

CITY OF KELOWNA

BYLAW NO. 8993

Amendment No. 10 to "Subdivision, Development and Servicing Bylaw No. 7900"

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

1. THAT "Subdivision, Development and Servicing Bylaw No. 7900" be amended as follows:
 - (a) Replacing Subsection 9.3 of Section 9.0 Design and Construction Requirements of **Part 5 – Owner to Perform Work** with the following;

“9.3 Required Works and Services

 - (1) (a) The Owner shall design and construct such Works and Services as are required by the City, which are:
 - (i) in the case of a Subdivision:
 - all onsite Works and Services, and
 - all offsite Works and Services on that portion of a highway(s) immediately adjacent to the site, up to the centre line of that adjacent highway(s), insofar as their requirement is directly attributable to the Subdivision.
 - (ii) in the case of a Development via Building Permit:
 - all onsite Works and Services, insofar as their requirement is directly attributable to the Development; and
 - all offsite Works and Services on that portion of a highway(s) immediately adjacent to the site, up to the centre line of that adjacent highway(s), insofar as their requirement is directly attributable to the Development.
 - (b) The determination of which Works and Services are required, in the case of a Subdivision shall be made by the Approving Officer, and in the case of a Development via Building Permit shall be made by the Building Inspector.
 - (c) The Approving Officer or Building Inspector, as applicable, in determining whether a directly attributable impact is present shall have regard to the guidelines outlined in Schedule 7 to this Bylaw “Guidelines for Determining Servicing Requirements for Certain Developments Having a Directly Attributable Impact on Infrastructure”.

Where a determination has been made that certain Works and Services are required either at Subdivision or at Building Permit,

those Works and Services shall be designed and constructed to the applicable standard for the zone or proposed zone in which the parcel or proposed parcel is located, as set out in Schedule 1 to this Bylaw "Works and Services Requirements.

- (2) The Owner shall design and construct such offsite Works and Services which are beyond that portion of a highway(s) immediately adjacent to the site, up to the centre line of that adjacent highway(s), which may be required by the City under this bylaw, provincial legislation or by agreement between the Owner and the City."

- (b) Amending **Schedule 5 – Construction Specifications** by replacing Appendix A with the new Appendix A - Water Main Testing and Tie-in Procedure attached to this bylaw;
- (c) By adding **Schedule 7 – Guidelines for Determining Servicing Requirements for Certain Developments Having a "Directly Attributable" Impact on Infrastructure** as attached to and forming part of this bylaw.

2. This bylaw shall come into full force and effect as and from the date of adoption.
3. This bylaw shall be cited as "Bylaw No. 8993, being Amendment No. 10 to "Subdivision, Development and Servicing Bylaw No. 7900".

Read a first, second and third time by the Municipal Council this

Read a second and third time as amended by the Municipal Council this

Adopted by 2/3 majority of the Municipal Council of the City of Kelowna this

Mayor

City Clerk

APPENDIX A

Guidelines for Determining Servicing Requirements for Certain Developments Having a “Directly Attributable” Impact on Infrastructure

1. In general, a directly attributable impact on one or more particular service will be created when one or more of the following arises as a result of a Subdivision, or Development via Building Permit:
 - (a) a need for increased flow or capacity of the service(s); or
 - (b) a need to upgrade the service(s) due to safety concerns, including but not limited to concerns regarding integration with existing services, created by the Subdivision or Development permitted by the Building Permit.
2. In general, a need for increased flow or capacity, or a safety upgrade, as outlined in section 1 above, will arise, and consequently a directly attributable impact necessitating a requirement for some service upgrades or installations will be created, with:
 - (a) any proposed Subdivision; and
 - (b) any Building Permit that allows for:
 - construction on vacant lots (whether previously developed, or previously developed at some time but vacant for an extended period of time immediately prior to the proposed construction); or
 - significant usage changes; or
 - significant usage increases or expansions; or
 - demolition of existing structure(s) and construction of new structure(s) with significant usage changes or increases or expansion

TYPES OF DEVELOPMENT THAT WILL GENERALLY* HAVE A “DIRECTLY ATTRIBUTABLE IMPACT” REQUIRING INSTALLATION OF WORKS AND SERVICES							
Type of Development		Type of Service:					
		Water	Sewer	Drainage	Roads	Road Reserve	Right of Way
RESIDENTIAL:							
Single/Two Unit Additions/Alterations Accessory Bldg.	No	No	No	No	No	No	No
Single/Two-Unit New Development	No	No	No	No	No	Yes	Yes
Multi-Unit New Development	Yes	Yes	Yes	Yes	Yes	Yes	Yes
COMMERCIAL, INDUSTRIAL, INSTITUTIONAL/PUBLIC, COMPREHENSIVE:							
Façade	No	No	No	No	No	No	No
New Development (Vacant Land)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Additions/Alterations	Maybe	Maybe	Maybe	Maybe	Maybe	Yes	Yes

- This table is only to be used as a GUIDE. Each application will be reviewed individually and any “directly attributable impact” on infrastructure, and the resulting servicing requirements, will be determined on a case-by-case basis. After the case-by-case basis evaluation, any particular development of a type listed in the table above MAY OR MAY NOT require the installation of works and services contrary to what is shown in this table.

Water Main Testing and Tie-in Procedure

Prior to the completion of a tie-in of a newly constructed water main to the City of Kelowna Water System, the following procedures and tests must be performed, recorded and presented for acceptance:

Note: New water main and all appurtenances connected to it, to remain physically separated from existing water system during testing and flushing, and to remain separated until all test results have been reviewed and accepted by the City of Kelowna Water Utility. Testing against a valve is not permitted.

1. Pipe must be clean of any residual debris, foreign material, silt, etc. by means of flushing. For flushing procedures, refer to MMCD 02666, 3.18 and AWWA C651.
2. Leakage and pressure testing to be performed in accordance with MMCD 02666, 3.19 as well as AWWA C600 & M41 for ductile iron pipe, and C605 & M23 for PVC pipe.
3. Disinfection of water main to be in accordance with AWWA C651, MMCD 02666 3.21. Results from this procedure must include actual concentration levels at 0 & 24 hours and must be from both ends of the pipe.
4. Flush water main to tanker truck or holding facility and Dechlorinate the disinfection solution using thiosulfate. Confirm that the solution has been neutralized prior to disposing to an approved location.
5. Test water main in accordance with AWWA C651 to confirm that no bacteria exists. Testing to include two consecutive sets of samples at least 24 hours apart, taken at both ends of the pipe, including all branches and at intervals in between as specified in AWWA 651. Tests required for the samples are; Total Coliform, Fecal Coliform, Background Bacteria, and a Chlorine Residual.

The Consultant or Contract Administrator to include the following results to the City of Kelowna Water Utility with the "Request for Water Main Tie-in" form, as prescribed by the City of Kelowna.

1. Copies of all test results including those from other companies that performed any of the tests.
2. A sketch or copy of a drawing showing the sections tested and the location of the tie-in(s).

Please note that water used for flushing and filling to be from an approved hydrant or from a City of Kelowna filling station. Ensure that adequate flushing of hydrant and hydrant lead takes place prior to using water. All water drawn from the City Water System to be done with approved backflow protection.

For information on procedures and testing, refer to the appropriate documents applicable as described above, or as listed below:

- ♦ Contract Documents
- ♦ Master Municipal Specifications (MMCD)
- ♦ City of Kelowna Subdivision & Servicing Bylaw
- ♦ City of Kelowna Water Regulation Bylaw
- ♦ AWWA standards
- ♦ Guidelines for Canadian Drinking Water Quality