

Private Hydrant Bylaw –Detailed Summary

Purpose

This bylaw is new and sets the rules for how private fire hydrants (hydrants with a private owner rather than owned by the Municipality) must be inspected, maintained, and kept in good working order.

The bylaw protects public safety by ensuring:

- Firefighters always have working hydrants in an emergency.
- The municipal water system isn't put at risk.
- Private property owners meet their responsibilities.

It creates consistent expectations and protects everyone who relies on private fire hydrants for fire protection services.

Who does the bylaw apply to?

Anyone that owns a private fire hydrant connected to a municipal water system.

Key definitions

Private Fire Hydrant: privately owned fire hydrant connected to a municipal water supply system used for firefighting.

Owner: owner who is responsible for the private fire hydrant.

Qualified Service Provider: a trained and certified professional who has the qualifications needed to inspect and maintain hydrants.

NFPA 25 & AWWA M17: National standards that describe how hydrants must be tested, inspected, and maintained.

Main Responsibilities of Private Hydrant Owners

1. Maintain and pay for upkeep.

Owners must cover all costs for:

- Inspections
- Repairs
- Flushing
- Flow and pressure testing
- Replacement of parts

2. Keep hydrants accessible.

Owners must keep at least one metre around the hydrant free of:

- Snow
- Vegetation
- Fences

- Structures or other obstructions
- 3. Hydrants must have the correct hose and pumper connection types for the water system they are connected to.**
 - 4. Get a permit before any hydrant work.**

Before doing any work to the hydrant, owners must:

- Submit a hydrant permit form to Municipal Public Works confirming:
 - The date and type of work proposed
 - Confirm the contractor is qualified
- Obtain written approval for the work

This ensures the Municipality can coordinate water system impacts and notify the public if needed.

Inspection & Maintenance Requirements

The proposed bylaw outlines owners’ responsibilities for maintaining and inspecting private hydrants:

Regular Inspections

- Twice per year (spring and fall)
- Fall inspection must include winterizing the hydrant
- Fall inspections must be completed by November 1

Annual flushing

- Must be done at least once per year
- Done between May 1 and November 1, outside of freezing conditions.
- Written approval from Municipal Public Works is required prior to performing annual flushing

Record Keeping

- Owners must submit written reports verifying flushing and flow testing, maintenance, and the condition of the Private Fire Hydrants on an annual basis.
- Records to be submitted within two weeks of being completed.

If owners do not complete inspection and maintenance The Municipality can enter the property (with notice) to perform the work.

- The cost of any work will be charged to the owner and can be added to property taxes.
- In emergencies, the Municipality may access the hydrant without notice.

If a hydrant is damaged or not working

Owners must:

- Notify the Municipality within 24 hours.
- Mark non-functional hydrants “Out of Service” immediately.
- Repair or replace the hydrant as soon as possible.
- Complete repairs within 30 days, unless an extension is approved.

Penalties and Fines

Violating the bylaw can lead to:

- Fines
- Possible legal action