

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1291


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

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. 1291, 2011".

READ A FIRST TIME THIS	12 th	DAY OF	May	2011.
READ A SECOND TIME THIS	12 th	DAY OF	May	2011.
READ A THIRD TIME THIS	12 th	DAY OF	May	2011.
RECONSIDERED AND ADOPTED THIS	12 th	DAY OF	May	2011.



CHAIR



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1291 cited as the "Regional District of Central Okanagan Subdivision and Development Servicing Amendment Bylaw No. 1291, 2011", as read a third time and adopted by the Regional Board on the 12th day of May, 2011.

Dated at Kelowna, B.C. this
18th day of May, 2011



DIRECTOR OF CORPORATE SERVICES

SCHEDULE "A"

1) SCHEDULE "C.2" – SERVICING REQUIREMENTS

- (a) To amend SECTION 1 – MINIMUM PARCEL AREA AND MINIMUM FRONTAGE by deleting SECTION 1 – MINIMUM PARCEL AREA AND MINIMUM FRONTAGE in its entirety and replacing it with APPENDIX "A" attached hereto and forming part of this Bylaw.
- (b) To amend SECTION 2 – TYPE AND EXTENT OF SERVICING by deleting SECTION 2 – TYPE AND EXTENT OF SERVICING in its entirety and replacing it with APPENDIX "B" attached hereto and forming part of this Bylaw.

2) SCHEDULE "C.5" – DESIGN AND CONSTRUCTION OF WATER SYSTEMS

- (a) To amend SECTION 2 – DESIGN CRITERIA, 2.02 Domestic Demand Criteria by deleting:

"Average Daily Demand = 1000 litres/capita/day
Maximum Daily Demand = 3000 litres/capita/day
Peak Hourly Demand = 5000 litres/capita/day"

And by adding:

"Average Daily Demand = 900 litres/capita/day
Maximum Daily Demand = 2400 litres/capita/day
Peak Hourly Demand = 4000 litres/capita/day"

- (b) To amend SECTION 3 – WATER SOURCE, 3.01 Requirements for Wells by deleting:

"The test results are to be registered in Land Title Office against the title of the *parcel* as a restrictive covenant as prescribed in Schedule A.5 of this bylaw. Any changes to the wording of the restrictive covenant are subject to the written approval of the *Regional District Engineer*."

- (c) To amend SECTION 3 – WATER SOURCE, 3.02 Requirements for a Surface Water Source by deleting:

"The test results are to be registered in Land Title Office against the title of the lot as a restrictive covenant as prescribed in Schedule A.5 of this bylaw. Any changes to the wording of the restrictive covenant are subject to the written approval of the *Regional District Engineer*."

3) SCHEDULE "A.5" – COVENANT

- (c) To amend SCHEDULE "A.5" – COVENANT by deleting in its entirety.

SCHEDULE "C.2" - SERVICING REQUIREMENTS

SECTION 1 - MINIMUM PARCEL AREA AND MINIMUM FRONTAGE

Table C.2.1. describes the minimum allowable parcel area and the minimum *frontage* for each respective *zone* or *land use designation* (LUD).

TABLE C.2.1

		MINIMUM PARCEL AREA ¹	MINIMUM FRONTAGE	
ZONE	A1	inside the ALR	As determined by ALC	
		outside the ALR	4.0 ha	
	F1	30 ha	30.0 m	
	CL8	1.0 ha	30.0 m	
	RU1	30 ha	30.0 m	
	RU2	4.0 ha	30.0 m	
	RU3	1.0 ha	30.0 m	
	RU4	0.5 ha	30.0 m	
	RU5	2,500 m ²	30.0 m	
	RU6	2.0 ha	30.0 m	
	RU7	new parcels	1.0 ha	18.0 m
		existing parcels	700 m ²	18.0 m
		R1, RIM ²	700 m ²	18.0 m
	RMP	MH Park	2.0 ha	40.0 m
		MH Space	380 m ²	
		R2	880 m ²	21.0 m
		RC1	400 m ²	12.0 m
		R3A, R3B, R3C	1,600 m ²	30.0 m
		R3D	1,500 m ²	30.0 m
		C1	400 m ²	5.0 m
		C2	400 m ²	10.0 m
		C3	600 m ²	20.0 m
		C4	500 m ²	15.0 m
		C5	1.0 ha	50.0 m
		C6, C7	1,000 m ²	20.0 m
		C8	5,000 m ²	20.0 m
		I1	400 m ²	12.0 m
		I2	2,000 m ²	30.0 m
		I3	4.0 ha	30.0 m
		I4, I4A	2.0 ha	30.0 m
	I5	4,000 m ²	50.0 m	
	P1, P3		30.0 m	
	P2	700 m ²	18.0 m	
	All CD Zones	Refer to Zoning Bylaw	Refer to Zoning Bylaw	
LUD	LH, RTC	30.0 ha	30.0 m	
	RA	4.0 ha	30.0 m	
	SH-2	2.0 ha	30.0 m	
	SH-1	1.0 ha	30.0 m	
	CR	0.5 ha	30.0 m	
	C-101	2.0 ha	50.0 m	
	C-102	1.0 ha	50.0 m	
	P-101, P-102	0.5 ha	40.0 m	

1. See Zoning Bylaw Section 3.8 for allowable exemptions to the Minimum Parcel Area.
2. In an R1 *zone* the minimum *frontage* may be reduced if the radius of curvature along the *parcel frontage* is less than 160 meters and the configuration of the *parcel* conform to Figure C.2.A.

SECTION 2 - TYPE AND EXTENT OF SERVICING

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 either the parcel *zone* or *land use designation* (LUD).

TABLE C.2.2

		REQUIRED SERVICING ¹													
		Highways	Sidewalks, Curb & Gutter	Water Distribution System	Water Source ⁵	Community Sewer System ²	Onsite Disposal	Storm Drain System	Drainage Sediment & Erosion Control Plan	Slope Stability	Street Lighting	Overhead Wiring	Underground Wiring	Walkways and Fencing	
Reference Section		6.02	6.03	6.04	6.05	6.06	6.07	6.08	6.09	6.10	6.11	6.12	6.12	6.13	
ZONE	A1	✓			✓	✓			✓	✓		✓			
	C1, C2, C3, C4	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	C5, C6	Resort ³	✓	✓	✓		✓		✓	✓	✓		✓	✓	
	C7, C8		Other	✓		✓		✓	✓	✓		✓			
	ALL CD zones	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	F1⁴	✓			✓		✓		✓	✓		✓			
	I1	Inside OCP	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
		Outside OCP	✓		✓		✓		✓	✓	✓		✓		
	I2, I3, I5	✓		✓			✓		✓	✓		✓			
	I4, I4A	✓			✓		✓		✓	✓		✓			
	P1	✓			✓		✓		✓	✓		✓			
	P2, P3	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	R1	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	R2, RC1	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	R3A, R3B, R3C	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	R1M, RMP	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓	
	RU1	✓					✓		✓	✓		✓			
	CL8, RU2, RU7	✓			✓		✓		✓	✓		✓			
RU3, RU6,	✓		✓			✓		✓	✓		✓				
RU4, RU5,	✓		✓		✓			✓	✓		✓				
LUD	LH, RTC, RA	✓			✓		✓		✓	✓		✓			
	SH-1, SH-2, C-101, C-102,	✓		✓			✓		✓	✓		✓			
	CR, P-101, P-102	✓		✓		✓			✓	✓		✓			

- General Notes (applicable to all zones and LUDs):
 - Where parcel size is 30 hectares or more, no servicing requirements apply.
 - Community Sewer is not required for parcels with areas greater than 1 hectare.
- For parcels within the Agricultural Land Reserve, on-site sewage disposal may be permitted under the LRC Homesite Severance Policy for parcels with areas less than 1 hectare.
- For C5, C6, C7, C8 zones, Resort uses include hotels, motels, lodges, resort apartments, resort town homes, and restaurants.
- For F1 zone, Water Source and Onsite Disposal will be required at Building Permit.
- For the P-101 land use designation (other than for restaurants) a water source is not required.

Notwithstanding any of the above, where the subdivision encompasses multiple *zones* or *land use designations* the most stringent requirements shall apply to all parcels.