

# DISTRICT OF LANGFORD

## Bylaw No. 501

### **A Bylaw to Amend Bylaw Number 500, “Subdivision and Development Servicing Bylaw No. 500, 2000”**

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The Council of the District of Langford, in open meeting assembled, enacts as follows:

To Section 6.2, Add:

“A Registered Landscape Architect shall certify the proposed and as-built landscaping plans for all work under Schedule 4 of this Bylaw and for all landscaping works in excess of \$10,000.”

Alter Section 6.6 to read:

“The Municipal Engineer is to be notified by the developer or the Professional Engineer engaged by the developer by fax or otherwise in writing 48 hours before any construction begins and then at the following stages of work:

- 6.6.1 Completion of excavation in any area at least 24 hours before beginning deposition in that area.
- 6.6.2 Completion of sub-grade in any road or driveway area at least 24 hours before beginning deposition of sub-base in that area.
- 6.6.3 Completion of road-base or curb-base in any road at least 24 hours before beginning paving or curbing in that road.
- 6.6.4 Completion of sanitary sewers, storm sewers or any in-ground services requiring approval of the Municipal Engineer at least 24 hours before the works are to be covered.

Add the following to Section 6.10:

“The Professional Engineer engaged by the developer under Sections 6.4 and 6.9 shall provide digital photographic As-Built records of all stacked rock wall construction.”

Revise Section 6.11 to read:

“Stacked rock walls require a form of creeping vegetation planted between the rocks if, in the opinion of the Municipal Engineer, such plantings will improve the appearance of the rock walls.

From Section 7.1 , Delete the sentence;

“The Municipal Engineer may execute the agreement on behalf of the District.

To Section 7.1, Add the sentence:

“All Works and Services Agreements may be executed by the District of Langford Authorized Signatories.”

Amend Section 8.2.6.3. to read;

“For cul-de-sacs under this classification, the pavement radius of the turning area shall be 13.0 metres and the cul-de-sac shall have an island located at the centre of the area with a radius between 4 metres and 6.5 metres with a non-mountable curb.

Add the following sub-section to Section 8.3:

8.3.6 “Sidewalks adjacent to cul-de-sac roads shall terminate at the curb return at the bulb, unless, in the opinion of the Municipal engineer, sidewalks are required within the bulb for aesthetic reasons or to provide access to amenities in or beyond the bulb.”

Add the following to Section 8.8, Horizontal Alignment:

8.8.4 “All horizontal curve design must support vehicle movement to WB-12 design standards.”

Add the following to Section 8.15:

8.15.3 “If, in the opinion of the Municipal Engineer, it would be practical to delay the installation of street trees until the completion of building construction in the subdivision or development, the developer may choose to provide the District with the cash equivalent of the cost of the provision, installation and one year maintenance of the street trees. The developer must provide a Registered Landscape Architects estimate for District approval, where, in the opinion of the Municipal engineer, the cost of landscaping will exceed \$10,000.”

And;

8.15.4 “If, in the opinion of the opinion of the Municipal Engineer, it would be practical to delay the installation of boulevard plantings until the completion of building construction in the subdivision or development, the developer may choose to provide the District with the cash equivalent of the cost of the preparation, provision, installation and one year maintenance of the boulevard and the irrigation system where required. The developer must provide a Registered Landscape Architects estimate for District approval where, in the opinion of the Municipal engineer, the cost of landscaping will exceed \$10,000.”

Add the following to Section 8.17

- 8.17.2 Emergency fire, police and medical access must be available to every parcel within a subdivision or development in accordance with the following criteria and Bylaw No. 210.
- 8.17.3 An emergency access plan must be provided to and approved by the Municipal engineer or, in his absence, the District of Langford Fire Chief. The access plan must include road grades, hydrant locations, proposed driveway access and grades with ground floor elevations, fire staging areas and access, emergency vehicle turn-around and rights of way. The plan must show how the access routes will be protected and what, if any signage will be provided by the developer.
- 8.17.4 The fire staging area must be comply with the following criteria:
  - 8.17.4.1 The staging area must be a minimum of 8 metres long (in the direction of travel) by 6 metres wide and have a maximum grade of 6% in any direction. The staging area must have drive in/drive out access for a fire truck from the adjacent road.
  - 8.17.4.2 The staging area must be a minimum of 30 metres and a maximum of 45 metres from the front edge of the building envelope if the parcel is at a higher elevation than the staging area.
  - 8.17.4.3 The staging are must be a minimum of 30 metres and a maximum of 60 metres from the front edge of the building envelope if the building envelope is at an elevation less than 3 metres higher than the staging area.
  - 8.17.4.4 The staging area may be part of a public or private road if the grade is no greater that 6% in any direction and the paved road width plus sidewalks and shoulders is 6 metres wide or greater.
  - 8.17.4.5 Where the staging area is located on private property (but not a private road) and protected by a right-of-way, the developer must provide break away bollards that must not cause any delay in access, as well as signage to prevent parking or misuse of the staging area.
  - 8.17.4.6 The subdivision or development plan must show driveway grades that have a maximum 6% grade for 4 metres of driveway directly adjacent to the proposed dwelling or commercial structure for emergency medical access.
  - 8.17.4.7 Fire hydrants must be located to allow, in the opinion of the Municipal engineer or fire chief, the fasted response by the fire fighters but may be located up to 150 metres away from the fire staging area measured along the access route of a fire truck. as many possible directions of emergency vehicle travel upstream from the hydrant.

Amend Section 10.3 to read:

“In addition to the requirements of Section 8.17, fire hydrants shall be capable of producing 2700 litres per minute of water for two hours with a residual pressure of 138 kiloPascals. Notwithstanding any other statements in this paragraph, after December 31, 2001 the required fire hydrant production rate shall be 4,800 litres per minute for two hours. Properties located at and adjacent to 2690 Irwin Road may be supplied with a lower fire flow if each house is provided with and internal sprinkler system in accordance with the B.C. Building Code and National Fire Protection Standards.

Amend Section 10.2 to read:

Each parcel in a residential subdivision which is provided with a water supply from the Capital Regional District Water Department shall have sufficient pressure in the water supply at the property line to meet the requirements of the BC Building Code and shall be shown to have sufficient pressure to meet the requirements of the BC Building Code for water pressure at the faucet at the highest point at which a plumbing fixture could be installed on the parcel having regard to the restrictions in the District Zoning Bylaw and in any Covenants registered on the property. A Professional Engineer shall approve and certify the required pressures.

Amend Schedule 1 to Bylaw No. 500, Road Classifications and Design Standards as follows:

1. Delete Cul-de Sac road less than 50 metres.
2. Re-number References to Cross Sections

Amend Schedule 2 to Bylaw No. 500, Frontage Improvements as follows:

1. Schedule 2B, Industrial, Commercial and Major Roads:
  - a. Split Attree Ave into two parts. Phipps to Jacklin requires 3 lanes, Phipps to Millstream requires 5 lanes. All other criteria are the same for each section.
  - b. Split Kelly Road into two parts. Kelly to Brittany requires 3 lanes, Brittany to Millstream requires 5 lanes.
2. Schedule 2C, delete the sentence "Sidewalks are not required on existing cul-de-sac roads".

Amend Schedule 5 to Bylaw No. 500, Supplements to MMCD 1996 as follows:

1. Schedule 5A
  - a. To drawing S5, Precast Riser Manhole, to read "Standard manhole frame and cover to be marked "Langford Sanitary" or Langford Drain" to suit.
  - b. Drawing SS C8, Delete "two rows of bricks to alert the visually impaired of crossing" to read "1m (in the direction of travel) brick paver strip to alert the visually impaired of crossing."
  - c. Drawing SS C8, Delete "concrete edging to alert the visually impaired of crossing (typ.)" to read "1m wide (in the direction of travel) concrete edging to alert the visually impaired of crossing (typ.)"
  - d. Drawing SS C9, Delete "two rows of bricks to alert the visually impaired of crossing" to read "1m wide (in the direction of travel) brick paver strip to alert the visually impaired of crossing."
  - e. Drawing SS C9, Delete "concrete edging to alert the visually impaired of crossing (typ.)" to read "1m wide (in the direction of travel) concrete edging to alert the visually impaired of crossing (typ.)"
2. Schedule 5B.
  - a. Cross Sections have been edited to show lane widths.
  - b. General Note added to identify the Cross Sections as mid-block design only.
  - c. Cross Sections have been re-numbered to match Schedule 1.

3. Schedule 5C, Street Lights.
  - a. Type 1 Double Headed Pedestrian Luminaire. Revise item 14 to call for Steel Poles; Revise Item 15 for Colour Red #RAL3005 and delete the Colour Bronze for the Banner Arm and Basket Hanger and require the Colour Red #RAL3005. Add the requirement for drip irrigation for hanging baskets. Add the requirement for all components to be powder coated.
  - b. Type 2 Single Headed Pedestrian Luminaire. Revise item 14 to call for Colour Red #RAL3005 and delete the Colour Bronze for the Banner Arm and Basket Hanger and require the Colour Red #RAL3005. Add the requirement for drip irrigation for hanging baskets. Add the requirement for all components to be powder coated.
  - c. Type 1 and 2 Post base. Delete Detail and replace with the sentence “All proposed post bases to be reviewed and approved by the Municipal Engineer. The developer or contractor shall provide the Municipal Engineer with specifications for approval.”
  - d. Type 3 light, delete “HS where required”, Add “House Shield where required”
  - e. Cobra Head Street Light. Delete the sentence “All components, including posts and anchorage to be galvanised, except in the core area”. Add the sentence; “All components including posts and anchorage to be galvanised, unless, in the opinion of the Municipal Engineer and in accordance with the core area as identified in the Official Community Plan, Bylaw No. 150, the components shall be powder coated Red #RAL 3005.

4. Schedule 5D, Street Signs.

- a. Section 4.0 to Read: “Sign Posts to be Telspar or approved Equal if approved by the Municipal Engineer.”
- b. Add to Section 4.1.2.7:

Location	Type	Colours	Size
Intersections as follows: All intersections on Goldstream from Jacklin Road to Millstream Road; All intersections on Jacklin road from Goldstream Ave. to Kelly Road; All intersections of Kelly Road from Millstream Road to Jacklin road All intersections on Attree Road from Millstream Road to Jacklin Road.	Illuminated Street Signs. Specifications and Design to be approved by the Municipal Engineer.	As Approved by the Municipal Engineer	As Approved by the Municipal Engineer

- c. Add Section 4.1.2.8: “Street sign posts are to be equipped with break-offs at the base of the post.”
- d. Add Section 4.1.2.9: Acceptable street name prefixes and abbreviations are to be in accordance with the District of Langford Street Naming Policy.

- 5. New Schedule 5E has been added to provide the requirement for intersection design and construction by the developer as it applies to the adjacent development.

**B.** This Bylaw may be cited as “Subdivision and Development Servicing Bylaw Amendment No. 1, Bylaw No. 501, 2000”

READ a first time this 19<sup>th</sup> day of June, 2000.

READ a second time this 19<sup>th</sup> day of June, 2000.

READ a third time this 19<sup>th</sup> day of June, 2000.

ADOPTED this 28<sup>th</sup> day of June, 2000.

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Stewart Young  
Mayor

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Geoff Pearce  
Clerk-Administrator