



A BYLAW TO PROVIDE FOR FIRE HYDRANT SERVICING REQUIREMENTS FOR NEW DEVELOPMENTS

The Village of Torquay BYLAW NO. 2026-02

WHEREAS the Village of Torquay is authorized pursuant to *The Municipalities Act*, SS 2005, c M-36.1, including sections 8, 44, 45, 46, and 185, to pass bylaws respecting the safety, health and welfare of people and the protection of property, and to regulate and control development and municipal services;

AND WHEREAS Council considers it necessary and desirable to require adequate fire protection infrastructure in all new developments;

NOW THEREFORE the Council of the Village of Torquay enacts as follows:

1. Title

This Bylaw may be cited as the **Fire Hydrant Servicing Bylaw**.

2. Purpose

The purpose of this Bylaw is to ensure that adequate fire protection is provided in all new developments through the installation of fire hydrants or approved alternative fire protection systems.

3. Definitions

In this Bylaw:

- (a) “**Act**” means *The Municipalities Act*, SS 2005, c M-36.1, as amended.
- (b) “**Administrator**” means the Administrator of the Village of Torquay or their designate.
- (c) “**Council**” means the Council of the Village of Torquay.

- (d) **“Developer”** means a person, firm, corporation, or other entity undertaking a development.
- (e) **“Development”** means the subdivision of land, the construction of buildings or structures, or any change in the use of land or buildings that requires approval under municipal bylaws.
- (f) **“Fire Chief”** means the Fire Chief of the Village of Torquay or their designate.
- (g) **“Fire Flow”** means the minimum rate of water flow required for firefighting purposes, measured in litres per second (L/s), as determined in accordance with the most recent edition of Fire Underwriters Survey (FUS) guidelines or other standards approved by the Fire Chief.
- (h) **“Fire Hydrant”** means a hydrant connected to a municipal water distribution system and meeting applicable standards for firefighting.
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4. Application

4.1 This Bylaw applies to all new developments, including but not limited to:

- (a) Subdivisions;
- (b) Commercial and industrial developments;
- (c) Multi-unit residential developments;
- (d) Institutional, municipal, and public developments; and
- (e) Any development requiring the extension or installation of municipal water services.

4.2 This Bylaw does not apply to existing developments unless, in the opinion of Council, a substantial redevelopment, expansion, or change in use is proposed.

5. Fire Hydrant Servicing Requirements

5.1 Every new development that is connected to the municipal water system shall be provided with fire hydrants.

5.2 Fire hydrants shall be:

- (a) Supplied and installed at the Developer’s sole cost;
- (b) Installed to municipal engineering standards and in accordance with the most recent editions of the National Fire Code of Canada, Saskatchewan Fire Code, and any standards adopted by the Municipality;
- (c) Connected to water mains of sufficient size, pressure, and capacity to meet required fire flow; and
- (d) Located, spaced, and oriented as approved by the Fire Chief and the Administrator.



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6. Hydrant Spacing Standards

6.1 Fire hydrants shall be spaced as follows, unless otherwise approved in writing by the Fire Chief:

- (a) In residential areas: not more than **150 metres** apart;
- (b) In commercial, industrial, and institutional areas: not more than **90 metres** apart;
- (c) No building shall be more than **75 metres** from a fire hydrant, measured along a route of fire department access, unless otherwise approved.

6.2 Hydrant locations shall consider:

- (a) Road layouts and access;
 - (b) Building setbacks and entrances;
 - (c) Fire apparatus access routes; and
 - (d) Applicable fire protection standards.
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7. Fire Flow Requirements

7.1 Every new development shall be capable of providing minimum fire flow in accordance with the most recent edition of Fire Underwriters Survey (FUS) guidelines or other standards approved by the Fire Chief.

7.2 Unless otherwise approved in writing by the Fire Chief, minimum fire flow shall be:

- (a) **Residential development:** not less than **30 L/s** for a duration of **2 hours**;
- (b) **Multi-unit residential, commercial, and institutional development:** not less than **60 L/s** for a duration of **2 hours**;
- (c) **Industrial development or high hazard occupancy:** not less than **90 L/s** for a duration of **2 hours**.

7.3 The Developer shall provide engineering reports, hydraulic calculations, or testing results satisfactory to the Administrator and Fire Chief to demonstrate compliance with fire flow requirements.

8. Alternative Fire Protection Systems

8.1 Where a development cannot reasonably be connected to the municipal water system, Council may, on the recommendation of the Fire Chief, approve an alternative fire protection system, including but not limited to:

- (a) Water storage tanks or cisterns;
- (b) Dry hydrants;
- (c) Fire ponds;
- (d) On-site pumping systems; or
- (e) Other systems acceptable to the Fire Chief.

8.2 Any alternative system must:

- (a) Provide fire flow equivalent to the requirements set out in Section 7;
 - (b) Be designed, supplied, installed, and commissioned at the Developer's expense;
 - (c) Be located and constructed to the satisfaction of the Fire Chief and Administrator; and
 - (d) Be maintained in operable condition at all times by the owner.
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9. Approval, Inspection, and Acceptance

9.1 No development permit, servicing agreement, or building permit shall be issued unless:

- (a) The fire hydrant requirements of this Bylaw are satisfied; or
- (b) Provision is made to the satisfaction of the Administrator and Fire Chief for their installation.

9.2 All fire hydrants and alternative fire protection systems shall be inspected and approved by the Fire Chief or their designate prior to being placed into service.

9.3 The Municipality shall not assume ownership, operation, or maintenance responsibility for any fire hydrant or system until it has been installed, tested, and formally accepted in writing by the Municipality.



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10. Maintenance and Access

10.1 All fire hydrants and fire protection systems shall be maintained in good working order and kept clear of obstructions at all times.

10.2 No person shall damage, obstruct, tamper with, or interfere with any fire hydrant or fire protection system.

11. Enforcement

11.1 This Bylaw shall be enforced by the Administrator, Fire Chief, or any person appointed by Council.

11.2 A person who contravenes this Bylaw is guilty of an offence.

12. Penalties

12.1 A person who contravenes this Bylaw is liable on summary conviction to the penalties set out in the Village's general penalty bylaw and, where applicable, *The Municipalities Act*.

12.2 Each day that a violation continues constitutes a separate offence.

13. Severability

If any section, clause, or provision of this Bylaw is held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

14. Effective Date

This Bylaw comes into force on the day it is passed by Council.

READ A FIRST TIME this ____ day of _____, 20.

READ A SECOND TIME this ____ day of _____, 20.

READ A THIRD TIME this ____ day of _____, 20.

Mayor: _____

Administrator: _____