

## VAN ANDA IMPROVEMENT DISTRICT

### BYLAW 173 – Subdivision and Other Development Water Regulation

A bylaw regulating subdivision and other land development that is being proposed for connection to the improvement district's water system.

The trustees of the Van Anda Improvement District enact as follows:

#### INTERPRETATION

1. In this bylaw:

- 1) "applicant" means the owner of property, or the authorized agent of the owner, who has submitted a completed application for the subdivision or other development of land to which water may be supplied by the District.
- 2) "District" means the Van Anda Improvement District.
- 3) "land development" includes but is not limited to amalgamation of small lots that make up previously undeveloped blocks of land
- 4) "subdivide" in this document includes land development as defined in item (3)
- 5) "subdivision" means a subdivision as defined in the *Land Title Act* or the *Strata Property Act*.
- 6) "standards" means the District's water system construction and design standards attached as Schedule "B" to this bylaw.
- 7) "District's system" means the water distribution system including all works owned and operated by the District.
- 8) "trustees" means the trustees for the District.
- 9) "works" means any structures, including pipes, and all attachments, fittings, and facilities for the storage, supply, conveyance, treatment, and distribution of water.

#### OTHER ENACTMENTS

2. Nothing contained in this bylaw will relieve any person from responsibility for seeking out and complying with other enactments applicable to their undertaking.

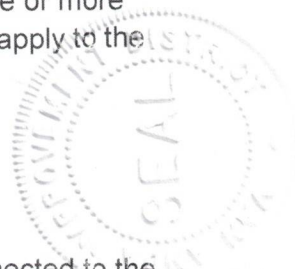
#### GENERAL PROHIBITION

3. Land that is connected to the District's system, or is proposed for connection to the District's system, must not be subdivided contrary to this bylaw.

#### APPLICATION

4.

- 1) An owner of land who proposes to subdivide land and wishes to connect one or more parcels to be created by the land development to the district's system must apply to the District by delivering to the District:
  - (i) the form prescribed as Schedule "A" to this bylaw.
  - (ii) the plans and other information specified in Schedule "A".
  - (iii) a development application fee of \$ 200.
- 2) Every application for development of land that will create a parcel to be connected to the District's System must include a calculation of the peak hourly water demand and pressure



requirement for the ultimate development of the parcels and sufficient information, plans and drawings for the District to determine whether the proposed works comply with this bylaw.

#### GENERAL PROVISION

- 5.
- 1) The trustees may refuse to approve the proposed development where:
    - (a) the proposed development does not comply with the provisions of this and other applicable bylaws of the District;
    - (b) one or more parcels to be created by the development are to be connected to the District's system and the District has an insufficient water supply to provide such parcels with a supply of water.
  - 2) For the purpose of (1)(b), the demand that would be placed on the District's system as a result of the proposed development will be calculated having reference to the peak hourly water demand and pressure requirement for the ultimate development of the parcels or provided under section 4(2).

Despite subsection (1), an application may be approved where the owner of the land provides to the District with a reasonable proposal to increase the supply capacity of the District's system so that it is capable of providing the parcels to be created by the development with a sufficient supply of water.

#### CONSTRUCTION OF WORKS WITHIN A DEVELOPMENT

- 6.
- 1) Subject to section 700 of the *Local Government Act*, an owner of land who proposes to subdivide the land must:
    - (a) provide, locate, and construct a water distribution system within the development;
    - and
    - (b) arrange connection of the water distribution system to the District's system in accordance with the Standards.
  - 2) The cost of providing, locating and constructing the water distribution system and connecting the water distribution system to the District's System must be paid completely by the owner of land providing the Works.
  - 3) The costs referred to in paragraph (2) include the cost of all permits, inspections, engineering costs and other costs related to the proposed development.

#### CONSTRUCTION OF WORKS IN ADJACENT HIGHWAYS

7. In addition to the requirements of section 6, the Board of Trustees of the District may also, by resolution, require that an owner of land provide works and services in accordance with the Standards, on that portion of a highway immediately adjacent to the site being subdivided or developed up to the centre line of the highway, in accordance with section 700 of the *Local Government Act*.

#### CONSTRUCTION OF EXTENDED SERVICES

8. Where the Board of Trustees requires that an owner of land provide excess or extended services under section 701 of the *Local Government Act*, the District will determine the proportion of the cost

of the extended or excess service which will be borne by the applicant in accordance with the *Local Government Act* and any policy regarding latecomer charges approved by the Board of Trustees.

#### EXTENSION OF WORKS AND SERVICES

- 9.
- 1) All works required to be installed under section 6 must be installed along the full frontage of the land being subdivided or developed unless the lands beyond the land being subdivided or developed are incapable of further subdivision or development, as determined by the District.
  - 2) For the purpose of subsection (1) lands are not incapable of further subdivision or development by reason only that an amendment to an enactment of a local government or the District would be necessary to permit further subdivision or development.

#### TRANSFER OF WORKS TO DISTRICT

- 10.
- 1) An owner of land who has installed works under this agreement must:
    - (a) transfer the works to the District and,
    - (b) where any part of the works transferred to the District are located on lands owned by any person other than the District or within a highway, provide a statutory right of way agreement for the works in a form acceptable to the District, naming the District as transferee with priority over any financial encumbrances registered against the title to the land.
  - 2) An owner who transfers works to the District must
    - (a) remedy all defects in the Works for one year following the date of water being turned on; and
    - (b) deposit with the District an irrevocable standby letter of credit as security for the performance of the owner's obligations under (a). The letter of credit must be for an amount determined by the Board after application review and valid for at least one year from the date of water being turned on.

#### COPIES OF PERMITS

11. The owner required to install Works under this bylaw must provide to the District a copy of the construction permit for the Works issued by the Ministry of Health, unless a permit is not required.

#### CONNECTION CHARGES

12. No person may connect any parcel to the District's System without paying all applicable charges in accordance with the District's bylaws.

#### APPROVAL PERIOD

- 13.
- 1) Subject to changes in an enactment which may affect land development, approval of a subdivision or other development under this bylaw will be valid for a period of six months.
  - 2) An approval under this bylaw must not be interpreted as limiting the function or authority of the Approving Officer under section 87 of the *Land Title Act*.

VIOLATION

14. A person who does any act or suffers or permits any act to be done in contravention of this bylaw or who neglects to do or refrains from doing any act or thing which is required to be done by this bylaw, commits an offence.

PENALTY

15. A person who commits an offence under this bylaw is liable on summary conviction to a penalty in accordance with the *Offence Act*.

SEVERABILITY

16. If any section, subsection, sentence, clause, or phrase of this bylaw is for any reason held to be invalid by the decision of any court, such section, subsection, sentence, clause, or phrase may be severed from the remaining portion of this bylaw with the remaining portions of the bylaw remaining valid and of full force and effect.

INSPECTION AND RIGHT OF ACCESS

17.

- 1) The trustees, or an officer or employee of the District may enter at all reasonable times upon land subject to this bylaw, to ascertain whether the provisions of the bylaw are being obeyed, provided that:
  - (a) consent to inspect the land is obtained from the owner or occupier of the land, or;
  - (b) where such consent has been refused, written notice of the intent to inspect is given to the owner or occupier no less than 24 hours prior to the time of inspection.
- 2) No person will obstruct or prevent a person referred to in paragraph (1) from carrying out any of the provisions of this bylaw.

REPEAL

18. Subdivision Bylaw No. 8 is repealed.

CITATION

19. This bylaw may be cited as the "Subdivision Water Regulation Bylaw No. 173.

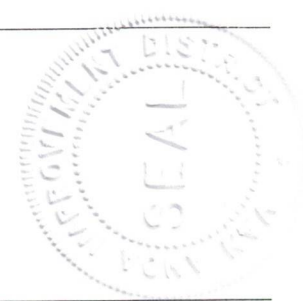
INTRODUCED and given first reading by the Trustees on January 18, 2023.

RECONSIDERED and finally passed by the Trustees on January 18, 2023.

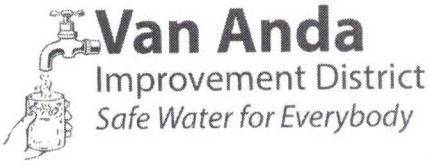
Chair of the Trustees 

I hereby certify that this is a true copy of Bylaw No. 173

Administrator 







**Contact Information for Registered Property Owner(s):**

Name (please print): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Property Owner(s): \_\_\_\_\_

**Note: Letter of Authorization from all Registered Owner(s) required if application not signed**

**Contact Information for Applicant (if different than Owner):**

Name (please print): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

By signing this application form, I attest that the information provided on this and any supplemental application forms is true and correct to the best of my knowledge. I understand that any material falsehood or omission of a material fact made by the applicant or owner with respect to this application may result in the application(s) being refused or cancelled. I certify that this application is being made with the full knowledge and consent of all owners of the property in question.

Signature of Applicant: \_\_\_\_\_

This application will be reviewed by the Board of Trustees.  
Additional or revised information may be requested.

Submit complete applications and required information to [contact@vananda-id.ca](mailto:contact@vananda-id.ca)  
(paper copies to VAID, Box 115 Van Anda BC V0N 1W0)



### Checklist of required information:

- Description of the proposed subdivision or other development including intended use or development of the proposed lots;
- Accurate drawings of proposed subdivision or development including:
  - North arrow and scale;
  - Area & dimensions of all existing & proposed lots including adjacent properties;
  - Location of all buildings and structures on the property including distances from existing and proposed parcel lines (identify any structures to be removed in conjunction with development);
  - Location of all existing and proposed roads and driveways, including dimensions, grades, and surface materials;
  - Location of all existing and proposed utilities and service connections - water, sanitary sewer, storm sewer, ditches, culverts, etc.;
  - Location of existing and proposed BC Hydro electrical lines, Fortis BC natural gas lines, telecommunication lines);
  - Location of existing and proposed right-of-ways, easements and covenant areas;
  - Topographic information (contours, natural boundary of any watercourses, steep slopes and geotechnical setback lines, rock outcroppings, etc.);
  - Maps and photographs showing proposed development in context of adjacent properties, land uses, structures, and roads; and
  - Completed application form signed by the applicant and the registered owners (or a separate letter of authorization signed by the registered owners);
- Current PDF copy of State of Title Certificate and PDF copies of any covenants, easements, statutory right-of-ways or other charges registered on title; and
- Application fees.

NOTE: Incomplete applications will not be processed until all required information is provided.



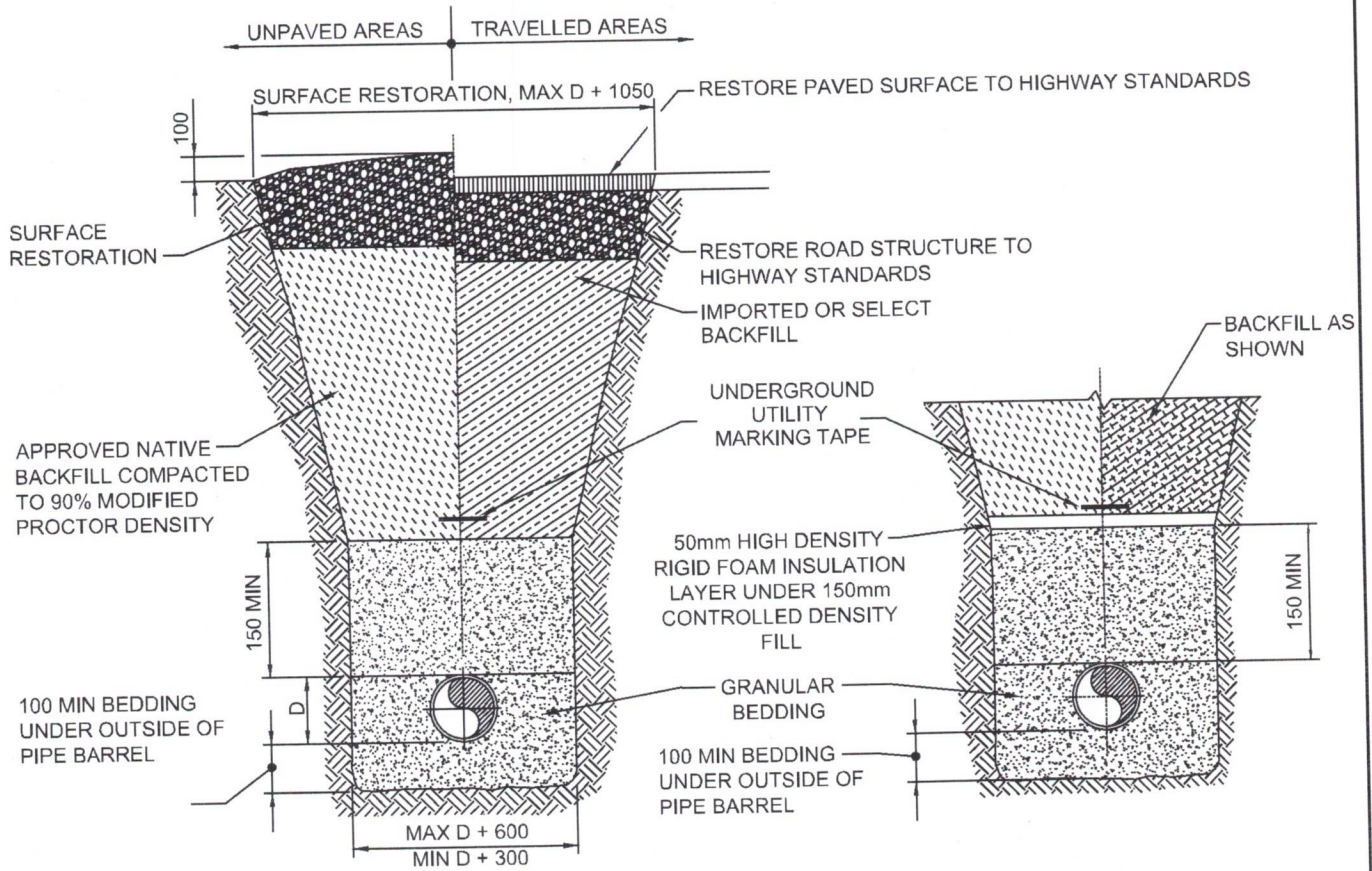
# SCHEDULE B to Bylaw 173 - Water System Construction and Design Standards

## STANDARD DRAWINGS

<b>Standard Drawing No.</b>	<b>Description</b>
W1	Trench Details
W5	Gate Valve
W7	Fire Hydrant Assembly
W9	Thrust Block Details
W10	Thrust Block Details
W11	Mechanical Thrust Restraint Applications
W13	Air Valve
W16	190 mm (3/4") Metered Water Service
W18	Standard Concrete Service Box







**BEDDING DETAIL**

**DETAIL WHERE MINIMUM COVER CANNOT BE ATTAINED**

<u>BEDDING</u>		25mm MINUS CRUSHED ROAD BASE MATERIAL OR APPROVED EQUAL PLACED IN LAYERS NOT EXCEEDING 150mm. COMPACT BY SLICING WITH A SHOVEL OR BY USING A TAMPING BAR BEDDING TO BE COMPACTED TO MIN 95% MODIFIED PROCTOR DENSITY
<u>IMPORTED OR SELECT BACKFILL</u>		EXCAVATED STABLE GRANULAR MATERIAL CONTAINING NO CLAY, NO STONES OR FRAGMENTS LARGER THAN 75mm, NO ROOTS, STUMPS OR OTHER ORGANIC MATERIAL, COMPACTED TO MIN 90% MODIFIED PROCTOR DENSITY
<u>APPROVED NATIVE BACKFILL</u>		EXCAVATED MATERIAL APPROVED BY ENGINEER FREE OF STONES LARGER THAN 300mm & FREE OF ROOTS OR OTHER ORGANIC MATERIAL COMPACTED TO MIN 90% MODIFIED PROCTOR DENSITY
<u>GRANULAR BASE</u>		CRUSHED GRAVEL 25mm MINUS OR APPROVED EQUAL AS PER DESIGN DRAWINGS COMPACTED TO MIN 90% MODIFIED PROCTOR DENSITY

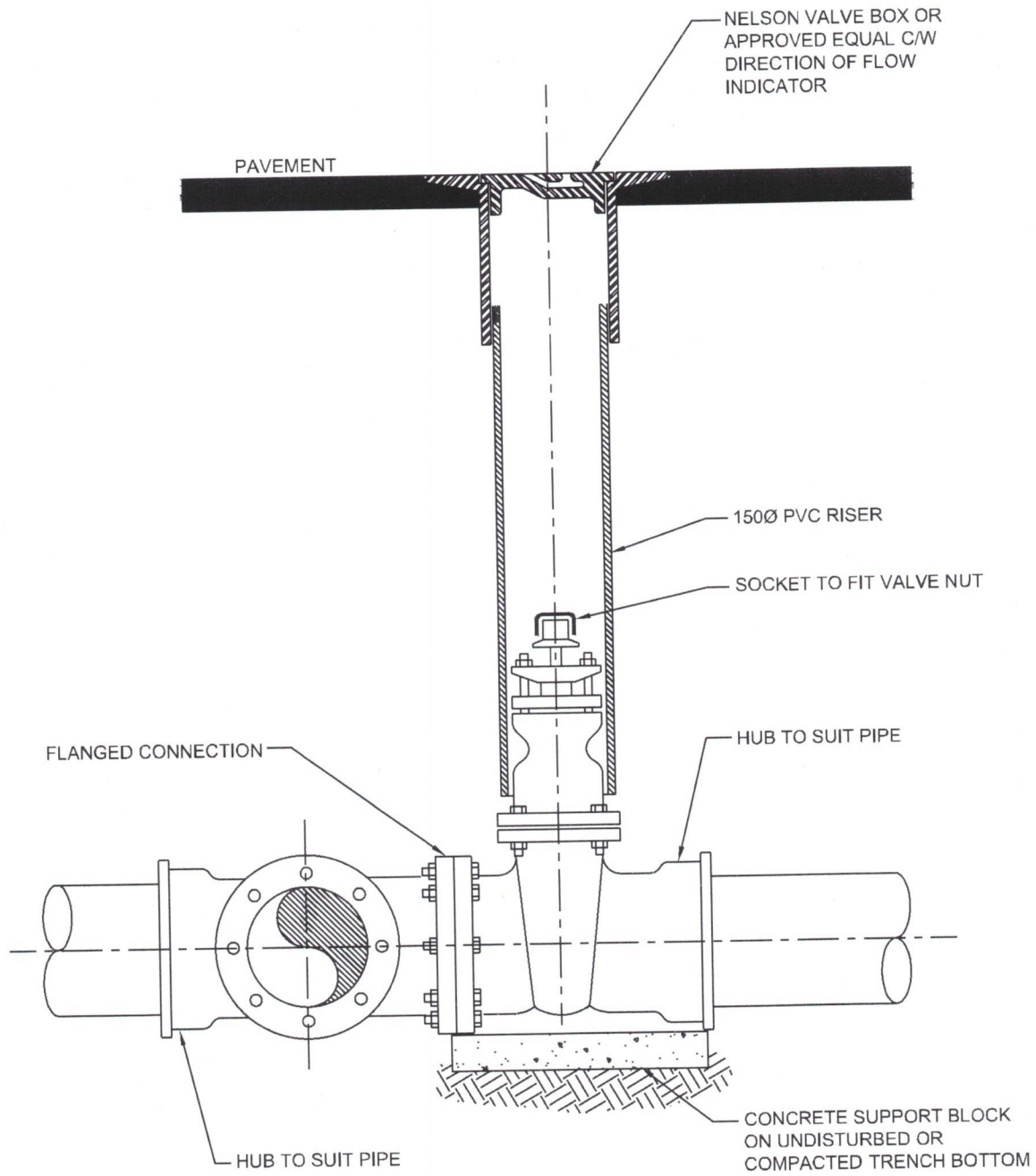
**NOTES:**

1. ALL UNITS INDICATED ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. SURFACE RESTORATION TO BE AS PER DESIGN DRAWINGS
3. WORKS TO BE COMPLETED AS PER HIGHWAY'S CURRENT STANDARD
4. D = OUTSIDE PIPE DIAMETER

SCALE: NTS  
DATE LAST REVISED: MAY 2021

TITLE: **TRENCH DETAILS**

DRAWING No. **W1**



SCALE: NTS

TITLE:

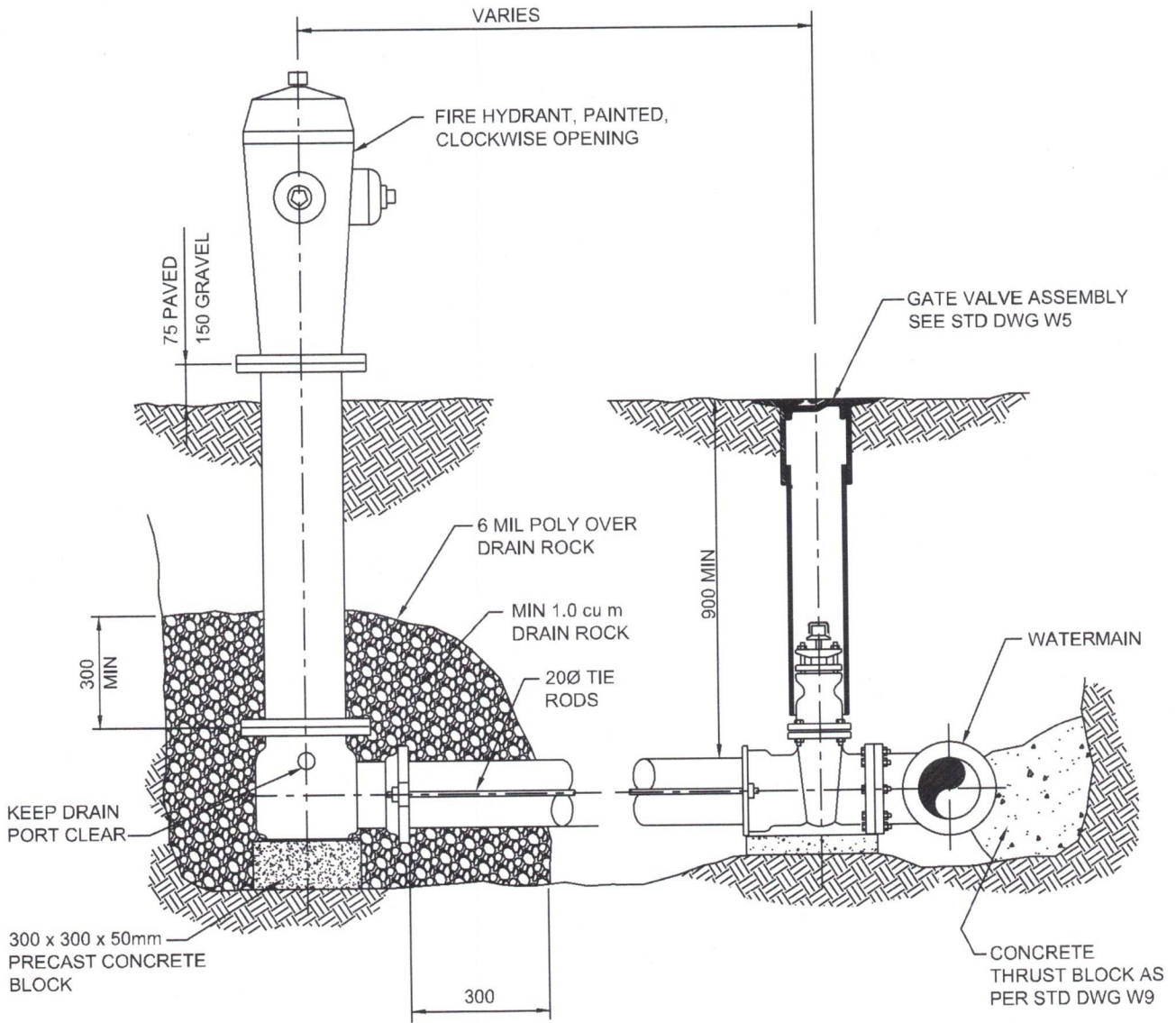
# GATE VALVE

DRAWING No.

W5

DATE LAST REVISED:  
MAY 2021

VAN ANDA IMPROVEMENT DISTRICT



NOTES:

1. DRAIN ROCK TO BE CLEAN CRUSHED ROCK
2. TIE RODS
3. SHEET POLYETHYLENE (6 MIL) INTERFACE REQUIRED BETWEEN CONCRETE & FITTINGS
4. CONCRETE THRUST BLOCK AS SPECIFIED FOR A 150Ø CAP FITTING TO BE INSTALLED AT BASE OF HYDRANT WHEN DISTANCE BETWEEN HYDRANT AND VALVE EXCEEDS 2.4m

SCALE: NTS

TITLE:

**FIRE HYDRANT ASSEMBLY**

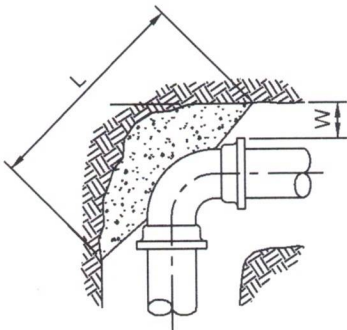
DRAWING No.

**W7**

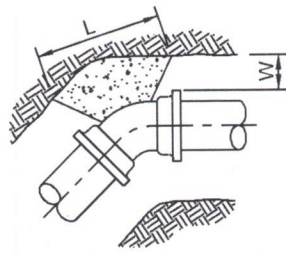
DATE LAST REVISED:

MAY 2021

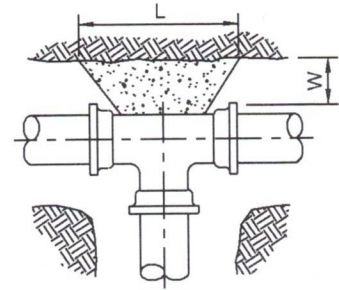
VAN ANDA IMPROVEMENT DISTRICT



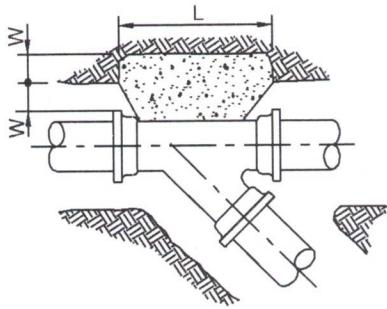
90° BEND



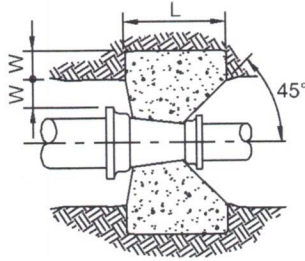
45° BEND



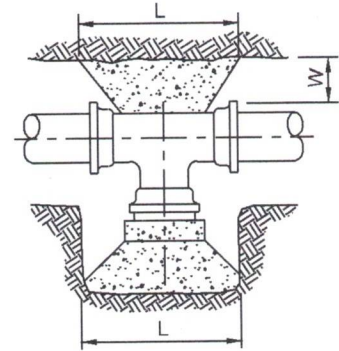
TEE



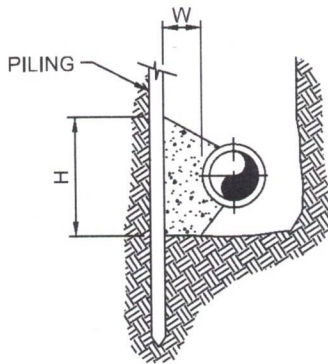
WYE



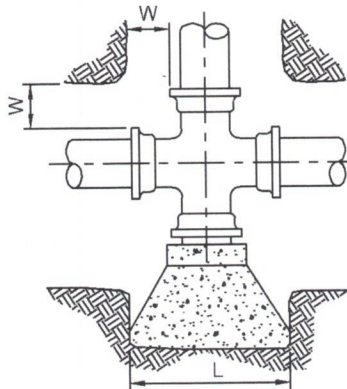
REDUCER



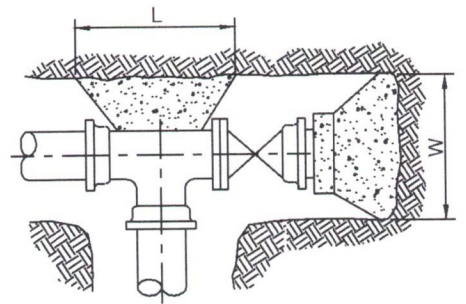
TEE WITH PLUG



THRUST PILING



CROSS WITH PLUG



TEE WITH VALVE

NOTES:

1. ALL UNITS INDICATED ARE IN MILLIMETRES UNLESS OTHERWISE NOTED
2. PILING TO BE CREOSOTED PLANKS, DRIVEN PRIOR TO EXCAVATION
3. PILING TO BE USED ONLY BELOW THE PERMANENT WATER TABLE WHERE GROUND CANNOT BE EXCAVATED TO FREE STANDING UNDISTURBED SOIL

SEE STANDARD DRAWING W10 FOR TABLE OF THRUST AND SOIL LOAD BEARING SPECIFICATIONS

SCALE: NTS

TITLE:

**THRUST BLOCK DETAILS**

DRAWING No.

**W9**

DATE LAST REVISED:  
MAY 2021

VAN ANDA IMPROVEMENT DISTRICT

### MINIMUM THRUST AREAS

TYPE OF FITTING	FITTING SIZE	OUTSIDE FITTING BEARING FACE	RECESS TRENCH WALL	LENGTH	HEIGHT
	D	W	W	L	H
90° BEND	150 or less	300		920	460
	200	350		1070	610
	250	380		1450	760
	300	400		1650	920
45° BEND	150 or less	300		400	460
	200	350		610	610
	250	380		760	760
	300	400		920	920
22 1/2° BEND	150 or less	300		460	230
	200	350		610	300
	250	380		840	460
	300	400		920	460
TEE	150 or less	300		610	460
	200	350		760	610
	250	380		990	760
	300	400		1220	920
CROSS	150 or less	300		610	460
	200	350		760	610
	250	380		990	760
	300	400		1220	920
45° WYE	150 or less	300	300	460	460
	200	350	400	610	610
	250	380	500	760	760
	300	400	600	920	920
REDUCER	150 or less	300	350	460	460
	200	350	200	610	610
	250	380	250	760	760
	300	400	300	920	920
CAPS & PLUGS (IF NOT BELTED)	150 or less	300		460	460
	200	350		610	610
	250	380		760	760
	300	400		920	920

**NOTES:**

1. AREAS APPLY TO FITTINGS AT 1030 KPa PRESSURE AND SOILS WITH MINIMUM BEARING CAPACITY OF 96 KPa (NOT TO BE USED FOR SOFT CLAY, MUCK, PEAT etc)
2. DIMENSIONS APPLY TO THE LARGER END OF REDUCING FITTINGS
3. ALL DIMENSIONS ARE IN MILLIMETRES

SCALE: NTS

TITLE:

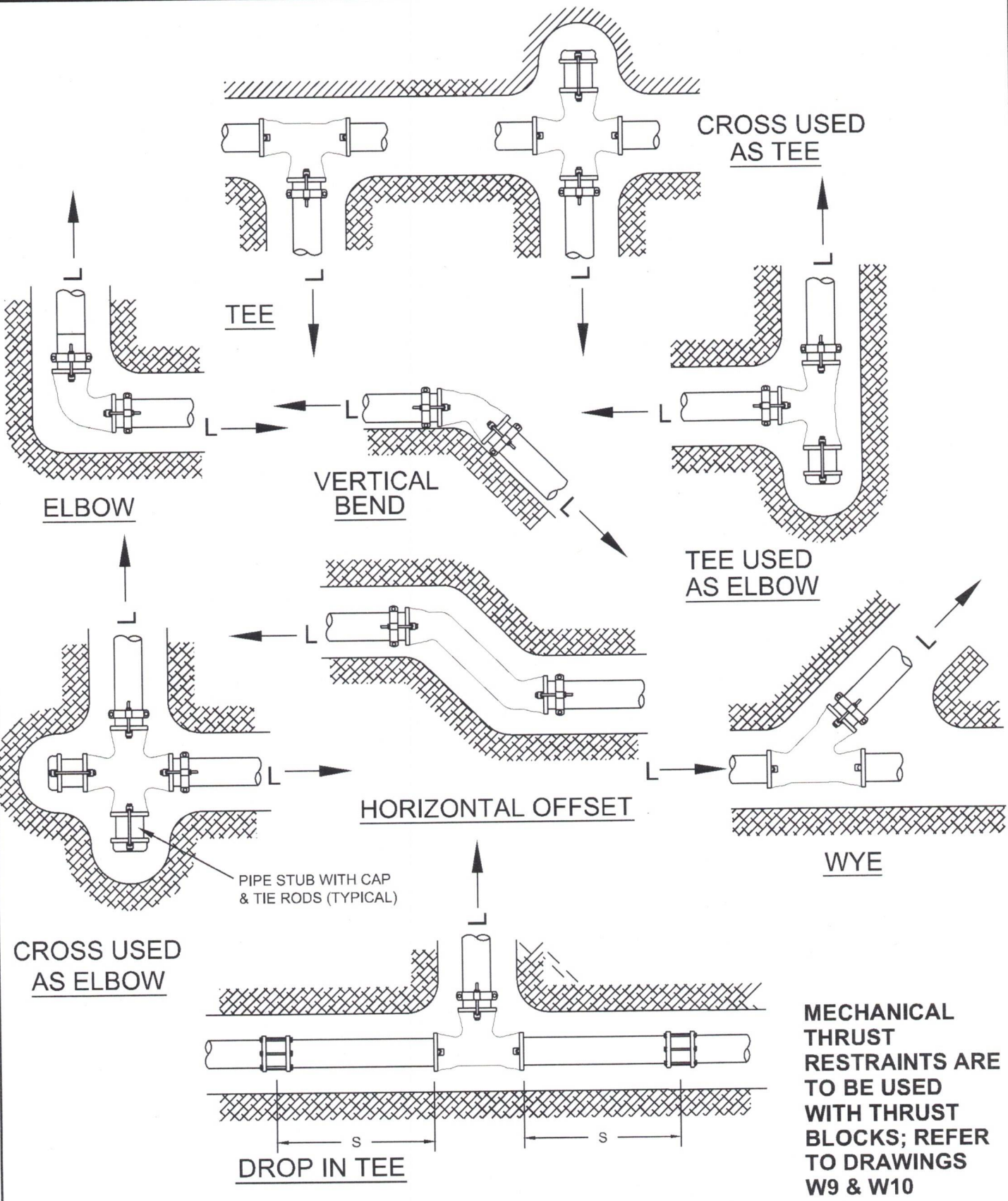
## THRUST BLOCK DETAILS

DRAWING No.

## W10

DATE LAST REVISED:  
MAY 2021

VAN ANDA IMPROVEMENT DISTRICT



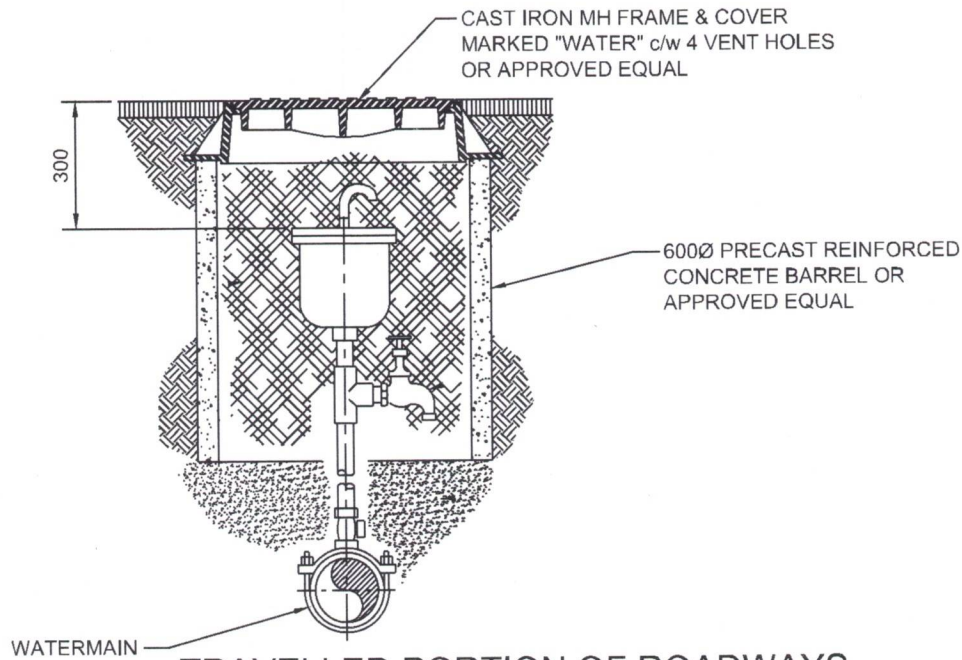
**MECHANICAL THRUST RESTRAINTS ARE TO BE USED WITH THRUST BLOCKS; REFER TO DRAWINGS W9 & W10**

SCALE: NTS  
 DATE LAST REVISED: MAY 2021

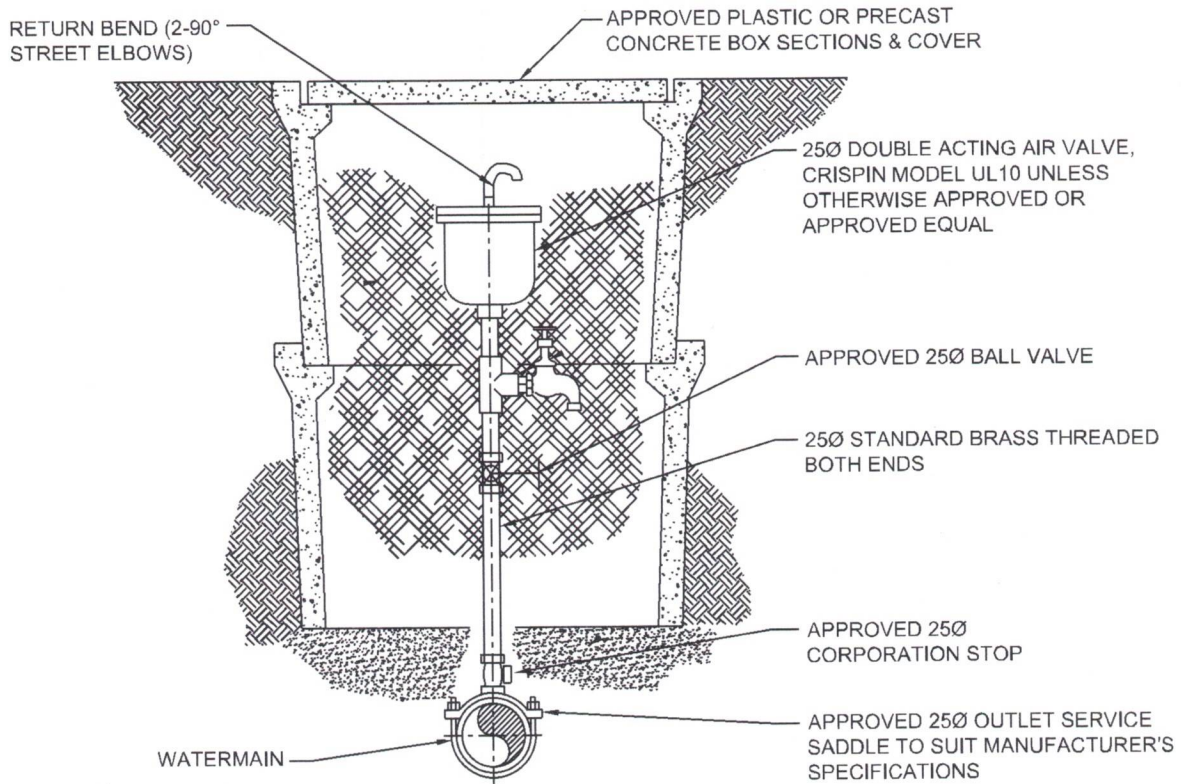
TITLE: **MECHANICAL THRUST RESTRAINT APPLICATIONS**

DRAWING No. **W11**

VAN ANDA IMPROVEMENT DISTRICT



**TRAVELLED PORTION OF ROADWAYS**



**UNTRAVELLED PORTION OF ROADWAYS**

**NOTES:**

1. ALL UNITS INDICATED ARE IN MILLIMETRES UNLESS OTHERWISE NOTED

SCALE: NTS  
 DATE LAST REVISED: MAY 2021

TITLE:

**AIR VALVE**

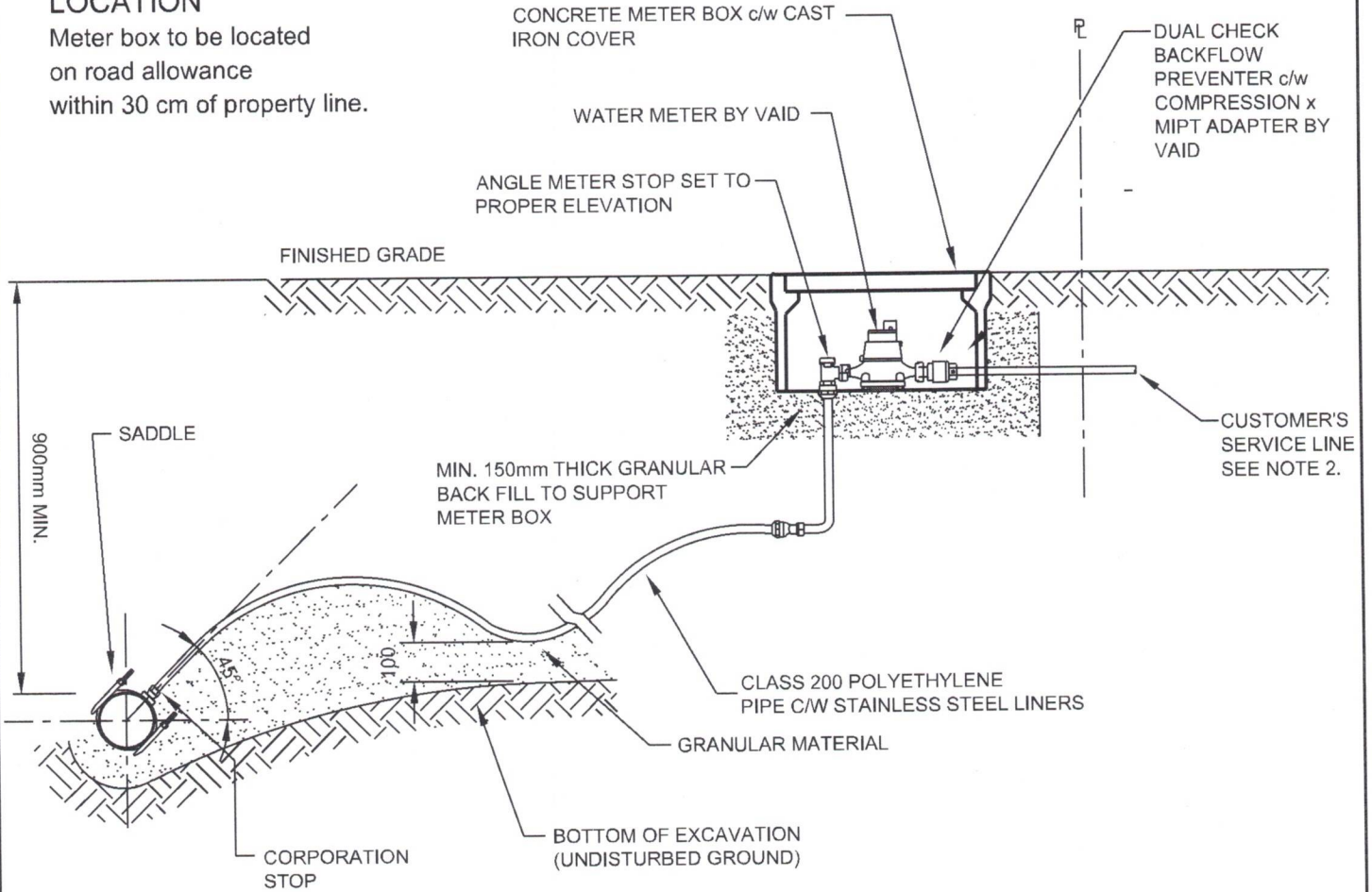
TYPICAL INSTALLATION 100mm - 300mm PIPE

DRAWING No.

**W13**

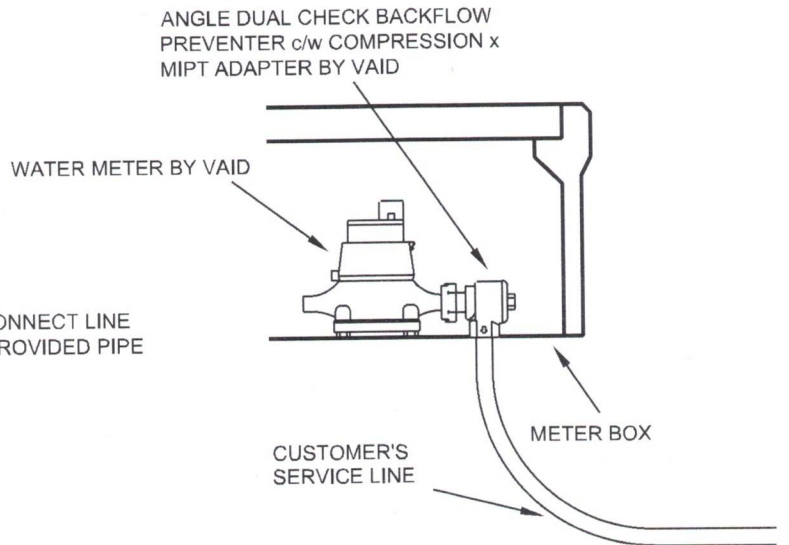
**LOCATION**

Meter box to be located on road allowance within 30 cm of property line.



**NOTES:**

1. ALL MATERIALS MUST BE APPROVED.
2. IF CUSTOMER SERVICE LINE IS ALREADY IN PLACE, CONNECT LINE DIRECTLY TO DUAL CHECK BACKFLOW PREVENTER PROVIDED PIPE IS INSTALLED CORRECTLY.



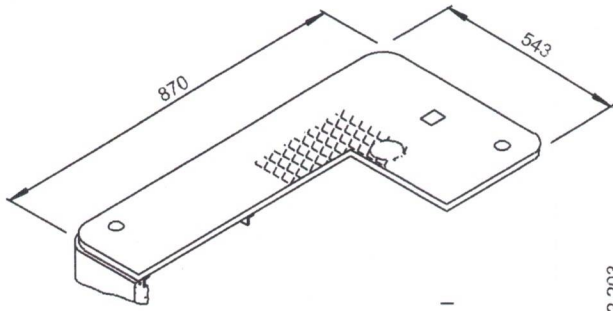
ALTERNATIVE FOR CUSTOMER'S SERVICE LINE ALREADY IN PLACE

SCALE: NTS  
 DATE LAST REVISED: OCT 2022

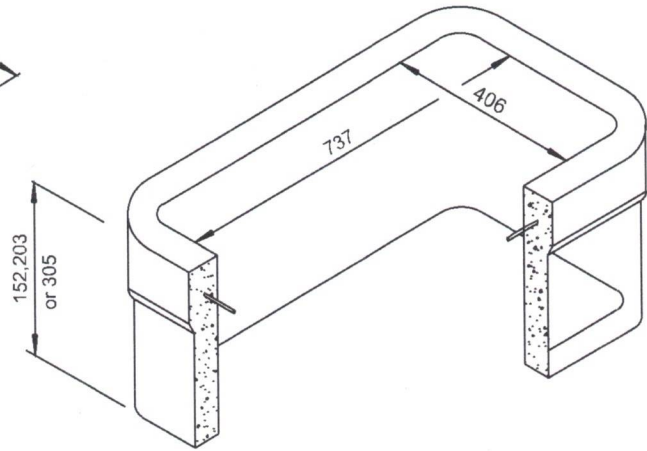
TITLE: **190 METERED WATER SERVICE**

DRAWING No. **W16**

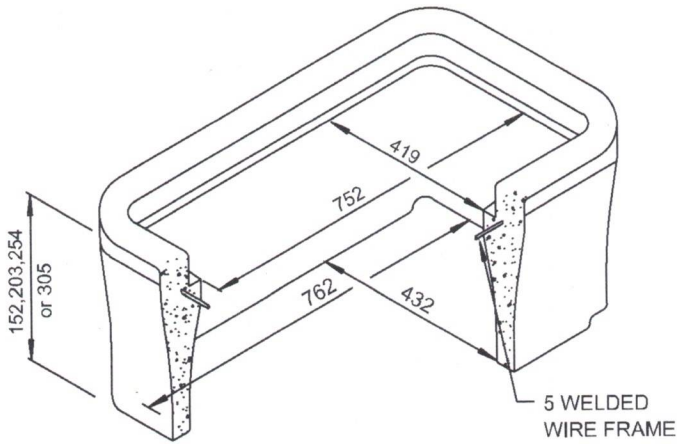




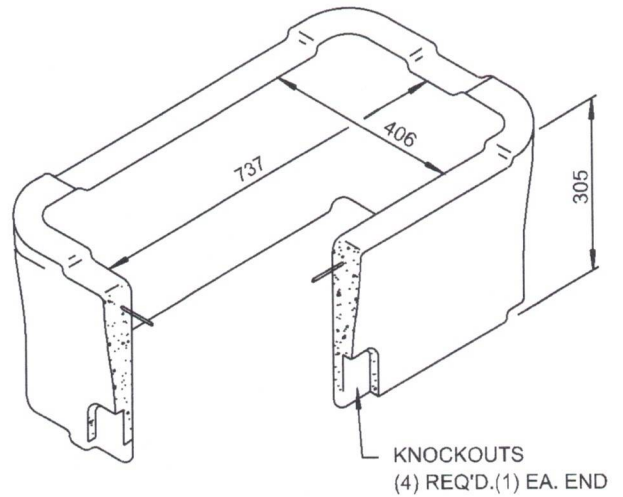
TRAFFIC COVER  
MARKED WATER



EXTENSION



TOP



BOTTOM

NOTES

1. ALL DIMENSIONS IN MILLIMETERS UNLESS SHOWN OTHERWISE
2. ONLY PRODUCTS APPROVED BY THE VAN ANDA IMPROVEMENT DISTRICT WILL BE ACCEPTED FOR INSTALLATION.

SCALE: NTS

DATE LAST REVISED:  
MAY 2021

TITLE:

**STANDARD CONCRETE  
SERVICE BOX**

DRAWING No.

**W18**

VAN ANDA IMPROVEMENT DISTRICT