONING DRAWINGS

516 CENTRE AVENUE
AIRDRIE, AB, T4B 1P8

LOT 9
BLOCK 3
PLAN 2590 GU



SCOPE OF WORK



SYMBOLS LEGEND:

Table with 2 columns: Symbol and Description. Includes room names, door tags, window tags, roof tags, exterior wall tags, interior partition tags, floor tags, detail numbers, location elevations, tag revision numbers, and revision clouds.

ABBREVIATIONS:

Table with 2 columns: Abbreviation and Full Name. Includes architectural terms like A.F.F., AL, ARCH, AVB, BF, B.O, BLDG, CL, CW, CONC, CORR, D/W, DN, DWG, D, EA, ELEC, ELEV, EL, EQ, EX, EXT, F.R.R, FD, FRIDGE, FURN, GB, GL, GW, GWB, H, HCW, HSS, HWT, HS, HR, INT, JAN, LB, MUA, MAX, MDF, MECH, MEZZ, MIN, min., N.I.C, N.T.S, O.C, OWS, OH, PTD, P, PSF, PT, PRE-ENG, PRE-FIN, PL, R.W.L, RCP, REQ'D, R, RM, R.O, SCW, SEP, SERV, SIM, SQ.FT, SS, STR, STR, TBD, T.O, TS, TYP, U.N.O, U/S, VS, W/C, W/, WRB.

SCOPE OF WORK:

Table with 2 columns: Description and Date. Includes re-zoning property, development permit, building permit, building addition, tenant alteration, change of use, change of tenancy, bldg height, bldg height, non-sprinklered, building footprint area, major occupancy, building code classification, and development permit/building permit numbers.



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Revision table with columns: REV. NO., DESCRIPTION, DATE. Row 1: 1. ISSUED FOR RE-ZONING 09/11/2024

PROJECT: SKYBOX ON CENTRE, 516 CENTRE AVENUE, AIRDRIE, ALBERTA, T4B 1P8, LOT 9, BLOCK 3, PLAN 2590 GU

CLIENT: PRATEEK MANN, 516 CENTRE AVENUE, AIRDRIE, ALBERTA, T4B 1P8, PHONE: (647) 939-3914, EMAIL: sudhanshumann@gmail.com

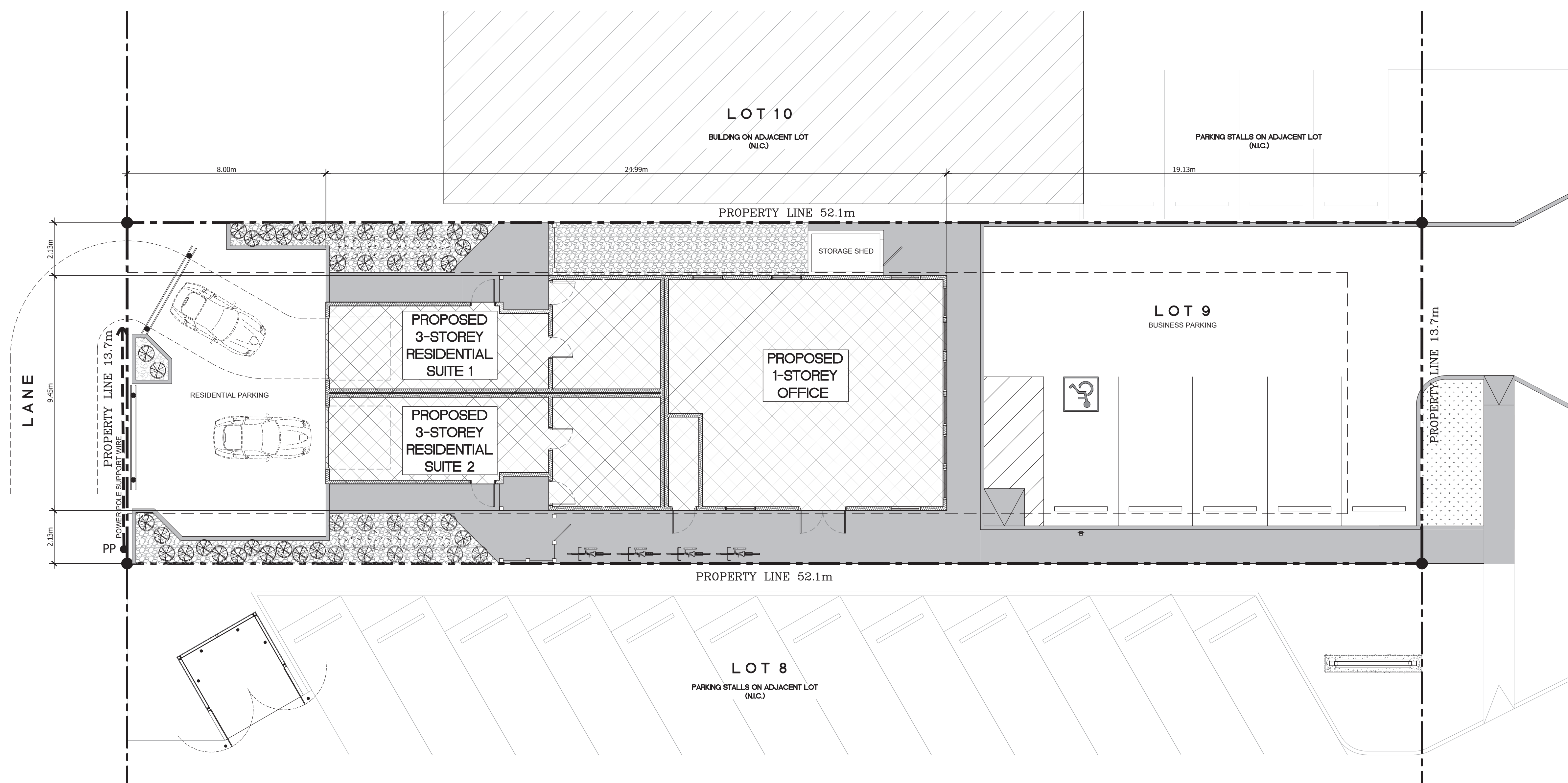
Table with 2 columns: Drawing and Date. Includes drawing title (COVER PAGE), drawing number (A-0), date (SEPT. 11, 2024), and scale (AS NOTED).



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Airdrie, Alberta  
Ph: 403-945-8836  
www.bigbeartech.ca

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REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



1 SITE PLAN  
A-1 SCALE: 1:100

ARCHITECTURAL CONSULTANTS - COMMERCIAL & RESIDENTIAL DESIGNERS - COMPUTER DRAFTING

PROJECT

SKYBOX ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

CLIENT

PRATEEK MANN  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA, T4B 1P8  
PHONE: (647) 939-3914  
EMAIL: sudhanshumann@gmail.com

DRAWING

SITE PLAN

FILE	24-626	DRAWN	ADS
DATE	SEPT. 11, 2024	SCALE	AS NOTED
DRAWING NO.	A-1		

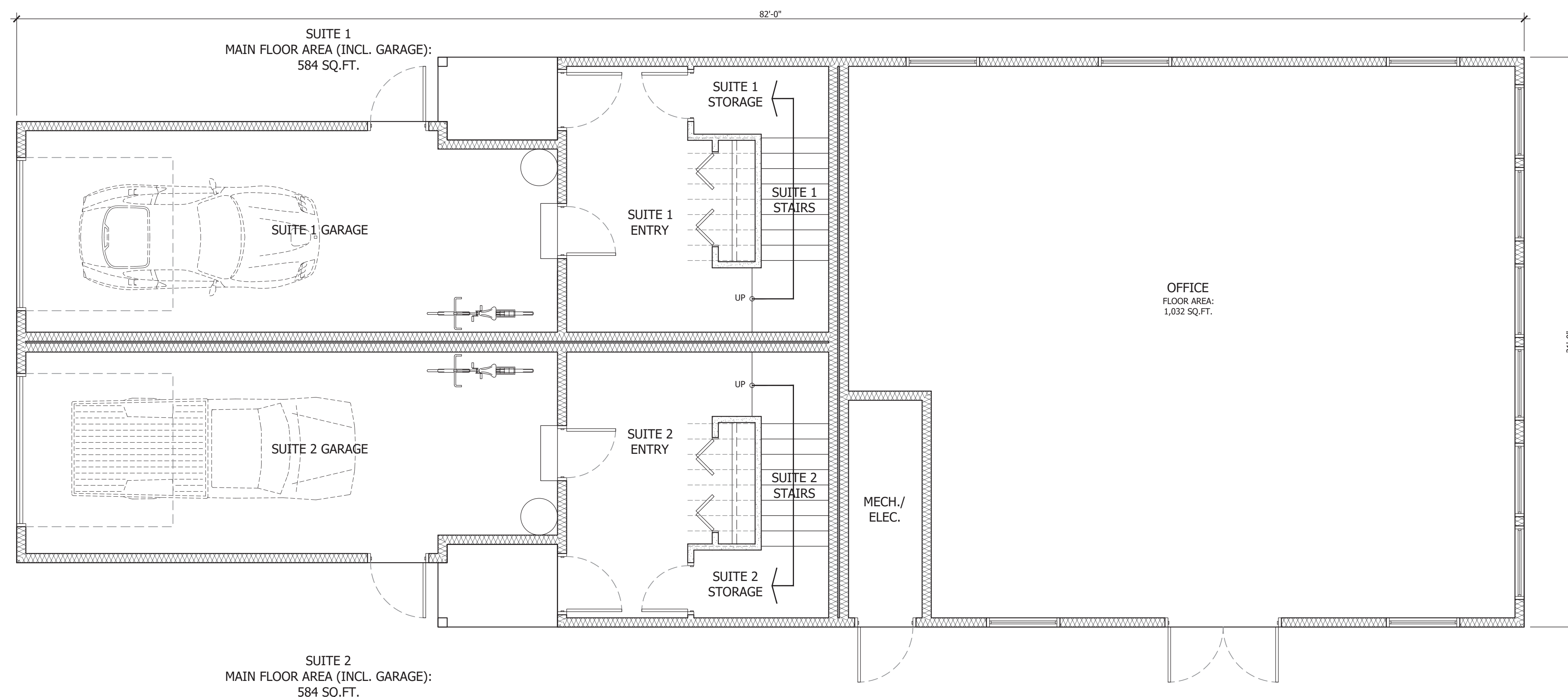
A-1



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REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



**1** MAIN FLOOR PLAN  
A-2 SCALE: 1/4" = 1'-0"

ARCHITECTURAL CONSULTANTS - COMMERCIAL & RESIDENTIAL DESIGNERS - COMPUTER DRAFTING

**PROJECT**  
SKYBOX ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

**CLIENT**  
PRATEEK MANN  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA, T4B 1P8  
PHONE: (647) 939-3914  
EMAIL: sudhanshumann@gmail.com

**DRAWING**  
MAIN FLOOR PLAN

<b>FILE</b> 24-626	<b>DRAWN</b> ADS
<b>DATE</b> SEPT. 11, 2024	<b>SCALE</b> AS NOTED
<b>DRAWING NO.</b>	

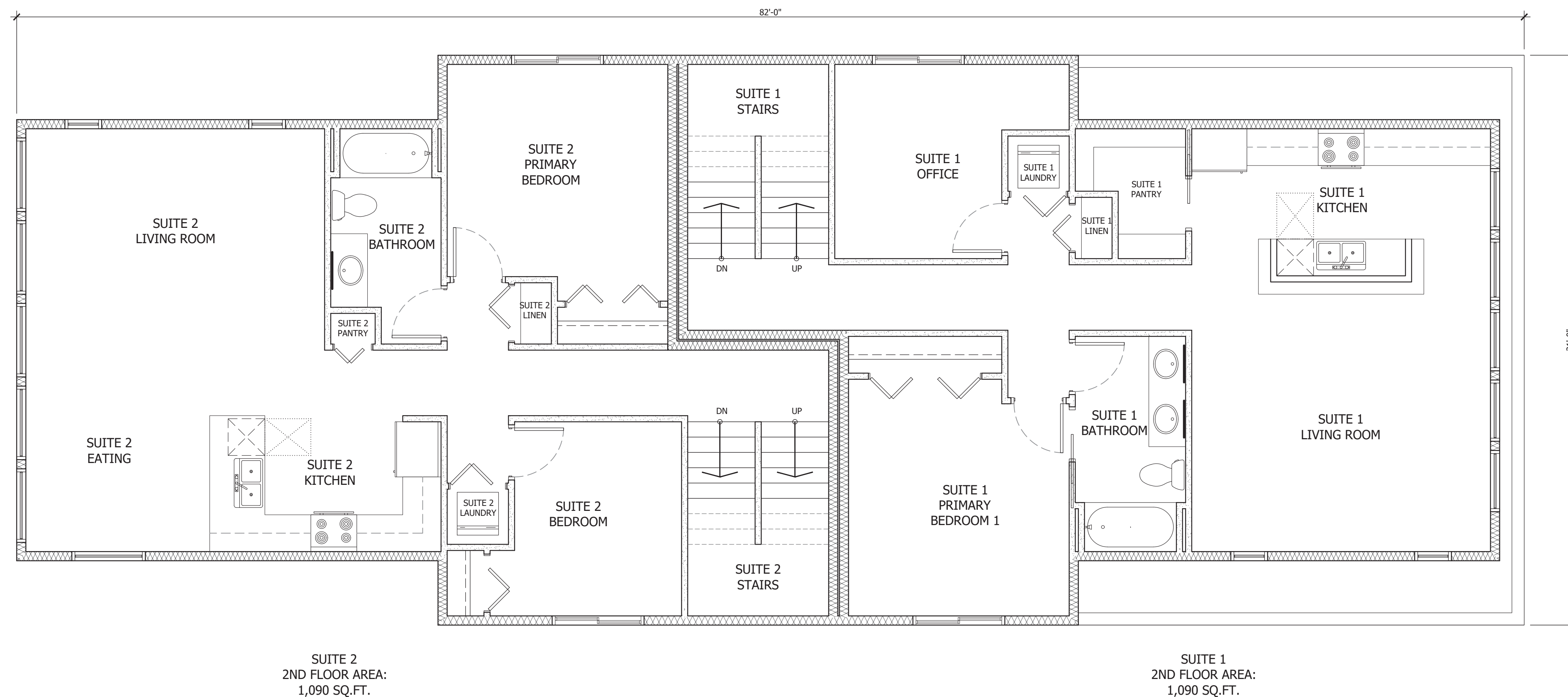
**A-2**



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REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



SUITE 2  
2ND FLOOR AREA:  
1,090 SQ.FT.

SUITE 1  
2ND FLOOR AREA:  
1,090 SQ.FT.

**1**  
**A-3** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

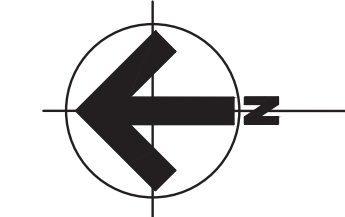
PROJECT  
SKYBOX  
ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

CLIENT  
PRATEEK MANN  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA, T4B 1P8  
PHONE: (647) 939-3914  
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DRAWING  
SECOND FLOOR PLAN

FILE	DRAWN
24-626	ADS
DATE	SCALE
SEPT. 11, 2024	AS NOTED
DRAWING NO.	

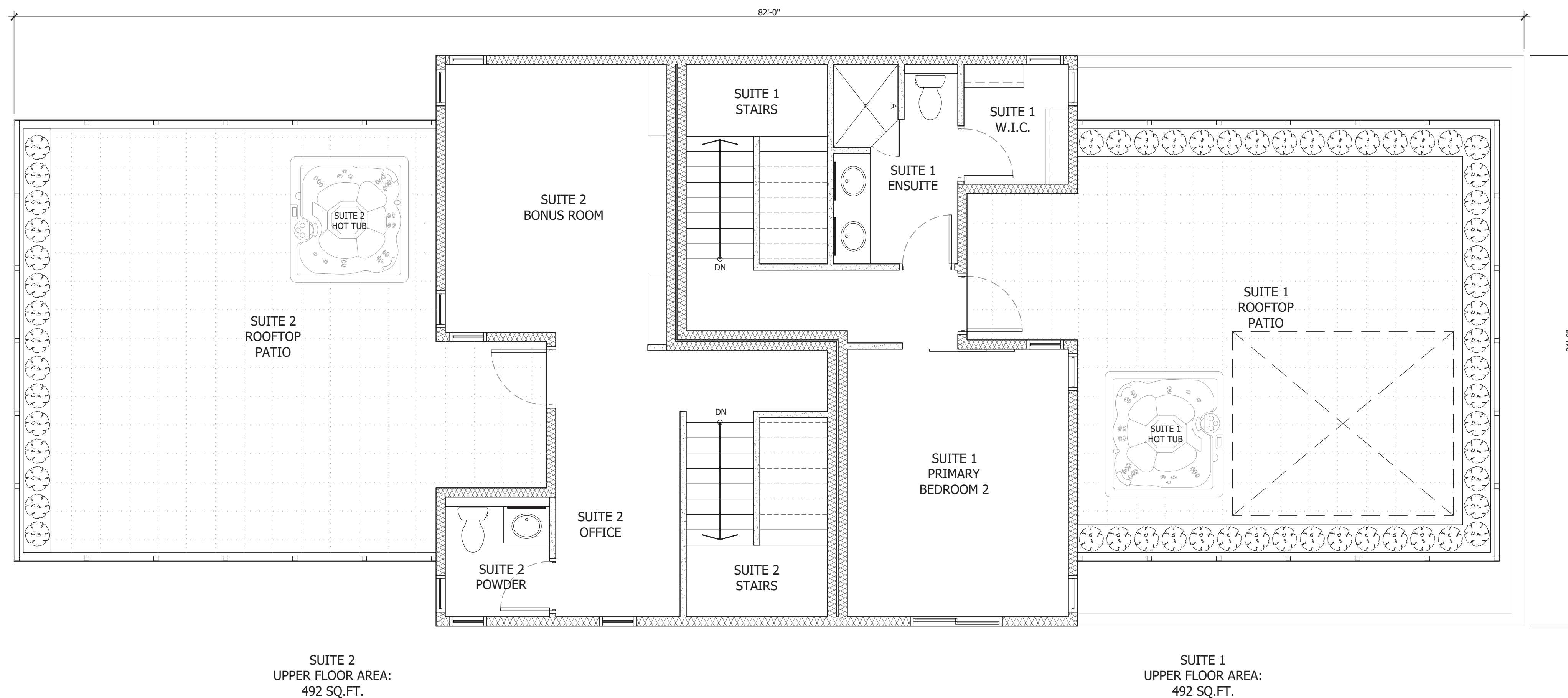
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REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



**1**  
**A-4** UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"

PROJECT  
SKYBOX  
ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

CLIENT  
PRATEEK MANN  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA, T4B 1P8  
PHONE: (647) 939-3914  
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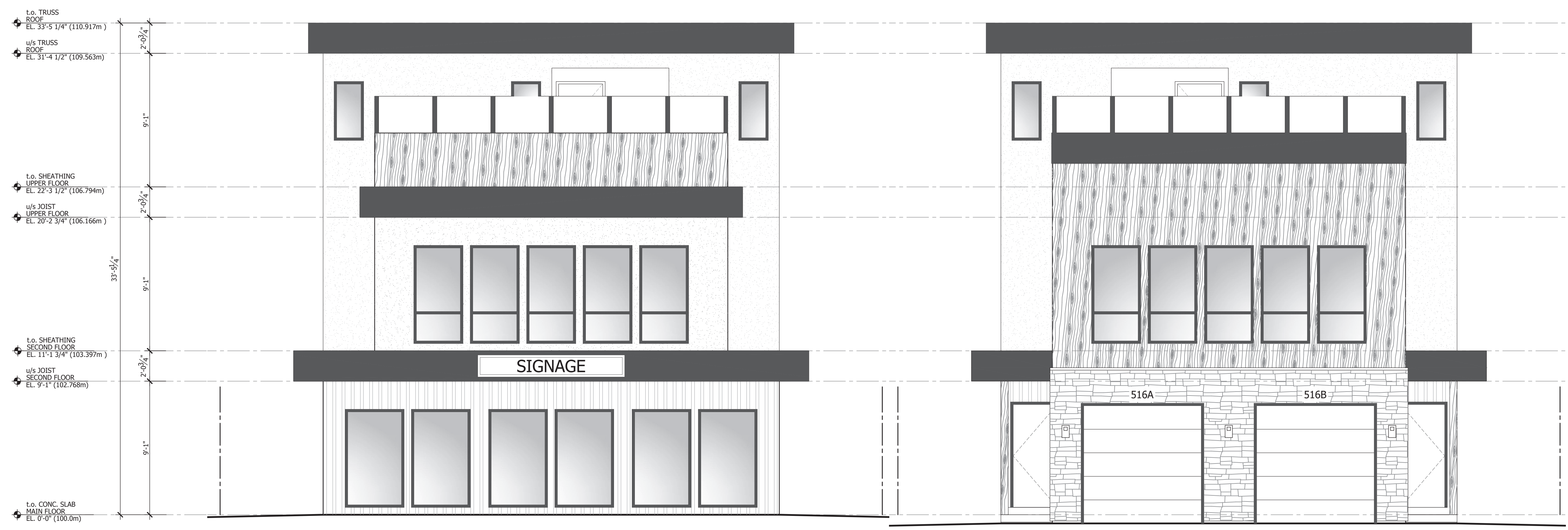
DRAWING  
UPPER FLOOR PLAN

FILE	24-626	DRAWN	ADS
DATE	SEPT. 11, 2024	SCALE	AS NOTED
DRAWING NO.	A-4		

**A-4**

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REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



**1** SOUTH ELEVATION (COMMERCIAL FRONT)  
A-5 SCALE: 1/4" = 1'-0"

**2** NORTH ELEVATION (RESIDENTIAL FRONT)  
A-5 SCALE: 1/4" = 1'-0"

ARCHITECTURAL CONSULTANTS - COMMERCIAL & RESIDENTIAL DESIGNERS - COMPUTER DRAFTING

**PROJECT**  
SKYBOX  
ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

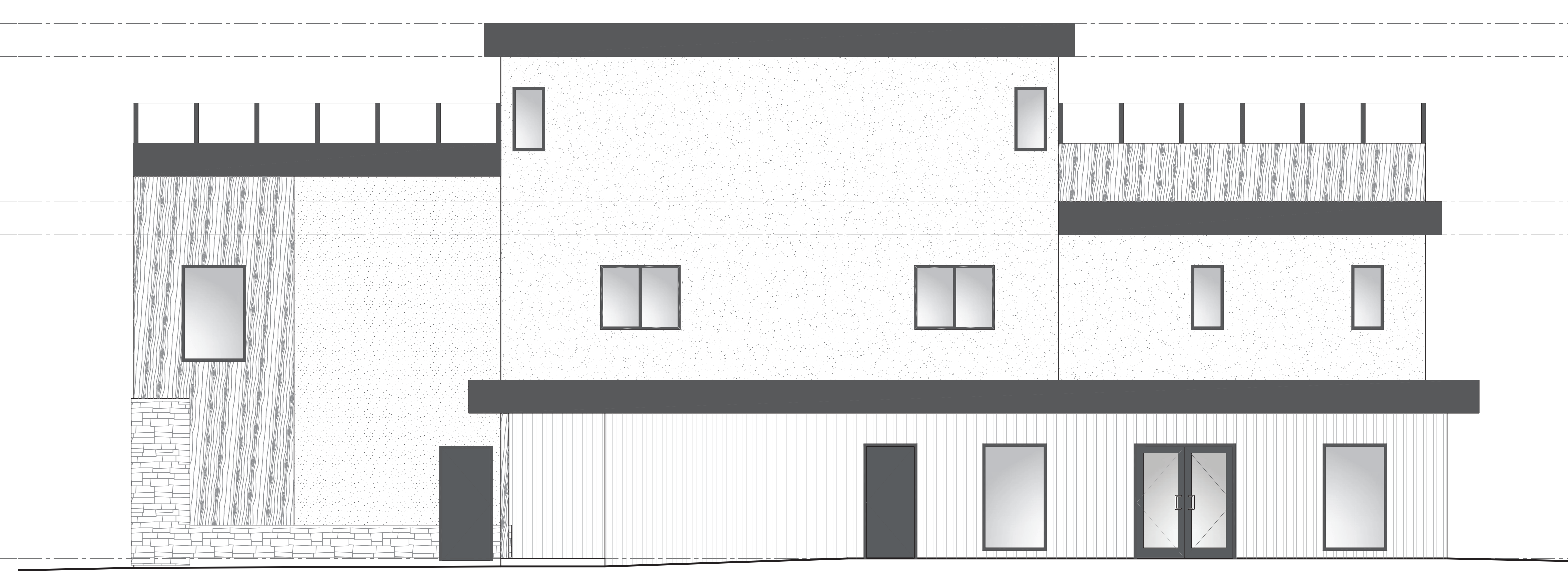
**CLIENT**  
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**DRAWING**  
EXTERIOR ELEVATIONS

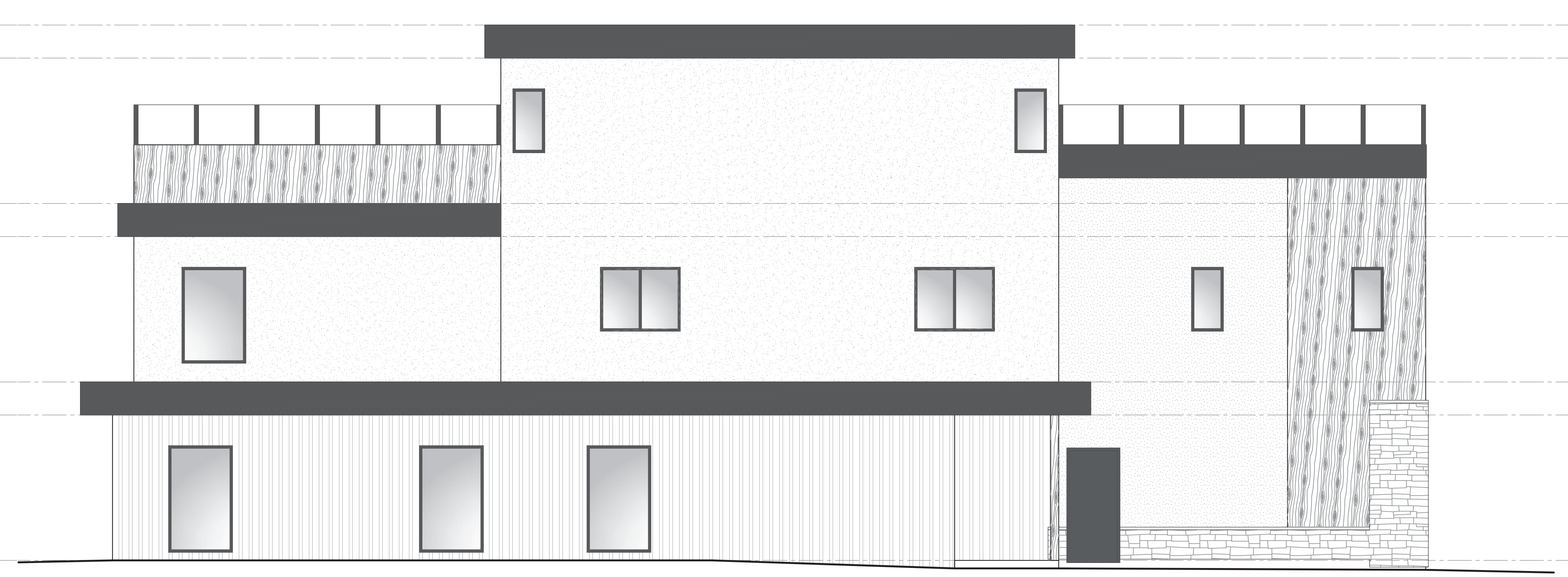
<b>FILE</b>	24-626	<b>DRAWN</b>	ADS
<b>DATE</b>	SEPT. 11, 2024	<b>SCALE</b>	AS NOTED
<b>DRAWING NO.</b>		<b>A-5</b>	

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REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



**1** WEST ELEVATION (SIDE)  
A-6 SCALE: 1/4" = 1'-0"



**2** EAST ELEVATION (SIDE)  
A-6 SCALE: 1/4" = 1'-0"

ARCHITECTURAL CONSULTANTS - COMMERCIAL & RESIDENTIAL DESIGNERS - COMPUTER DRAFTING

PROJECT  
SKYBOX ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

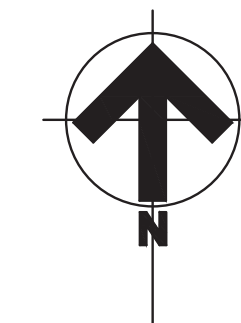
CLIENT  
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PHONE: (647) 939-3914  
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DRAWING  
EXTERIOR ELEVATIONS

FILE	DRAWN
24-626	ADS
DATE	SCALE
SEPT. 11, 2024	AS NOTED
DRAWING NO.	

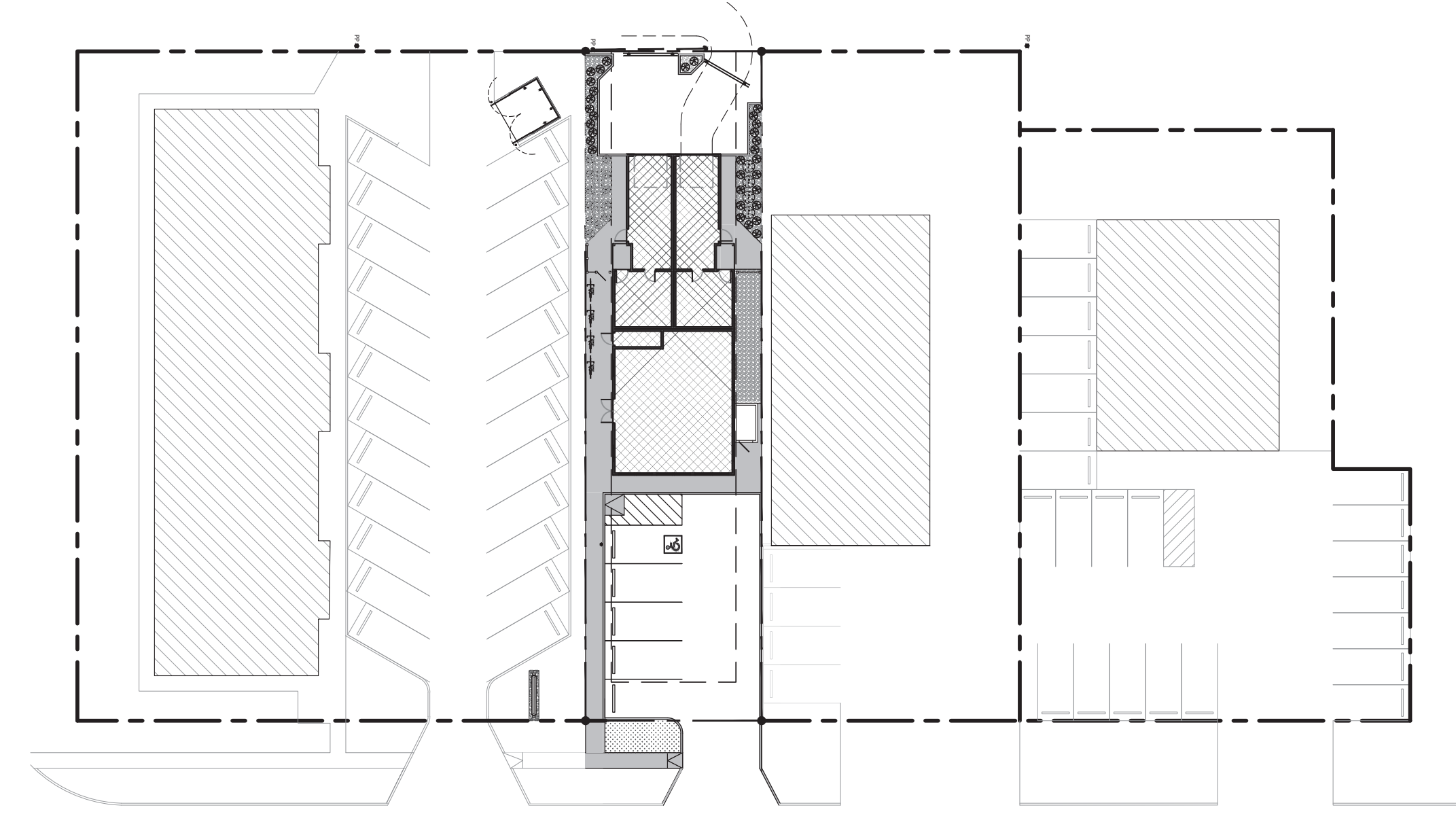
**A-6**





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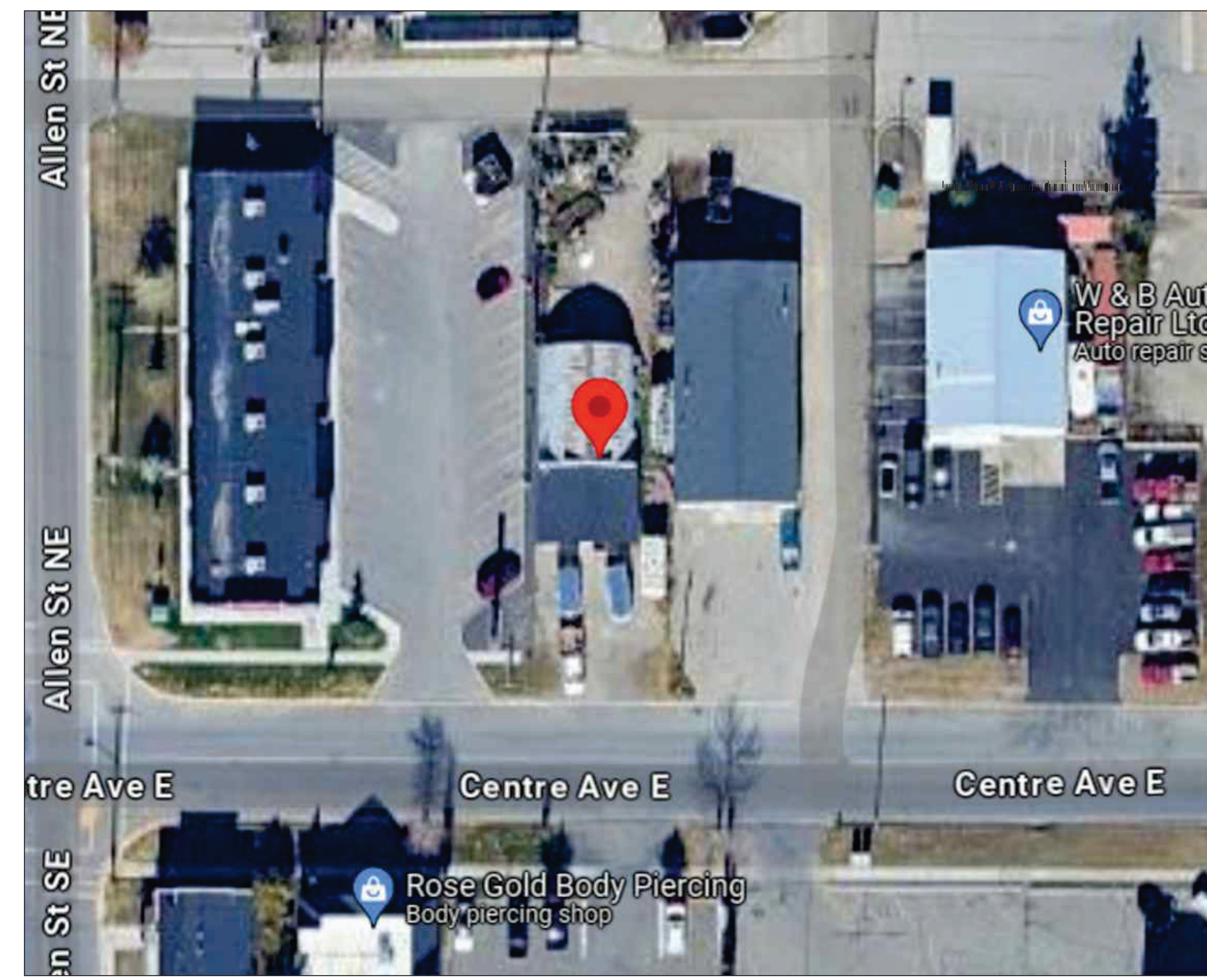
REV. NO.	DESCRIPTION	DATE mm/dd/yyyy
1.	ISSUED FOR RE-ZONING	09/11/2024



**1** SITE AREA PLAN  
A-7 SCALE: 1:400



**3** 3D SITE VIEW FROM SW  
A-7 SCALE: NTS



**2** SITE AREA MAP  
A-7 SCALE: NTS



**4** 3D SITE VIEW FROM SE  
A-7 SCALE: NTS

ARCHITECTURAL CONSULTANTS - COMMERCIAL & RESIDENTIAL DESIGNERS - COMPUTER DRAFTING

**PROJECT**  
SKYBOX  
ON CENTRE  
516 CENTRE AVENUE  
AIRDRIE, ALBERTA  
T4B 1P8  
LOT 9, BLOCK 3, PLAN 2590 GU

**CLIENT**  
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EMAIL: sudhanshumann@gmail.com

**DRAWING**  
STREETSCAPE  
IMAGES

<b>FILE</b>	<b>DRAWN</b>
24-626	ADS
<b>DATE</b>	<b>SCALE</b>
SEPT. 11, 2024	AS NOTED
<b>DRAWING NO.</b>	

**A-7**