

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1153

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A Bylaw to Amend the Subdivision and Development Servicing Bylaw No. 704, 1996.


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WHEREAS the Regional Board of the Regional District of Central Okanagan deems it necessary to amend the Regional District of Central Okanagan Subdivision and Development Servicing Bylaw No. 704, 1996, under the provisions of the Local Government Act.

NOW THEREFORE THE REGIONAL BOARD OF THE REGIONAL DISTRICT OF CENTRAL OKANAGAN IN OPEN MEETING ASSEMBLED ENACTS AS FOLLOWS:

1. The Regional District hereby amends the Regional District of Central Okanagan Subdivision and Development Servicing Bylaw No. 704, 1996, as defined by SCHEDULE "A" attached hereto and forming part of the Bylaw.
2. This bylaw may be cited as the "Regional District of Central Okanagan Subdivision and Development Servicing Amendment Bylaw No. 1153, 2006".

READ A FIRST TIME THIS            13th            DAY OF            February            2006.  
READ A SECOND TIME THIS        13th            DAY OF            February            2006.  
READ A THIRD TIME THIS         13th            DAY OF            February            2006.  
RECONSIDERED AND ADOPTED THIS    13th    DAY OF            February            2006.

  
\_\_\_\_\_  
CHAIR

  
\_\_\_\_\_  
DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1153 cited as the "Regional District of Central Okanagan Subdivision and Development Servicing Amendment Bylaw No. 1153, 2006", as read a third time, reconsidered and adopted by the Regional Board on the 13th day of February, 2006.

Dated at Kelowna, B.C. this  
17<sup>th</sup> day of February, 2006.

  
\_\_\_\_\_  
DIRECTOR OF CORPORATE SERVICES

## SCHEDULE "A"

### 1) SECTION 2 – INTERPRETATION

#### 2.02 Definitions

To amend section 2.02 by adding:

“ **“total highway frontage”** means the total accumulated length of all portions of all parcel boundaries which immediately adjoin a *highway* other than a *lane* or a *walkway*.”

### 2) SECTION 3 – GENERAL REQUIREMENTS

#### 3.01 Compliance with Bylaw

To amend section 3.01 by deleting “with Bylaw” from the title and adding to the end of the last sentence after the word “bylaw”:

“and other bylaws of the *Regional District*.”

### 3) SECTION 3 – GENERAL REQUIREMENTS

#### 3.06 Certificate to Commence Construction

To amend section 3.06 by deleting the words “and Highways” and “BCTEL” in subsection (i), and adding at the end of the section:

“(k) a copy of the *Owner’s* Insurance Policy for Comprehensive General Liability Insurance coverage, in accordance with Section 3.20 of this bylaw.”

### 4) SECTION 3 – GENERAL REQUIREMENTS

To amend Section 3 by adding:

#### “3.20 Insurance

The *Owner* must provide and maintain, at the *Owner’s* expense, at all times until the Certificate of Total Performance is issued, Comprehensive General Liability Insurance coverage, covering premises and operations liability, contingency liability with respect to contractual liability and automobile liability for owned, non-owned and hired units. The limits of liability must be not less than \$5,000,000.00 for each occurrence for bodily injury, death and damage to property. The policy or policies must be with a company or companies, and on such terms, as are acceptable to the *Regional District*. Each policy must provide that it cannot be cancelled, lapsed, or materially altered without at least thirty (30) days notice in writing to the *Regional District* by registered mail, must name the *Regional District* and its officials and employees as an additional insured, and must contain a cross-liability clause. The insurance coverage required to be provided by the *Owner* may be embodied in a blanket insurance coverage obtained by the *Owner* generally in connection with this Section. The *Owner* must deliver a copy of each insurance policy *with* a letter from the insurance provider confirming the policies meet or exceed these requirements, to the *Regional District* prior to the commencement of construction of the works and services. If the *Owner* fails to obtain and maintain the said insurance or deliver the said policy or policies to the *Regional District*, the *Regional District* may but will not be obliged to obtain and maintain such insurance at the expense of the *Owner*.”

## 5) SECTION 5 – QUALITY ASSURANCE

### 5.03 As-Constructed Drawings

To amend Section 5.03 by adding to the last sentence in the last paragraph, between the words “mylar” and “drawings”, the words “and PDF”.

## 6) SECTION 6 – TECHNICAL REQUIREMENTS

### 6.09 Drainage, Sediment and Erosion Control

To amend Section 6.09 by deleting the contents it in it's entirety and replacing it with:

“The *Owner's Engineer* must prepare plans and documentation outlining the Drainage, Sediment, and Erosion Control Plan that will be used during the *subdivision* or *development* of the *parcel*. The Drainage, Sediment and Erosion Control Plan must address and include any provisions specific to drainage, erosion or watercourse protection from a development permit issued by the *Regional District* in accordance with the Local Government Act of BC and be prepared in accordance with:

- the Land and Development Guidelines for the protection of aquatic habitat,
- the Ministry of Environment
- the Urban Runoff Control Guideline for British Columbia
- the Regional District Storm Water Management Plan Preparation Guidelines

A copy of the plan must be submitted to the Regional District Engineer for review and must include pre and post *subdivision* or *development* contour plans.

The *Applicant* must ensure that no silt, gravel or debris resulting from construction activity in the *subdivision* or *development* is allowed to discharge in existing drainage systems, natural drainage courses, water courses, or onto *highways*, or adjoining properties.”

## 7) SCHEDULE “C.1” – GENERAL TECHNICAL PROVISIONS

### SECTION 2 – MMCD SUPPLEMENTS

#### 2.01 Global Supplements

To amend subsection 2.01 (j) by deleting the third part, regarding submission of a video tape, in it's entirety and replace with:

“Upon completion of the video inspection a Digital Versatile/Video Disc (DVD) must be submitted to the *Regional District Engineer*. The DVD must conform to the following:

- (a) disc must be read only.
- (b) disc must be labelled and cross referenced to the inspection report.
- (c) video must be set up with menus per pipe sections.
- (d) video should be formatted for replay on a standalone DVD player
- (e) video must be in full color.
- (f) the date and running distance (in meters to an accuracy of two decimal places) must be displayed continuously on the video.
- (g) video must have direct voice communication at the start of each section identifying test section, manhole numbers, location, and any other information required to describe section being videoed.

- (h) video must have direct voice communication at all service locations, defects, ponding and deleterious materials. Communication shall be factual information only. (i.e. type of defect, depth of ponding, length of ponding, and type of obstruction).

#### 8) SCHEDULE "C.2" – SERVICING REQUIREMENTS

To amend SCHEDULE "C.2" by deleting Section 2 – Type and Extent of Servicing in its entirety and replacing it with Section 2 as shown in Appendix "A" attached hereto and forming part of the Bylaw.

#### 9) SCHEDULE "C.3" – DESIGN AND CONSTRUCTION OF HIGHWAYS AND WALKWAYS SECTION 3 – DESIGN CRITERIA - WALKWAYS

##### 3.06 Vertical Alignment

To amend subsection 3.06 by deleting the last paragraph, which reads:

"Wherever possible, and when wheelchair accessibility is not required, the maximum slope shall be 5%."

#### 10) SCHEDULE "C.9" – STREET LIGHTING

To amend SCHEDULE "C.9" by deleting subsections 2.03, 2.04, and 2.05, and by adding:

##### "2.06 Poles and Luminaires

Where the *subdivision* or *development* is proposed in an area where street lights exist the *Applicant* is required to supply and install the same style of street lights to match the existing street lights.

Where the *subdivision* or *development* is in an area where no street lights exist, then the *Applicant* may either:

- a) select a style of street light from a pre-approved list, or
- b) submit to the *District Engineer* for his consideration, information and specifications on a new style of street light, including future operation and maintenance cost estimates.

#### SECTION 3 – INSTALLATION AND CONNECTION

##### 3.01 Scheduling

Scheduling of work with the governing electrical authority is the *Applicant's* responsibility. Were costs are incurred with the electrical authority in installing the light system, these costs shall be considered as part of the cost of the system and shall be at the expense of the *Owner*.

##### 3.02 Connection to Utility

An allowance for a minimum of either (8) street lights per electrical connections must be made and future extension of the street lighting system should accommodate this requirement.

Connection shall be made in accordance with Standard Drawings 603 and 604.

## SECTION 4 – APPROVAL

### 4.01 Approval

Prior to issuance of a *Certificate of Total Performance*:

- a) the *Applicant* must submit a copy of the Certificate of Inspection by the governing electrical authority showing that the installation is unconditionally approved.
- b) If the *subdivision* or *development* is not located in an existing street light service area, then the *Owner* must submit a letter formally requesting that the service area boundary be expanded to include the *subdivision* or *development*.

## 11) SCHEDULE “D.1” – PREPARATION OF ENGINEERING DRAWINGS

To amend SCHEDULE “D.1” by adding:

### “SECTION 4 – STANDARDS FOR DRAWINGS SUBMITTED IN PDF

#### 4.01 General Requirements

The drawing set submitted in PDF shall be electronically sealed by the *Owner's Engineer*. On the drawings the text shall be legible and the shading and hatching must be “moved to the back” so as not to block or hide other line work and/or text.

#### 4.02 Device and Document Settings for Plotting

“The following settings are to be used when plotting the drawings to Adobe PDF:

- paper size to be “11x17”
- layout to be “landscape”
- colour to be “black & white”
- graphic print quality to be no less than “1200 dpi”

## 12) SCHEDULE “D.2” – STANDARD DRAWINGS

To amend SCHEDULE “D.2” by deleting Standard Drawing 303, in its entirety and replacing it with Standard Drawing 303, attached as Appendix “B” and forming part of this Bylaw.

## 13) APPENDIX “A”

To delete the AutoCAD file Border.dwg in its entirety and replace it with the a new Border-1.dwg attached as Appendix “C” and forming part of this bylaw.

## 14) APPENDIX “B”

To delete the contents of APPENDIX “B” in its' entirety and replace it with the Sampleville Subdivision drawing set, comprising of:

- a title page
- a key plan
- a composite utility plan
- a building envelope plan, and
- a plan & profile

attached as Appendix “D” and forming part of this Bylaw.

**SECTION 2 - TYPE AND EXTENT OF SERVICING**

**Appendix "A"**

**Table C.2.2**

Table C.2.2 indicates the type and extent of servicing required to be constructed and installed prior to obtaining final approval for a plan of subdivision or development and shall be based on the zone in which the land is located as set out on the Official Zoning Map of the Zoning Bylaw.

REQUIRED SERVICING	REF SECTION	ZONE																
		AI	F1*	RU 1	RU 2	RU 3	RU 4	RU 5	RU 6	ALL R1	ALL R2	ALL R3	RMP	RC1	ALL CD	P1	P2	P3
Highways & Walkways	6.02	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sidewalks, Curb & Gutters	6.03									✓	✓	✓	✓	✓	✓			✓
Water Distribution System	6.04				✓		✓			✓	✓	✓	✓	✓	✓			✓
Water Source	6.05	✓			✓											✓		
Community Sewer	6.06						✓								✓			
Onsite Disposal	6.07	✓			✓													
Storm Drain System	6.08									✓	✓	✓	✓	✓	✓			✓
Drainage, Sediment & Erosion Control	6.09	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slope Stability	6.10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Street Lighting	6.11																	
Overhead Wiring	6.12	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Underground Wiring	6.12																	✓

REQUIRED SERVICING	REF SECTION	ZONE														
		C1	C2	C3	C4	C5,C7 MOTEL/HOTEL	C5,C7 OTHER USES	C6	C8	I1*		I2	I3	I4, I4A	I5	
Highways & Walkways	6.02	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sidewalks, Curb & Gutters	6.03	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water Distribution System	6.04	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water Source	6.05									✓	✓	✓	✓	✓	✓	✓
Community Sewer	6.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Onsite Disposal	6.07															
Storm Drain System	6.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Drainage, Sediment & Erosion Control	6.09	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Slope Stability	6.10	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Street Lighting	6.11	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Overhead Wiring	6.12	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Underground Wiring	6.12	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- For F1 zone, Water Source and Onsite Disposal will be required at Building Permit
- For I1 zone, IN means inside the boundary of the Westside Official Community Plan and OUT means outside the boundary of the Westside Official Community Plan
- Where parcel size is 30ha or more, no servicing requirements apply
- Where the subdivision encompasses multiple zones the most stringent requirements shall apply to all parcels.
- Community Sewer is required for all parcels with areas less than 1ha. (On site sewage disposal may be permitted under the LRC Homesite Severance Policy)

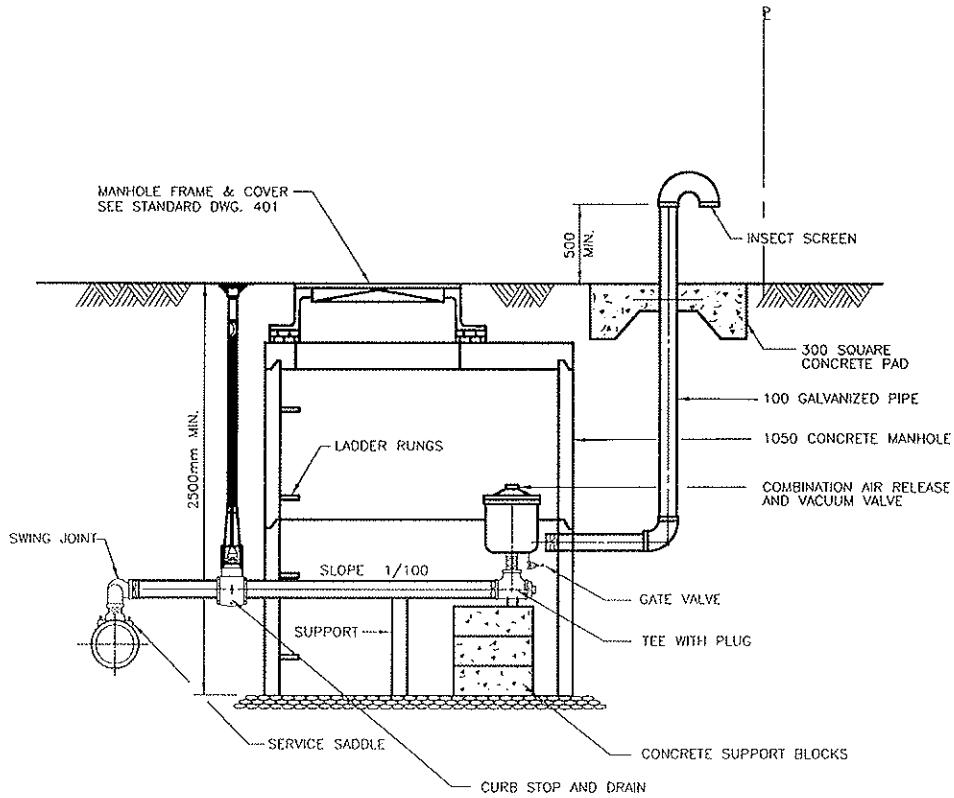
Appendix "B"



REGIONAL DISTRICT  
OF CENTRAL OKANAGAN

STANDARD DRAWINGS

NOT TO SCALE



NOTE:

- 1) REFER TO DESIGN DRAWINGS, MMCD SECTION 02666 AND SCHEDULE C OF THIS BYLAW FOR DETAILED SPECIFICATIONS.
- 2) THIS DRAWING REPLACES MMCD W6 AND W7.

AIR VALVE ASSEMBLY

DIVISION:

**WATER**

DRAWING NUMBER:

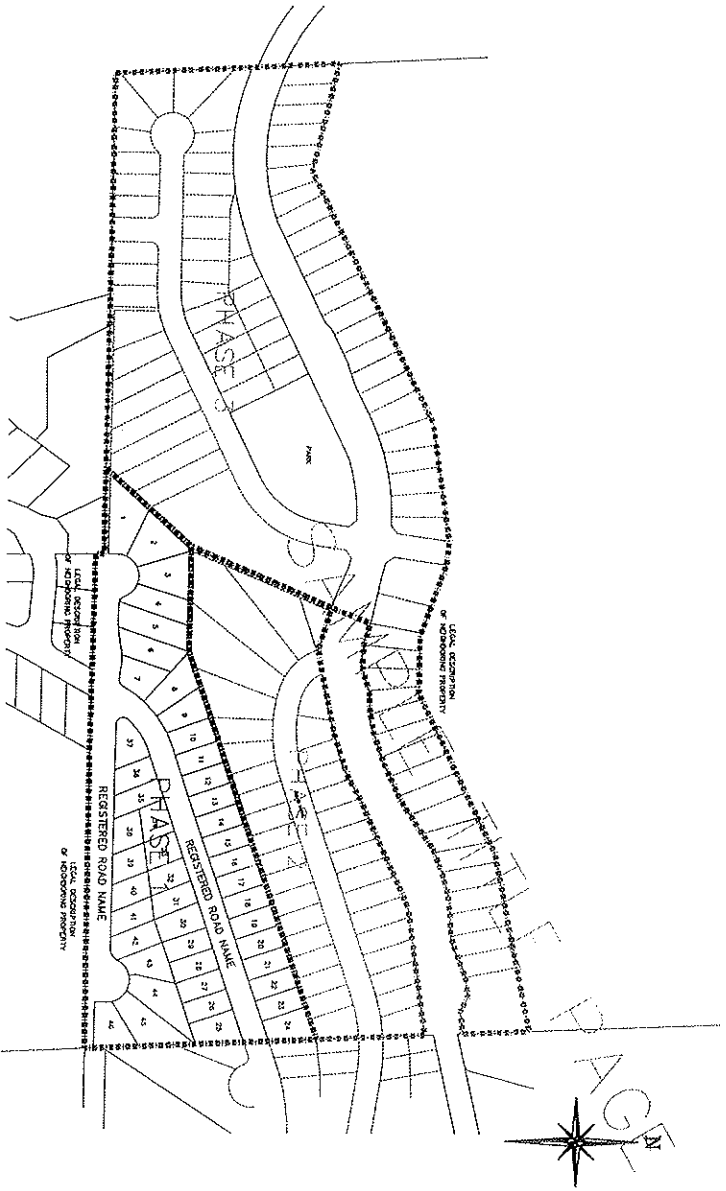
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REVISED: NOV. 1996

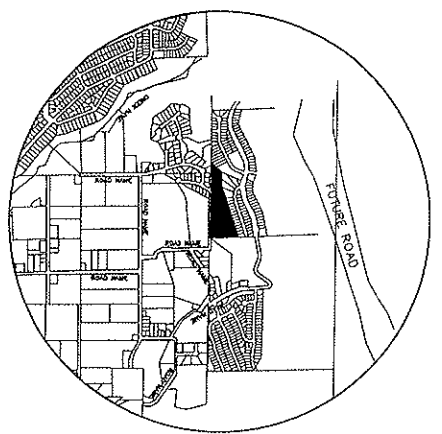
RESIDENTIAL DEVELOPMENT  
 - REGISTERED ROAD NAME -  
 SAMPLEVILLE SUBDIVISION

XYZ DEVELOPMENT Ltd.  
 5555 MAIN STREET, KELOWNA, B.C. V1W 3Z4

MINISTRY of TRANSPORTATION & HIGHWAYS : 01-234-56789  
 REGIONAL DISTRICT of CENTRAL OKANAGAN : 95/1234  
 ABC ENGINEERING Ltd. : 1000



- LEGAL DESCRIPTION :  
 REM. WEST 1/2 OF DL. XXXX, ODYD.
- SUMMARY OF DRAWINGS :
- 1000-K1 - SAMPLE KEY PLAN
  - 1000-C1 - SAMPLE COMPOSITE UTILITY PLAN
  - 1000-E1 - SAMPLE BUILDING ENVELOPE PLAN
  - 1000-P1 - SAMPLE PLAN & PROFILE

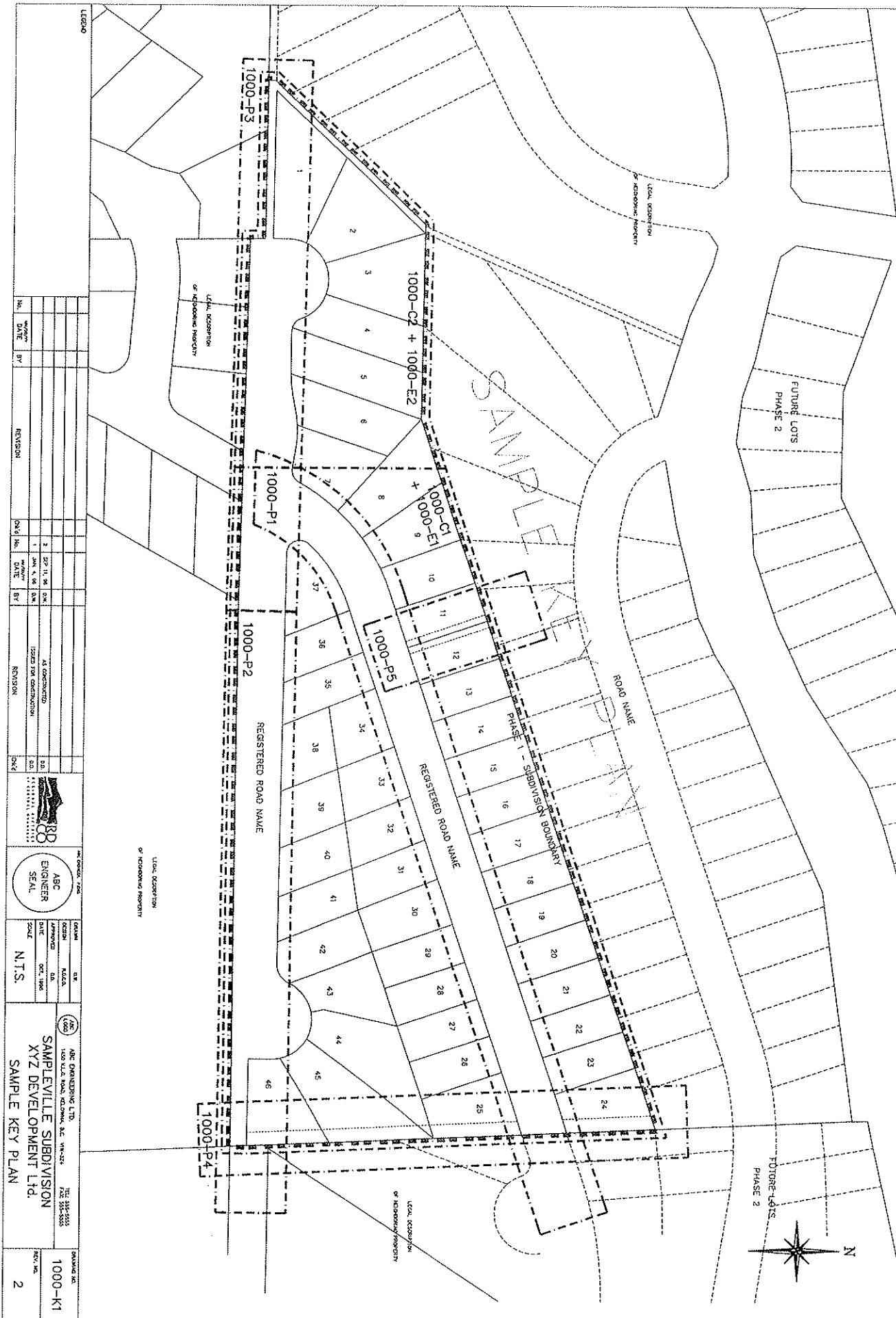


SITE PLAN



ABC ENGINEERING Ltd.  
 1450 K.L.O. ROAD, KELOWNA, B.C. V1W 3Z4  
 TEL: 359-5555  
 FAX: 359-5581





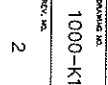
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2	SEP. 11, 00	OK	AS CONSTRUCTED

NO.	DATE	BY	REVISION
1	JAN. 4, 00	OK	ISSUED FOR CONSTRUCTION
2	SEP. 11, 00	OK	AS CONSTRUCTED

NO.	DATE	BY	REVISION
1	JAN. 4, 00	OK	ISSUED FOR CONSTRUCTION
2	SEP. 11, 00	OK	AS CONSTRUCTED


  
 ABC ENGINEER SEAL

ABC ENGINEERING LTD.  
 1000 QUEEN ST. W. TORONTO, ONT. M5G 1G4  
 TEL: 393-2555  
 FAX: 393-2555

SCALE: N.T.S.

REGISTERED ROAD NAME

REGISTERED ROAD NAME

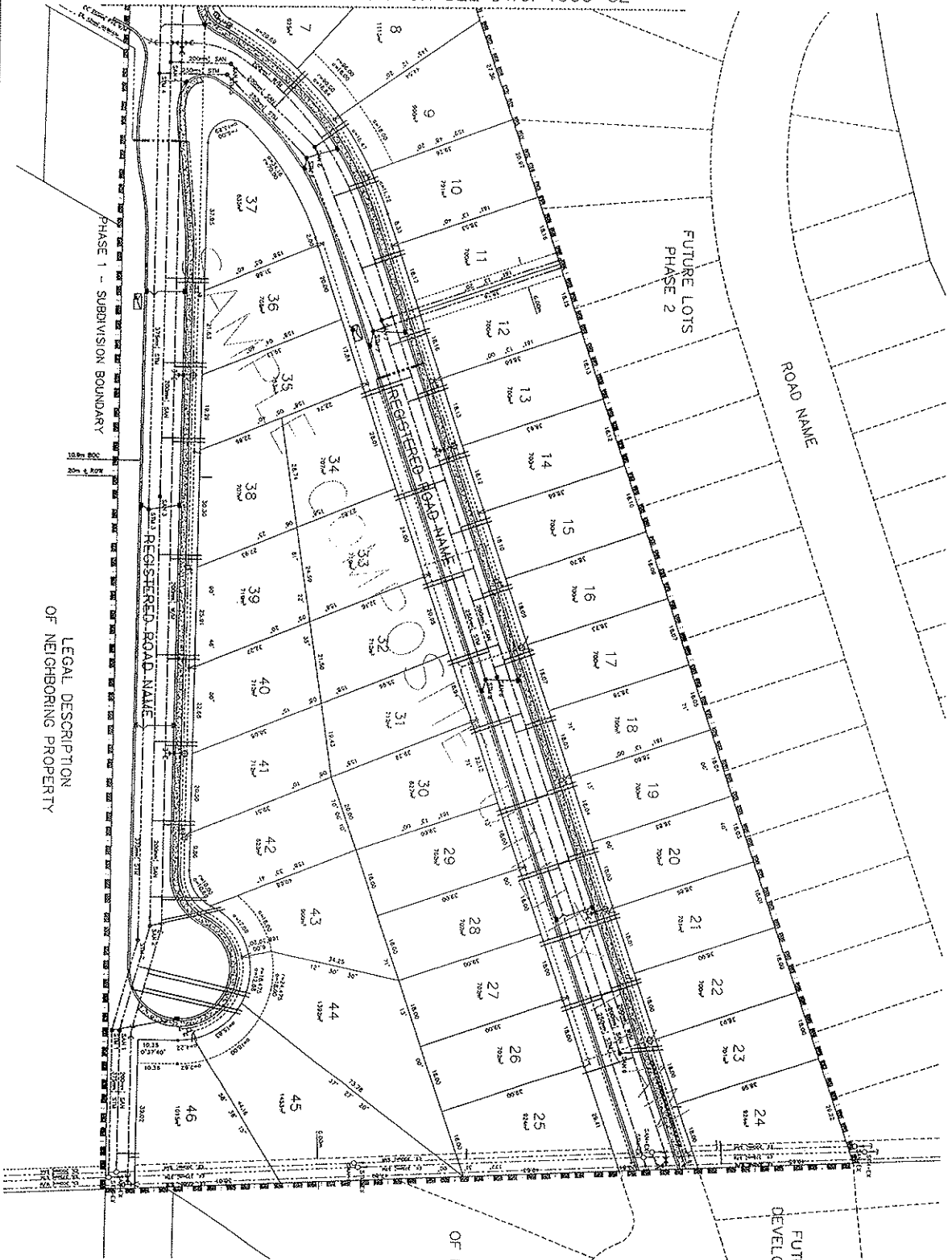
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REGISTERED ROAD NAME

MATCHLINE FOR CONTINUATION SEE DWG. 1000-C2



NO.	DATE	BY	REVISION
1	1998		ISSUED FOR CONSTRUCTION
2	2001		AS CORRECTED

NO.	DATE	BY	REVISION
1	1998		ISSUED FOR CONSTRUCTION
2	2001		AS CORRECTED

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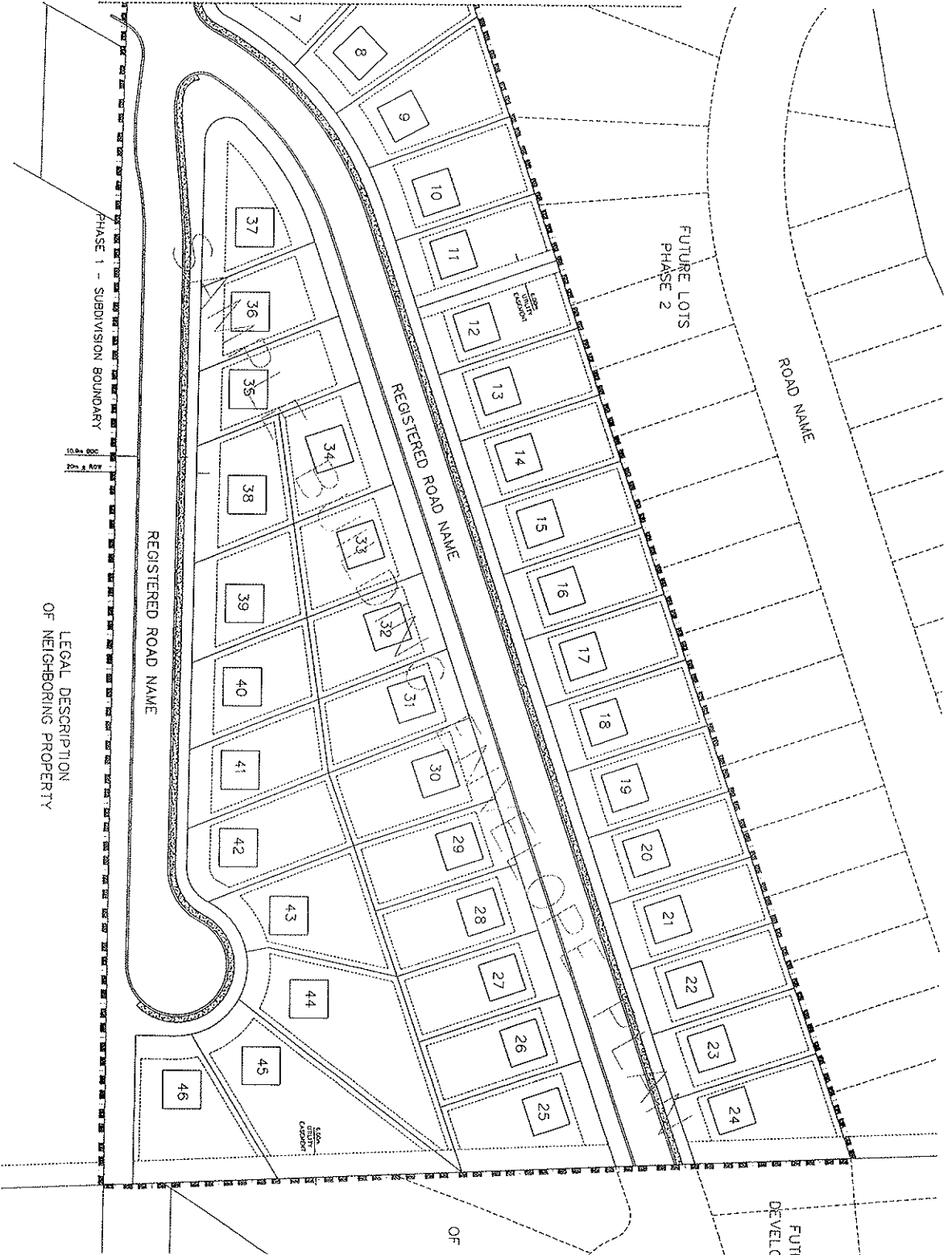
  

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**NOTES:**  
 1. ALL DIMENSIONS ARE IN METERS.  
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

1000-C1  
 2

MATCHLINE FOR CONTINUATION SEE DWG. 1000-E2



LEGAL DESCRIPTION  
OF NEIGHBORING PROPERTY

LEGAL DESCRIPTION  
OF NEIGHBORING PROPERTY

FUTURE  
DEVELOPMENT



NOTES:

- 1. 20' ZONE FRONTAL RESERVATION LOTS
- 2. 10' SIDE FRONTAL RESERVATION LOTS
- 3. 10' SIDE FRONTAL RESERVATION LOTS
- 4. 10' SIDE FRONTAL RESERVATION LOTS
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- 46. 10' SIDE FRONTAL RESERVATION LOTS

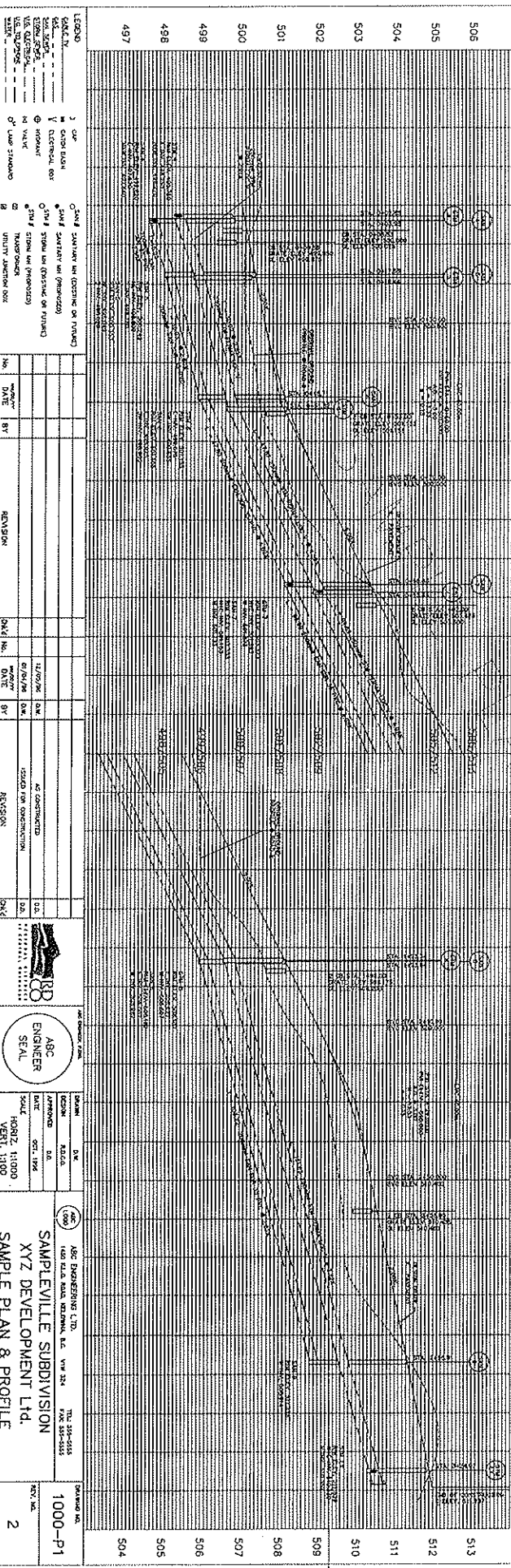
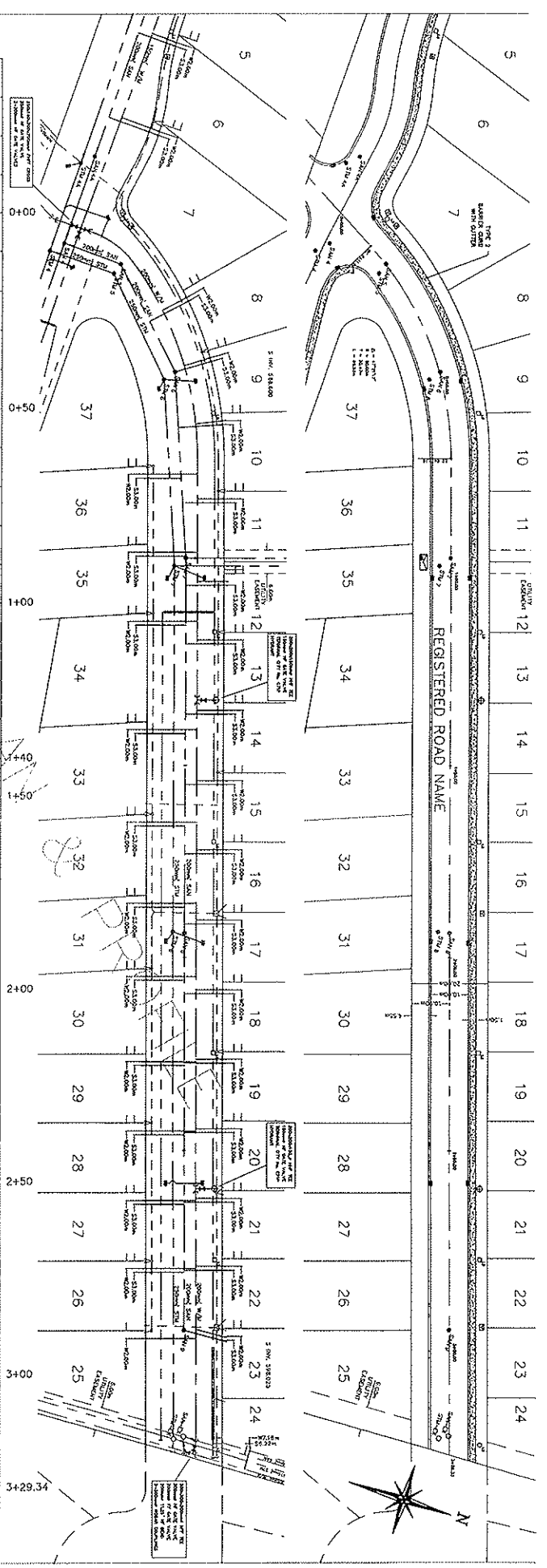
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3	2021.11.09	SK	AS CONSTRUCTION	SK	2021.11.09	SK	AS CONSTRUCTION

DATE	SCALE	BY	CHKD	PROJECT	NO.
2021.11.09	1:1000	SK	SK	SAMPLEVILLE SUBDIVISION XYZ DEVELOPMENT LTD. SAMPLE BUILDING ENVELOPE PLAN	1000-E1

LEGEND

DRAWING NO. 1000-E1  
REV. NO. 2

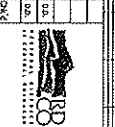


**LEGEND**

J CURB  
 M CONC. BULK HEAD  
 V ELECTRICAL BOX  
 □ HYDRAULIC BOX  
 ○ STORM SEWER MANHOLE  
 ○ SANITARY SEWER MANHOLE  
 ○ WATER MANHOLE  
 ○ GAS MANHOLE  
 ○ UTILITY JUNCTION BOX  
 ○ SANITARY SEWER IN (CONCRETE OR PLASTIC)  
 ○ SANITARY SEWER OUT (CONCRETE OR PLASTIC)  
 ○ STORM SEWER IN (CONCRETE OR PLASTIC)  
 ○ STORM SEWER OUT (CONCRETE OR PLASTIC)  
 ○ WATER MAIN  
 ○ GAS MAIN  
 ○ UTILITY JUNCTION BOX

No.	DATE	BY	REVISION

DATE	BY	REVISION



DRAWN: **DAVID**  
 CHECKED: **DAVID**  
 DATE: **09/19/20**  
 PROJECT: **1000-P1**  
 SHEET: **11090**

**ABC ENGINEERING LTD.**  
 1405 BLUE HILL DRIVE, S.W. VAN COV  
 TEL: 336-555-5555  
**SAMPLEVILLE SUBDIVISION**  
**XYZ DEVELOPMENT LTD.**  
**SAMPLE PLAN & PROFILE**  
 SHEET NO. **2**