

Appendix 1

Detailed description of Proposed Water Regulation Bylaw amendments

The following provides detailed rationale for each of the changes proposed in the amendment bylaw.

1) Definitions

- a) Replace reference to “City Engineer” with “Manager” to be consistent with the rest of the Bylaw
- b) Define the Beaver Lake Industrial Area with a map to eliminate the need to change the bylaw with future subdivisions
- c) Defining Bylaw Enforcement Officer as now referenced in the bylaw.
- d) Update term to be consistent with proposed updates to the Utility Billing Customer Care Bylaw No. 8754
- e) Update term to be consistent with proposed updates to the Utility Billing Customer Care Bylaw No. 8754
- f) Add definition of “Engineered Drip Irrigation” for Watering restrictions.
- g) Clarification as the Manager is not a Council appointed position.
- h) Add definition of “Permit” for Watering restrictions.
- i) Add definition of “Person” for Watering restrictions.
- j) Add definition of “Public Announcement” for Watering restrictions
- k) Add definition of “Restrictions Stage” for Watering restrictions
- l) Define Irrigation Controller which is a lower standard of device than Smart Controller.
- m) Change is to provide a clear definition of when Temporary Use of water for construction ends
- n) Add definition of “Water” for Watering restrictions
- o) Add definition of “Watering” for Watering restrictions
- p) More clearly define Water Meter Pit, which is not intended to be a large underground chamber.

2) Clarify that there may be rare occasions where 2 water services to a large property may make the most sense for both the Utility and the property owner(s)

3) Grammar correction

4) Changes to 2.9.1. and 2.9.2. clarify that the City can implement water use restrictions at any time as part of a policy decision. The current bylaw only allows water use restrictions when either the Manager or City Council decide that water is in short supply. The proposed new language will allow the Manager to implement Stage 1 Restrictions due to the limited scope of restrictions available to that position. Council can implement Stage 1 through Stage 4 Water Restrictions.

5) Water Meters

- a) Removal of reference to Bare Land Strata Plan is consistent with how the City has been operating water servicing. Bare Land Strata’s are serviced in the same way as other multi-family properties.
- b) Same as 5a)
- c) Water meters are installed in buildings, accessory buildings and far more locations than Water Meter Pits. This change is intended to clearly identify that all locations housing the water meter are the responsibility of the property owner.

6) Water meter pits are generally located on private property near the property line. The proposed wording is consistent with City operations and all locations housing the water meter. This change also makes the language consistent with the rest of the Bylaw.

7) Water Quality

- a) This change clarifies that a tanker truck must be one intended for domestic water and allows the option of using a hydrant for special events.
 - b) The City currently does not have the option of controlling the amount of water used in a hydrant use permit, which may be necessary during times of water restrictions, or could be necessary depending on the hydrants location in the water distribution grid.
 - c) Reducing the requirement of Irrigation Controllers to one that meets operational needs (only) significantly reduces the cost of compliance with the bylaw. Defined Irrigation Controllers are readily available locally.
 - d) This section removes the requirement for irrigation controllers to connect to water sensors or real time weather data. This requirement is impractical for small irrigation systems. The new language requires rain sensor input availability, but not that their use is required.
 - e) Deletion of 4.4.11 is intended to remove a redundant, and possibly conflicting, requirement to not using more water than the water budget calls for in Appendix C of the bylaw. Deletion of 4.4.12 is intended to allow more flexibility of controller operation and to be more realistically practical as this requirement is not something that the City would expect to enforce. Deletion of 4.4.13 is recommended as it is not practical, or necessary, for Utility staff to access and enforce Irrigation controller programming.
 - f) Grammatical consistency
 - g) These three deletions remove the expectation that the City will actively enforce Irrigation Controller operation and programming, possibly to the point of shutting off water used for irrigation. This is impractical to apply. Excessive water use is already addressed in the Bylaw, and our water use pricing actively discourages excess water use. Staff do not feel that this level of enforcement is necessary and do not envision using it.
- 8) Conditions – Part 6
- a) The City currently allows requests for water on and off by telephone or through forms other than a submission in writing.
 - b) This clause eliminates a redundant process which is already defined in the Utility Billing and Customer Care bylaw.
- 9) The City has not permitted new water services dedicated for Fire Protection Use for a number of years. Dedicated Fire Use services is inconsistent with the requirement for one service per property, which is current practice. Additional services increase cost and liability to the Utility.
- 10) Part 8 – Declaration and Announcement of Restriction Stages and Part 9 - Permits. These new Parts defines the water use restrictions and refer to a detailed summary of restrictions as presented in Schedule E. The section on Permits outlines the process for obtaining a temporary exemption from a Water Use Restrictions Stage (not necessary during “Normal” stage).
- 11) Updates and clarifies the general section on Offence and Penalties to make it consistent with other City bylaws.
- 12) Changes to Schedule A, Water Rates and Charges
- a) This section provides a significant change to Temporary Use of water during construction. While temporary use of water for construction happens on almost all new construction sites at some point before completion not all sites receive permission or pay for water use which is contrary to the existing bylaw. The changes are intended to address the following inadequacies and problems:

- i) Assurance that each use of temporary water has the appropriate water safety (backflow prevention) system in place to protect water users
- ii) Assurance that new occupants receive a water Utility Billing Account and pay for their water and sewer use
- iii) Fair and equitable contribution to the water Utility for water accessed by the builder, including the availability of the water system for fire protection.

The changes to this section create a Utility Billing Account for all new home construction at the time of Building Permit approval. Billing will begin 2 months after approval of the building permit which is intended to, on average, correspond to the approximate time that there will combustibles on site and the property will benefit from fire protection infrastructure.

The fees charged are based on the current fixed fees for either single family homes, or for a 50 mm water service. The fee does not account for actual water consumption, which is expected to be low. The primary benefits of this program are in the creation of the water accounts and awareness of water use to assure water safety.

At project completion, or to ensure that a water meter is installed, the Utility will increase by 20 times the Temporary Use rate. This rate is consistent with other fixed rates in our bylaw assuming that a significant amount of water will begin to be used. The rate is not considered punitive.

- b) Removal of reference to Bare Land Strata Plan consistent with other grammatical changes
- 13) Replacement of the Landscape Water Conservation Report Requirements. These changes are intended to simplify the process for water conservation reporting as well as simplify and reduce the overall burden of complying with the landscape irrigation components of the bylaw. Compliance with this section of the bylaw is, while growing, low. These changes are expected to increase compliance by reducing the cost and effort to comply without significantly affecting the performance outcome (efficient water use) desired by the City.
 - 14) This change is to replace the listed description of properties in the Beaver Lake Industrial Area referenced in the Bylaw with a map that will endure subdivision and other legal property changes.
 - 15) Adds Schedule E, the detailed summary of Water Use Restrictions by class of customer.