


Bare Land Strata Plan Standards for Works and Services - Approving Officer Policy



The following policy outlines the standards the Approving Officer considers good engineering practice for construction of access routes and water, sewerage and drainage systems according to established codes and standards. The Approving Officer may accept a certificate from a professional engineer as evidence that the standards proposed for a bare land strata subdivision do constitute generally accepted good engineering practice.

The Approving Officer may refuse to approve a bare land strata plan unless the following are satisfied.

- adequate drainage to convey surface water from the access route to the drainage system connected to the City system and to protect the structural integrity of the access route; and
- streetlights located at all intersections.

Access Routes

The Approving Officer may decline to approve a plan if the width of access routes do not meet police and fire protection requirements or the access routes are not sufficient for practical and reasonable access to the strata lots (in addition to the requirement for good engineering practice).

The standards considered acceptable under normal circumstances include:

- minimum clear paved surface width of 6.0m graded at a two percent (2%) cross fall either to concrete curbs and gutters or to 0.5m wide gravel shoulders and drainage swales or ditches;
- centre line radius of at least 12.0m;
- overhead clearance of at least 5m;
- maximum centre line gradient of fifteen percent (15%);
- change of gradient of not more than one in 12.5 over a minimum distance of 15m;
- turnaround of a minimum 18.0m radius for any dead end portion of an access route exceeding 90m and a panhandle turnaround for any lesser length;
- connection to a public highway;
- pavement design aligned with the requirements for local streets in the City of Coquitlam Subdivision and Development Servicing Bylaw;

Where roads are located on steep slopes, the owner-developer must submit an evaluation by a geotechnical engineer of slope stability, surface run-off and potential changes to groundwater with recommendations and designs for mitigating any negative geotechnical or hydro-geotechnical impacts of road construction and for management of storm water.

The Approving Officer may seek the advice of the Fire Department in determining the adequacy of access routes and may require more rigorous standards than set out above and may also require signage to regulate the parking of vehicles on access routes.

On-Site Services

The City of Coquitlam Subdivision and Development Servicing Bylaw requires subdivisions and developments to be connected to the water distribution, sanitary sewer and storm drainage systems operated by the City or the Metro Vancouver (Greater Vancouver Regional District). Therefore a bare land strata plan will not be approved unless all strata lots can be connected to these services and the land can be adequately drained, by internal systems constructed in accordance with the BC Building Code (or where that does not provide standards, in accordance with standards generally accepted as good engineering practice).

The BC Building Code standards apply to water, sewerage and drainage systems within buildings and provide limited standards for underground pipes connecting a number of

buildings to a municipal system. The internal servicing must meet those standards.

- Variation from Standards
 - An owner-developer wishing to vary from these standards needs to submit a professional engineer report with valid reasons for not using these standards and justifying the alternative standards.
 - If lesser standards demonstrate good engineering practice, they must also at least include curb stops for the water connection and inspection chambers for the sanitary and storm sewer connections for each strata lot, and water valves and sanitary and storm sewer manholes on the common services all in accordance with the Bylaw.
 - The Approving Officer's decision on the standards to be used will be final.

Commencement and Completion of Works

- Construction of access routes and water, sanitary sewers and storm drains will not begin until the Approving Officer has approved design drawings prepared, signed and sealed by a professional engineer for all works required.
- The Approving Officer will not approve a bare land strata plan before the required water, sanitary sewerage and storm drainage systems are completed, unless the owner-developer agrees to enter into registrable covenants which must:
 - refer to the approved design drawings and required construction standards,
 - set a date by which works will be completed and
 - authorize the City, or its contractors, to enter the property and complete the works if they are not satisfactorily completed by that date.
- A bare land strata plan will not be approved until all access routes are completed to the satisfaction of the Approving Officer.
- The Approving Officer will require the owner-developer to provide certification by a professional engineer that all works required for access routes, drainage of the land and the servicing of the strata lots have been inspected and are installed and constructed in accordance with the approved design drawing and the standards set out in this policy (or as otherwise accepted by the Approving Officer).
 - This requirement is in addition to those for plumbing system permits and inspections by City inspectors under the Building Bylaw and any other requirements made by the City pursuant to a rezoning or development permit.

Connection to City and GVRD Systems and Works on Adjacent Highways

The Bylaw governs the connection of water, sanitary sewerage and storm drainage systems to the systems operated by the City and Metro Vancouver (Greater Vancouver Regional District) and the provision of works and services on a highway immediately adjacent to the subdivision. The standards and requirements that apply may be requested from the Supervisor Development Servicing.

Questions?

- **Development Permit Applications**
Development Planning
P: 604-927-3430
- **Site Servicing, Street Works or Utility Construction**
Development Servicing
P: 604-927-3466
- **Transportation**
Transportation Planning
P: 604-927-3414
- **Signage**
Development Planning
P: 604-927-3430

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Above all...
Coquitlam