



CITY OF YELLOWKNIFE

BY-LAW NO. 4818

BW 40

A BY-LAW of the Council of the Municipal Corporation of the City of Yellowknife in the Northwest Territories, authorizing the Municipal Corporation of the City of Yellowknife to amend City of Yellowknife Building By-law No. 4469, as amended, and Water and Sewer Services By-law No. 4663, as amended.

WHEREAS the Municipal Corporation of the City of Yellowknife has enacted Building By-law No. 4469, as amended, and Water and Sewer Services By-law No. 4663, as amended;

AND WHEREAS the Municipal Corporation of the City of Yellowknife wishes to amend Building By-law No. 4469, as amended, and Water and Sewer Services By-law No. 4663, as amended;

NOW THEREFORE, THE COUNCIL OF THE MUNICIPAL CORPORATION OF THE CITY OF YELLOWKNIFE, in regular session duly assembled, hereby enacts as follows:

APPLICATION

1. That Building By-law No. 4469, as amended, be amended by deleting paragraph 4.1(a) and replacing therewith:

“a. **Infrastructure**, except that portion lying within one (1) metre of a **building** and trucked service building facilities.”

2. That Building By-law No. 4469, as amended, be amended by adding paragraph 6.8 as follows:

“6.8 Trucked Service Building Facilities

Trucked service building facilities shall be installed in accordance with Water and Sewer Services By-law No. 4663, as amended, and shall comply with, National Building Code of Canada, National Plumbing Code of Canada, CAN/CSA Standards, manufacturer specifications and all municipal by-laws.

All trucked service building facilities applications shall include:

a) Manufacturer specifications; and

- b) A plan showing the location of the tank.

Trucked service building facilities installations servicing more than four (4) bathrooms or having a capacity of more than 3,000 imperial gallons (13,638 litres) shall be certified by a Professional Engineer.”

- 3. That Water and Sewer Services By-law No. 4663, as amended, be amended by deleting paragraph 103.(30) and replacing therewith:

“103. (30) “Trucked Service Building Facilities” means a water storage tank and/or sewage holding tank and related accessories installed within private property to receive trucked service from the City.”

- 4. That Water and Sewer Services By-law No. 4663, as amended, be amended by deleting paragraphs 704.(1) (2)and replacing therewith:

“704. (1) Trucked service building facilities shall be installed in accordance with this By-law, the Trucked Water Service Standards and Trucked Sewage Service Standards in the Specifications of this By-law, and Building By-law No. 4469. Installations shall comply with National Building Code of Canada, National Plumbing Code of Canada, CAN/CSA Standards, manufacturer specifications and all municipal by-laws.

704. (2) Design plans for trucked service building facilities, servicing more than four (4) bathrooms or having a capacity of more than 3,000 imperial gallons (13,638 litres) shall be certified by a Professional Engineer.”

- 5. That Water and Sewer Services By-law No. 4663, as amended, be amended by adding the following paragraphs:

“704. (7) Buried and partially buried water and sewage holding tanks are not permitted to be installed within the footprint of the building. Cylindrical tanks installed horizontally that require soil or granular material to provide structural stability may be located within the footprint of a building.

704. (8) Existing buried holding tanks are permitted to be abandoned and left in place in the same location provided they are filled up with concrete, gravel or earth in a manner that is deemed to be adequate to maintain ground stability and prevent cave in.

704. (9) All trucked service building facilities installation applications submitted to Building Inspections at the time of application for a Mechanical Permit must include:

- (a) manufacturer installation specifications, and
- (b) a plan showing the location of the tank.” .

704. (10) Trucked service building facilities installation servicing more than four (4) bathrooms or having a capacity of more than 3,000 imperial gallons (13,638 litres) shall be certified by a Professional Engineer.”

6. That Water and Sewer Services By-law No. 4663, as amended, be amended by deleting Section 707 (1) and replacing therewith:

“707. (1) The customer shall maintain, at his own expense, unimpeded access to the water fill and sewage pump out points, including, but not limited to, the removal of ice, snow, mud, vehicles, pets and yard material.”

7. That Water and Sewer Services By-law No. 4663, as amended, be amended by replacing Sections 707 (4) and 707 (5) with the following:

“707. (4) Residents who produce honey bags as a means of sewage disposal must use appropriate bags or containers and are solely responsible for transporting and disposing of such waste at the designated location at the City’s Solid Waste Facility.”

8. That Water and Sewer Services By-law No. 4663, as amended, be amended by replacing the statement at the beginning of Section A-3 of Schedule C with the following:

“All trucked water service systems shall comply with National Building Code of Canada, National Plumbing Code of Canada, CAN/CSA Standards, manufacturerspecifications and all municipal by-laws.”

9. That Water and Sewer Services By-law No. 4663, as amended, be amended by replacing Section A-3 b) and A-3 g) of Schedule C with the following:

“b) The water fill must extend out the wall facing the roadway.
The owner or occupant of a property with a fill point that does not extend out the wall facing the roadway must submit written approval for the fill point location from the City contractor to the S.A.O.”

“g) All water holding tanks shall be provided with adequate freeze protection consisting of one of the following:

- a) Installation of tank within a heated portion of a building or within a heated accessory building, for which the main lines are required to be insulated and heat traced or insulated to a higher value to prevent freezing;

- b) Installation of tank within an unheated space in a building or accessory building, tanks shall be double walled, insulated to minimum R15 value and heat traced, or insulated to a higher value to prevent freezing.
- c) Installation of tank outside the footprint of the building, tanks shall be, double walled, insulated to minimum R15 value and heat traced, or insulated to a higher value to prevent freezing.”

10. That Water and Sewer Services By-law No. 4663, as amended, be amended by adding Section A-3 p) and q) to Schedule C as follows:

- “p) Water holding tanks installed within the footprint of the building (crawl space/basement/mechanical room/accessible tank vault) must be provided with reasonable access to the equipment to be serviced which may be determined by an inspector based on the circumstances of the proposed installations with reference to Section 9.18.4.1 of the National Building Code and Section 2.1.3.2. of the National Plumbing Code:
 - a) 0.6 metres (2 feet) minimum clearance around the tank;
 - b) 0.6 metres (2 feet) minimum headroom clearance to the floor above;
 - c) 0.9 metres (3 feet) minimum clearance on the side or sides of the equipment to be serviced; and
 - d) Concrete pad or a flat support base of compacted granular material with a minimum of 50mm (2”) of sand directly beneath the tank;
- “q) Water holding tanks installed away from the building are not permitted to be buried.”

11. That Water and Sewer Services By-law No. 4663, as amended, be amended by deleting the heading and first paragraph of Section B-2 of Schedule C and replacing therewith:

“Section B-2 TRUCKED SEWAGE SERVICE STANDARDS

All trucked sewage service systems shall comply with National Building Code of Canada, National Plumbing Code of Canada, CAN/CSA Standards, manufacturer specifications and all municipal by-laws.”

12. That Water and Sewer Services By-law No. 4663, as amended, be amended by deleting Section B-2 b) of Schedule C and replacing therewith:

- “b) The sewage pump-out point must extend out the wall facing the roadway. The owner or occupant of a property with a pump-out point that does not extend out the wall facing the roadway must submit written approval for the pump-out point location from the City contractor to the S.A.O.”

13. That Water and Sewer Services By-law No. 4663, as amended, be amended by replacing Section B-2 e) and f) of Schedule C with the following:

“e) The volume of the sewage holding tank shall be twice the volume of the water holding tank or a minimum of 4,550 litres (1,000 imperial gallons), or other size subject to approval by the City Engineer.”

14. That Water and Sewer Services By-law No. 4663, as amended, be amended by replacing Section B-2 h) of Schedule C with the following:

“h) All sewage holding tanks shall be provided with adequate freeze protection consisting of one of the following :

- a) Installation of tank within a heated portion of a building or within a heated accessory building, for which the main lines are required to be insulated and heat traced or insulated to a higher value prevent freezing;
- b) Installation of a tank within an unheated space,, tanks shall be double walled, insulated to minimum R15 value and heat traced, or insulated to a higher value to prevent freezing;
- c) Installation of atank, outside the footprint of the building, tank must be double walled, insulated to minimum R15 value and heat traced, or insulated to a higher value to prevent freezing.”

15. That Water and Sewer Services By-law No. 4663, as amended, be amended by replacing Section B-2 o) of Schedule C with the following:

“Sloped Ground Cover

- o) If the sewage holding tank is buried (installations outside of the building footprint) the following requirements related to location and clearances shall be adhered to, unless otherwise determined at the discretion of the building inspector
 - a) Anchors to concrete pads or pinned to bedrock to prevent movement or floating to the surface;
 - b) Concrete pad; or a flat support base or a base of compacted soil with a minimum of 50mm (2”) of sand cover;
 - c) 1.5 metres (5 feet) clearance from a lot boundary and any building foundation;
 - d) 5.0 metres (16 feet) clearance from a road, or have approved protection from vehicle traffic;
 - e) 15 metres (50 feet) from any source of potable water or natural boundary or high water level of any water body.
 - f) Ground cover sloped such that surface liquids, including run-off or sewage, drain away from the tank.”

16. That Water and Sewer Services By-law No. 4663, as amended, be amended by adding a new Section B-2 p) of Schedule C as follows and renumbering the existing and corresponding sections accordingly:

- p) Sewage holding tanks installed within the footprint of the building (crawl space/basement/mechanical room/accessible tank vault) must be provided with reasonable access to the equipment to be serviced which may be determined by an inspector based on the circumstances of the proposed installations with reference to Section 9.18.4.1 of the National Building Code and Section 2.1.3.2. of the National Plumbing Code:
- a) 0.6 metres (2 ft.) minimum headroom clearance around the tank (i.e. plumbing fittings, access to the tank);
 - b) 0.6 metres (2ft.) minimum headroom clearance to the floor above; and
 - c) 0.9 metres (3 ft.) minimum clearance on the side or sides of the equipment to be serviced; and
 - d) Structural side support for preventing side movement for cylinder type tanks.
 - e) Concrete pad or a flat support base of compacted granular material with a minimum of 50 mm (2 feet) of sand cover;


EFFECT

17. That this by-law shall come into effect upon receiving Third Reading and otherwise meets the requirements of Section 75 of the *Cities, Towns and Villages Act*.

READ a First Time this 24 day of NOVEMBER, A.D. 2014.



Mayor

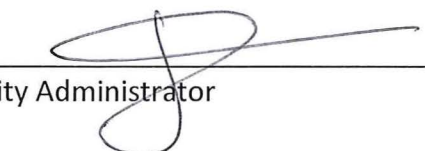


City Administrator

READ a Second Time this 27 day of JULY, A.D. 2015.



Mayor



City Administrator

READ a Third Time and Finally Passed this 27 day of June A.D., 2015.



Mayor



City Administrator

I hereby certify that this by-law has been made in accordance with the requirements of the *Cities, Towns and Villages Act* and the by-laws of the Municipal Corporation of the City of Yellowknife.



City Administrator

