

CITY OF LANGFORD

BYLAW NO. 840

AMENDMENT NUMBER 13 TO BYLAW NUMBER 500, “SUBDIVISION AND DEVELOPMENT SERVICING BYLAW NO. 500, 2000”

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

- A. The City of Langford Subdivision and Development Servicing Bylaw No. 500, 2000 is amended as follows:
 - 1. Replace all references to Building Bylaw No. 210 to Building Bylaw No. 650.
 - 2. Replace all references to “District of Langford” or “District”, to “City of Langford” or City.
 - 3. Add section 5.3.6. For a Bare Land Strata plan that amends the plan to create fee simple lots, the fee to examine the plan shall be in accordance with Table 1, Unit fees for Application for Final Approval of a Subdivision.
 - 4. Add section 5.3.7. Applications for approval of a phased strata plan must be accompanied by a fee in accordance with Table 1.
 - 5. Revise Table 1, Applications and Fees, to read:

Section Number	Application Type	Admin Fee	Unit Fee
5.3.1	Application for the Approving Officers Statement of Conditions	\$500	Plus per new lot created: <ul style="list-style-type: none">➤ \$200 for <550m² lots in an RS1 or RS2 zone➤ \$300 for >550m² and <835m² lots in an R2 zone➤ \$500 all other residential➤ \$750 commercial or industrial subdivision
5.3.2 & 5.3.3	Revised application for a Statement of conditions within one year of the original application	\$750	
5.3.4	Extension of a Statement of Conditions	\$750	
5.3.7	Approval of a phased strata plan		\$500 per phase
5.5	Application to Construct Works and Services on site	\$700	Plus 2.5% of engineers estimate of cost of works and services up to \$200,000 and 1% of the remainder.

5.5.2	Application to Construct Works and Services off site		In accordance with Bylaw No. 33 To include all utilities except Hydro
5.6.1 & 5.6.7	**Application for Final Approval of a Subdivision	\$500	Plus per new lot created: > \$200 for <550m ² lots in an RS1 and RS2 zone > \$300 for >550m ² and <835m ² lots an R2 zone > \$500 all others > \$750 commercial or industrial subdivision
5.6.2	Signature Expiration	\$100	
5.6.3	Boundary Adjustment	\$750	Plus \$250 per each additional lot line to be adjusted.
5.7.1	Strata Title Conversion Residential Compliant	\$750	
5.7.2	Strata Title Conversion Residential Non-Compliant	\$2,000	
5.7.1	Strata Title Conversion Commercial/ Multi Family/ Industrial Compliant	\$1,500	
5.7.2	Strata Title Conversion Commercial/ Multi Family/ Industrial Non-Compliant	\$3,000	
* this fee to be increased by \$250 per new lot to a maximum increase of \$3,000 in addition to the final application fee if a servicing agreement is requested by the Applicant.			

6. Revise section 5.2.2 to read:
Should the construction of off site works or required as a condition of subdivision, building permit or rezoning, the applicant shall pay a drawing review and construction inspection fee **in accordance with Bylaw 33**.
7. Revise section 5.6.1 to read:
Any applicant intending to apply for final approval of a subdivision shall pay **an administration fee** and an application fee for each parcel to be created in addition to the number of existing parcels.
8. Delete section 5.6.5:
9. Add section 5.6.7:

Subdivision plans submitted for final subdivision approval must be accompanied by 4 paper copies, one digital copy to NAD83, and one digital PDF file, a current state of title certificate and all legal documentation as required by the Approving Officer in duplicate.

10. Revise section 6.3 to read:

No works are permitted in an existing highway right of way without a Bylaw 33 permit.

11. Revise section 6.10, Geotechnical Certification, to Read:

6.10.1 All slopes greater than 30% created by the construction of the development or subdivision are to be shown on the engineer's As-Constructed Built drawings and certified stable by a registered Professional Engineer, in the long term and for the B.C. Building Code earthquake design.

6.10.2 Areas of fill must be recorded on the engineer's As-Built drawings and certified by a registered Professional Engineer as to load carrying capability and long term stability.

6.10.3 **Retaining structures greater than 1.2m above finished grade** must be certified by a registered Professional Engineer for the B.C. Building Code earthquake design.

12. Revise section 6.11 "Stacked Rock or Boulder Walls" to Read:

6.11.1 The maximum height for a stacked rock boulder wall is 2.5 metres from finished grade.

6.11.2 Notwithstanding the above, the stacked boulder wall may exceed 2.5 metres in height if, in the opinion of the City Engineer, the wall will not have a visual impact on surrounding properties or the general public or the walls is terraced in 2.5 metre lifts with a minimum 1.5 metre landscaping area provided and landscaping and irrigation are installed prior to subdivision approval.

13. Revise section 6.13 to read:

No letter of acceptance or occupancy permit shall be issued for any subdivision or development until two paper copies, one digital copy **and an A1 size pdf file** of the As-constructed drawings have been submitted to the City Engineer. The engineering drawings shall be altered to show the works and services and the property lines as constructed and located relative to the 1983 North American Datum and have been certified by the Professional Engineer inspecting the work. The drawings shall be produced in accordance with the standards in the Master Municipal Construction Documents (MMCD), latest edition, the District of Langford Supplements and Schedule 11 to this Bylaw.

14. Delete section 6.14 as it is repeated in section 5.6.7:

15. Revise section 7.3 to read:

The final approval fee imposed by s.5.6.1 shall be increased in accordance with **Table 1** where an owner enters into a servicing agreement pursuant to s.7.1

16. Revise section 8.1 to read:

This section, in conjunction with Schedules 1, 2, 4, 5, 9 and 10 of this Bylaw, shall govern the design and construction of all roads and walkways within the District.

17. Delete section 8.2.1.4, it is repeated in section 8.2.2.
 18. Revise section 8.2.1.5 to read:

Traffic circles at new or existing road intersections are required, unless in the opinion of the City Engineer, a signed or lighted intersection will provide more efficient traffic management. Other traffic calming devices are required on new or existing highways adjacent to the development for any classification of highway. If in the opinion of the City Engineer traffic calming will effectively reduce driving speeds pavement width, road crossings and geometric configuration of the highway may be varied.
 19. Add section 8.15.4:

Tree wells must be prepared in accordance with Schedule 4 and the location staked prior to subdivision approval.
 20. Revise section 8.16.3 “Boulevards” as follows:
 - 8.16.3.1 All landscaped areas shall include automatic underground irrigation in accordance with the City of Langford supplements for those areas identified in Schedule 2.
 - 8.16.3.2 The irrigation system shall be by Irritrol™ Systems.
 - 8.16.3.3 **Irrigation is to tie into existing City system wherever possible, otherwise water for the irrigation and electrical power for the irrigation system exclusively shall be provided from the adjacent development, if in the opinion of the City Engineer connection of the City system is impractical. The City system shall be isolated by the appropriate valves and a blow-out connection shall be provided. Any tie ins to City irrigation systems are to be completed by the City’s contractors at the developer’s expense.**
 - 8.16.3.4 Timers and zone valves for the irrigation system shall be in the boulevard adjacent to the development **and shall be exclusive to the City system.**
 - 8.16.3.5 **Separate zones are required for turf, trees, shrubs, annuals and hanging baskets.**
 - 8.16.3.6 Where a continuous irrigation system is required, the minimum size of main irrigation trunk line parallel to the road frontage shall be 50 mm diameter, and shall be encased in a 100mm sleeve under roads or driveway crossings. This main is required in addition to the site specific irrigation zone supply lines. **A 25mm diameter sleeve for irrigation power is to be installed in a common trench with the main irrigation trunk line and is to share any necessary irrigation sleeves.**
 - 8.16.3.7 A separate zone is required to supply irrigation to the hanging baskets on lamp standards in the core area only in accordance with Schedule 2a. Lamp Standards (Single and Double Head Lumca Prestige only) shall be provided with the appropriate conduit and fittings and shall be connected to the adjacent irrigation timing system.
 21. Revise section 8.17.5 to read:

A new road or driveway grade may be greater than 12% but not more than 14% for 100 metres or more if, in the opinion of the City Engineer, fire-fighting platforms can be reasonably provided in accordance with the following criteria. The City Engineer and Fire Chief may waive any of the requirements of this section if they each determine that the overall emergency access plan for the subdivision is acceptable.
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22. Revise section 8.19, Off Street parking and Driveways, to read:

Driveways shall be located on the approval to construct drawings where non-mountable curbs are specified, where on street parking is provided and to avoid street light, street tress and utilities.

23. Revise section 9.8 to read:

9.8.1 Catch basins as detailed in **MMCD Drawing supplements SD-11** shall be provided as required to collect from a maximum area of 400 square metres of road, at the beginning of curb returns to which water flows and at low points. Leads will be a minimum 150mm diameter. Rim elevations shall be 30 mm below finished pavement grade.

9.8.2 Open bottom catch basins shall be used in conjunction with either a vertical seepage pit or an oil/silt treatment facility, and not as a stand alone storm water disposal unit.

24. Add section 9.9.4: Headwalls other than those described in sections 9.9.1 and 9.9.2 of this bylaw must be mortared rock. Sandbag headwalls are not permitted.

25. Revise section 12.1 as follows:

12.1.7 Where a single street light or series of street lights is installed for a subdivision or development a controller base with a secure lockable compartment must be provided in accordance with manufacturer's specifications, unless a previously installed controller base exists in the series.

12.1.7.1 The controller base shall include on/off/auto switch and photo cell override. The on/off/override switch and panel shall be designed to accommodate the number of lights in the circuit as well as seasonal lighting and be upgradeable for future extensions. Photo cells shall be located in the light fixture, not the controller base.

12.1.7.2 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 of the above, a concrete base in accordance with MMCD drawings E1.5 or as designed and certified by the Professional Engineer may be permitted.

12.1.7.3 All street lights in the core area shall have electrical outlets.

12.1.7.4 If, in the opinion of the City Engineer an underground power supply in the road right of way is not available, street lights may be serviced from a temporary power source for one year, at which time they must be connected to underground service within the road right of way.

12.1.7.5 All street lights requiring banner arms shall have the banners supplied and installed at the time of street light installation

26. Revise Schedule 2a as follows:
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1. Millstream Road shall be changed to Veteran's Memorial Parkway for that section between the TCH and Kelly Road.
 2. Add "Millstream Frontage Road" from Station Avenue to Meaford Avenue. 2.0m wide brick paver sidewalk, Single Head Lumca street lights with banner arms and irrigated basket hangers, irrigated landscaped boulevard, street trees, electrical outlets, non-mountable curb, on street parking.
 3. Add boulevard irrigation to the following roads: Hockley Ave East of Peatt, Hockley Ave East of Jacklin, Brock Avenue, Jacobson Road and Orono Ave.
27. Revise Schedule 2b as follows:
1. Station Road: 2.0m wide brick paver sidewalk, Single Head Lumca street lights with banner arms and irrigated basket hangers, irrigated landscaped boulevard, street trees, electrical outlets, non-mountable curb, on street parking.
 2. Orono Road: 1.8m wide brick **paver** sidewalk, Single Head Lumca street lights with banner arms and irrigated basket hangers, irrigated landscaped boulevard, street trees, electrical outlets, non-mountable curb, on street parking.
 3. Sooke Road – Jacklin to Glen Lake: 2.5m wide brick paver sidewalk (Goldstream Standard), Double Head Lumca Prestige Street lights (burgundy) with banner arms, banners to be supplied and installed, irrigated basket hangers, irrigated landscaped boulevard, street trees, electrical outlets, non-mountable curb, on street parking in grey brick paver with invert gutters.
28. Add to Schedule 5a, City of Langford Supplements, Section 02721 Storm Drainage, the following.
- 3.12.4 Inspection records shall illustrate flow through the pipe for all design grades less than 2%
 - 3.12.5 The inspection report shall be to the Water Research Centre (WRC) standards, and be recorded in a database system Access file or approved equal.
 - 3.12.6 Inspections shall be submitted to the City in CD format.
29. Add to Schedule 5a, City of Langford Supplements, Section 02731 Sanitary Sewers, the following
- 3.18.4 Inspection records shall illustrate flow through the pipe for all design grades less than 2%
 - 3.18.5 The inspection report shall be to the Water Research Centre (WRC) standards, and be recorded in a database system Access file or approved equal.
 - 3.18.6 Inspections shall be submitted to the City in CD format.
30. In Schedule 5a, Revise drawings SD8 and SD9 & SD 10 and delete SD 11.
31. Add to Schedule 5d, 5.2.1.5, "Name blades are to be mounted on approved post-top cast aluminum brackets."
32. Revise Schedule 5d "Street Signage", Table A as follows:
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Table A

Location	Type	Colours	Size
All intersections on Bryn Maur Rd, and Peatt Rd.	Two sided extruded aluminium	100mm 'Helvetica Medium, uppercase black IP vinyl lettering on white EG reflective background, c/w full-colour coat of arms and detailing	150mm x 400mm – 800mm
All intersections on Jacklin Rd. (from Goldstream Ave to Kelly Rd.) and Goldstream Ave. from Spencer Rd. to Grainger Rd. excluding Millstream Rd, Bryn Maur Rd, Peatt Rd, and Jacklin Rd.	Two sided extruded aluminium	100mm 'Helvetica Medium, uppercase black IP vinyl lettering on white EG reflective background, c/w full-colour coat of arms and detailing	230mm x 400mm – 800mm
Private	Two sided extruded aluminium	100mm 'Helvetica Medium', uppercase white EG reflective lettering on blue EG reflective background	150mm x 400mm – 800mm
Other	Two sided extruded aluminium	100mm 'Helvetica Medium, uppercase black IP vinyl lettering on white EG reflective background c/w black IP vinyl coat of arms	150mm x 400mm – 800mm

33. Delete Schedule 8.
34. Revise drawings SD – 9 and SD -10 to include the note: Expansion joints shall be labelled and the reference to the trapping hood reference shall be drawing SD-9a.
35. Revise Schedule 5e, Tables B, C and D as follows:

**TABLE B:
 Trail Gradient Standards**

Trail Type	Optimum Grade	Maximum Sustained Grade	Maximum Short Distance Grade
Hiking Trail	0-5% 0-8%	10%15%	20-25%
Easements and Walkways – Pedestrian Only	0-2% 0-5%	5%8%	8%10%
Easements and Walkways – Multi-use and Barrier free	0-3% 0-5%	5%8%	8% over 4m15%
Multi-Use Trail	0-3% 0-5%	5%8%	8% (up to 15% for cyclists) 15%
Commuter Cycle Pathways	0-5% 0-8%	6%10%	8%15%
Leisure Cycle Pathways	0-3% 0-8%	6%10%	8%15%

**TABLE C
 TRAIL CONSTRUCTION STANDARDS**

Tread Type	Sub-grade	Tread
Hogfuel	Not Permitted	Not Permitted
Gravel	50-150mm (2-6 in) of pit run gravel compacted; where required place 75mm (3 in) clear rock for drainage in low areas	100mm (4 in) of 19mm (0.75 in) minus crushed gravel
Asphalt	100mm (4 in) of pit run gravel compacted	50mm (2 in) of hot mix asphalt

TABLE D
BOARDWALK CONSTRUCTION STANDARDS

All boardwalk, pier, ramp and bridge designs, approaches and locations are to be stamped by a structural engineer and submitted to the City Engineer for approval

	Material	Fasteners	Joints
Top Rail	Number 1 pressure treated Fir	Top rail joints are to be carriage-bolted to brackets lagged to the sides of the top of the posts	<ul style="list-style-type: none">• Alternate railing joints on posts, maximum 2 alternate joints per post on continuous rails• No midspan joints to be permitted
Mid Rails	Number 1 pressure treated Fir	Flush bolt all joints on horizontal railing members	

- 36. Add to Schedule 5e: "Undeveloped Trail" signage shall be installed on Hiking Trails
- 37. Replace Schedule 9 with revised Schedule 9, Bear Mountain Road Standards
- 38. Replace Schedule 11 with revised Schedule 11, Contract and Drafting Standards.

B. This Bylaw may be cited as "Subdivision and Development Servicing Bylaw Amendment No. 13, Bylaw No.840, 2004"

READ a first time this 15th day of March, 2004.
READ a second time this 15th day of March, 2004.
READ a third time this 15th day of March, 2004.

ADOPTED this 5th day of April, 2004.

MAYOR

CLERK-ADMINISTRATOR