



Village of Fraser Lake

Bylaw 885, 2026

A bylaw to regulate the subdivision of land, require the provision of works and services in the subdivision and development of land, and prescribe the standards for infrastructure works and services.

WHEREAS pursuant to the provisions of the Local Government Act, Village Council may, by bylaw, regulate works and services, vary the standards of works and services, require payment of fees and charges and require the provision of extended or excess services.

NOW THEREFORE, the Council of the Village of Fraser Lake in open meeting assembled, enacts as follows:

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PART 1: ADMINISTRATION

CITATION

- 1.1. This Bylaw may be cited as "Bylaw 885, 2026 Subdivision and Development Servicing".

SEVERABILITY

- 1.2. If a section, subsection, paragraph, subparagraph or phrase of this bylaw is for any reason declared invalid by a court of competent jurisdiction, the decision will not affect the validity of the remaining portions of this bylaw.

DEFINITIONS

- 1.3. All definitions can be found attached to this bylaw in Schedule A.

INTERPRETATION

- 1.4. A reference in this bylaw to any enactment is a reference to a law of the province of British Columbia, and regulations thereto, as amended, revised, consolidated, or replaced from time to time.
- 1.5. A reference in this bylaw to any bylaw, policy or form of the *Village* is a reference to the bylaw, policy or form as amended, revised, consolidated or replaced from time to time.
- 1.6. Headings for each section of this bylaw are intended to organize the content and are to be used for reference purposes only.

SCOPE

- 1.7. This bylaw applies to all lands within the *Village*.
- 1.8. This bylaw provides general standards and design criteria for servicing subdivisions and development.

DELEGATION

- 1.9. Pursuant to the provisions of the *Community Charter* and the *Strata Property Act*, *Council* delegates to the *approving officer* its authority to approve the conversion of previously occupied residential, commercial and industrial buildings to strata ownership.
- 1.10. Pursuant to the provisions of the *Community Charter* and the *Local Government Act*, *Council* delegates to the *approving officer* its authority to exempt a *parcel* from the statutory minimum *highway* frontage of ten percent of the perimeter of the parcel.
- 1.11. *Council* delegates to the *approving officer* its authority to execute on behalf of the *Village*, and alter as required, any agreements referenced in this bylaw as they pertain to subdivision and development servicing.

EXEMPTIONS

- 1.12. The *approving officer* may determine that the *applicant* is not required to provide, or to upgrade, *works and service* where such *works and services* already exist and do not fully meet the standards prescribed in this bylaw or the Master Municipal Construction Documents (MMCD), provided that:
- a) the existing works provide sufficient or excess capacity to service adjacent developed properties as calculated by the *professional engineer* and accepted by the *approving officer*;
 - b) the *applicant's* subdivision or development does not lower the level of service enjoyed by the existing, adjacent developed properties; and,
 - c) the existing level of service is not contrary to the requirements of the *Village's Official Community Plan*.
- 1.13. *Works and services* are not required where the proposed subdivision or development is solely for the use of unattended equipment necessary for the operation of:
- a) a community water system;
 - b) a community wastewater system;
 - c) a community gas distribution system;
 - d) a community radio or television receiving antenna;
 - e) a radio or television broadcasting antenna;
 - f) a telecommunication relay station;
 - g) an automatic telephone exchange;
 - h) an air or marine navigational aid;
 - i) electrical substations or generating stations, or
 - j) any other similar public service or quasi-public service facility or utility.
- 1.14. Development and subdivision in heavy industrial zones as established in the Village's Zoning Bylaw are exempt from the requirements of this bylaw.

PART 2: APPLICATIONS

FORMS AND FEES

- 2.1. All applications are to be made using the appropriate form prescribed by the *approving officer* for subdivision or *building official* for development.

- 2.2. The *applicant* must pay all associated application fees, as identified in the *Village's* current *Fees and Charges Bylaw*, at the time of application submission. Applications will not be processed until fees are paid.
- 2.3. The *applicant* shall pay for the cost of all legal surveys, legal fees and registration of all rights-of-way, covenants, road dedications and easements required by the *approving officer* for subdivision, or *building official* for development.
- 2.4. Inspection fees and sign installation fees are payable to the *Village* at the time of subdivision or development approval.

SUBDIVISION

- 2.5. An *applicant* who intends to subdivide land under the *Land Title Act* shall seek approval for subdivision from the *approving officer*.
- 2.6. An *applicant* who intends to subdivide land by the deposit of a strata plan in the land title office under the *Strata Property Act* shall seek approval for subdivision from the *approving officer*.
- 2.7. An *applicant* who intends to subdivide land within the *Village* is required to provide *works and services*, in accordance with this bylaw.

STRATA CONVERSIONS

- 2.8. An *applicant* who, under the *Strata Property Act*, intends to include in a strata plan a previously occupied building shall make application for strata conversion to the *approving officer*.
- 2.9. In making their decision, the *approving officer* may require the *applicant* to retain the services of a *professional engineer*, building inspector or other qualified professional to inspect the premises and prepare and certify a report on:
 - a) the integrity and condition of the building structure;
 - b) the condition of the heating, ventilation and air conditioning system;
 - c) the condition and integrity of the plumbing system;
 - d) the condition and R-rating of building insulation;
 - e) the status of, or requirement for, firewalls;
 - f) *Building Code* deficiencies;
 - g) estimated costs to improve the building to current *Building Code* standards; and,
 - h) any other information that will assist the *approving officer* in making their decision with respect to the proposed conversion.

DEVELOPMENT

- 2.10. An *applicant* who intends to develop land within the *Village* is required to apply for all applicable permits in accordance with any other applicable *Village* bylaws, and may be required to provide *works and services* in accordance with this bylaw.

PART 3: WORKS AND SERVICES REQUIRED

GENERAL

- 3.1. All *works and services* must be designed and constructed to MMCD standards, unless otherwise specified in this bylaw.
- 3.2. The *applicant* must retain a *professional engineer* to complete all reports, designs, specifications, schedules and supporting documentation related to the provision of all required *works and services* for any subdivision or development. The *applicant* must follow their *professional engineer's* recommendations, and abide by best management practices and the provisions of this bylaw.
- 3.3. The *applicant* and their *professional engineer* shall coordinate their design and construction work with utility companies, including those that provide electric power, telecommunications and natural gas.
- 3.4. When new or extended *works and services* are required within *highways* or *Village* rights-of-way, the *applicant* shall obtain all required permits and install all required *works and services*, unless the *approving officer* requires that the *works and services* be installed by the *Village* at the *applicant's* cost. In that case the *applicant* shall enter into an agreement with the *Village* to construct the *works and services*.
- 3.5. Where applicable, the *works and services* provided shall:
- a) be connected to all *parcels* created by subdivision, unless exempted;
 - b) be connected to all development, unless exempted;
 - c) with respect to off-site works, be fully completed within the *highways* or *Village* rights-of-way adjacent to the subdivision or development, and be in alignment with existing systems to the satisfaction of the *approving officer*;
 - d) be completed in accordance with the requirements of this bylaw;
 - e) be connected by water, wastewater or stormwater mains to the *Village's* systems;
 - f) provide for extensions and connections of the *works and services* to *parcels* and systems beyond the proposed subdivision or development; and
 - g) be connected to the appropriate electric power, gas and telecommunication utility works.

Table 1 Service Standards by *Highway Type*

Highway Type	Curb & Gutter (single side)	Buried Storm System	Swale	Water Servicing	Wastewater Servicing	Sidewalk (1.8m wide, single side)
Local			X	X	X	
Collector	X	X	X	X	X	X
Arterial	X	X	X	X	X	X

INSURANCE

- 3.6. If the *applicant* is carrying out *works and services* on *Village* property or within *Village* right-of-way, they must at their own expense carry insurance in the amount required below:
- a) Comprehensive Public Liability Insurance and Property Damage Insurance providing coverage of at least \$5,000,000, inclusive against liability for bodily injury or death and/or damage to property on an all risk occurrence basis;
 - b) Motor Vehicle Insurance for public liability and property damage providing coverage of at least \$3,000,000, inclusive on owned, non-owned or hired vehicles; and,
 - c) Professional Liability Insurance providing coverage of at least \$2,000,000, inclusive for errors and omissions.
- 3.7. The *applicant* must deliver a copy of each insurance policy and a letter from the insurance provider confirming the policies meet or exceed these requirements to the *approving officer* prior to the commencement of construction for *works and services*. The *professional engineer* must also deliver a copy of their WorkSafe BC Clearance Letter prior to the commencement of construction for *works and services*.

PARKS

- 3.8. Parkland dedication of 5%, subject to Section 510 of the *Local Government Act*, is required for all applicable subdivisions.
- 3.9. A park land *parcel(s)* or area dedicated as park on a subdivision plan shall be serviced by the *applicant* at no cost to the *Village* with connections to the property line for water, wastewater, stormwater and electrical to a capacity deemed suitable by the *approving officer*.
- 3.10. Final sizes and locations of services to park land will be determined by the *approving officer* prior to construction and installation by the *applicant*.

PEDESTRIAN CONNECTIVITY

- 3.11. All newly constructed cul-de-sacs, and blocks longer than 400m, must include pedestrian connectivity through the block to the next adjacent sidewalk, trail or *highway*. Pedestrian connectivity must be in the form of a 1.8m wide pedestrian path on a 3.0m wide easement. All paths must be located and constructed to the satisfaction of the *approving officer*.
- 3.12. Any newly constructed arterial and collector *highways* shall have sidewalks on one side of the street, in alignment with existing infrastructure and to the satisfaction of the *approving officer*.

HIGHWAY WORKS

- 3.13. All *highways* provided by the *applicant* shall be constructed in accordance with the standards and specifications as defined in Schedule B of this bylaw.
- 3.14. The *applicant* shall provide without compensation land for *highway* purposes, in accordance with the *Local Government Act*. Where the *Village* requires *highway* widths to exceed the widths listed in this bylaw, the *approving officer* shall arrange compensation for the provision of the land above and beyond the listed widths with the *applicant*.
- 3.15. All dedicated *highway* right-of-way widths shall be as specified below:

<i>Highway Type</i>	Minimum Right of Way Width
Arterial	20 metres
Collector	20 metres
Local	15 metres
Laneway	7 metres

WATER SERVICING

- 3.16. A water distribution system shall be designed and approved in accordance with this bylaw, MMCD and the requirements of the *Drinking Water Protection Act* and the *Drinking Water Protection Regulation*.
- 3.17. Where private servicing for individual lots is acceptable to the *approving officer* and provided by the *applicant*, the facilities shall be designed and constructed in accordance with the requirements of the *Drinking Water Protection Act* for supply of potable water as determined and approved by the local Ministry of Health authority having jurisdiction.

- 3.18. The *professional engineer* shall verify and certify that the quality and capacity of any private water distribution system or well meet the requirements of this bylaw, the *British Columbia Building Code*, and any other applicable provincial or health authority regulations.

WASTEWATER SERVICING

- 3.19. A wastewater collection system shall be designed and approved in accordance with this bylaw, MMCD and all applicable Provincial and Federal regulations.
- 3.20. Where private servicing for individual lots is acceptable to the *approving officer* and provided by the *applicant*, the facilities shall be designed and constructed in accordance with the requirements and performance criteria as determined and approved by the local Ministry of Health authority having jurisdiction.
- 3.21. The *professional engineer* shall verify and certify that the quality and capacity of any private wastewater treatment or storage system meet the requirements of this bylaw, the *British Columbia Building Code*, and any other applicable provincial or health authority regulations.

STORMWATER SERVICING

- 3.22. A stormwater collection and disposal system, where required for the subdivision or development of a *parcel* as per the *highway* designations in Table 1, shall be designed and approved in accordance with this bylaw, MMCD and all applicable Provincial and Federal regulations.
- 3.23. An existing stormwater facility shall not be assumed, in the design of stormwater works required by this bylaw, to have adequate capacity to receive the design flow, nor to be acceptable to the *approving officer*. Existing undersized or otherwise inadequate stormwater facilities shall be upgraded to accommodate the appropriate flow as required for the subdivision or development.
- 3.24. The design of stormwater management systems for the proposed development or subdivision and lot grading drawings for each lot created by subdivision shall be prepared by a *professional engineer* and to the satisfaction of the *approving officer*.
- 3.25. On-site stormwater sub-surface recharge systems or detention ponds may be required to reduce or regulate discharge into the *Village's* stormwater system. Such systems shall be designed by a *professional engineer* with expertise in hydrology, soils, lot grading and stormwater systems. No sub-surface recharge systems shall be installed in locations where potable water well contamination is deemed to be a risk by the *approving officer*. All proposed recharge and detention pond systems are subject to approval by the *approving officer* prior to subdivision approval or issuance of a building permit.
- 3.26. To restrict the conveyance of sedimentation from *parcels* to the *Village's* stormwater system during construction, a stormwater and erosion control facility designed by a

qualified professional and approved by the *approving officer* shall be provided prior to commencement of construction to ensure all construction site runoff is directed to temporary settlement facilities to remove silts and sediments.

FIRE PROTECTION AND HYDRANTS

- 3.27. All waterworks for fire protection, including but not limited to hydrant spacing, fire flows, and system design, shall be designed and constructed in accordance with the current edition of the *Fire Underwriters Survey (FUS) Water Supply for Public Fire Protection Guidelines*, as amended from time to time, to the satisfaction of the *approving officer*.

SIGNIFICANT SLOPES

- 3.28. Significant slopes are any slope steeper than 20% grade and taller than 3.0m.
- 3.29. Any construction of *works and services*, subdivision or development on, or within 30.0m of, a significant slope requires a geotechnical assessment prior to approval.

PART 4: SECURITIES AND PROFESSIONAL REPORTS

SECURITIES

- 4.1. The *approving officer* may agree to enter into a servicing agreement with the *applicant* to provide security in lieu of completing the required *works and services* prior to subdivision approval, as per the *Local Government Act*.
- 4.2. The *applicant* shall provide the following security at time of subdivision or development approval, in a form acceptable to the *approving officer*:
- a) *Construction security* in the amount of 120% of the cost of any outstanding *works and services*, including record drawings or documentation, as determined by the *professional engineer* and accepted by the *approving officer*; and,
 - b) *Performance security* in the amount of 15% of the actual costs certified by the *professional engineer* for all *works and services* provided and installed by the *applicant*, to be held for the duration of the performance test period, which lasts for 1 year unless extended by the *approving officer*.
- 4.3. *Construction security* will be returned to the *applicant* when the *Notice of Construction Completion* is issued by the *approving officer*, except for an amount proportional to any outstanding *works and services* and an amount proportional to the required *performance security*.
- 4.4. Any remaining *performance security* and *construction security* will be returned to the *applicant* when the *Notice of Final Acceptance* is issued by the *approving officer*.

LETTER OF ASSURANCE

- 4.5. A Letter of Assurance shall be submitted by the *professional engineer* confirming:
- a) that they are responsible for the design;
 - b) have been retained by the *applicant* to provide enough supervision to enable them to certify that the works are constructed in accordance with this bylaw and with the design, specifications and drawings accepted by the *approving officer*; and,
 - c) that they will immediately advise the *approving officer* if they are removed from the project.

RECORD DRAWINGS AND CERTIFICATE OF *SUBSTANTIAL PERFORMANCE*

- 4.6. Unless the installation or construction of the *works and services* are performed by the *Village*, the *applicant* shall submit the following to the *approving officer* at the time of subdivision approval:
- a) record drawings sealed by the *professional engineer*, service cards providing *parcel* servicing details and documentation as required by the *approving officer*;
 - b) the *professional engineer's* sealed Certificate of Substantial Performance;
 - c) where applicable, approvals from federal and provincial government agencies with respect to the acceptance of water systems servicing, the protection of streams and the acceptance of onsite wastewater disposal systems;
 - d) schedule records for the entirety of the project; and,
 - e) when required by the *approving officer*, Letters of Acceptance of the *works and services* from utility companies.
- 4.7. When required by the *approving officer*, the *professional engineer* shall submit documentation prepared by themselves or other specialists, consultants, and testing firms, prior to and during the installation of the *works and services*, including engineering reports, inspection reports, materials testing reports, lot grading reports, environmental monitoring reports, design briefs, shop drawings, operation and maintenance manuals, and other reports, which provide a historical account of the installation and construction activities and support the *professional engineer's* certification of the *works and services* in accordance with this bylaw.
- 4.8. The *professional engineer's* sealed Certificate of Substantial Performance must:
- a) certify that all *works and services* were installed to the standards and specifications prescribed by this bylaw and approved by the *approving officer*;

- b) certify that the necessary inspections, testing, cleaning of piping, disinfection of potable water systems, and other procedures as required, including approvals by regulatory provincial and federal agencies, have been conducted and that the *works and services* are safe and acceptable for public use;
 - c) certify that the construction was completed under the *professional engineer's* direct supervision;
 - d) provide, to the satisfaction of the *approving officer*, a description of any outstanding and deficient *works and services*; and,
 - e) provide, to the satisfaction of the *approving officer*, a cost estimate, sealed by the *professional engineer*, for any deficient or outstanding *works and services* in accordance with this bylaw.
- 4.9. Following review of the documentation submitted and any field investigations that may be deemed necessary, the *approving officer* may acknowledge receipt and acceptance of the *professional engineer's* Certificate of Substantial Performance by issuing a *Notice of Construction Completion*, the date of which shall mark the beginning of the performance test period.

PERFORMANCE TEST PERIOD

- 4.10. The performance test period lasts for one year from the date of issuance of the *Notice of Construction Completion*.
- 4.11. The *applicant* shall maintain and make repairs to any *works and services* that do not continue to meet the standards and specifications of this bylaw during the performance test period.
- 4.12. Where the *applicant* fails to make non-emergency repairs within thirty (30) days from the date of written request by the *approving officer*, or, within two (2) hours of verbal notification for emergency repairs, the *Village*, using its own forces or a contractor, may make the necessary repairs and recover the costs by drawing down the associated security.
- 4.13. At the end of the performance test period, the *approving officer* shall issue a *Notice of Final Acceptance* for all satisfactorily completed *works and services*, after which the *works and services* shall be owned, operated and maintained by the *Village*.
- 4.14. If, at the end of the performance test period, all or some of the *works and services* are not performing as originally intended, the *approving officer* may, at their discretion, extend the performance test period by up to one year for all or some of the *works and services*. The applicable security will be held by the *Village* over the extended performance test period, and the *approving officer* may proportionately reduce the amount of security at their discretion.

- 4.15. Where *works and services* are constructed or installed by the *applicant* between October 1 and April 15, the *professional engineer* shall provide supporting documentation and testing information demonstrating appropriate cold-weather construction practices acceptable to the *approving officer*, and the *approving officer* may, at their discretion, extend the performance test period for all or some of the *works and services*.

PART 5: COMPLIANCE AND ENFORCEMENT

APPLICANT'S RESPONSIBILITY

- 5.1. Every *applicant* shall comply with all applicable requirements of this bylaw and all other applicable laws, and obtain all necessary approvals of government ministries and agencies having jurisdiction.
- 5.2. Nothing in this bylaw shall relieve *applicants* from the responsibility to seek out and comply with any other applicable legislation associated with the subdivision or development of their property. Neither the granting of a permit nor the issuance or review of any plans, specifications or documents or any inspection made by any *Village* employee shall in any way relieve the applicant from compliance with all legislation.

AUTHORITY TO ENTER

- 5.3. The *approving officer*, or their designate, is authorized to enter and inspect any property or premises in connection with their duties under this bylaw, at all reasonable times, to ascertain whether the provisions of this bylaw are being complied with, subject to Section 16 of the *Community Charter*.

OFFENCE

- 5.4. Every person who contravenes a provision of this bylaw is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding \$10,000.
- 5.5. It is an offence for any person to cause, suffer, or permit any contravention of this bylaw or otherwise to contravene or fail to comply with this bylaw.
- 5.6. It is an offence for any person to prevent or obstruct, or attempt to prevent or obstruct, the authorized entry of the *approving officer* or other appointed employee, authorized under this bylaw.
- 5.7. Each day during which any violation, contravention or breach continues shall be deemed a separate offence.

THAT Bylaw 881, 2026 Fees and Charges is amended as follows:

1. The following is added to SCHEDULE 14 – LAND USE AMENDMENTS APPLICATIONS

DESCRIPTION	FEE	SUBJECT TO CPI
Fee Simple, Bare Land Strata, and Phased Strata Subdivision	\$1,000, plus \$50 per lot	Yes

READ A FIRST TIME THIS	26	DAY OF AUGUST	2026
READ A SECOND TIME THIS	26	DAY OF AUGUST	2026
READ A THIRD TIME THIS	26	DAY OF AUGUST	2026
ADOPTED THIS	9	DAY OF SEPTEMBER	2026

Mayor

Corporate Officer

SCHEDULE A – DEFINITIONS

Applicant means a person(s) or entity(s) applying for approval to subdivide or develop lands, either the owner or an agent authorized in writing by the owner.

Approving Officer means the person appointed by the Village as the approving officer under the *Land Title Act*, or their designate.

Building Official means the person(s) appointed by the Village to administer and enforce the Village's Building Bylaw, including the issuance of permits and inspections of construction.

Construction Security means security provided by the applicant to be used by the Village to complete any required works and services not provided by the applicant.

Council means the Municipal Council of the Village of Fraser Lake.

Highway means any public street, road, path, lane, walkway, trail, bridge, viaduct, throughfare and any other public way and may include arterial, collector and local roads but specifically excludes private rights of way on private property.

Notice of Final Acceptance means the written document by which the approving officer confirms the owner has fully installed works and services and fulfilled the warranty obligations and all other terms outlined in this servicing agreement.

Notice of Construction Completion means the written document by which the approving officer confirms that the owner has substantially completed construction of works and services in accordance with the terms outlined in this servicing agreement and to the satisfaction of the approving officer.

Owner means the person(s) or entity(s) registered in the records of the Land Title Office as the owner in fee simple of the land.

Parcel means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway.

Performance Security means security provided by the applicant to be used by the Village to repair any deficiencies in the works and services provided by the applicant.

Professional Engineer means a person who is registered and in good standing with Engineers and Geoscientists British Columbia (EGBC) and who is qualified to practice professional engineering in the Province of British Columbia. For the purposes of this bylaw, it specifically refers to the professional engineer retained by the Applicant for the design and construction of works and services.

Substantial Performance shall have the same meaning as defined by the Master Municipal Construction Documents (MMCD).

Village means the Village of Fraser Lake, or the lands lying within the corporate boundaries of the Village of Fraser Lake, as the context may require.

Works and Services means both on-site and off-site infrastructure and improvements required under this Bylaw, including but not limited to highways, water systems, wastewater systems, stormwater systems, sidewalks, street lighting, hydrants, retaining walls and lot grading.

SCHEDULE B – HIGHWAY DESIGN CRITERIA, SPECIFICATIONS & STANDARD DRAWINGS

GENERAL

- B.1 All *highway* classifications and designations for vertical and horizontal alignment elements will be designed utilizing information contained in this section and in compliance with the current edition of the *Transportation Association of Canada (TAC) – Geometric Design Guide for Canadian Roads*.
- B.2 The *professional engineer* retained to design the *works and services* must consult with the *approving officer* to determine what existing information may be of assistance to the design and construction process.
- B.3 Prior to commencing detailed design, the *professional engineer* must consult with the *approving officer* with respect to classification, section, parking and bicycle lane requirements for all streets in or adjacent to the subdivision or development or other *highway* improvements required due to the Development.

DESIGN PARAMETERS

- B.4 Unless otherwise accepted, *highways* shall be designed to the 30km/h minimum standards as specified in the *TAC Geometric Design Guide for Canadian Road Manual*.
- B.5 All right-of-way and road dedication widths shall be as identified in the Standard Drawings and the requirements of this bylaw.
- B.6 *Highway* cross sections shall follow the Standard Drawings unless otherwise approved by the *approving officer*.
- B.7 *Highway* shall be centre line crowned with a minimum slope of 2.0% to the gutter, edge of *highway* or edge of minimum shoulder.
- B.8 Cross falls and super-elevations should be used as indicated in the *TAC Geometric Design Guide for Canadian Road*.
- B.9 All horizontal alignment elements shall be designed in accordance with the Alignment and Lane Section of the current edition of the *TAC Geometric Design Guide for Canadian Roads*.
- B.10 All vertical alignment elements shall be designed in accordance with the Alignment and Lane Section of the current edition of the *TAC Geometric Guide for Canadian Roads*.

CUL-DE-SACS

- B.11 Cul-de-sac bulbs shall be used to terminate "no exit" *highways* and shall have adequate pavement radii to ensure emergency or operations vehicle access.

- B.12 Maximum length of cul-de-sac streets to be 200 m per MMCD as measured from the edge of the intersecting through *highway* to the centre of the cul-de-sac bulb when there is no alternate access from the bulb, and 210 m when there is alternate access (e.g. emergency access) provided.
- B.13 *Highways* must be constructed to the end of the furthest property line of the last lot being built. If the *highway* is to continue in the future, then a temporary turnaround complete with barrier posts must be constructed. The temporary turnaround must be constructed to allow emergency vehicles, maintenance vehicles and garbage trucks to turn around.
- B.14 Cul-de-sacs must include pedestrian connectivity through the block in accordance with the requirements of this bylaw.

INTERSECTION

- B.15 Intersections are to be designed as close as possible to right angles with a maximum variation of 20 degrees.
- B.16 Cross-slopes at intersections shall follow *TAC Geometric Design Guide for Canadian Roads*.
- B.17 The minimum spacing between intersections is:
- i. Along Collector and Arterial Streets – 60.0 m.
 - ii. Along Local Streets, 4 Way Intersections – 60.0 m.
 - iii. Along Local Streets, 3 Way Intersections – 40.0 m.
- B.18 The minimum property corner cut shall follow MMCD standard.

SIDEWALKS

- B.19 Minimum curb return radii to conform to MMCD standards and shall be provided at all intersections where sidewalks are present.
- B.20 1.8m wide concrete sidewalks must be provided on one side of arterial and collector *highways* in accordance with the requirements of this bylaw and the Standard Drawings.
- B.21 The maximum gradient for sidewalk shall match the adjoining *highway* grade unless otherwise approved by the *approving officer*.
- B.22 Retaining walls shall be located within the road dedication and installed for sidewalks as required to suit the site topography. The design shall be specific to the situation and must be certified by a *professional engineer*.

DRIVEWAYS

- B.23 All lots must be provided with an access driveway in accordance with MMCD, the Standard Drawings and the requirements of this bylaw.
- B.24 Driveway grades are to be set such that minimum cover over utilities within the Boulevard is maintained. Between the back of curb (or *highway* edge in the absence of a curb) and property line, the maximum driveway grade is 2%.
- B.25 Driveways are to be as close to right angles, with the edge of the *highway*, with a maximum variation of 20 degrees for the first 6.0 m from the *highway* edge.
- B.26 Driveways on corner lots must be 7.5m from the intersection. Variations will be at the discretion of the *approving officer*.
- B.27 Variations to MMCD minimum and maximum driveway access widths will be at the discretion of the *approving officer*.

TRAFFIC CONTROL AND TRAFFIC CALMING

- B.28 Traffic signs are to be designed in accordance with the current edition of the *TAC Manual of Uniform Traffic Control Devices for Canada*.
- B.29 Crosswalks to be designed in accordance with the current edition of the *TAC Pedestrian Crossing Control Guide*.
- B.30 Traffic calming measures shall be employed as appropriate and at the direction of the *approving officer* to maximize *highway* safety and are to be designed in accordance with the current edition of the *TAC Canadian Guide to Neighbourhood Traffic Calming*.

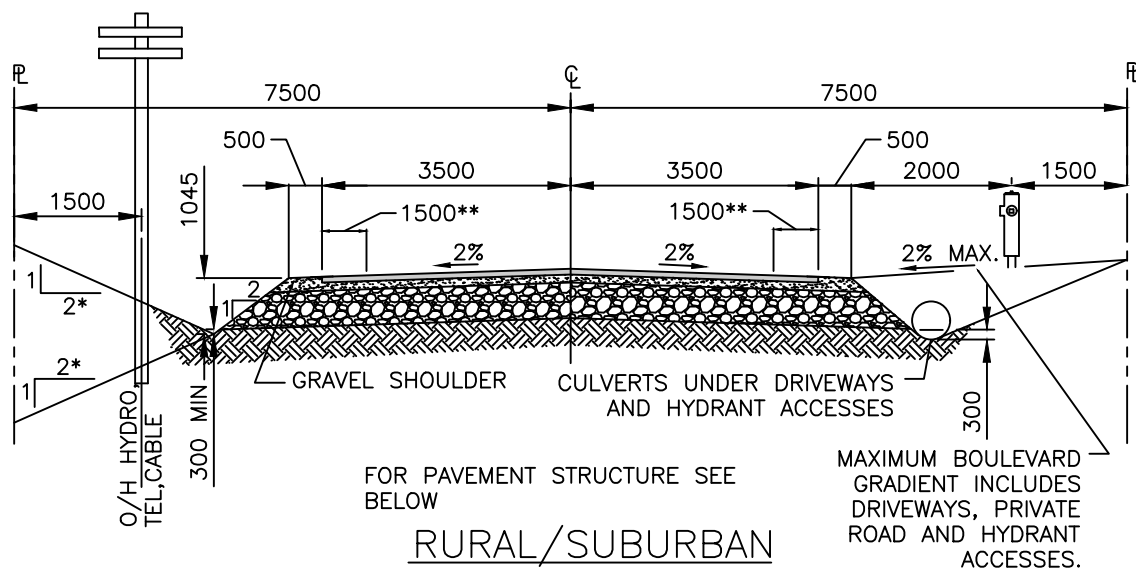
LIGHTING

- B.31 *Highways* shall be illuminated in accordance with MMCD standards to limit light pollution while providing adequate illumination for vehicle and pedestrian safety.

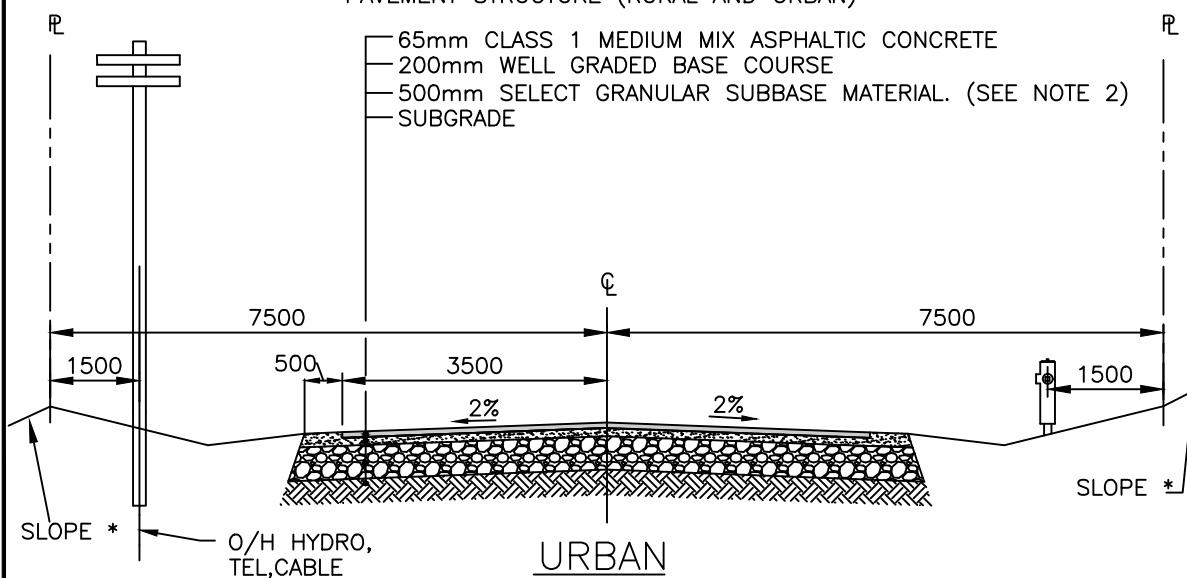


LOCAL ROAD (15m ROAD) – PAVED

R2



PAVEMENT STRUCTURE (RURAL AND URBAN)



- * 2H:1V OR AS PER GEOTECHNICAL REPORT
- ** BIKE / PEDESTRIAN LANES WHERE DESIGNATED

NOTE: 1. SEE DWG. G7 FOR UTILITY LOCATIONS AND COVER DEPTHS
2. DEPTH OF GRANULAR BASE AND SUBBASE TO FOLLOW THE RECOMMNDATIONS OF THE GEOTECHNICAL REPORT.

2026

DATE OF REVISION

MAY 2026

REVISION NUMBER

0

SCALE

N.T.S.

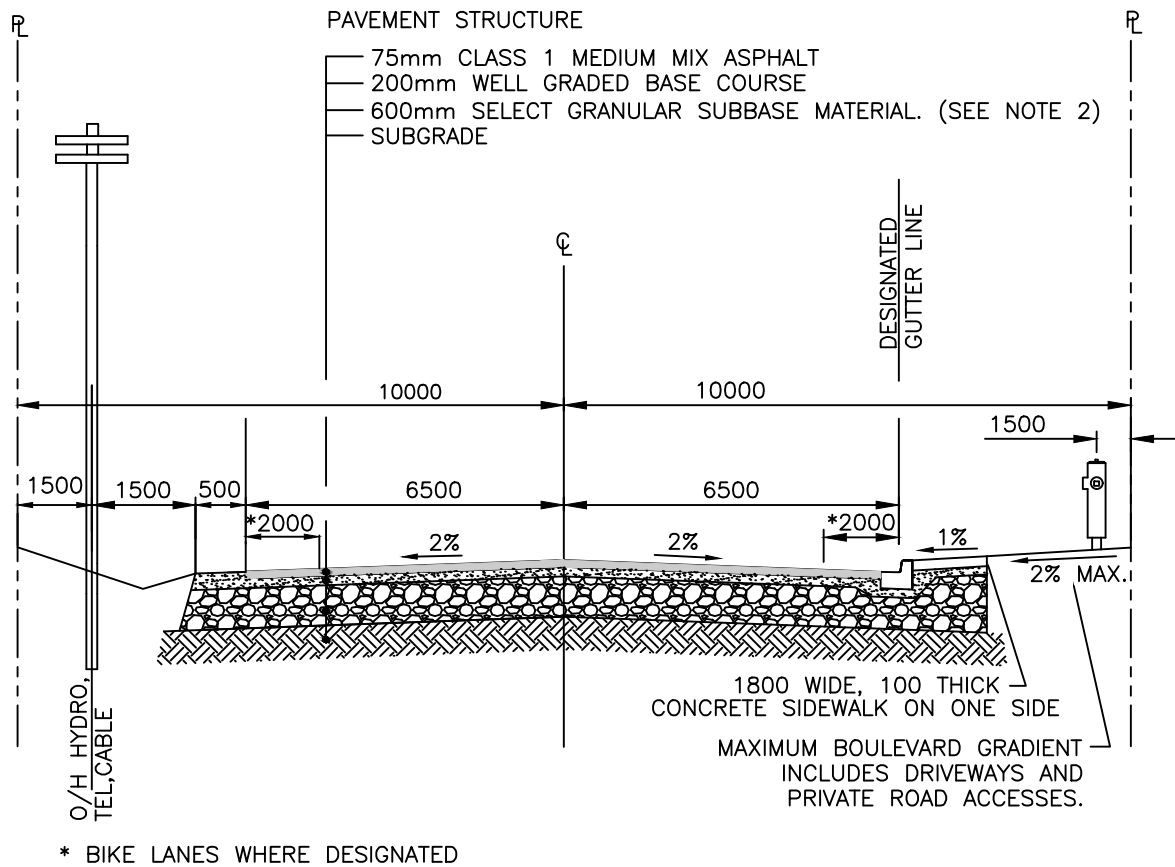
DRAWING NUMBER

R2



COLLECTOR (20m ROAD)

R3



- NOTE:**
1. SEE DWG. G8 FOR UTILITY LOCATIONS AND COVER DEPTHS
 2. DEPTH OF GRANULAR SUBBASE MAY BE ADJUSTED TO RECOMMENDATION OF GEOTECHNICAL ENGINEERING REPORT APPROVED BY DIRECTOR.
 3. TRANSIT PULLOUTS TO BE PROVIDED AS PER TRANSPORTATION ASSOC. GUIDELINES.

2026

DATE OF REVISION

MAY 2026

REVISION NUMBER

0

SCALE

N.T.S.

DRAWING NUMBER

R3

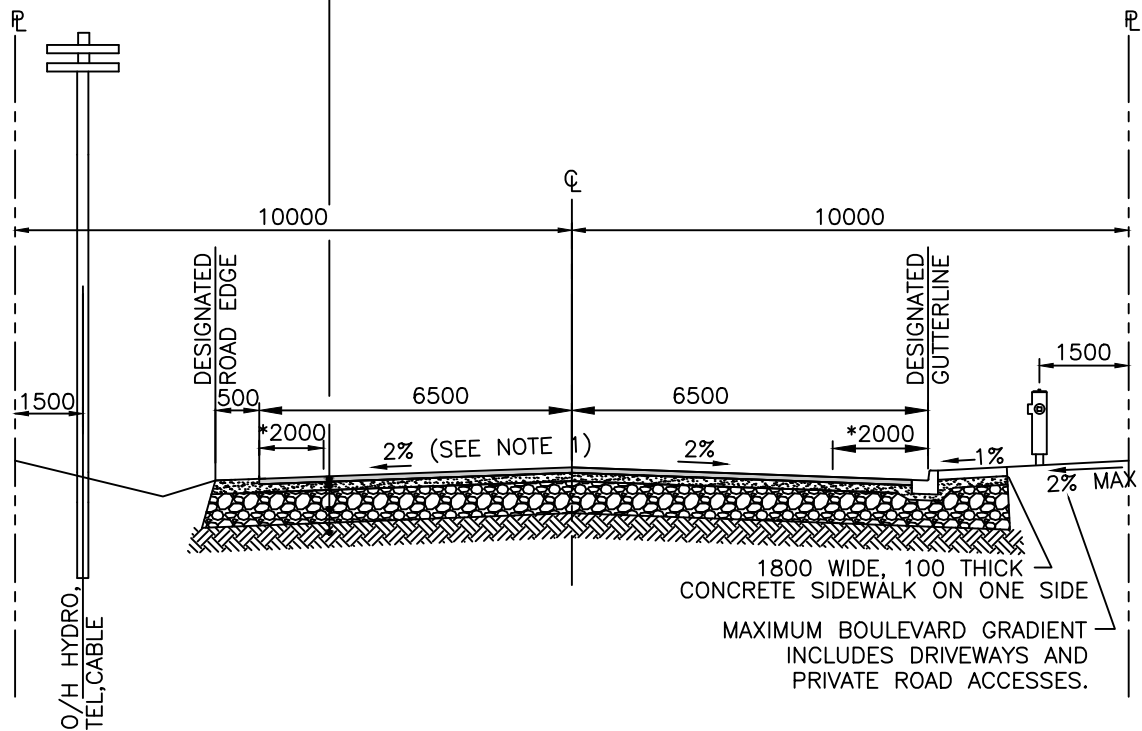


ARTERIAL UN-DIVIDED (20m ROAD)

R4

PAVEMENT STRUCTURE

- 75mm CLASS 1 MEDIUM MIX ASPHALTIC CONCRETE
- 200mm WELL GRADED BASE COURSE
- 600mm SELECT GRANULAR SUBBASE MATERIAL. (SEE NOTE 3)
- SUBGRADE



* BIKE LANES WHERE DESIGNATED

- NOTE:**
- CROSSFALL MAY VARY WHERE SUPERELEVATION IS NEEDED.
 - SEE DWG. G9 FOR UTILITY LOCATIONS AND COVER DEPTHS.
 - DEPTH OF GRANULAR SUBBASE MAY BE ADJUSTED TO RECOMMENDATION OF GEOTECHNICAL ENGINEERING REPORT APPROVED BY DIRECTOR.
 - AUXILIARY LANING TO BE APPROVED BY THE DIRECTOR

2026

DATE OF REVISION

MAY 2026

REVISION NUMBER

0

SCALE

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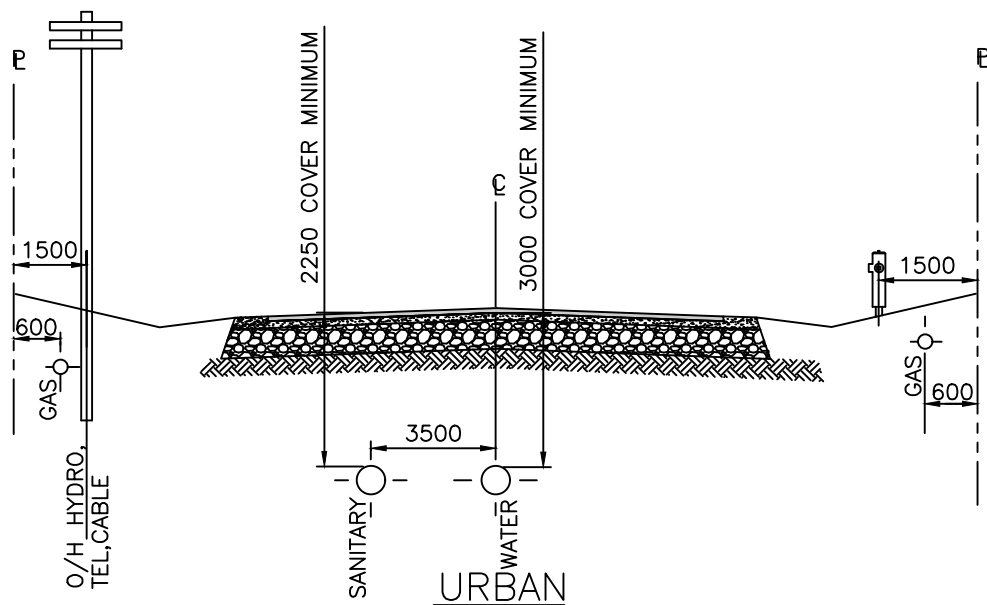
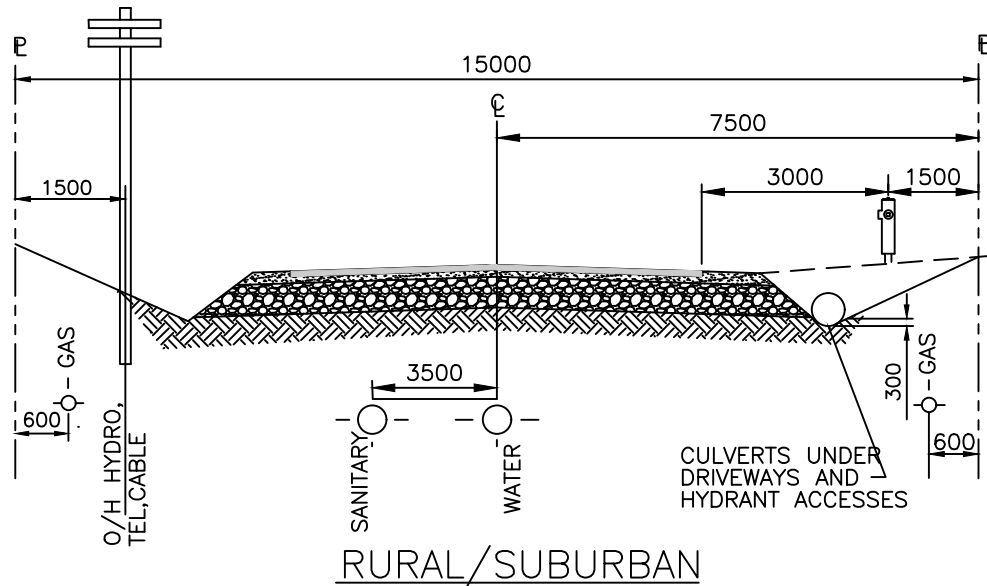
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R4



UTILITY LOCATION LOCAL (15m ROAD)

G7



- NOTES:**
1. IF CLEAR SPACING BETWEEN SANITARY SEWER AND WATER PIPES OR STORM SEWER AND WATER PIPES IS LESS THAN 3m THEN ALL JOINTS MUST BE HEAT SHRINK WRAPPED, UNLESS OTHERWISE APPROVED BY DIRECTOR.
 2. FOR PARALLEL CONDUITS MAINTAIN 300mm MINIMUM CLEAR SPACING BETWEEN POWER AND COMMUNICATION CONDUITS. REFER TO CODE OR UTILITY COMPANY STANDARDS FOR MINIMUM SPACING AT CONDUIT CROSSINGS.
 3. SEE DWG. R2 FOR ROAD DETAILS.
 4. MINIMUM WATER COVER DEPTH SHALL BE 3000 AND MINIMUM SANITARY SEWER DEPTH, SHALL BE 2250, UNLESS OTHERWISE APPROVED BY THE DIRECTOR.

2026

DATE OF REVISION

MAY 2026

REVISION NUMBER

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SCALE

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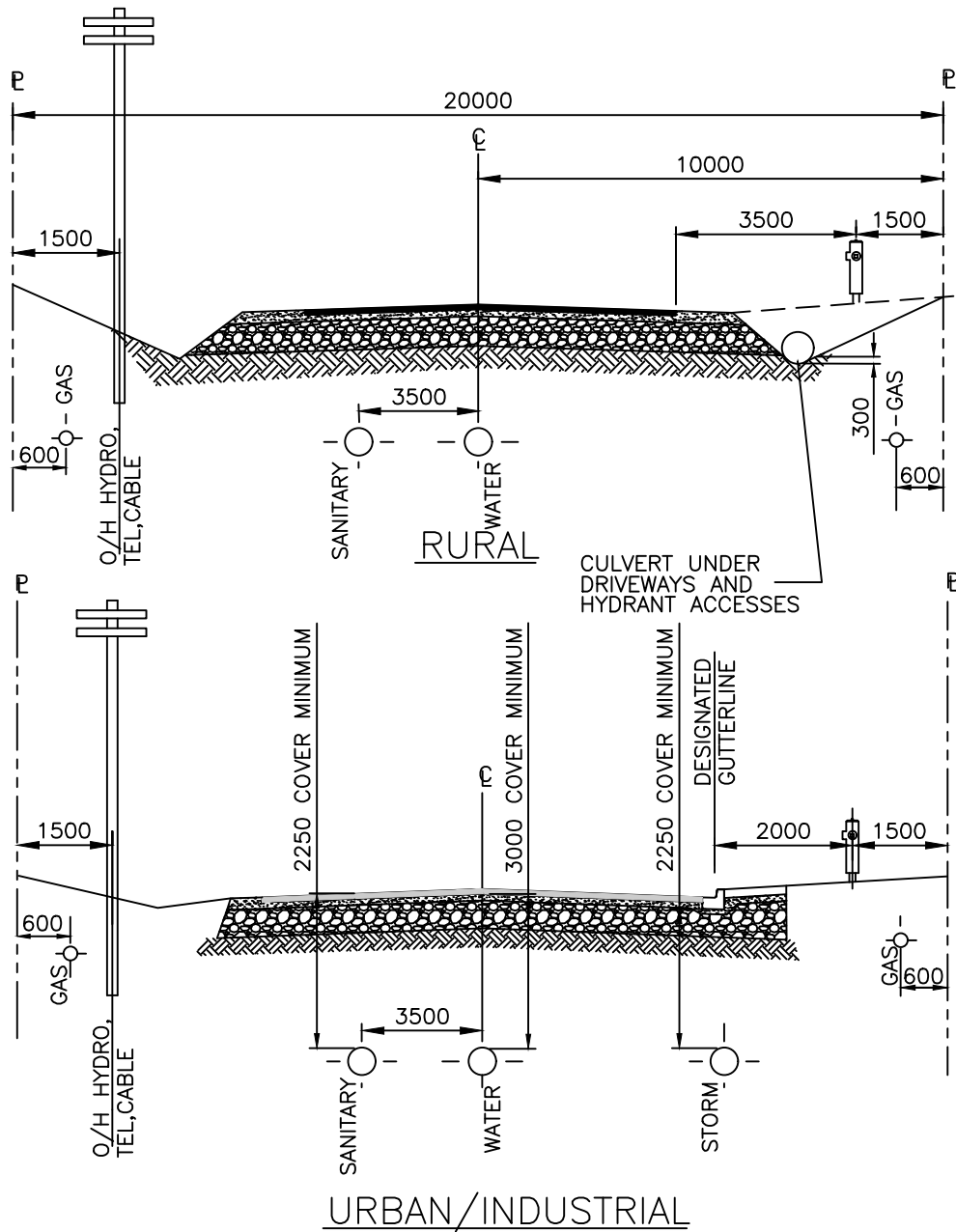
DRAWING NUMBER

G7



UTILITY LOCATION COLLECTOR (20m ROAD)

G8



- NOTES:**
1. IF CLEAR SPACING BETWEEN SANITARY SEWER AND WATER PIPES OR STORM SEWER AND WATER PIPES IS LESS THAN 3m THEN ALL JOINTS MUST BE HEAT SHRINK WRAPPED, UNLESS OTHERWISE APPROVED BY DIRECTOR.
 2. FOR PARALLEL CONDUITS MAINTAIN 300mm MINIMUM CLEAR SPACING BETWEEN POWER AND COMMUNICATION CONDUITS. REFER TO CODE OR UTILITY COMPANY STANDARDS FOR MINIMUM SPACING AT CONDUIT CROSSINGS.
 3. SEE DWG. R3 FOR ROAD DETAILS
 4. SEE DWG. G7 FOR MAIN COVER DEPTHS.

2026

DATE OF REVISION
MAY 2026

REVISION NUMBER
0

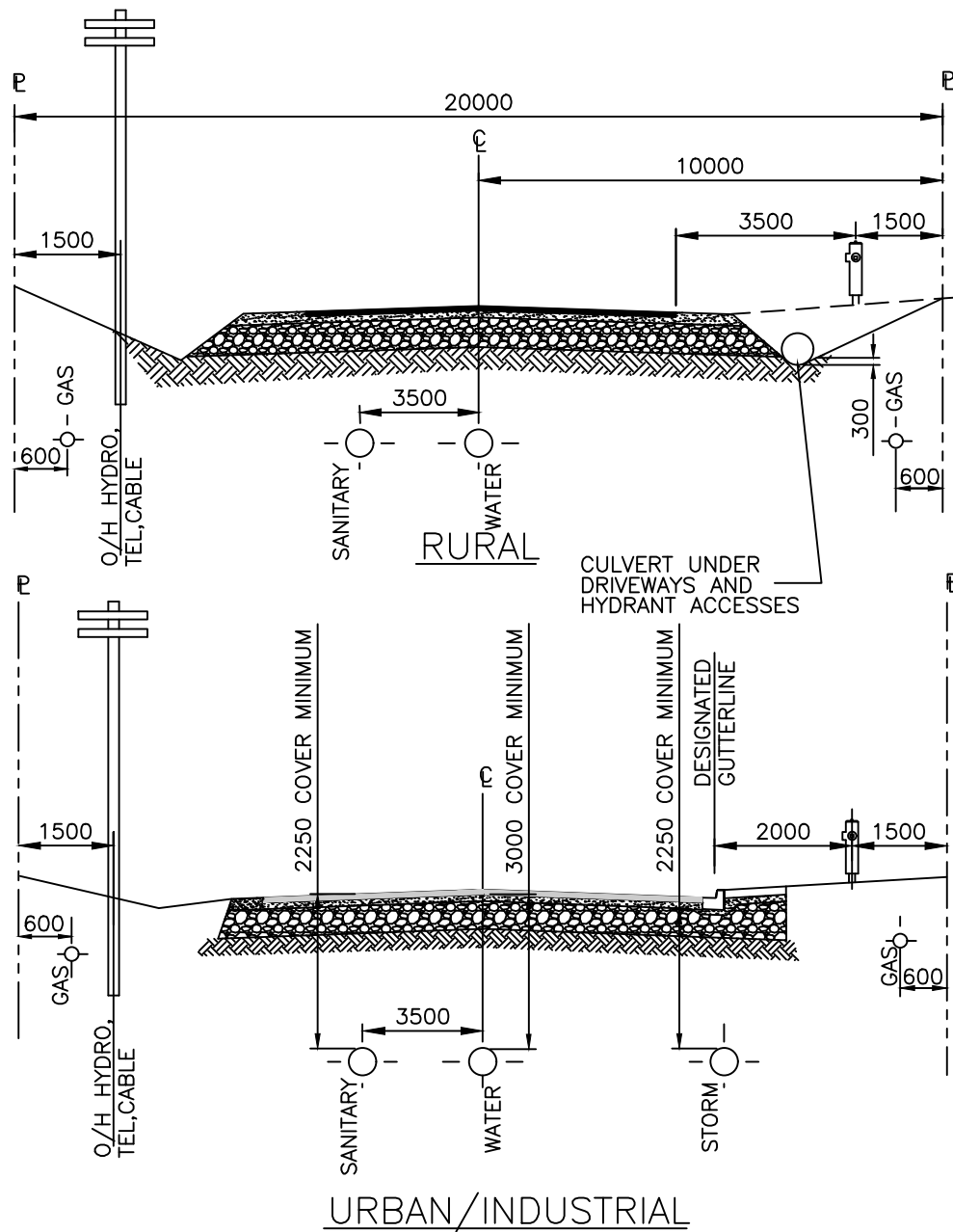
SCALE
N.T.S.

DRAWING NUMBER
G8



UTILITY LOCATION ARTERIAL (20m ROAD)

G9



- NOTES:**
1. IF CLEAR SPACING BETWEEN SANITARY SEWER AND WATER PIPES OR STORM SEWER AND WATER PIPES IS LESS THAN 3m THEN ALL JOINTS MUST BE HEAT SHRINK WRAPPED, UNLESS OTHERWISE APPROVED BY DIRECTOR.
 2. FOR PARALLEL CONDUITS MAINTAIN 300mm MINIMUM CLEAR SPACING BETWEEN POWER AND COMMUNICATION CONDUITS. REFER TO CODE OR UTILITY COMPANY STANDARDS FOR MINIMUM SPACING AT CONDUIT CROSSINGS.
 3. SEE DWG. R4 FOR ROAD DETAILS
 4. SEE DWG. G7 FOR MAIN COVER DEPTHS.

2026

DATE OF REVISION

MAY 2026

REVISION NUMBER

0

SCALE

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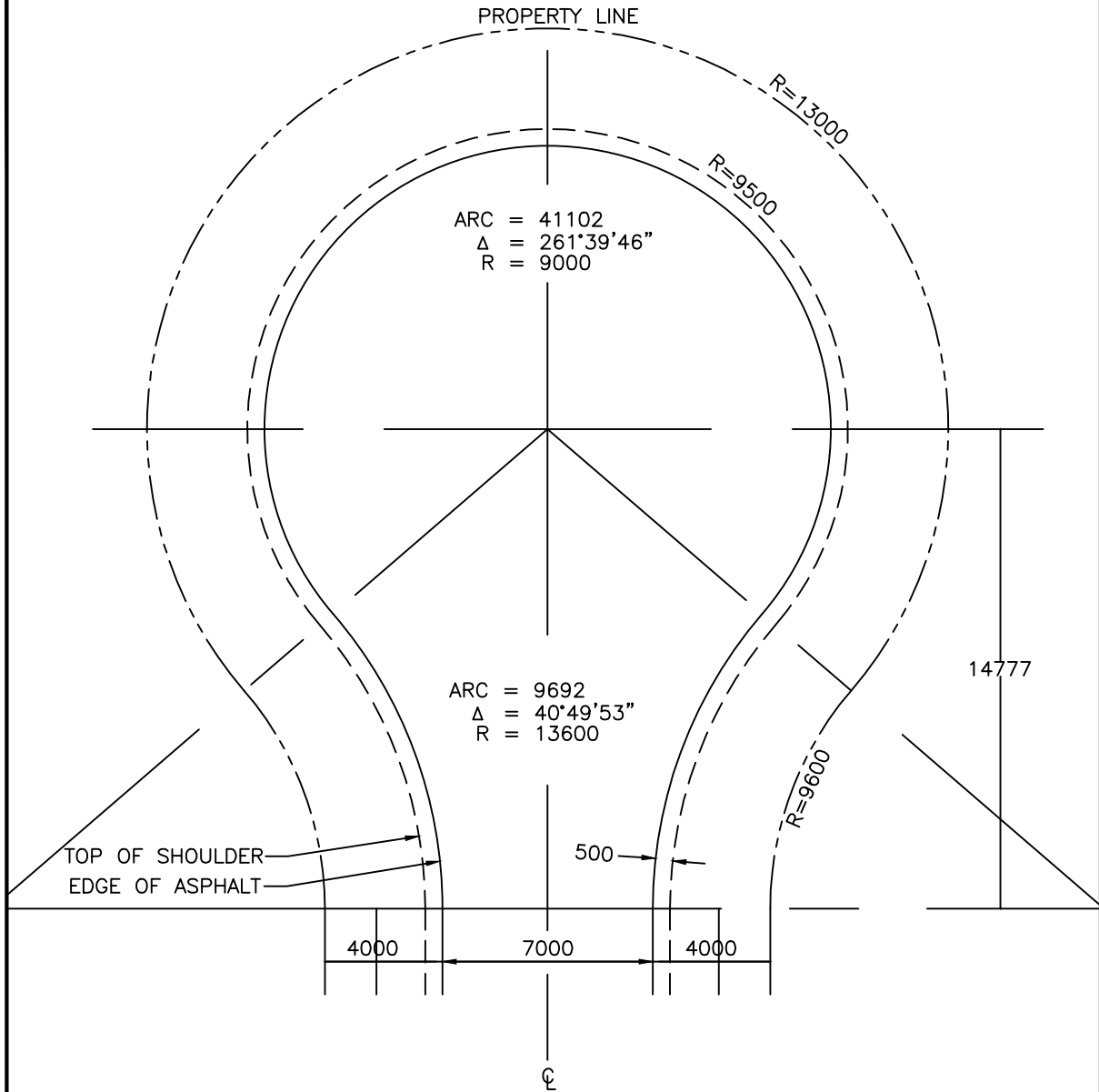
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G9



LOCAL CUL-DE-SAC

R12



NOTE:

THIS STANDARD APPLIES ONLY TO SUBDIVISION
DEVELOPMENT WHERE CURB AND GUTTER IS NOT
REQUIRED

2026

DATE OF REVISION	REVISION NUMBER	SCALE	DRAWING NUMBER
MAY 2026	0	N.T.S.	R12