

**WFN SUBDIVISION, DEVELOPMENT AND
SERVICING LAW NO. 2005-15**

**Schedule of
PARCEL STANDARDS**

**FORM A
(Section 7.1)**

The intent of the terms in this Schedule is to ensure that any parcel created by subdivision pursuant to this Law meets the area, dimensional and shape requirements set out in Table 1 to this Form A, in order to provide orderly and economical development of those uses or structures permitted on Westbank Lands by the *Westbank Physical Development Plan*, or any WFN Land Use Plan.

1. Parcel Size and Shape

- (a) Any parcel created under this Law, unless otherwise provided, must meet the area and dimensional requirements as hereinafter set forth for the land use designation area in which it is located.
- (b) For the purpose of this Law, the width of a parcel must be the measurement along a line running parallel to and seven decimal five (7.5) metres from the lateral boundary of the highway upon which the said parcel fronts and where the parcel fronts on more than one highway, the distance must be measured from the highway, other than a lane having the shortest frontage. In the event that such a line to determine lot width runs through the narrow and unbuildable part of a parcel, the width of the parcel must be measured along a line to be determined by the Approving Officer.
- (c) For the purpose of this Law, depth of a parcel must be the measurement perpendicular to the line on which the width of the said parcel is measured, provided however that in the case of an irregular parcel, the depth must be determined by the Approving Officer.

2. Frontage

- (a) For the purpose of this Law, frontage of a parcel must be taken as the boundary of the parcel abutting a highway, and where a parcel abuts more than one highway frontage must be taken as the shortest boundary on a highway other than a lane.
- (b) A parcel created by subdivision must not have a frontage on a highway less than one tenth of its total perimeter unless approved by the Approving Officer, and must not, in any case, be less than four (4) metres in length.

3. Special Provisions

- (a) Where a strict application of the width or depth requirements would result in a parcel substantially larger than the minimum area required in a particular land use designation area, the Approving Officer may determine the most appropriate

location for measurement of width and depth of a parcel or may reduce one of these requirements by more than ten (10) percent providing the other requirements are met.

- (b) Where the parcel being subdivided is such that the last lot to be created does not have the required minimum lot area, the subdivision may be approved provided that the area of this last lot is not less than 90 per centum of the minimum lot area required by these Parcel Standards.
 - (c) Where a replotting scheme is proposed, the minimum dimensional or area requirements may be reduced where this reduction is necessary for completion of the replotting scheme, provided however that such reduction must not result in a dimension or lot less than that of any existing lot which is less than the minimum requirements prior to replot.
 - (d) Notwithstanding the provisions of this Law, when WFN intends to acquire a portion of a parcel of land for school, park, road or other community purposes and such parcel:
 - (i) contains a total area larger than that required for school, park, road or other community purposes; and
 - (ii) does not contain a total area large enough for both:
 - (1) school, park, road or other community purposes; and
 - (2) adequate and lawful continuation of the purposes for which it was used prior to the acquisition by WFN, or is intended to be used;

that parcel may be subdivided into two or more parcels which are smaller than those parcels otherwise permitted within the land use designation areas in which they are located.
 - (e) Notwithstanding the provisions of this Law or any other applicable Westbank Law, the Approving Officer may approve a subdivision of any parcel of land for the purpose of providing a separate residence for the owner, or for the father, mother, father-in-law, mother-in-law, son, daughter, son-in-law, daughter-in-law, or grandchild of the owner; but each subdivided parcel of land must not be less than 8,000 square metres, unless a lesser area of not less than 2,000 square metres is approved by the Medical Health Officer [NB. means a medical health officer as that term is defined in the *Health Act*, or equivalent, of the authority having jurisdiction for Westbank Lands];
4. These Parcel Standards do not apply where the parcel being subdivided is classified as farm land for the purpose of real property assessment and taxation, and the remainder of the parcel, after subdivision, would be less than 20,000 square metres.
5. No subdivision will be allowed where the size of any lot is less than 2 hectares, except when each such lot is provided with community sewer service.

FORM A: TABLE 1

LAND USE DESIGNATION AREA		MINIMUM LOT AREA (SQ. METRES)	MINIMUM FRONTAGE (METRES)	MAX. LOT COVERAGE (PERCENT)	MAXIMUM HEIGHT (BLDGS)	MINIMUM SETBACK FRONT/REAR	MINIMUM SETBACK EXTERIOR/ INTERIOR	NOTES:
SFL	Single Family Low Density	700	18	35	9	4.5/3.0	4.5/1.5	
SFM	Single Family Medium Density	525	16	40	9	4.5/3.0	4.5/1.5	
SFH	Single Family High Density – Strata	2,500	40	50	9	4.5/3.0	1.5	
SFH	Single Family High Density - Dwelling	400	12	50	9	4.5/3.0	1.5	
MH	Manufactured Home - Park	20,000	40	N/A	5	4.0/1.5	1.5/3.0	Max. 20 units per hectare
MH	Manufactured Home - Pad	380	N/A	50	9	4.5/1.5	1.5/3.0	
MFL	Multi-Family Low Density	880	20	40	9	4.5/3.0	4.5/1.5	
MFM	Multi-Family Medium Density	1,600	30	40	15	4.5/7/5	4.5/3.0	Max. 60 units per hectare
MFH	Multi-Family High Density	1,600	30	50	30	6.0/9.0	6.0/6.0	Max. 120 units per hectare
RC	Retail Commercial	400	20	100	15	0	0	
BP	Business Park	400	20	70	12	6.0/6.0	3.0/4.5	
LI	Light Industrial	400	20	50	12	4.5/6.0	3.0/4.5	
REC	Recreation	1,000	20	40	15	6.0/3.0	4.5/3.0	
INST	Institutional	700	18	50	12	4.5/3.0	3.0/4.5	
GC	Golf Course	N/A	N/A	50	9	4.5/3.0	3.0/4.5	
OS	Open Space	N/A	N/A	30	9	4.5/3.0	3.0/4.5	
HC	Highway Commercial	500	20	65	15	4.5/3.0	0.0/4.5	
WC	Waterfront Commercial	1000	20	40	15	6.0/6.0	6.0/6.0	
RB	Residential - WFN Member	525	16	40	9	4.5/3.0	4.5/1.5	

**WFN SUBDIVISION, DEVELOPMENT
AND SERVICING LAW NO. 2005-15**

**Schedule of
ROAD STANDARDS, SERVICING
REQUIREMENTS AND DESIGN CRITERIA,
CONTRACT DOCUMENTATION,
SPECIFICATIONS AND STANDARDS**

FORM B
(Sections 8.1 to 8.29)

The intent of the terms set forth in this Schedule is to ensure that every parcel created by subdivision under this Law is developed with an adequate standard of servicing including those provided by water distribution, sanitary sewerage and drainage collection, underground wiring, road construction, sidewalk and street lighting systems.

1. For the purpose of this Law, the types of works and services required under various land use designation areas will be provided in accordance with the standards set out in Table 1 and Table 2 to this Form B Schedule.
2. All works and services required in Table 1 and Table 2 of this Form B Schedule must be constructed in accordance with the *WFN Design Criteria and Construction Standards and Specifications for Development*.
3. Table 1 and Table 2 are hereby attached to and made part of this Form B Schedule.

**FORM B: TABLE 1
SERVICING REQUIREMENTS**

LAND USE DESIGNATION	WATER	SANITARY	DRAINAGE WORKS	WIRING	ROW PAVEMENTS SIDEWALKS	STREET LIGHTING
SFL, SFM, SFH	1 or 2	4	0	OH	Table 2	SL-intersections only
SFL, MH	1	3	5 or 6	UG	Table 2	SL
MFL	1	3	5 or 6	UG	Table 2	SL
MFM	1	3	5 or 6	UG	Table 2	SL
MFH	1	3	5 or 6	UG	Table 2	SL
SFL	1	3	5 or 6	UG	Table 2	SL
RC, BP	1	3	5 or 6	UG	Table 2	SL
HC, WC	1	3	5 or 6	UG	Table 2	SL
LI, INST	1	3	5 or 6	UG or OH	Table 2	SL
REC, GC	1 or 2	3 or 4	5 or 6	OH	Table 2	SL
OS, RB	The standards of the surrounding land use designation area					

GUIDE TO ABBREVIATIONS

1. Water distribution system connected to the WFN watermains.
2. Possible alternative if proven source of potable water satisfactory to the Medical Health Officer* and the Approving Officer where WFN watersystem is not available.
3. Sanitary sewage collection system connected to the WFN trunk sewage mains.
4. Alternative sewage disposal system to the satisfaction of the Medical Health Officer* and the Approving Officer where Band System is not available.
5. A drainage system involving detention.
6. If approved alternative, a closed drainage system without detention in specified areas.

OH: Overhead wiring for BC Hydro and Telephone.

UG: Underground wiring for BC Hydro and Telephone.

* Medical Health Officer means a medical health officer as that term is defined in the *Health Act*, or equivalent, of the authority having jurisdiction for Westbank Lands.

FORM B - TABLE 2

ROAD, RIGHTS OF WAY, PAVEMENT WIDTHS, SIDEWALKS AND CURBS

LAND USE DESIGNATION AREA	ROAD CLASSIFICATION	RIGHTS OF WAY WIDTH (m)	PAVEMENT WIDTHS (m)	NUMBER OF SIDEWALKS	SHOULDER OR CURBS
OS	Local: Limited	16.5	6.0	-	shoulders
SFL, SFM	Collector: Limited	20.0	6.0	1 in R Zones	shoulders
	Through	20.0	7.0	1	shoulders
	Arterial: Undivided	24.0	7.3	1	shoulders
SFH	Collector: Limited	20.0	8.5	1	roll-over curbs
	Through	20.0	9.8	2	barrier curbs
	Arterial: Undivided	24.0	14.0	2	barrier curbs
	Divided	27.0	19.0	2	barrier curbs
MRL	Local: Through	20.0	11.0	1	roll-over curbs
	Collector: Limited	20.0	11.0	1	roll-over curbs
	Through	22.0	12.2	2	barrier curbs
	Arterial: Undivided	24.0	14.0	2	barrier curbs
	Divided	27.0	19.0	2	barrier curbs
MRM, MRH	Local: Limited	20.0	8.5	1	roll-over curbs
RC, HC, BP	Arterial: Divided	27.0	19.0	2	barrier curbs
LI, INST	Local: Through	22.0	12.2	1	barrier curbs
	Arterial: Undivided	24.0	14.0	1	barrier curbs
	Divided	27.0	19.0	1	barrier curbs

**WFN SUBDIVISION, DEVELOPMENT AND
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**DEVELOPMENT AGREEMENT
PROCESSING AND ENGINEERING FEES**

FORM C
(Section 4.1 and 4.6)

1. Stage 2 Processing Fee

Residential: \$50.00/lot or unit

Commercial: \$40.00/1,000 sq. m. of site or part thereof

Agricultural: \$20.00/1,000 sq. m. of site or part thereof, up to a maximum of
\$300.00 for any one application

Industrial & Others: \$20.00/1,000 sq. m. of site or part thereof

NOTE: In the case of comprehensive developments involving more than
one use any of the above fees can be combined to arrive at the
total processing fee.

2. Engineering, Administration and Construction Compliance Fee

3% of estimated construction cost of engineering works as approved by the WFN
Engineering Consultant