

Village of Chase

Bylaw Number 374, 1989

A bylaw to amend Bylaw No. 168, the Subdivision Control Bylaw of the Village of Chase.

WHEREAS the Council of the Village of Chase adopted Bylaw No. 168, the Subdivision Control Bylaw of the Village of Chase.

AND WHEREAS Council wishes to amend Bylaw No. 168 in order to include additional provisions now provided for in the Municipal Act.

NOW THEREFORE the Council of the Village of Chase in open meeting assembled, hereby enacts as follows:

1.0 After Division 3 insert the following:

"Division 4 - Servicing Requirements For Developments
With No Subdivision"

As a condition of the issuance of a building permit on the land being developed, the Village of Chase may require that the owner of the land provide works and services which may include access roads, drainage, and wiring as set out in the following sections.

1. Access Roads and Parking Areas

For developments where an access road or parking area is required, each access road or parking area shall be provided in accordance with the following standards:

- 1.1 The intersection of the access road with a public roadway shall be defined through the use of curbing or landscaping.
- 1.2 The intersection of the access road with a public roadway shall be located a minimum of 60 m from an intersection of two public roadways. If the lot frontage does not allow a 60 m distance between the access road and the intersection, then the intersection of the access road with a public roadway shall be located a minimum of 40 m from an intersection of two public roadways.
- 1.3 The access road shall be a minimum of 6 m wide.

- 1.4 The access road and parking area shall be hard surfaced with asphaltic concrete, concrete or concrete paving stones.
- 1.5 The access road shall not exceed a grade of 2% for a distance of 10 metres from the public road curb line or shoulder line. The remainder of the access road shall not exceed a maximum grade of 10%.
- 1.6 Access roads shall not intersect with public roads where the grade of the public road exceeds 6%.
- 1.7 A clear line of sight must be maintained where the access road intersects with the public roadway. No fence, wall, structure, hedge, bush, tree or other high profile plantings are to be located within a triangular corner cut area 10 metres long next to the access road by 10 m long next to the public road.
- 1.8 The access road intersection with the public roadway shall be located to provide drivers egressing the site with a minimum sight distance of 160 metres to oncoming vehicles.

2. Drainage

The development shall be provided with drainage works and services in accordance with the following standards:

- 2.1 The site shall be graded to ensure positive drainage to the point of discharge of water not absorbed by the ground.
- 2.2 The recommended minimum and maximum gradients to ensure positive drainage are set out in Table 1. If the drainage design is certified by a professional engineer, gradients that do not conform to the recommendations in Table 1 may be accepted.

TABLE 1

GRADIENTS

Driveways	Maximum Gradient	1: 10	10 %
	Minimum Gradient	1:100	1 %
Parking	Maximum Gradient	1: 17	6 %
	Minimum Gradient	1: 66	1.5%
Walkways	Maximum Gradient	1: 10	10 %
	Minimum Gradient	1: 50	2 %
Paved Utility Area	Maximum Gradient	1: 17	6 %
	Minimum Gradient	1: 50	2 %
Grass Areas	Maximum Gradient	1: 30	33 %
	Minimum Gradient	1:100	1 %

- 2.3 The site shall be graded and planted in a manner that will prevent erosion of the ground.
- 2.4 Site runoff shall not flow onto adjacent properties.
- 2.5 For sites where any foreign material other than natural storm drainage might enter the drainage system, facilities to remove the foreign material shall be designed and sealed by a Professional Engineer and approved by the Ministry of Environment.
- 2.6 Where disposal is to the Chase Creek, the South Thompson River, or Little Shuswap Lake, the drainage system shall be designed and sealed by a Professional Engineer and submitted for approval to the Ministry of Environment.
- 2.7 Disposal of drainage water shall be achieved by one of the following methods:
1. connection to the municipal storm sewer system where the system exists in a roadway adjacent to the parcel, or where the municipality requires the storm sewer system to be extended to the parcel;
 2. discharge to a surface drainage course (ditches) where a storm sewer system is not available and a surface drainage course runs adjacent to the site;

3. discharge to a dry well where a storm sewer system or ditching is not available and soil conditions and water table level facilitate effective operation of a dry well. Where dry wells are required they must conform to the standards set out in the Village of Chase Subdivision Control Bylaw No. 168;
4. discharge to a natural drainage course, Chase Creek, the South Thompson River or Little Shuswap Lake where they run adjacent to or through a site and other disposal methods are not available.

[For the readers information, meeting the standards set out in this bylaw does not preclude the necessity to apply for permits from other agencies. For example, any discharge to natural drainage courses, Chase Creek, the South Thompson River, and Little Shuswap Lake will require permits from the Ministry of Environment].

3. Wiring

- a) For developments in areas set out in Schedule "B" of Bylaw No. 168 where underground wiring is required, on-site wiring shall be installed underground.
- b) For developments in areas set out in Schedule "B" of Bylaw No. 168 where overhead wiring is permitted, on-site wiring may be installed overhead or underground.

Division 5 - Servicing Requirements for Highways Abutting a Site Being Subdivided or Developed

As a condition of the approval of a subdivision or the issuance of a building permit, the Municipality may require that the owner of the land being developed provide works and services directly attributable to the development on that portion of a highway immediately adjacent to the site being subdivided or developed, up to the centreline of the highway, including:

1. Highway Improvements - clearing, grading and surfacing in accordance with the standards set out in the design and construction manual of Bylaw No. 168.
2. Water System Improvements - in areas set out in Schedule "B" of Bylaw No. 168 where connection to the community water system is required, construction of water distribution system components in accordance with the standards set out in the design and construction manual of Bylaw No. 168.

3. Sewer System Improvements - in areas set out in Schedule "B" of Bylaw No. 168 where connection to the community sanitary sewer systems is required, construction of sewer collection system components in accordance with the standards set out in the design and construction manual of Bylaw No. 168.
4. Drainage System Improvements - provision of drainage facilities shall be as required in Schedule "B" of Bylaw No. 168 and construction of specific drainage system improvements in accordance with the standards set out in the design and construction manual of Bylaw No. 168.

The required works and services on a highway immediately adjacent to the site being subdivided or developed shall not include specific works or services that are included in the calculations used to determine the amount of a development cost charge, unless the owner agrees to provide the works or services, in which case the calculation of the development cost charge is subject to Section 983(8) of the Municipal Act. The provision of works and services which results in excess or extended services is subject to Section 990 of the Municipal Act."

- 2.0 Renumber "Division 4 - Application for Approval" to "Division 6 - Application for Approval" and change any paragraph number or any reference to a paragraph number with a "4" preceding the decimal point to a paragraph number with a "6" preceding the decimal point.
- 3.0 This bylaw may be cited as "The Village of Chase Subdivision Control Amendment Bylaw No. 374, 1988."

READ A FIRST TIME THIS 9th DAY OF February, 1989.

READ A SECOND TIME THIS 9th DAY OF February, 1989.

READ A THIRD TIME THIS 23rd DAY OF February, 1989.

RECONSIDERED AND ADOPTED THIS 9th DAY OF March, 1989.

Agnes Sweet
Clerk

[Signature]
Acting Mayor

Certified a correct copy
of Bylaw No. 374, 1989 of
the Village of Chase.

Agnes Sweet
Clerk

A true copy of By-Law No. 374
registered in the office of the Inspector
of Municipalities this 15th day of
May, 1989.

[Signature]
Deputy Inspector of Municipalities