



Review of Street Lighting Policies & Regulations

OCP Bylaws and
Subdivision Servicing Bylaw

Review of Street Lighting Policies & Regs.

Review Context:

- Review of the Subdivision Servicing Bylaw No. 2000, 2002, has been a multi-year project;
- Regulations reviewed to date include:
 - highways and roads (MoTI jurisdiction);
 - stormwater (MoTI jurisdiction);
 - electrical power, overhead wiring and natural gas;
 - confirmation of water & sewer.

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Statutory Authority:

Under the *Local Government Act* a subdivision servicing bylaw may regulate, amongst other things, the design of:

- sidewalks, boulevards and crossings, transit bays, **street lighting** or underground wiring.

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REGIONAL DISTRICT OF
OKANAGAN-SIMILKAMEEN

SUBDIVISION SERVICING
BYLAW NO. 1567, 1995

Prepared by
Stanley Associates Engineering Ltd.
Kelowna, B.C.
March, 1995

Bylaw History:

- first such bylaw adopted by the Board in 1970 (No. 104 – Area “D” Subdivisions);
- have been six (6) different iterations of this bylaw over past 50 years;
- Street Lighting requirements first introduced in 1995 (Bylaw No. 1567).
- Appear to be based on a municipal template.

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Bylaw History:

Known issues with Bylaw Nos. 1567 & 2000:

- highway widths: authority resides with MoTI;
- road standards: authority resides with MoTI;
- storm water management: authority resides with MoTI;
- confirmation of electrical power: no legislative authority;
- overhead electrical wiring: no legislative authority; and
- natural gas: no legislative authority.

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Bylaw History:

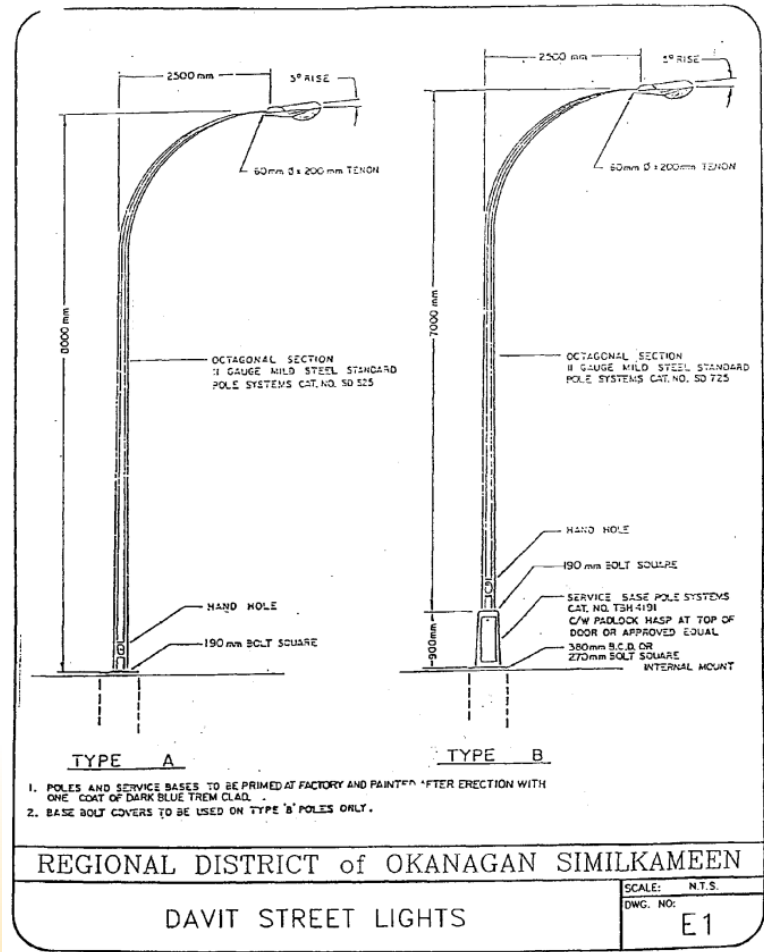
- Legislative authority exists for the Regional District to regulate street lights;
- Is the Subdivision Servicing Bylaw the best way to prioritize street lighting in rural areas?
- Uncommon for other Regional District's to specify Street Lighting requirements in their Subdivision Servicing Bylaw.

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Current Board Policies:

- The Electoral Area OCP Bylaws are silent on the provision of street lighting;
- There are no Board Policies on this issue; and
- The Service Area Establishment Bylaws do not appear to address policy considerations regarding placement.
- As a result, the Subdivision Servicing Bylaw, which is a regulatory document, is setting priorities.

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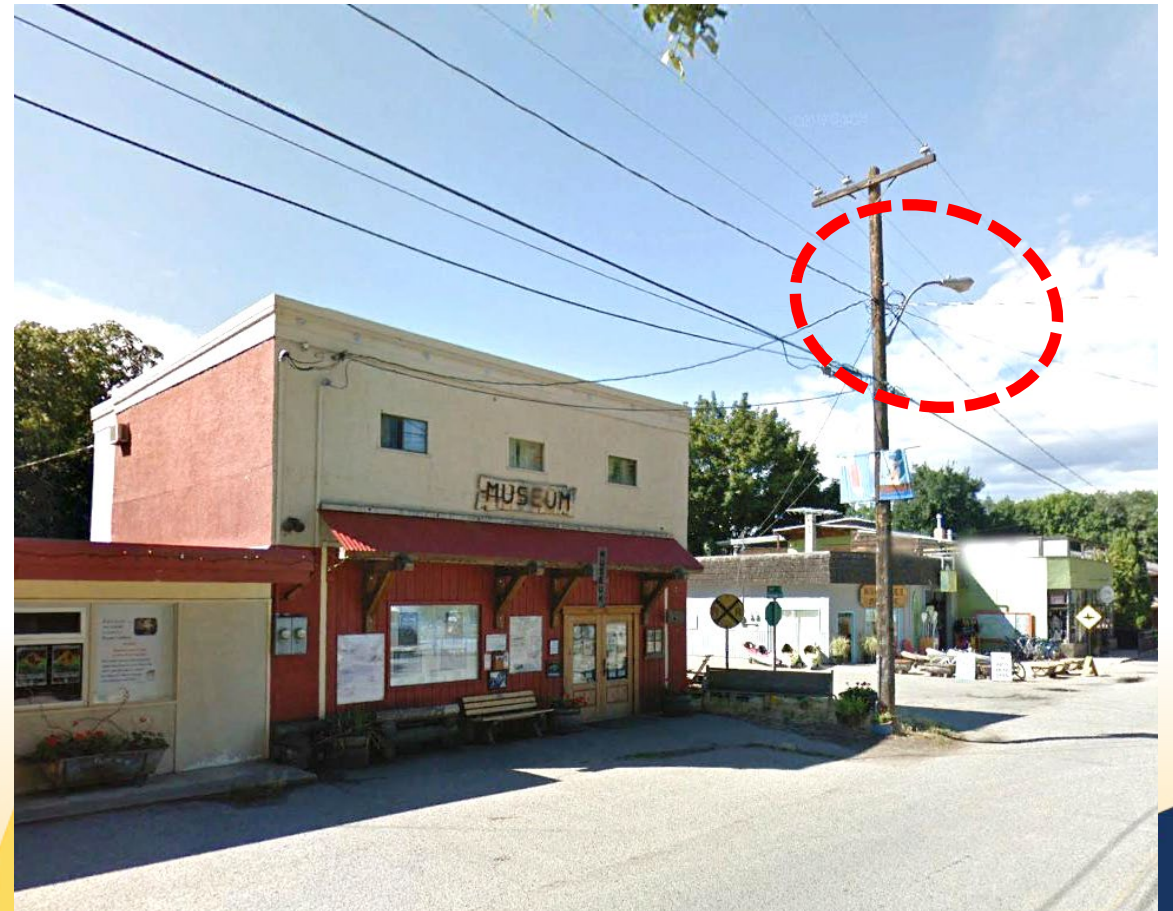
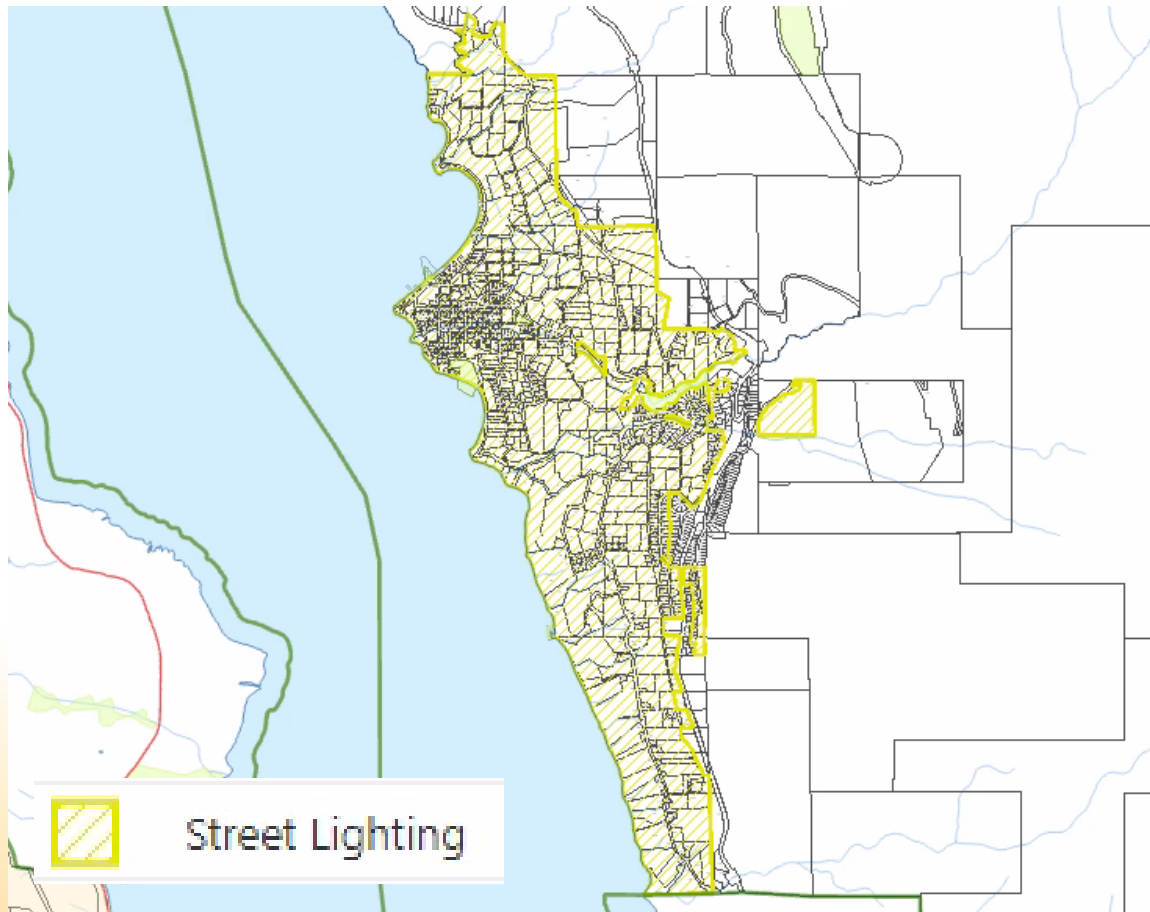


Subdivision Servicing Bylaw:

- Street Lights are required for residential subdivisions and building permits on parcels less than 0.25 ha*.
- Design Criteria includes:
 - Minimum levels of illumination
 - Pole & underground ducting locations
 - Materials; and
 - Installation

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Existing Service Areas: Naramata (Electoral Area “E”)

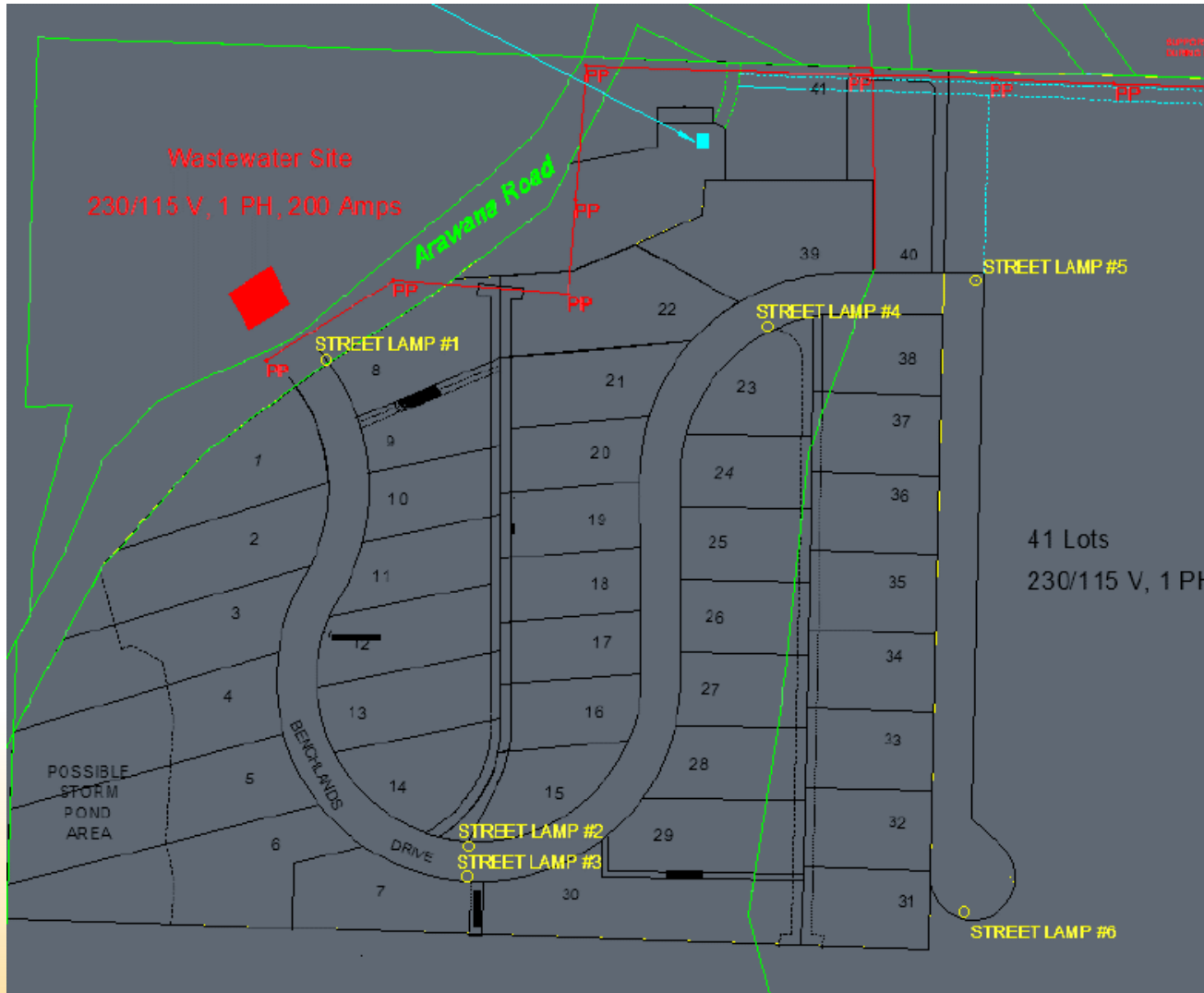


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The Subdivision Servicing Bylaw is requiring the provision of a street light at a location where the next closest street light is 650 metres away.

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The Subdivision Servicing Bylaw is requiring the provision of more street lighting than the developer thinks is appropriate for a rural-residential subdivision.

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Issue:

- The Subdivision Servicing Bylaw *may* be working at cross-purposes to the “rural character” that many Electoral Area OCPs seek to maintain by requiring lighting in areas that *may* not want it.

Recommendation:

- Introduce OCP objectives and policies governing street lights;
- Remove most regulations from the Subdivision Servicing Bylaw.

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Proposed OCP Objective:

- Discourage the creation of street lighting service areas outside of RGS Growth Areas.

Proposed OCP Policies:

- Requests for new street lights within existing service areas to be assessed on the following priority locations:
 - intersections;
 - schools and parks;
 - community mailboxes.
 - transit stops;
 - Town or Village Centre Zone;

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Proposed OCP Policies:

- Support for the conversion of existing, and installation of new lights in the form of energy efficient fixtures (i.e. LED).
- Supports the use of “ornamental” poles and fixtures that have been pre-selected through an “Approved Products List”.



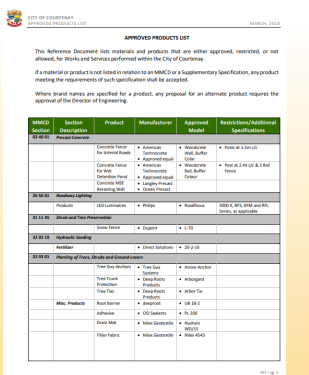
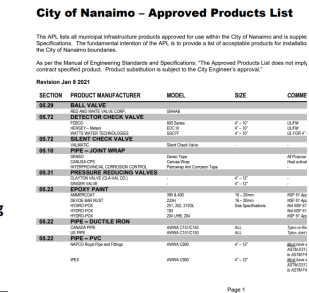
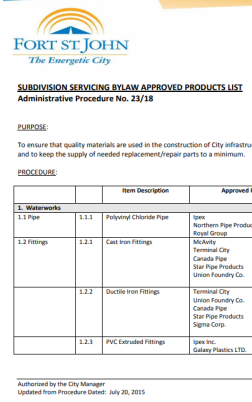
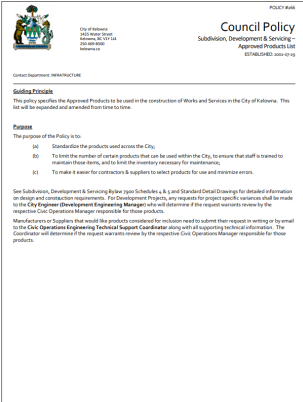
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Proposed Subdivision Servicing Bylaw Regulations:

- Street lights should be designed, installed and otherwise meet the requirements of the authority having jurisdiction (i.e. FortisBC).
- Despite the above, specify that the use of the following for street lighting purposes is prohibited:
 - 1) High Pressure Sodium (HPS) lights; and
 - 2) Ornamental Street Lights not specified on the Approved Products List.



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“Approved Products List”:

- To standardize the products used by the Regional District;
- Limit the number of products used to facilitate the inventory needed for maintenance; and
- To make it easier for suppliers to select products for use and minimize errors.

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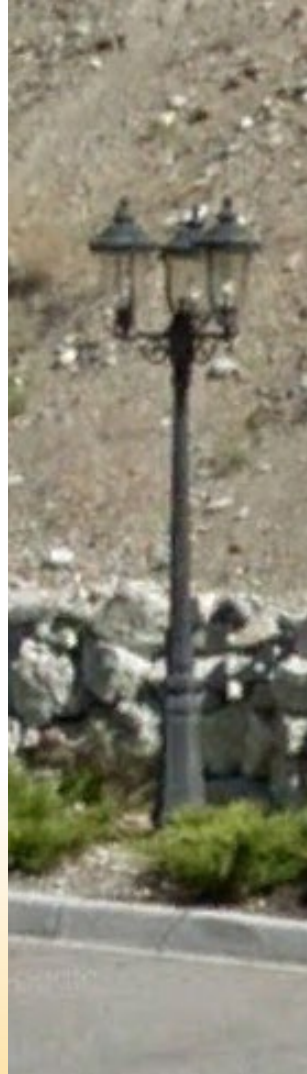


“Ornamental” Street Light



“Overhead” Street Light

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Strata Subdivisions:

- The requirements of a Subdivision Servicing Bylaw for street lighting cannot be applied to a strata subdivision.
- A Strata can establish its own standards for street lighting, and is responsible for the infrastructure.

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Community Engagement:

- Consideration by the Electoral Area APC's.
- Agency Referrals (i.e. FortisBC, MoTI, etc.)
- The following notification
 - social media account(s)
 - RDOS web-page
 - “Voyent Alert!”
- Return to P&D Committee in Q4 with results and to confirm next steps.

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QUESTIONS?