

REGIONAL DISTRICT OF CENTRAL OKANAGAN

BYLAW NO. 1181

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. 1181, 2006".

READ A FIRST TIME THIS	24 th	DAY OF	July	2006.
READ A SECOND TIME THIS	24 th	DAY OF	July	2006.
READ A THIRD TIME THIS	24 th	DAY OF	July	2006.
RECONSIDERED AND ADOPTED THIS	24 th	DAY OF	July	2006.



CHAIR



DIRECTOR OF CORPORATE SERVICES

I hereby certify the foregoing to be a true and correct copy of Bylaw No. 1181 cited as the "Regional District of Central Okanagan Subdivision and Development Servicing Amendment Bylaw No. 1181, 2006", as read a third time, reconsidered and adopted by the Regional Board on the 24th day of July, 2006.

Dated at Kelowna, B.C. this
31st day of July, 2006.



DIRECTOR OF CORPORATE SERVICES

SCHEDULE "A"

1) SECTION 3 – GENERAL REQUIREMENTS 3.06 Certificate to Commence Construction

To amend section 3.06 by adding at the end of the section:

"(l) Onsite flagging of the Area of Disturbance, inspected and approved by the *Regional District Engineer*, in accordance with section 6.14 of this bylaw."

2) SECTION 3 – GENERAL REQUIREMENTS 3.11 Servicing Requirements at Building Permit

To delete in section 3.11, first paragraph subsection (b), and replace with:

"(b) for any C5 or C7 resort use, RMP, and all R3 zoned parcels, on the *parcel* itself,"

3) SECTION 6 – TECHNICAL REQUIREMENTS 6.02 Highways and Walkways

To amend section 6.02 by deleting all references made to "walkways".

4) SECTION 6 – TECHNICAL REQUIREMENTS

To amend section 6 by adding:

"6.13 Walkways and Fencing

If Schedule C.2 requires walkways and fencing, the *Owner* of the land being *subdivided* or *developed* must provide walkways and/or fencing within the proposed *subdivision* or *development* in accordance with the standards set out in Schedule C.11."

5) SECTION 6 – TECHNICAL REQUIREMENTS

To amend section 6 by adding:

"6.14 Area of Disturbance Plan

Where the *subdivision* or *development* requires *works* and services, the *Owner* must submit a plan identifying the extents of the area of disturbance that may be affected by the construction and installation of these *works*.

Prior to commencing construction, the area of disturbance is to be flagged for inspection by the *Regional District Engineer*.

No construction will be permitted to take place outside of the area of disturbance.

6) SCHEDULE "A.4" – MAINTENANCE SECURITY AGREEMENT

To amend Schedule "A.4" by deleting subsection 12 and replacing it with the following:

"The *Owner* agrees that he shall submit registered copies of all applicable plans, agreements and documentation for all statutory right of ways, covenants, and easements to the *Regional District* prior to the completion date, and that the *Regional District* shall not be required to release the balance of the security, if any, until such time as the *Regional District* is in receipt of these plans, agreements, and documentation as required.

7) 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 - TYPE AND EXTENT OF SERVICING as shown in Appendix "A" attached hereto and forming part of the Bylaw.

8) SCHEDULE "C.3" – DESIGN AND CONSTRUCTION OF HIGHWAYS AND WALKWAYS

To amend SCHEDULE "C.3" by deleting from the schedule title "AND WALKWAYS", by deleting "SECTION 3 – DESIGN CRITERIA – WALKWAYS", and by deleting all other reference made to walkways from the schedule, then creating a new schedule, "SCHEDULE "C.11" – DESIGN AND CONSTRUCTION OF WALKWAYS AND FENCING", as found in Appendix "B" attached hereto and forming part of the Bylaw.

**9) SCHEDULE "C.7" – DESIGN AND CONSTRUCTION OF ONSITE SEWAGE DISPOSAL SYSTEMS
SECTION 1 – GENERAL REQUIREMENTS**

1.03 Suitability of Site of Onsite Disposal

To amend subsection 1.03 by deleting the contents and replacing it with:

"The sewage disposal area, which includes the proposed absorption field and reserve field areas, must conform to the following:

- 1) A minimum of 1.2 meters of natural *porous soil* must cover the entire disposal area and must be located above the seasonal high water table, above bedrock, and above any *impervious layer of soil*. AND;
- 2) The topography over the entire disposal area must not exceed 24 percent slope, unless accompanied by a report by a soil professional allowing for a greater slope, AND;
- 3) The calculation of the disposal area must be as required by the Ministry of Health and/or the Ministry of Environment for the design, installation, operation and protection of a sewerage system incorporating Type 1 treatment and trench system for disposal, according to the Sewerage System Regulation (BC Reg 326/2004) and as amended from time to time. "

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	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
A1	✓			✓	✓ ²			✓	✓		✓		
C1, C2, C3, C4	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
C5, C6 Resort ³	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
C7, C8 Other	✓			✓		✓		✓	✓		✓		
ALL CD zones	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
F1⁴	✓			✓		✓		✓	✓		✓		
I1⁵ Inside OCP	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
Outside OCP	✓		✓		✓			✓	✓		✓		
I2, I3, I5	✓		✓			✓		✓	✓		✓		
I4, I4A	✓			✓		✓		✓	✓		✓		
P1	✓			✓		✓		✓	✓		✓		
P2, P3	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
R1	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
R2, RC1	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
R3A, R3B, R3C	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
R1M, RMP	✓	✓	✓		✓		✓	✓	✓	✓		✓	✓
RU1	✓					✓		✓	✓		✓		
RU2	✓			✓		✓		✓	✓		✓		
RU3, RU6	✓		✓			✓		✓	✓		✓		
RU4, RU5	✓		✓		✓			✓	✓		✓		

- General Notes (applicable to all zones):
 - 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 A1 zone, on site sewage disposal may be permitted under the LRC Home site 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 I1 zone, OCP means the boundary of the Westside Official Community Plan.

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

SCHEDULE "C.11" – DESIGN AND CONSTRUCTION OF WALKWAYS AND FENCING

SECTION 1 - GENERAL REQUIREMENTS

1.01 Introduction

Where the provisions of Table C.2.2 require the construction of *walkways* and fencing, the *Applicant* must provide *walkways* and fencing in accordance with the standards and specifications set out in this Schedule, the Ministry of Transportation, and the provisions of this bylaw.

1.02 Engineering Drawings

Where the *Applicant* is required to construct *walkways* and fencing, design drawings of the *walkways* and fencing must be submitted to the Ministry of Transportation and the *Regional District*. The drawings must show existing ground profile, proposed horizontal and vertical alignment of the *walkways* and all other details as may be required.

SECTION 2 - DESIGN CRITERIA - WALKWAYS

2.01 General Requirements

Walkways must be designed in accordance with the standards and specifications set out in this Schedule, *MMCD* Sections, 02512, 02523, 02831, 02921, and the provisions of this bylaw.

Walkways must be provided to allow access to the following destinations:

- (a) Schools
- (b) Parks and Recreation sites
- (c) Shopping and entertainment areas
- (d) Conservation areas
- (e) Public use destinations
- (f) From one *road* network segment to another

2.02 Classifications

(a) Urban *walkways*

Provide alternate route of access between:

- *road* network segments
- *road* network segments and public use destinations
- public use destination

(b) Non urban *walkways*

Provide access to or through:

- recreational areas
- conservation areas
- environmentally sensitive areas

The classification of each *walkway* shall be as determined by the *Regional District Engineer*.

2.03 Location

The location of all *walkways* shall be approved by the *Regional District Engineer* and the Ministry of Transportation.

2.04 General Design Criteria

- minimum *walkway* width shall be 3.0 meters
- manholes shall not be installed within a *walkway* unless unavoidable
- *walkways* shall not be designed for use as drainage swales but may be designed to handle emergency overland flow during the 100 year storm event
- *walkways* shall be designed so that no ponding takes place on or next to the *walkway* and so runoff from adjacent properties does not enter into the *walkway*
- french drains may be required to control runoff
- *walkways* must be constructed in accordance with Standard Drawings 105 and 113

2.05 Horizontal Alignment

Walkways shall:

- not exceed 80 meters in length
- be straight to allow a clear view from one end to the other
- be provided with landings every 10 meters or less
- flare out at intersections with *sidewalks* or back of curbs to a radius of 4.0 meters on each side.

2.06 Vertical Alignment

The following slope criteria shall be used dependant on the design objective:

- 0-3% for wheelchair accessibility
- no greater than 10% for ramps
- greater than 10% requires provision of switchbacks or stairs

2.07 Stairs

Stairs must be designed as follows:

- Minimum width shall be 1.5 meters
- Tread to riser ratio shall be (tread width + (2 times the riser height)) = 650 - 675 mm.
- Minimum three steps in any stair segment
- Maximum 1.5 meters difference in elevation between landings unless approved by the *Regional District Engineer* in which case there shall be a maximum of 20 treads.
- Landings shall be a minimum of 1.5 meters in length and shall be designed in multiples of 1.5 meters. (i.e. 1.5, 3.0, 4.5 etc.)
- Tread widths and riser heights shall be uniform throughout any flight of stairs.
- No open riser design will be allowed.
- Risers must be a minimum of 125 mm and a maximum of 175 mm.
- Treads must be pitched to a maximum 2% downward for drainage.

- Nosing must be bevelled contrasting colour to tread and be slip resistant.
- Warning surfaces must be provided at the top of all stairs.
- 19 x 38 bevelled shadow lines shall be placed at the bottom of each riser.
- Stairs must be constructed in accordance with Standard Drawings 112 and 113.

2.08 Handrailing

Handrailing shall be designed as follows:

- Handrailings must be provided in all locations where stairs are required.
- Handrails must be provided on both sides of stairs.
- Handrails shall be continuous across intermediate landings which have a length of less than 2.0 meters.
- Height of handrailing shall be 750 - 900 mm above stair nosing line.
- End of handrailing shall extend 300 mm beyond the top and bottom step.
- End of handrailing shall be rounded or turned under for safety.
- Handrails shall be designed to incorporate a 40 mm to 50 mm diameter grip that will allow a natural opposing grip. Rectangular grips shall not be allowed.
- Design of handrailing shall be such that it will support expected live load usage.
- Handrailing shall be constructed in accordance with Standard Drawings 109 and 110 and 113.

2.09 Street Lighting

Street Lighting must be provided in accordance with Schedule C.9.

SECTION 3 – FENCING

3.01 Walkway Fencing

Urban *walkways* must be provided with 1.2 meter high chain link fencing on both sides. Non urban *walkways* must be provided with 1.2 meter high, triple rail farm fencing on both sides. Where the surrounding environment does not require restricting public traffic within the non urban *walkway* corridor, the *Owner's Engineer* may submit alternative designs for approval. Fencing shall be constructed in accordance with Standard Drawings 108 and 110.

3.02 Park Boundary Fencing

Fencing of all park boundaries that abut adjacent parcels shall be provided in accordance with the *Zoning Bylaw*.