

SCHEDULE "A"

1) SECTION 2 – INTERPRETATION

To amend 2.02 by adding:

“ ***land use designation***” means a *land use designation* created by the Joe Rich Rural Land Use Bylaw No. 1195 of the Regional District of Central Okanagan.”

2) SECTION 3 – GENERAL REQUIREMENTS

(a) To amend 3.06 by adding:

“(m) a copy of the authorization under Section 9 of the Water Act for changes in or about a stream.”

(b) To amend 3.11 by adding:

“A *development* may be issued a building permit prior to completing the construction and installation of the required offsite *works* under the terms and conditions Section 3.18 of this bylaw.”

(c) To amend 3.12 by adding:

“(c) comply with the provisions of the Water Regulation Bylaw of the Regional District as amended from time to time.”

(d) To amend 3.18, first paragraph, by deleting the words “plan of” and adding the words after approval and before prior “, or a building permit may be issued,”

3) SECTION 5 – QUALITY ASSURANCE

To amend 5.06 by adding:

“(n) submits a schedule of quantities for works constructed and installed as required by this bylaw.

(o) submits a letter from the Applicant’s Lawyer undertaking to register all required statutory rights of way, easements, and covenants concurrently with subdivision registration.”

4) SECTION 6 – TECHNICAL REQUIREMENTS

To amend 6.01 first paragraph by adding after the words “Where the standards and specifications of” and before the words “other agencies having jurisdiction”:

“the Official Community Plan or”

5) SCHEDULE “A.4” – MAINTENANCE SECURITY AGREEMENT

To amend Schedule “A.4” by adding APPENDIX “B”, attached as APPENDIX “A” hereto and forming part of this bylaw.

6) SCHEDULE “A.5” – COVENANT

To amend Schedule “A.5” by:

(a) deleting subsection “D” and replacing it with the following:

“AND WHEREAS The water supplied to the lands is from a well or surface water located on the lands and a chemical analysis done on <date of analysis> of the water supply indicates that water meets or exceeds the *Guidelines for Canadian Drinking Water Quality*, published by the Minister of Health Canada, as amended from time to time (the “Guidelines”);”

(b) deleting subsection “E” and replacing it with the following:

"AND WHEREAS the results of the chemical testing are representative only of the individual sample and are subject to fluctuation from time to time;"

- (c) deleting subsection "F" and replacing it with the following:

"AND WHEREAS the Transferor has agreed as a condition of approval of subdivision of the Lands to enter into this Covenant with the Transferee;"

- (d) deleting subsection "G".

- (e) deleting section 1 and replacing it with the following:

"The Transferor shall be responsible for all future chemical testing of the water supply from the well."

- (f) deleting section 2 and replacing it with the following:

"If the Owner of the Lands, or the Owner of any subdivided portion of the Lands, determines that the water supply for their portion of the Lands, indicates levels of chemicals that exceed the Guidelines, then that person shall install a water treatment system that will render the water supply potable according to the Guidelines."

7) SCHEDULE "C.2" – SERVICING REQUIREMENTS

To amend SCHEDULE "C.2" by deleting it in its entirety, and replacing with APPENDIX "B" attached hereto and forming part of the Bylaw.

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

SECTION 2 – DESIGN CRITERIA

2.02 Cul-de-sacs

To amend 2.02 by adding:

"*Cul-de-sac* lengths greater than 500m may be considered by the *Regional District Engineer*."

9) SCHEDULE "C.8" – DRAINAGE SYSTEMS

To amend Schedule "C.8" by:

- (a) Deleting the contents of SECTION 1 – GENERAL REQUIREMENTS and replacing with:

"1.01 Introduction

Where the provisions of Table C.2.2 require construction of a storm drain system, the *Applicant* must provide drainage facilities including drainage mains, catch basins, manholes, service connections, storage facilities, treatment facilities, and all related appurtenances in accordance with the standards and specifications set out in this Schedule, MMCD 02721, the Master Drainage Plan, and the provisions of this bylaw. Guidelines to assist in the design, preparation, and submission of the Storm Water Management Plan are available from the Regional District Engineering Services Department.

The *Owner's Engineer* must design the *drainage system* for the *subdivision or development*, with consideration to upstream contributions and development potential, so that all downstream drainage facilities are capable of handling the projected post *development* flows. Storm Water must be directed to an acceptable discharge point, such as Okanagan Lake, a major creek, a ditch or trunk main with adequate capacity as approved by the *Regional District Engineer*.

1.02 Engineering Drawings

Where an *Applicant* is required to construct a storm *drainage system*, design drawings for the required works must be prepared in accordance with Schedule "D" and submitted to the *Regional District Engineer*.

The drawings must show all required works, existing drainage structures, topography, water features, major and minor drainage routes, and any other related features which may affect or contribute to the design.

1.03 Supporting Documents

Documentation supporting the design of the storm drainage system must be submitted to the *Regional District Engineer*. Where special conditions exist or the *subdivision* or *development* is within an environmentally sensitive area, additional supporting documentation, as identified in the Guidelines to Preparing a Storm Water Management Plan, must be made available upon request."

(b) Deleting the contents of section 2.02 Design Methods and replacing with:

Storm *drainage systems* must be designed using conventional infrastructure (pipes, culverts, etc.) and storm water management techniques (lot grading, detention etc.).

(a) Conventional systems must be designed using Hydrograph Methods. For *developments* where the tributary areas are less than 10 hectares, and detention facilities are not involved, the rational formula may be used. The *Owner's Engineer* must provide to the *Regional District* and the Ministry of Transportation all calculations and supporting documentation pertinent to the design of the proposed *drainage systems*. All designs must take into consideration post-*Development* upstream flows.

(i) Rational Method - only applicable to small water sheds (10 ha or less) with *drainage system* not including detention facilities.

(ii) Hydrograph Methods - required for larger areas and for any *drainage system* which includes detention facilities.

Manual design methods will not be accepted.

Computer models which have the capability to generate hydrographs and which can route these hydrographs through a network of open channels, conduits and storage facilities showing volumes, hydraulic grade lines, the ability to simulate the minor and major system and their interrelation and the ability to simulate submerged and /or surcharged conditions shall be used. The selection and the proper application of computer models is the responsibility of the Developer's Engineer. The U.S. Soil Conservation Service (SCS) method is not acceptable for the Kelowna area (including the SCS unit hydrograph routine in OTTHYMO).

Whenever possible, a model must be validated and properly calibrated under *local* conditions before its actual application. Calibration data may be available for watersheds as described in the basin studies. If not calibrated, the results are to be validated by comparing different models or methods.

(b) Storm water management systems must incorporate such techniques as lot grading, surface infiltration, and sub-surface disposal, storage, or other acceptable methods, to limit the peak run-off from the *development* to pre-development flows.

A storm water management plan must include all drainage facilities, lot grading (showing pre and post-*Development* contours), major flood path routing, and all other appropriate information pertinent to the design.

Unless otherwise specified, a storm water management plan is not required for rural residential or agricultural *developments* that have *parcels* 0.80 ha. or larger. A lot grading plan is required for all *developments*.

(c) Deleting the contents of 2.06 Site and Parcel Grading and replacing with:

“A final Lot Grading Plan is required for all *subdivisions and developments*. The design must incorporate site and parcel grading techniques in accordance with the BC Plumbing Code and the following criteria:

- (a) Each *parcel* must be graded to drain to a *drainage system*, pursuant to Schedule C.8, Section 2.01 (c)
- (b) Areas around buildings must be graded away from the foundations.
- (c) An individual *parcel* will not be permitted to direct storm water discharge or foundation drainage into any natural water course, park or green belt area(s). Sheet flow must be used.
- (d) Driveways must be constructed such that the runoff from the driveway does not enter any building on the *parcel*.
- (e) Grading designs shall meet the natural, or pre-development grade at the boundaries of the lands being developed.
- (f) All slopes, existing or proposed, shall be accessible for maintenance.
- (g) Where the storm water management plan incorporates the use of lot grading techniques restrictive covenants shall be required.
- (h) The lot grading plan shall identify:
 - pre-development contour lines, extending a minimum 30.0 meters outside the development site;
 - all existing corner lot elevations
 - all proposed corner lot elevations
 - proposed building envelope with minimum basement elevation
 - directional arrows showing the slope of the lot;
 - minor and major storm sewer systems
 - all swales
 - labels, dimensions, details and general notes as required.”

(d) Deleting the second paragraph of 2.08 Roof Drainage and replacing with:

“On flat roofs, or where parcel coverage is greater than 35%, controlled-flow roof drain devices must be installed to provide temporary storage and retard the discharge to the ground or storm drain system.”

(e) Adding:

“2.27 Down Slope Cul-de-Sacs

Major flood routes must be provided on down slope cul-de-sacs.”

(f) Adding:

“2.28 Water Quality Treatment

Water quality treatment is required for frequently occurring events. All flows up to 50% of the 2-year (1 hour duration) post-development flow must be routed through some form of

water quality treatment facility utilizing “best management practices” to remove suspended solids and floatables. The facility can be an in-ground structure which passes flow through or an above ground facility such as a treatment wetland. Wetlands can be incorporated into larger storm water management facilities for the attenuation of large events.

Any form of water quality treatment must be designed to allow for future maintenance activities associated with the removal of the collected material and access to incoming and/or outgoing piping.”

10) SCHEDULE “C.9” – STREET LIGHTING

SECTION 2 - DESIGN CRITERIA

2.06 Poles and Luminaires

To amend 2.06 by adding:

“ Poles to be hot dipped galvanized steel with a powder coat finish applied over a zinc based prime coat. Color to be non-intrusive and pre-approved by the *Regional District Engineer*.”

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

SECTION 2 – PREPARATION OF DRAWINGS

2.09 Composite Utility Plan

To amend 2.09 by deleting bullet 2 and replacing with:

“• All existing and proposed rights of way, easements, and covenanted areas dimensioned and if existing, referenced to corresponding registered document numbers.”

SCHEDULE "A.4" – MAINTENANCE SECURITY AGREEMENT

APPENDIX "B"

Attach list of all applicable plans, agreements and documentation for all statutory rights of way, covenants, and easements.

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).

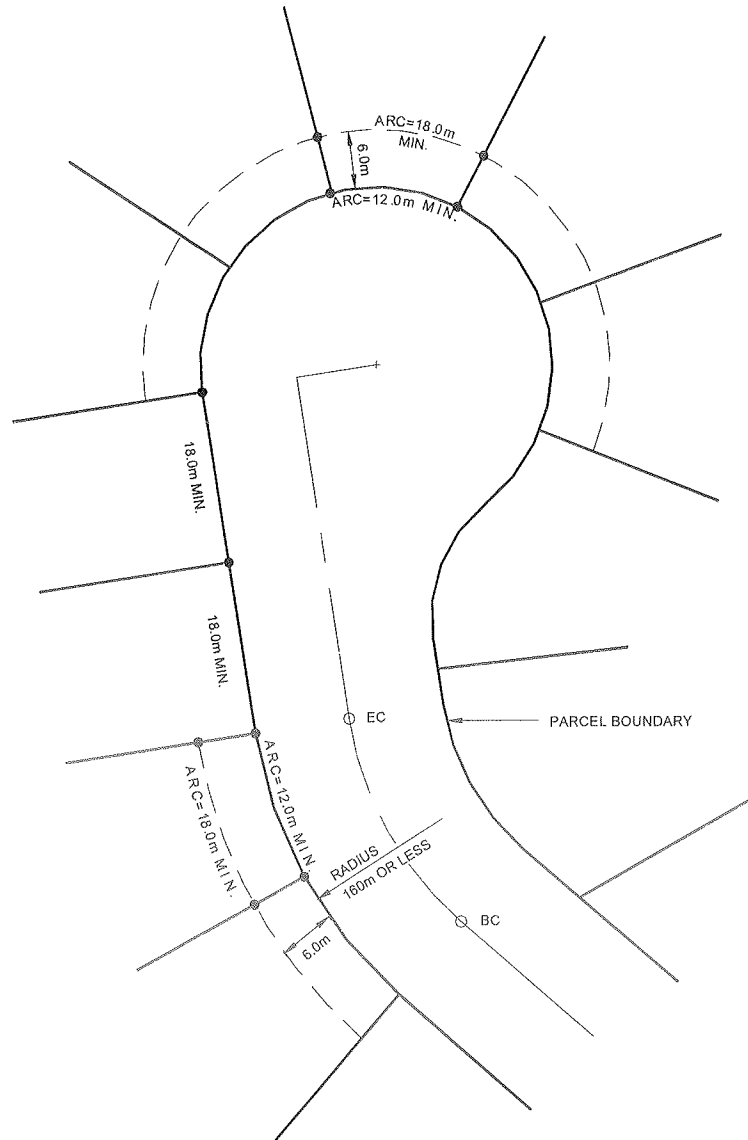
TABLE C.2.1

		MINIMUM PARCEL AREA ¹	MINIMUM FRONTAGE	
ZONE	A1	inside the ALR	As determined by ALC	
		outside the ALR	4.0 ha	
		F1	4.0 ha	10% of lot perimeter
		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
		R1, R1(s), R1M ²	700 m ²	18.0 m
	RMP	MH Park	2.0 ha	40.0 m
		MH Space	380 m ²	
		R2, R2(s)	880 m ²	21.0 m
		RC1	400 m ²	12.0 m
		R3A, R3B, R3C, R3D	1,600 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	10% of lot perimeter
		I4, I4A	2.0 ha	10% of lot perimeter
		I5	4,000 m ²	50.0 m
		P1, P3		10% of lot perimeter
	P2	700 m ²	18.0 m	
	All CD Zones	Refer to Zoning Bylaw	Refer to Zoning Bylaw	
LUD		LH, RTC	30.0 ha	10% of lot perimeter
		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* conforms to Figure C.2.A.

FIGURE C.2. A - MINIMUM LOT FRONTAGE



NOTE:

THE MINIMUM LOT FRONTAGE MUST BE 18.0m.
UNLESS THE RADIUS OF CURVATURE AT THE
PARCEL BOUNDARY IS 160m OR LESS THEN A
REDUCTION IN FRONTAGE WILL BE PERMITTED
BASED ON THE FOLLOWING:

- 1) THE MINIMUM ARC LENGTH ALONG THE
6.0m OFFSET LINE SHALL BE 18.0m
- 2) THE MINIMUM ARC LENGTH ALONG THE
PARCEL BOUNDARY SHALL BE 12.0m

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 ⁶	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		✓	✓	✓		✓		✓	✓	✓		✓	✓	
	F1 ⁴		✓			✓		✓		✓	✓		✓		
	II ⁵	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		✓		✓		✓			✓	✓		✓			
LUD	LH, RA, RTC, CR, SH-2, SH-1, C-101, C-102, 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 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 II zone, OCP means the boundary of the Westside Official Community Plan.
- 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.