

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1168

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. 1168, 2006".

READ A FIRST TIME THIS	29th	DAY OF	May	2006.
READ A SECOND TIME THIS	29th	DAY OF	May	2006.
READ A THIRD TIME THIS	29th	DAY OF	May	2006.
RECONSIDERED AND ADOPTED THIS	29th	DAY OF	May	2006.



CHAIR



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1168 cited as the "Regional District of Central Okanagan Subdivision and Development Servicing Amendment Bylaw No. 1168, 2006", as read a third time, reconsidered and adopted by the Regional Board on the 29th day of May, 2006.

Dated at Kelowna, B.C. this
30th day of May, 2006.



DIRECTOR OF CORPORATE SERVICES

SCHEDULE "A"

1) SECTION 4 – ADMINISTRATION AND ENFORCEMENT 4.02 Administration Fee

To amend Section 4.02 by deleting the contents in it's entirety and replacing it with:

"An *Applicant* applying for *subdivision* or *development* approval must submit to the *Regional District* an Administration fee in accordance with the following table:

***ADMINISTRATION FEE TABLE**

Description	Administration Fee
Boundary Adjustment	\$550
Fee Simple <i>Subdivision</i>	\$550 per <i>parcel</i>
Bare Land Strata	\$410 per <i>parcel</i>
Development	1.8% onsite 3.0% offsite **
Off-site <i>works</i> not abutting the <i>subdivision</i> or <i>developments</i>	3.0% ***

* more than one of the items contained in the Administration Fee Table may apply to any *subdivision* or *development*.

** 1.8% of the total value of onsite servicing required by this bylaw and as approved by the *Building Inspector* plus 3.0% of the total capital costs of designing, constructing and installing all offsite *work* as estimated by the *Owner's Engineer* and as approved by the *Regional District Engineer*.

*** 3.0% of the total capital costs of designing, constructing and installing all offsite *works*, not abutting the *parcel* being *subdivided* or *developed* as estimated by the *Owner's Engineer* and as approved by the *Regional District Engineer*."

2) SECTION 6 – TECHNICAL REQUIREMENTS 6.08 Storm Drainage Systems

To amend Section 6.08 by adding at the end of the section:

"Where the storm water management plan identifies overland drainage corridors within the *subdivision* or *development* those corridors must be protected by an easement, and the *Owner* must register a covenant against the title of each parcel to ensure the drainage system is not compromised by future development."

3) SECTION 6 – TECHNICAL REQUIREMENTS 6.09 Drainage, Sediment and Erosion Control

To amend Section 6.09 by deleting the contents 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 Ministry of Environment's Best Management Practices document (Develop with Care: Environmental Guidelines for Urban and Rural Land Development);
- the Ministry of Environment's Standards and Best Management Practices for Instream Works;
- the Ministry of Environment's Riparian Area Regulation Implementation Guidebook;
- the Urban Runoff Quality Control Guidelines for British Columbia;
- the Regional District Aquatic Ecosystem Development Permit Guidelines;
- the Regional District Storm Water Quality Management Plan Preparation Guidelines; and
- the City of Kelowna Best Management Practices for Erosion and Sediment Control – Uplands Works and Instream Works.

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.”

4) 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.

5) SCHEDULE “C.8” – DRAINAGE SYSTEMS

SECTION 2 – DESIGN CRITERIA

2.26 Natural Watercourses

To amend Section 2.26 by deleting the contents in it's entirety and replacing it with:

“All proposals for *works* either affecting natural watercourses or within 30 meters of a natural watercourse must be approved by a Qualified Environmental Professional (QEP).

Should siltation or erosion controls be required by the QEP, details of the proposed *works* must be included in the engineering drawings and must be installed as part of the *works*.”

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*.

ZONE ¹	REQUIRED SERVICING											
	Highways & Walkways	Sidewalks, Curb & Gutter	Water Distribution System	Water Source	Community Sewer System	Onsite Disposal	Storm Drain System	Drainage Sediment & Erosion Control Plan	Slope Stability	Street Lighting	Overhead Wiring	Underground Wiring
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
A1	✓			✓	✓ ²			✓	✓		✓	
C1, C2, C3, C4	✓	✓	✓		✓		✓	✓	✓	✓		✓
C5, C6 Resort ³	✓	✓	✓		✓		✓	✓	✓	✓		✓
C7, C8 Other	✓			✓		✓		✓	✓		✓	
ALL CD zones	✓	✓	✓		✓		✓	✓	✓	✓		✓
F1 ⁴	✓			✓		✓		✓	✓		✓	
I1 ⁵ Inside OCP	✓	✓	✓		✓		✓	✓	✓	✓		✓
I1 ⁵ Outside OCP	✓		✓		✓			✓	✓		✓	
I2, I3, I5	✓		✓			✓		✓	✓		✓	
I4, I4A	✓			✓		✓		✓	✓		✓	
P1	✓			✓		✓		✓	✓		✓	
P2, P3	✓	✓	✓		✓		✓	✓	✓	✓		✓
R1	✓	✓	✓		✓		✓	✓	✓	✓		✓
R2, RC1	✓	✓	✓		✓		✓	✓	✓	✓		✓
R3A, R3B, R3C	✓	✓	✓		✓		✓	✓	✓	✓		✓
R1M, RMP	✓	✓	✓		✓		✓	✓	✓	✓		✓
RU1	✓					✓		✓	✓		✓	
RU2	✓			✓		✓		✓	✓		✓	
RU3, RU6	✓		✓			✓		✓	✓		✓	
RU4, RU5	✓		✓		✓			✓	✓		✓	

1. General Notes (applicable to all zones):

- Where parcel size is 30 hectares or more, no servicing requirements apply.
 - Where the subdivision encompasses multiple zones the most stringent requirements shall apply to all parcels.
 - Community Sewer is not required for parcels with areas greater than 1 hectare.
2. For A1 zone, on site sewage disposal may be permitted under the LRC Home site Severance Policy for parcels with areas less than 1 hectare.
 3. For C5, C6, C7, C8 zones, Resort uses include hotels, motels, lodges, resort apartments, resort townhomes, and restaurants.
 4. For F1 zone, Water Source and Onsite Disposal will be required at Building Permit.
 5. For I1 zone, OCP means the boundary of the Westside Official Community Plan.