

CITY OF LANGFORD

BYLAW NO. 970

AMENDMENT NUMBER 14 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. Revise Section 10.3 as follows:
 - 10.3.1 The centre of the building envelope as identified in Bylaw 300 for the appropriate zone shall be within 150 metres, measured along the access route as defined in Building Bylaw No. 650 and along the highway to which the access route connects, of a fire hydrant capable of producing 4800 litres per minute of water for two hours with a residual pressure of 138 kilopascals.
 - 10.3.2 For one and two lot subdivisions where the fire flows are less than 4800 litres per minute, but greater than 2700 litres per minute, the developer need not comply with s.10.3.1 if all new buildings over 300 square feet in area on the subdivided lots are serviced with residential fire sprinklers in accordance with NFPA 13D and the subdivided lots are the property shall be charged with a s.219 of the Land Title Act covenant that requires all new such buildings over 300 square feet in area to be so serviced and the sprinklers properly maintained with residential fire sprinklers in accordance with NFPA 13D, unless, in the opinion of the City Engineer, it is not unreasonably cumbersome for the development to bear the costs of the system upgrade to provide adequate flows, the cost of the system upgrade is not unreasonable in view of the increased level of safety that it would afford, in which case the developer must make those improvements to achieve the 4800 lpm as a condition of subdivision approval.
 - 10.3.3 For one and two lot subdivisions where the subject property is outside the jurisdiction of the Capital Regional City District Water Department, a fire hydrant is not required providing all new buildings over 300 square feet in area on the subdivided lots are serviced with residential fire sprinklers in accordance with NFPA 13D and the subdivided lots are the property is charged with a s.219 of the Land Title Act covenant that requires all new such buildings over 300 square feet in area to be so serviced and the sprinklers properly maintained with residential fire sprinklers in accordance with NFPA 13D, unless, in the opinion of the City Engineer, it is not unreasonably cumbersome for the development to bear the costs of the system upgrade to provide adequate flows, the cost of the system upgrade is not unreasonable in view of the increased level of safety that it would afford, in which case the developer must make those improvements to achieve the 4800 lpm as a condition of subdivision approval."

- B. This Bylaw may be cited as “Subdivision and Development Servicing Bylaw Amendment No. 14, Bylaw No. 970, 2005”

READ a first time this 20th day of June, 2005.

READ a second time this 20th day of June, 2005.

READ a third time this 20th day of June , 2005.

ADOPTED this 27th day of June, 2005.

MAYOR

CLERK-ADMINISTRATOR