

BYLAW 24-21 – STORM DRAINAGE

Purpose

The purpose of Bylaw 24-21 is to regulate Storm Sewers and Storm Drainage within the Town of Okotoks.

Readings

This Bylaw is ready for third and final reading.

Report, Analysis and Financial Implications

Bylaw 24-21 received second reading at the July 19, 2021 Regular Council Meeting, at which time a motion to postpone third reading to the August 16 Council Meeting was passed. Administration was directed to bring back amendments to the Bylaw which incorporate provisions under section 5. Directing Storm Drainage regarding the placement of eaves troughs, downspouts, piping, surface drains or other means of storm drainage which may result in the drainage causing harm from one residential property to another.

In order to have a fully faceted understanding of the course of action several methods of review were employed including: comparison to other municipalities; consultation with internal stakeholders (OME, Engineering, Safety Codes); and exploration of alternative or additional wording within current Town bylaw(s) where solutions can be administered.

In review of other municipalities' bylaws of similar nature Administration compared the Town of Okotoks against;

- Chestermere 002-21 'The Storm Drainage Bylaw'
- Airdrie B-03/2014 'Drainage Bylaw'
- City of Calgary 37M2005 'Stormwater Bylaw'

The Town's current wording is in alignment with these comparator municipalities. They are all similarly written. Calgary has removed themselves from the dispute resolution completely, where-as 24-21 (Storm Drainage Bylaw) makes Town Administration available as subject matter expects to help facilitate/mediate resident concerns.

Internal stakeholders who respond to issues of this nature indicated that inquiries of these kind are infrequent, and generally are solved between property owners on a case by case basis. With each case being its own unique situation overly specific wording would be difficult to administer. Administration was however able to find improvements under section 5 of the Storm Drainage Bylaw to strengthen wording towards homeowners' downspout placement.

Proposed changes to Bylaw 24-21 include:

Under SubSection 2.10 Industrial Waste subpoint 2.10.9 is amended by separating it into two subpoints to read: 2.10.9 sludge and 2.10.10 industrial sump water.

Under Section 5. Directing Storm Drainage insert as follows a new subsection 5.2 and renumber the subsequent subsections:

Downspouts from dwellings shall be installed to direct water towards a surface drainage facility and shall not be directed onto an adjacent property, including public property.

In Schedule 'A' insert as follows a new line 5.2 and renumber the applicable subsection: 5.2 Downspouts directed towards adjacent property \$250.00

Strategic Plan Goals

<input type="checkbox"/>	Manage Community Growth	<input checked="" type="checkbox"/>	Provide Strong Governance
<input checked="" type="checkbox"/>	Provide Quality Community Infrastructure	<input type="checkbox"/>	Healthy and Safe Community
<input type="checkbox"/>	Enhance Organizational Excellence	<input type="checkbox"/>	Foster Economic Vitality
		<input type="checkbox"/>	Promote Environmental Excellence

Public Hearing / Participation Strategy

n/a

Alternatives for Consideration

Pass third and final reading of the Bylaw as was originally presented on July 19, 2021.

CAO Comments

I support these bylaw amendments to address the concerns raised by Council at second reading.

Attachment(s)

1. Bylaw 24-21 – red lined second reading version
2. Bylaw 24-21 – final third reading version

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