



BIOSWALE INFORMATION SHEET

Residents with a bio swale in front of or adjacent to their property may not know its purpose, or that it may be their responsibility to care for it.

Bio swales are a long channeled depression, or trench, that receives, collects and conveys storm water runoff. You will see these long channeled depressions throughout Harmony. They are typically vegetated with grasses, shrubs and at times have an aggregate base to reduce erosion. They are designed to concentrate and convey storm water runoff while also providing pretreatment of storm water prior to it entering into the wetlands or the lake.

As part of Harmony's environmental commitment and stewardship, bio swales have been installed throughout the community to improve the quality of rainwater and runoff into and around the lake.

As a Homeowner what do I need to do in order to maintain a bio swale if I have one adjacent to my property?

The majority of bio swales throughout Harmony are maintained by the OAH maintenance contractor. This maintenance includes grass cutting and bio swale inlet repairs. Please refer to the [OAH website](#) for drawings depicting the locations of the bio swales maintained by the OAH. You should review the plan to determine if you are responsible for cutting the grass in the bio swale.

What do I do when water is backed up in the bio swale?

When water is flowing in the bio swales, during or after rain events, do not enter them. The water will drain away. It may look like the bio swales are clogged, but the system is designed to allow water to back up and cascade from one bio swale to the next, ultimately discharging into a larger receiving body of water such as the wetlands, storm ponds, or the lake.

During winter months, snow and ice freezes in the bio swales and the associated inlet pipe. To account for the freeze thaw cycles, the system is engineered to allow water to back up and freeze. The freeze/thaw cycles of

Alberta's winters will allow the water in the bio swales to drain over time.

If the water in the bio swales does not drain over time, or they become clogged with debris, please contact the OAH at admin@harmonyowners.com.

My front bio swale on the boulevard is at times difficult to navigate over. Can I build a bridge or platform to go over it?

As the bio swales are an integral part of the storm water management system in Harmony, damming the swales is strictly prohibited.

If you require a bridge across the bio swale, please contact the OAH at admin@harmonyowners.com to obtain approval to do so. Once you have received approval from the OAH, you will need to contact Rocky View County for approval.

What do I do if I think there is a problem with the bio swale?

Please contact the OAH at admin@harmonyowners.com and we will investigate the problem and ensure the system is working correctly.



*When Everything Falls Into Place,
You're In Harmony.*

In the community of Harmony, our home is in one of the most beautiful parts of Southern Alberta, and we are surrounded by family, friends, and neighbours. As members of the OAH, we are all responsible for creating and maintaining the community atmosphere we know and love.

*We ask that all OAH members, staff, and partners follow the golden rule within our community:
when interacting with others, treat them as you would want to be treated.
Treating everyone with respect and courtesy is essential to our community's
long term growth and success. Thank you.*