

DISTRICT OF LANGFORD

BYLAW NO. 791

AMENDMENT NUMBER 10 TO BYLAW NUMBER 500, "SUBDIVISION AND DEVELOPMENT SERVICING BYLAW No. 500, 2000"

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

A. The District of Langford Subdivision and Development Servicing Bylaw No. 500, 2000 is amended as follows:

1. Revise section 6.2 to read:

"The applicant shall not begin the construction of any works and services required under this Bylaw for a subdivision or a development until 4 copies of drawings for those works and services prepared, signed and sealed by a Professional Engineer have been provided to and approved by the City Engineer, except that a qualified landscape designer shall prepare and certify the landscaping plans for all work under Schedule 4 of this Bylaw and for all landscaping works in excess of \$15,000, which may also include the installation of trees. The District of Langford file number shall be included on all construction drawings.

In addition to the digital AutoCAD file to NAD83 coordinates, the owner shall provide an A1 size digital pdf file with the as-built submission

2. Revise section 8.2.1 to read:

"The classification of the highway required for a subdivision or development shall be in accordance with Schedule 1 for new roads, Schedule 1 or 2 for existing roads and Schedule 9 for roads within Bear Mountain Estates. The City Engineer shall determine the classification of the highways to be constructed or improved in accordance with the following criteria:

8.2.1.1 The width of right-of-way and the design speed for horizontal elements shall be determined from the highest future classification of the highway which, in the opinion of the City Engineer, will result from the subdivision or development proposed and in accordance with in the Official Community Plan.

8.2.1.2 If, in the opinion of the City Engineer the topographical and/or traffic calming considerations warrant and all services and boulevard plantings can be located with the road right-of-way then the right-of-way for a local road may be reduced from 18 metres to no less than 14 metres.

8.2.1.3 Where a highway is required for a subdivision or development in accordance with Schedule 9 only, the City Engineer shall require the highest road standard unless in his opinion, off street parking and pedestrian circulation design warrant a reduction in right-of-way and sidewalk width.

8.2.1.4 The gutter to gutter width of a cul-de-sac or local road may be reduced to 6.0 metres where paved off-street parking constructed to the same standard as the road is provided for public use and provides one parking space for every two parcels which have frontage on or obtain access from the road. Where the longitudinal road grade is less than 3%, invert gutters shall be continuous through the parking space and barrier curbs are required for the parking space.

8.2.1.5 If, in the opinion of the City Engineer, traffic claming devices are required for

any classification of highway, the pavement width, road crossings and geometric configuration of the highway may be varied to accommodate traffic calming measures.

- 8.2.1.6 If, in the opinion of the City Engineer, the traffic calming plan warrants review by a Professional Transportation Engineer, the developer shall engage a Professional Transportation Engineer at the developer's expense.

3. Delete Clause 8.2.2

"Where, in the opinion of the City Engineer, warning signs, curbs and barriers provide adequate warning to drivers and reasonable protection to pedestrians the road width of parts of cul-de-sacs or local roads may be reduced to a minimum of 5.5 metres."

4. Revise section 8.18 to read:

"Any new or replacement street signage required as a result of subdivision or development is to be provided by the developer in accordance with Schedule 5 and to the approval of the City Engineer. Proposed street sign locations are to be identified on the construction drawings. Proposed new street names shall conform to District Policy and be approved by the District of Langford Fire Department. Street names shall be shown on the plan of subdivision with the application for final approval of the subdivision."

6. Revise section 11.3.3. to read

11.3.3.1 Outside-drop manholes will be permitted, if in the opinion of the City Engineer, the circumstances preclude the use of normal manholes. These shall be constructed wherever the change in invert elevations through the manhole is greater than 600mm. Elevation changes greater than 600mm shall be by way of an outside drop only. Allowance shall be made in the design for the effect of the resulting turbulence on the hydraulic capacity of the system.

11.3.3.2 The relative elevations entering and leaving a manhole must not reduce the hydraulic capacity of the system

11.3.3.2.1 Allowances for energy losses or changes in velocity are to be determined in accordance with sound hydraulic principals.

11.3.3.2.2 Junctions will require special treatment as will all situations involving a pipe flowing into a smaller pipe at a steeper grade.

11.3.3.4 Stubs shall be placed in manholes to allow for future connections. The length of the stubs shall be 600mm maximum from the outside of the manhole. The end shall be securely capped to the satisfaction of the City Engineer. Grades shall be minimal.

7. Revise section 11.3.4. to read:

11.3.4 Manhole benching shall be a steel trowel finish with a constant grade from the inlet(s) to the outlet. The benching inside radius shall be no less than three times the branch diameter.

11.3.5 All channels shall be constructed to permit use of a pan and tilt camera having dimensions of 600mm x 150mm diameter. Benching must be tested with a mock up plug to ensure conformance.

8. Add section 12.1.8:

“Concrete bases for street lights shall be in accordance with MMCD drawing E1.2 for all “Cyclone #1507” street lights, and shall be in accordance with MMCD drawing E1.3 for all others. If in the opinion of the City Engineer, site conditions preclude the installation the above, a concrete base in accordance with MMCD drawings E1.5 or as designed and certified by the Professional Engineer may be permitted.”

9. Revise Schedule 2 for Station Avenue to require 1.8m wide bricklock sidewalks on both sides.
10. To Schedule 5c Street Lights, delete drawing CP0480 , Service Base, with Drawing CP01130 Service Base (lockable).
11. To Schedule 5d, add the specification: All Regulatory and Warning signs (as classified in MUTCD) are to be High Intensity Grade Encapsulated Lens Retro-reflective Material. All other signage may be Engineer Grade.
12. Replace Drawings standards with the revised Schedule 11, Drawing Standards.

B. This Bylaw may be cited as “Subdivision and Development Servicing Bylaw Amendment No. 10, Bylaw No.791, 2003”

READ a first time this 2nd day of September, 2003.

READ a second time this 2nd day of September, 2003.

READ a third time this 2nd day of September, 2003.

ADOPTED this 15th day of September, 2003.

MAYOR

CLERK-ADMINISTRATOR