



COUNCIL – AGENDA REPORT

Meeting Date: 2 July 2025

Subject: Public Input Session for Bylaw B-20/2025 amending Overstrength Effluent limits and rates in Bylaw B-11/2015

Directorate: Community Infrastructure

Issue:

A public Input session is being held prior to requesting Council approval of Bylaw B20/2025, amending Bylaw B-11/2015 related to Overstrength Sewer Effluent limits and rates.

Policy / Council Direction:

At the May 20, 2025 Council Meeting, Council directed staff to come back in a public input format related to the proposed Sewer Bylaw changes.

Background:

The City of Airdrie monitors overstrength effluent in order to protect our sewer infrastructure and the environment. Well maintained infrastructure helps maximize the useful life of the system, reduce the risk of blockages, protects the environment, and reduces maintenance costs in the long run.

The Industrial Monitoring (IM) program tests commercial and industrial customers for Chemical Oxygen Demand (COD), Fats, Oil and Grease (FOG), and Total Suspended Solids (TSS). Those relevant City of Airdrie customers who test over the parameters are then billed a surcharge based on their water usage. This program is based on an emitter pays philosophy. The IM team works with businesses on education and it has been helpful in serving as a starting point to change business practices. However, education alone has not proven to be the best deterrent to poor business practices.

At the February 18, 2025 Council Meeting, Administration was asked to review the Industrial Monitoring Program and overstrength wastewater effluent surcharges set out in Sewer Bylaw B-11/2015. A subsequent report was brought back to Council for review at the May 20, 2025 Council Meeting. This review included the following 7 items:

1. A legal assessment/review of the program;
2. A review of best practices from comparable municipalities;

3. A full review of the recovery, surcharges and discounts being applied;
4. Whether further education would be beneficial for the public;
5. A full review of the fairness of the bylaw as it relates to businesses;
6. Feasibility of returning the surcharges that were requested today; and
7. A workshop be held regarding this topic to educate Council.

Having heard the business community concerns and with the objective of looking to increase the success rates of reducing the Overstrength Effluent, ways to enhance the bylaw were identified. Administration proposed that discretionary discounts no longer be offered, but rather, a tiered rate system be applied. The rates proposed reduce charges to be equivalent to the City of Calgary bylaw. The tier rates attached are equivalent to the City of Calgary charges in Tier 1, with increases in rates based on the level of overstrength to a Tier 2 or 3 fee base.

The full council meeting and report can be found on the City of Airdrie Website at:

<https://pub-airdrie.escribemeetings.com/Meeting.aspx?Id=7e3a05e2-26eb-49b1-b387-237f92a320ac&Agenda=Agenda&lang=English&Item=40&Tab=attachments>

Administration Recommendation:

That council gives three readings to Bylaw B-20/2025, being a bylaw to amend Sewer Bylaw B-11/2015, by replacing Schedules “D” and “E” with the attached Schedules “D” and “E”.

Alternatives/Implications:

Council has the authority to amend Bylaw B-20/2025 in any manner they deem fit prior to giving it three readings.

Budget Implications:

The Sewer Surcharge program is part of the 2025 budget, and any reduced revenue will result in a deficit to the budget. Impacts will be provided to Council through the regular quarterly reporting process

Communications and Engagement:

The City of Airdrie – [Industrial wastewater monitoring webpage](#) will be updated with relevant information from this report including the new rates and tier structure

Recommendation:

That council gives three readings to Bylaw B-20/2025, being a bylaw to amend Sewer Bylaw B-11/2015, by replacing Schedules “D” and “E” with the attached Schedules “D” and “E”.

Monica Labait, Manager of Treasury

Staff Presenter:	Eugene Lund and Monica Labait
Department:	Water Services/Treasury
Reviewed by:	Lorne Stevens / Kyle Wilkin
Attachments:	#1: Bylaw B-11/2015 Redline Schedules D and E #2: Bylaw B-20/2025