

Bioswales and Snow Removal Responsibilities

December 2022

Dear Residents,

Please note: This is a long notice. Please read this communication in full. Any questions or concerns can be emailed to admin@harmonyowners.com.

Snow is anticipated in the upcoming days, and so we are taking this opportunity to send this communication about snow removal and bioswale locations.

Bioswales located in front of resident homes. How to prevent people from getting stuck in the snow in the bioswale.

Winter is back and with it comes all sorts of issues and nuances. We've had some resident concerns about the lack of curbs in Harmony and having people getting stuck in the bioswales due to not seeing the curb but seeing the sidewalk. We are aware that bioswale located in front of homes can create a problem in the winter months as the swale gets snow covered and it is hard to be able to distinguish what is road and what is not.

For more information about what a bioswale is, or how it benefits the community, please visit <https://harmonyowners.com/wp-content/uploads/2022/02/13.OAH-Bioswale-Info.v.1.Mar2021.pdf>

Unfortunately, it would be cost prohibitive for the OAH to install and maintain driveway markers within the community where bioswales are located. Residents who have bioswales in front of their homes can purchase [driveway markers](#) to place on the road where the bioswale begins to avoid having people parking on them and getting stuck.

Snow removal responsibilities

Snow removal is tricky in a new development since there are lots of different things to take into consideration including all phases of the development, if a phase has been turned over to the OA, and more.

Please see below for a breakdown of the snow removal responsibilities.

1. What is the developer's responsibility?

- a. In a phase that has not been turned over to the Owners Association, the developer is responsible for snow removal on roadways, pathways, and sidewalks of vacant lots with no builder.

2. What is the Owners Association (OA)'s responsibility?

- a. Once a phase has been turned over to the OA, the developer is no longer responsible for snow removal on pathways, and the OA assumes the responsibility for snow removal on pathways.

3. What is the builder's responsibility?

- a. If a builder owns a vacant lot, or a lot which is under their construction, they are responsible to clearing the snow on the sidewalk.



4. What is the resident's responsibility?

- a. Once a home has been fully built and the owner/resident has moved in, the sidewalk bordering their property is their responsibility for snow removal.

5. What is the Rocky View County's (RVC) responsibility?

- a. Once a phase has been turned over to RVC, they are responsible for snow removal on roadways.

Please find more information about this here: <https://www.rockyview.ca/Portals/o/Files/Government/Bylaws/C-8125-2021-Sidewalk-Clearing-Bylaw.pdf>

For any concerns or questions about snow removal in Harmony, please email admin@harmonyowners.com.

Sincerely,

Owners Association of Harmony