

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

This guide outlines the standards the Approving Officer considers good engineering practice for the construction of access routes, and water, sewerage, and drainage systems according to established codes and standards.

Access Routes

The Approving Officer may decline to approve a plan if the width of access routes does not meet police and fire protection requirements, or if the access routes do not provide practical and reasonable access to the strata lots (in addition to the requirements for good engineering practice). The standards considered acceptable under normal circumstances include:

- compliance with the Narrow Street Standards in the Subdivision and Servicing Bylaw;
- 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 road or street; and,
- pavement design specifications meeting the requirements for local streets in the Subdivision and Development Servicing Bylaw;

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

The Approving Officer may seek the advice of the Fire Department regarding the safety of access routes, and may require stricter standards than set out above. The Approving Officer may also require signage to regulate the parking of vehicles on access routes.

On-Site Services

The Subdivision and Development Servicing Bylaw requires subdivisions to be connected to the water distribution, sanitary sewer and storm drainage systems operated by the City or Metro Vancouver. 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 according to the BC Building Code (or with standards generally accepted as good engineering practice).

Commencement and Completion of Works

- Construction of access routes and water, sanitary sewers, and storm drains must not begin until the Approving Officer approves design drawings prepared, signed and sealed by a professional engineer for all required works.
- 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 servicing of the strata lots have been inspected and installed according to the approved design drawings, and standards set out in this policy (unless otherwise accepted by the Approving Officer).
 - This requirement is in addition to: Plumbing Permits, inspections by City inspectors under the Building Bylaw, and any conditions of an approved Rezoning or Development Permit.

Connection to Public Systems and Works on Neighbouring Roads

The Subdivision and Development Servicing Bylaw governs the connection of water, sanitary sewerage, and storm drainage systems to the systems operated by the City and Metro Vancouver; and, the provision of works and services on a road or street immediately next to a subdivision.

More Questions?

If you have more questions, contact:

- Development Planning at 604-927-3430 or email: devinfo@coquitlam.ca or visit: www.coquitlam.ca/subdivision

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