

## SCHEDULE 2 GENERAL REQUIREMENTS

### 2.1 Servicing of Lands

2.1.1 Every owner of land proposed for subdivision or development shall provide, locate and construct at their own expense; highways, sidewalks, boulevards, street trees, irrigation systems, plant material, lawn, transit bays, street lighting, electrical and telecommunication services, water distribution systems, fire hydrant systems, sewage collection systems and drainage disposal systems on the lands or highways immediately adjacent to the lands being subdivided or developed as required by this bylaw, in accordance with the City of Langford Supplements and the Master Municipal Construction Documents (MMCD) latest edition, in that order.

### 2.2. Service Locations

2.2.1. All services shall be provided underground and within the municipal road right of way unless otherwise exempted by this Bylaw.

2.2.2. No statutory rights of way on private property for City or private utility services are permitted without the approval of the City Engineer. Any permitted rights of way shall have the City of Langford named as a third party.

2.2.3. Rights of way for storm or sanitary services, where permitted, shall have a width equal to twice the depth of the service, unless certified for trench stability and construction safety by the geotechnical engineer of record or as approved by the City Engineer.

2.2.4. If the storm drain and sanitary sewer are located in the same trench, the right of way width shall be measured from the centre line of each pipe.

2.2.5. Applications for approval of proposed construction crossing a high-pressure gas distribution main, trunk water main or railway must be made by the Professional Engineer with the consent of the City Engineer to the proper authorities.

### 2.3. Community Mailboxes

2.3.1. Community Mailbox location and accessible access shall be shown on the construction drawings and must adhere to Canada Post current standards. Canada Post shall review and approve all new community mailbox locations.

### 2.4. Transit Services

2.4.1. Where applicable, publicly accessible transit stops shall be designed and installed in accordance with the requirements of the service provider.

### 2.5. Mitigation Planning

2.5.1. The City Engineer may request that the owner of lands for which an application to subdivide or develop has been submitted be required to prepare and submit a

mitigation plan at the owner's expense in accordance with sections 2.5.2 through 2.5.6 as they may apply to the lands. The mitigation plan is required where there are reasonable grounds to anticipate discharge of contaminants, pollutants, silts, airborne particulates (dust) or toxic material to natural watercourses, municipal ditches and sewage systems, public or private lands, waters or the atmosphere.

- 2.5.2. The plan shall include a statement of the expected nature, amount and concentration of contaminants, pollutants silts, airborne particulates (dust) and toxic materials from the land which are expected to be discharged to adjoining lands, water, natural watercourses, utility systems or the atmosphere during the course of subdivision, construction and development of the land.
  - 2.5.3. The mitigation plan shall state the pertinent environmental standards that will govern the proposed discharge of contaminants, pollutants silts, airborne particulates (dust) or toxic materials to the air, soil or water during the course of subdivision, construction and development of the land.
  - 2.5.4. The mitigation plan which requires works and services or facilities to control pollution or discharge during subdivision and development of the lands will include detailed plans and specifications of the works and services or facilities sealed by a Professional Engineer. Where a mitigation plan requires these works and services or facilities, the owner of the lands or their designated representative shall submit a letter of supervision that is an undertaking to inspect the construction, operation and decommissioning of the pollution control works and services and facilities.
  - 2.5.5. Where applicable, the mitigation plan shall be referred to the Ministry authority having jurisdiction including Provincial and Regional agencies, where a discharge is anticipated to a municipal utility system or to the atmosphere.
- 2.6 During construction of the subdivision or development, the developer must ensure that all streets adjacent to the subdivision or development are cleaned every Friday before 3:00 p.m. for the duration of works on site, and as required by the City Engineer. If the developer fails to do so, the City may arrange for the street cleaning at the cost of the developer, which cost shall be payable to the City immediately upon the presentation of the City's invoice to the developer.