

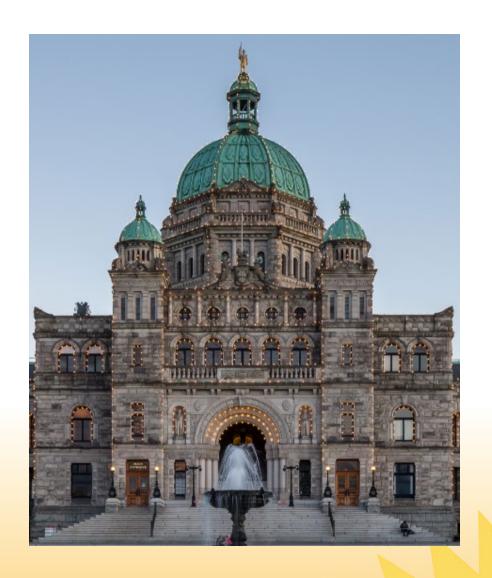
Review of Street Lighting Policies & Regulations OCP Bylaws and Subdivision Servicing Bylaw



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.





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, <u>street</u> <u>lighting</u> or underground wiring.



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.



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.





Bylaw History:

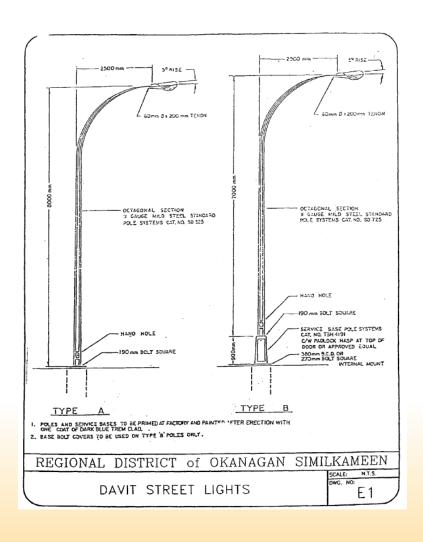
- Legislative authority exists for the Regional District to regulate street lights;
- Is the Subdivision Servicing Bylaw the best way to prioritize street lighting in rural areas?
- Uncommon for other Regional District's to specify Street Lighting requirements in their Subdivision Servicing Bylaw.



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.



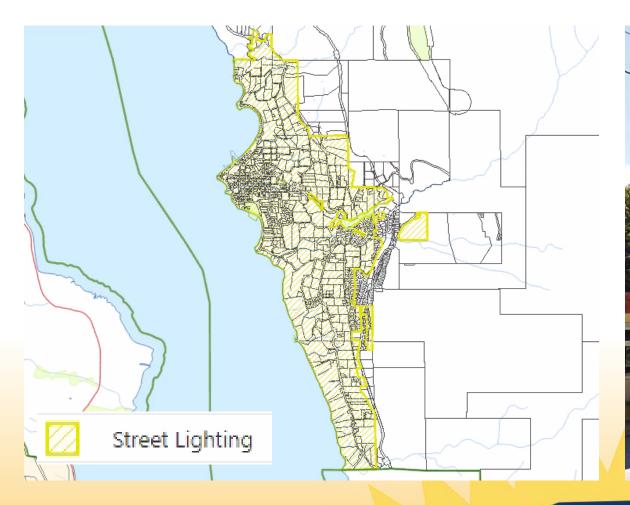


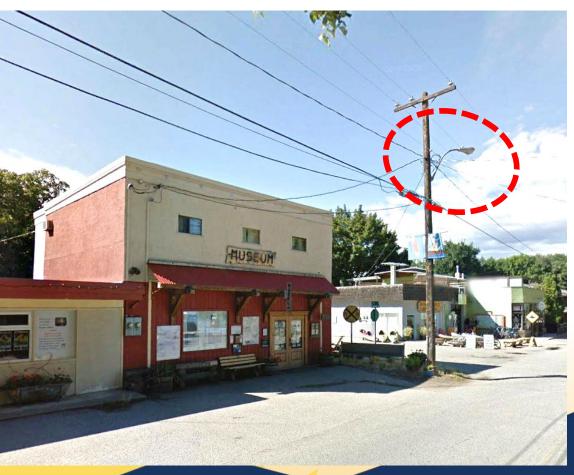
Subdivision Servicing Bylaw:

- 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

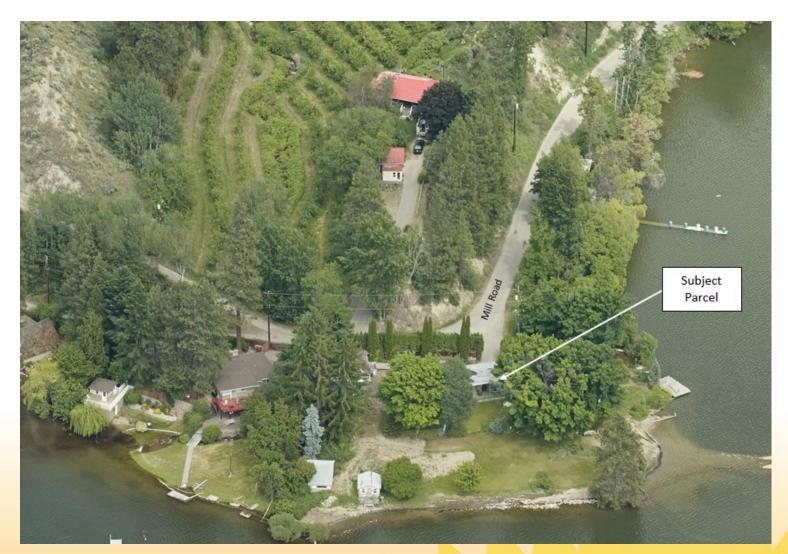


Existing Service Areas: Naramata (Electoral Area "E")









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.





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



Issue:

 The Subdivision Servicing Bylaw may be working at crosspurposes 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.



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;

transit stops;

schools and parks;

- > Town or Village Centre Zone;
- community mailboxes.



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".





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.









City of	the City of Nanamo boundaries.					
Campbell River	As per the fi contract spe	Manual of Engineering Standards and ecified product. Product substitution is	Specifications; "The Appr subject to the City Engin	oved Products List d eer's approval."	oes not in	
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	95.72	DETECTOR CHECK VALVE				
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		WATTS WATER TECHNOLOGIES	\$900F	6-10	UL FO	
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		VI NATO	Short Chart Value			
	05.10	PIPE - JOINT WRAP				
		DINO DINI WILAF	Danes Taxes		Mine	
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		CLAYTON VALVE (CLAHAL CO.)				
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	05.22	PIPE - PVC				
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December 2020						
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Terri	SOI MONEY	STANDARDS	APPROVED PRODUCTS	COMMUNICACIONS	BATE APPROVED
AMEL					
AUTHOR					
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	Milmm s	AWWIN CSSH Class 1508	Proft, Moder, Ballorik	For burnied service.	_
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		Adhesive	OSi Seulants	• PL 300	
		Drain Mat	Milex Gesterble	Nudrain W0/15	
		Filter Fabric	Nilex Gestocile	 Niles 4545 	

"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.







"Ornamental" Street Light



"Overhead" Street Light









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.



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.



QUESTIONS?