

**TOWN OF OLDS
BYLAW NO. 2006-25**

**A BYLAW TO INSTITUTE WATER CONSERVATION MEASURES IN NEW
CONSTRUCTION**

NOW, THEREFORE, THE MUNICIPAL COUNCIL OF THE TOWN OF OLDS, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

A Bylaw of the Town of Olds, in the Province of Alberta, pursuant to provisions of The Municipal Government Act states a municipality has natural person powers, except to the extent that they are limited by this or any other enactment.

WHEREAS the Town of Olds owns and operates a water system as a public utility; and

WHEREAS the Municipal Council deems it necessary and advisable to institute certain water conservation measures.

1. TITLE

- 1.1. That this bylaw be referred to as the, 'New Construction Water Conservation Bylaw'.

2. DEFINITIONS AND APPLICATION

- 2.1. "Once-through Cooling Equipment" means cooling, air conditioning or refrigeration systems in buildings, building systems and equipment (including stand-alone ice machines), which rely upon the temperature of the water supply for cooling purposes and deliver water to a drain or other discharge facility without having recycled that water.
- 2.2. "Dual Flush Model Toilets" means all toilets that have a 6 litre maximum full flush for solids and a 4 litre maximum reduced flush for liquids.
- 2.3. "Xeriscaping" means gardening practices that use native plants and drought-tolerant species which require less water and chemicals.
- 2.4. "Litres Per Minute" (lpm) means the amount of water in litres passing through a pipe per minute.

3. BUILDING PERMITS and DEVELOPMENT PERMITS

- 3.1. That all Building Permit and Development Permit applications include a water conservation plan describing the mandatory and voluntary water conservation efforts that will be made.
- 3.2. That all Building Permit applications for multi-family housing replacing existing housing have conservation plans demonstrating the steps to be undertaken so that the wastewater system demands of the construction does not exceed the demands of the previous development.

- 3.3. That, effective January 01, 2007 all Building Permits issued for new construction, renovation or basement development projects for residential properties, including multi-unit residential buildings, will be required to have water efficient plumbing fixtures which meet the following mandatory minimum requirements:
- (a) All flush toilets must be Dual-Flush Toilets or shall have an average flush of 4.5 liters or less
 - (b) All flush toilet models must conform to certification by the Canadian Standards Association under section B45 and amendments thereto, at the time of installation.
 - (c) All showerheads must be rated not to exceed 7.6 lpm.
 - (d) All household lavatory faucets to be fitted with a tap aerator and to have a maximum flow rate of 5.7 lpm
 - (e) All household kitchen faucets to be fitted with a tap aerator and to have a maximum flow rate of 5.7 lpm
 - (f) All household hot water pipe runs of more than 8 meters must include recirculation systems (on new construction only)
- 3.4. That, effective January 01, 2007 all Building Permits issued for new construction, renovation or basement development projects for residential properties, including multi-unit residential buildings, will be asked to voluntarily institute the following Water Conservation Measures:
- (a) Downspouts to be directed away from the foundation and be incorporated into landscaping plans such that rain water is maximized for trees, shrubs and lawns.
 - (b) Installation of front-loading water-conserving Energy star certified washers.
 - (c) Installation of Energy star certified dishwashers.
 - (d) Underground irrigation systems to be equipped with a high flow shutoff valve.
 - (e) Minimum 8 inches of topsoil for growth areas.
 - (f) Xeriscaping planning and implementation.
 - (g) At least one rain barrel per home.

- 3.5. That, effective January 01, 2007 **Building Permits and Development Permits** issued for new construction, development, retrofitting or restoration of commercial, institutional, industrial, or municipal buildings will be required to meet the following water efficient requirements for plumbing and mechanical fixtures:
- (a) All public restroom urinals to be waterless or to have a total water usage of no greater than 3.8 litres per flush.
 - (b) All flush toilets must be Dual-Flush Toilets or shall have an average flush of 4.5 liters or less
 - (c) All flush toilet models must conform to certification by the Canadian Standards Association under section B45 and amendments thereto, at the time of installation.
 - (d) All lavatory faucets to have a tap aerator and to have a maximum flow rate of 1.9 lpm.
 - (e) No Person shall install or allow the installation of any Once-Through Cooling Equipment connected to the Town of Olds potable water supply, in any construction, development, retrofitting or restoration project.

Read for a first time this 25th day of September 2006.

Read for a second time this 14 day of November 2006, as amended.

Read for a third and final time 14 day of November 2006.

Judy Dahl, Mayor

Dale Withage, Chief Administrative Officer

Signed by the Chief Elected Officer and the Chief Administrative Officer this 15th day of November 2006.