



**TO:** Planning & Development Committee  
**FROM:** B. Newell, Chief Administrative Officer  
**DATE:** August 19, 2021  
**RE:** Street Lighting Policies and Regulations

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**Administrative Recommendation:**

**THAT the Regional District commence consultation on moving street lighting into the Official Community Plans and removing them from the Subdivision Servicing Bylaw.**

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**Purpose:**

To review the street lighting policies and regulations in the context of Subdivision Servicing Bylaw No. 2000, 2002.

**Background:**

The Regional District's Subdivision Servicing Bylaw No. 2000, 2002, currently requires street lighting be provided in the following instances:

- any subdivision of land in a Low Density Residential area creating a parcel less than 2,500 m<sup>2</sup> in area;
- any subdivision of land in a Medium Density Residential area;
- any building permit involving the construction of a building containing three (3) or more dwelling units (i.e. an apartment building or townhouse).

The Bylaw further establishes very detailed design standards that must be complied with when required to install street lighting (i.e. minimum levels of illumination, pole locations, underground ducting locations, lamp standards, etc.).

Street lighting requirements were first introduced in 1995 when a new subdivision servicing bylaw was prepared for the Regional District by a Kelowna consulting firm and appears to have been based upon a template used primarily for municipal clients.

**Existing Service Areas:**

The Regional District currently has 4 Services for street lighting, including:

- Heritage Hills (Electoral Area "D")
- West Bench (Electoral Area "F")
- Naramata (Electoral Area "E")
- Schneider Road (Electoral Area "G")

A general principle of a street lighting service area is that the benefitting properties *can* extend far beyond the physical location of the street lights. Consequently, a service area can be far more extensive than the actual location of the lights.

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At present, FortisBC owns, operates and maintains all street lighting networks within the street lighting services administered by the Regional District. The Regional District is responsible for collecting the taxes to operate these lights and has contracts with FortisBC to maintain this infrastructure and will report any equipment issues to FortisBC on behalf of the public.

There are generally two types of street lights within services administered by the Regional District:

- “Overhead” street lights are typically mounted to a utility pole and are of a design determined by FortisBC;
- “Ornamental” street lights are typically mounted on a metal pole of a non-standard design (i.e. unique / “decorative”).

#### Other Regional Districts:

A survey of 20 other Regional District indicates that 75% have not included *any* street lighting standards in their respective Subdivision & Development Servicing Bylaw.

Of those that do include street lighting standards in their Subdivision & Development Servicing Bylaw, the RDOS is one of only three (3) regional districts that have incorporated very detailed standards.

(NOTE: staff at one of these regional district’s advised that their street lighting standards similarly came from a consultant’s template prepared for municipal clients and is rarely used).

The two (2) remaining regional districts surveyed reference the Master Municipal Construction Documents (MMCD) Design Guideline Manual for street lighting standards in their respective bylaws.

#### **Analysis:**

The Subdivision Servicing Bylaw is a poor predictor of where street lighting priorities are within an Electoral Area and is leading to sub-optimal outcomes. For instance, the subdivision servicing bylaw cannot properly account for situations where:

- there is no service established, and the creation of such a service may run counter to other Board objectives (i.e. focusing services on designated Growth Areas under the RGS);
- an existing service is administered by a separate entity (i.e. an Irrigation District) that may not support the installation of additional street lighting as required by the RDOS; or
- the location of the street light would be at a location that has not been deemed a priority (i.e. schools, parks, community mailboxes, hazardous intersections, etc.).

Relief from the requirements of the bylaw can only be obtained through an approved development variance permit, which is seen to be an un-necessary cost and time delay.

The current standards within the bylaw have not been updated in over 25 years and *may* no longer be reflective of the design options offered by FortisBC, or modern technologies.

It would seem that removing street lighting requirements from the Subdivision Servicing Bylaw and replacing these with new objectives and policies in the Electoral Area Official Community Plan (OCP) Bylaws may be more effective.

Specifically, the Subdivision Servicing Bylaw could be simplified to support the standards of the authority having jurisdiction (i.e. FortisBC), to establish a delegation for an “Approved Products List”

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to be administered by staff and setting out acceptable “ornamental street light” types and to prohibit the use of high pressure sodium (HPS) lights.

To guide street lighting in new or expanded services, priority locations for new street lights and other policy objectives (e.g. support for Primary & Rural Growth Areas, “dark skies” or improving energy efficiency) a new “Street Lighting” section could be introduced into the Electoral Area OCPs.

Consultation:

Due to the proposed amendments involving OCP Bylaws, Administration is proposing consultation with the Advisory Planning Commissions (APCs) as well as a broad level public engagement (e.g. newspaper advertisements, social media posts, CivicReady notification and material posted to the RDOS website) in order to satisfy the “early and ongoing” consultation requirements of the *Local Government Act*.

**Alternatives:**

1. THAT the Regional District of Okanagan-Similkameen Official Community Plan Street Lighting Update Amendment Bylaw No. 2944 and Street Lighting Standards Update Amendment Bylaw No. 2000.16 be deferred; or
2. THAT the Regional District of Okanagan-Similkameen Official Community Plan Street Lighting Update Amendment Bylaw No. 2944 and Street Lighting Standards Update Amendment Bylaw No. 2000.16 not be initiated.

**Respectfully submitted:**



C. Garrish, Planning Manager