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DEVELOPMENT SERVICING BYLAW #3843

REQUIREMENTS FOR BUILDING PERMITS

The following has been prepared as a brief outline to advise applicants of servicing issues associated with the building permit process. Please keep in mind that the complexity of the proposed development may require that applicants supply additional development agreements, engineered design drawings, cost estimates, off-site securities, etc. prior to issuance of a building permit.

Development (as defined in Bylaw #3843) – means an activity that requires a **Building Permit**, or that alters the **existing surficial characteristics** of the land.

Off-site Requirements

Section 7.01 of Subdivision and Development Servicing Bylaw #3843 requires that as a condition of the approval of a subdivision or development or the issuance of a Building Permit valued at more than \$25,000, infrastructure improvements directly attributable to the development on that portion of the highway immediately adjacent to the site being subdivided or developed up to the centerline of the highway are to be constructed. Required improvements may include:

- **Curb, Gutter & Sidewalk**

The Bylaw requires that concrete curb, gutter & sidewalk to Bylaw standards be provided for all urban roads. The applicant is responsible to retain a Registered Professional to design and supervise the construction of the improvements. Securities will be held by the City to ensure the work is completed to City standards. Where conditions are not conducive to construction of improvements along the frontage (e.g. the ultimate road design is unknown), the applicant may request to "Gift in Lieu" of construction of the work. This "gift" is based on unit costs prepared by the City, is paid by the applicant prior to the issuance of the building permit, and will be retained by the city until such time as road improvements along the frontage of the property are undertaken.

- **Utility Main Extensions**

The bylaw requires that all new development connect to municipal sanitary, storm, and water distribution systems. If these systems are not available adjacent to the property, or the systems are inadequately sized for the development, the distribution system(s) may need to be extended and upgraded at the applicants expense to bylaw standards. If the distance and cost of extensions are prohibitive, on-site or local systems meeting the requirements of Council policy may be considered.

On-site Requirements

- **Parking Areas**

With the exception of parking areas for single family dwellings and duplexes, all parking areas shall be paved, drained and curbed. To reduce the impact additional storm water places on municipal systems, the bylaw requires that the post development storm flows not exceed pre development flows. Sealed engineered design drawings and calculations of storm retention for parking areas are required together with Schedules B1 and B2 of the Building Code or Schedule L of the Bylaw from a Registered Professional.

- **Site Servicing**

With the exception of single and two family dwellings, on-site utility distribution systems are required to be designed to Bylaw requirements. Two sets of drawings sealed by a Registered Professional are to be submitted to the City together with Schedules B1 and B2 of the building Code or Schedule L. Bylaw standards may differ from the Provincial Plumbing Code standards. Your consultant should be familiar with Bylaw requirements.

- **Access**

Access to the property through the boulevard area must be designed and constructed in accordance with Traffic Bylaw #2747. The location and grade of the access in the public right of way are regulated. Although the bylaw does not regulate the construction of the access on private property, it is recommended the grade not exceed 15%.

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