

THE CORPORATION OF THE CITY OF ENDERBY

BYLAW NO. 1808, 2025

A BYLAW TO AMEND THE TEXT OF THE CITY OF ENDERBY SUBDIVISION SERVICING
AND DEVELOPMENT BYLAW NO. 1278, 2000

WHEREAS the Council of the City of Enderby has adopted the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 to regulate the provision of Works and Services in connection with the Subdivision and Development of land within the City of Enderby, pursuant to the powers granted by the *Local Government Act*;

AND WHEREAS Council of the City of Enderby has determined to make an amendment to of the City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000;

NOW THEREFORE Council of the City of Enderby, in open meeting assembled, enacts as follows:

CITATION

1. This bylaw may be cited as the “City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 Amendment Bylaw No. 1808, 2025”.

AMENDMENTS

2. City of Enderby Subdivision Servicing and Development Bylaw No. 1278, 2000 Amendment Bylaw No. 1808, 2025 is hereby amended as follows:

- a) Section 4.0 is amended by adding the following definition:

“**SERVICING OFFICER**” means the Chief Administrative Officer, Manager of Development Services, or Public Works Manager. The Servicing Officer is authorized, in respect of building permits, to require land for new highway, widening existing highway, or alternative forms of transportation in respect of building permits, as well as other authorities granted pursuant to the *Local Government Act* or as described in this Bylaw.

- b) Section 4.0 is amended by replacing the definition of “Zone” as follows:

“**ZONE**” means a zone as provided for the City of Enderby Zoning Bylaw No. 1550, 2014.

- c) Section 5.2(b) is replaced as follows:

The Servicing Officer of the City of Enderby where works and services are to be provided as a condition of building permit issuance.

- d) Schedule “A” Standard Drawing S12 [Rainfall Intensity/Duration/Frequency Data, dated February 2000] is replaced with the attached Short Duration Rainfall Intensity-Duration-Frequency Data curve, dated March 26, 2021.

- e) Schedule “B”, reference to “City of Enderby Zoning Bylaw No. 966, 1987 and amendments thereto” is replaced by “City of Enderby Zoning Bylaw No. 1550, 2014.”
- f) Schedule “B”, definition of R³, is replaced as follows:

means required as an extension of existing walkway system or as needed for transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation, at the discretion of the Approving Officer or Servicing Officer.
- g) Schedule “B”, column heading “R.3” is replaced with “R.3 or R.3-A.”
- h) Schedule “B”, column I.3, is deleted.
- i) Schedule “B”, row 5. Sidewalks, columns R.1, R.1-A, R.2, and R.3 or R.3-A are changed to R³.
- j) Add the following to the end of Schedule “B”:

REQUIRED WORKS AND SERVICES

If works are required as a condition of Subdivision, the Owner must provide the works required under this Bylaw: on a highway adjacent to the parcel being subdivided up to the centreline of the highway in accordance with section 506.03 of the *Local Government Act*, and on the parcel itself.

If works are required as a condition of Building Permit, the Owner must provide the works required under this Bylaw: on a highway adjacent to any parcel being developed up to the centreline of the highway in accordance with section 506.03 of the *Local Government Act*, and on the parcel itself.

DESIGN STANDARDS

The design, construction, installation, and connection of all works must conform to:

- a) the design drawings or servicing plan as accepted by the City;
- b) the provisions of this Bylaw and all other bylaws of the City;
- c) the most recent version of the MMCD [Master Municipal Construction Documents]; and
- d) good engineering practice.

EXEMPTIONS FROM REQUIRED OFFSITE WORKS AND SERVICES

An Approving Officer or Servicing Officer may exempt the following classes or types of subdivision and development:

- a) Boundary lot adjustment subdivisions or consolidations that do not create additional parcels, provided the parcels continue to be

- serviced with the pre-existing services and there is no substantial change in use;
- b) Frontage adjacent to a remainder parcel that has potential for further subdivision under the existing zoning designation, provided there is no substantial change in use of the remainder parcel;
 - c) The construction, addition, or alteration of a single-family or two-family dwelling, or an associated accessory building;
 - d) A renovation to a building where there is no increase to the floor area unless there is a significant change in use;
 - e) A development where there is no significant change in use from historical uses;
 - f) A development where a new use is consistent with the current level of works and services in the area, provided the works and services are of an age and condition such that they will not be impacted by the new development; and
 - g) Public services provided by the City.

PAYMENT IN LIEU OF PROVIDING WORKS AND SERVICES

If the Approving Officer or Servicing Officer determines, on the basis of sound engineering practice or cost considerations, that the works or services should be constructed or altered at a later time, the Approving Officer or Servicing Officer may require an Owner to pay to the City, in lieu of constructing or altering all or a portion of the works and services required by this Bylaw, cash in an amount not to exceed 100% of the cost of designing and constructing or altering the works and services as of the time of approval of the subdivision or issuance of the building permit, including contingency. The City shall deposit the funds into an asset reserve fund established for the construction or alteration of the works and services. The cost estimate shall be based on an opinion of probable cost provided by the Owner's engineer or other qualified professional acceptable to the Approving Officer or Servicing Officer. The City has sole discretion over the timing and design of the future works and services for which it collects payment in lieu of providing works and services.

SITE AND LOT GRADING

Rough grading and retaining as detailed on the Site Grading Plan shall be completed by the Owner as a condition of subdivision approval. Rough grading shall be completed within +/- 100mm of the final approved pre-grade.

At the discretion of the Approving Officer, rough grading and retaining may be deferred to building permit subject to an acceptable Site Grading Plan and the registration of a covenant to the satisfaction of the Approving Officer.

Lot grading may be deferred to building permit.

- k) Schedule "C" is deleted in its entirety and all references thereto shall be changed to Schedule "C" of the City of Enderby Official Community Plan Bylaw No. 1549, 2014.

- l) Appendix "A", Section A.1, the sentence "Record drawing transparencies shall be 3 mil double matte mylar" is replaced with the following:

Record drawings shall be submitted with two stamped and sealed paper versions, one sealed Portable Document Format (PDF) version, and one Computer-Aided Design (CAD) version in UTM coordinates.

- m) Appendix "A", Section A.3, the following is added to the end:

The horizontal coordinates shall be referenced to the UTM Zone 11 North coordinate system.

- n) Appendix "A", add the following as Section A.4.6.a:

Site Grading and Lot Grading Plans

A Site Grading Plan is required for all subdivisions unless exempted by the Approving Officer.

A Lot Grading Plan is required for all development unless exempted by the Servicing Officer or a Building Official.

A Site Grading Plan shall illustrate final road and lot grading, lot access locations, and grades. Site Grading Plans shall include existing contours, bedrock outcroppings, existing and proposed elevations, building envelopes with proposed grades, building grades including minimum/maximum finished floor elevations, lot slopes, location and extent of retaining walls, location and grading of statutory rights-of-way and easements, cut/fill areas, areas of fill exceeding 1.0 meters in depth, limits of engineered fill, safe building setbacks (where required), lot constructability, drainage features including overland flow routes and swales, riparian areas, and conformity to City design standards and good engineering practices.

Lot Grading Plans shall detail the location and nature of existing and proposed development on a given lot. Plans shall detail any proposed changes to the accepted Site Grading Plan. Plans shall provide adequate information to confirm overland flow patterns and routes, building elevations, retaining walls, cut and fill slopes, impacts to adjacent lots, driveway and boulevard slopes, lot constructability, and conformity to City design standards and good engineering practices. All lots shall be graded to drain away from building foundations.

READ a FIRST time this 17th day of March, 2025.

READ a SECOND time this 17th day of March, 2025.

READ a THIRD time this 17th day of March, 2025.

ADOPTED this 7th day of April, 2025.

MAYOR

CORPORATE OFFICER

Short Duration Rainfall Intensity–Duration–Frequency Data

2021/03/26

Données sur l'intensité, la durée et la fréquence des chutes de pluie de courte durée

