

THE CORPORATION OF THE CITY OF VERNON

BYLAW 6017

A bylaw to amend the City of Vernon  
Subdivision and Development Servicing Bylaw  
3843, 1992

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WHEREAS the Council of the Corporation of the City of Vernon has determined to amend the City of Vernon Subdivision and Development Servicing Bylaw 3843, 1992 to designate and define the role of the Servicing Officer;

NOW THEREFORE the Council of the Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Subdivision and Development Servicing (Designation of Servicing Officer) Amendment Bylaw 6017, 2024**".
2. The City of Vernon Subdivision and Development Servicing Bylaw 3843 is hereby amended, as follows:
  - (a) **AMEND Section 2 – Interpretation** to include the definition of "**Servicing Officer**" as shown in **Red** on Schedule 'A', attached to and forming part of this bylaw.
3. Subdivision and Development Servicing Bylaw 3843, 1992 is hereby ratified and confirmed in every other respect.

READ A FIRST TIME this 7<sup>th</sup> day of October, 2024

READ A SECOND TIME this 7<sup>th</sup> day of October, 2024

READ A THIRD TIME this 7<sup>th</sup> day of October, 2024

ADOPTED, this day of ,2024

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Mayor

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Corporate Officer

**SCHEDULE 'A'**  
**Attached to and Forming Part of Bylaw 6017**  
**“Subdivision and Development Servicing (Designation of Servicing Officer)**  
**Amendment Bylaw 6017, 2024”**

**SECTION 2 - INTERPRETATION**

In this bylaw, unless the context requires otherwise:

**"Act"** means *Local Government Act, Land Title Act, Public Health Act*, and any other Act named in this Bylaw and found in the Revised Statutes of British Columbia, 1979, as amended from time to time both before and after the date of this Bylaw.

**"Applicant"** means a person applying for the approval of a subdivision, pursuant to the provision of the *Land Title Act*, or a person applying for development other than subdivision, whether as the owner of the property proposed to be subdivided or developed or as agent for the owner or his contractor.

**"Approval, Final"** means the Approving Officer's affixation of his signature to the subdivision plan pursuant to Section 88 of the *Land Title Act*.

**"Approval, Preliminary Layout"** means written notification of a review of information presented to the Approving Officer previous to submission of a subdivision plan for final approval.

**"Approving Officer"** means any person duly authorized by the Municipal Council to act as Approving Officer pursuant to the provisions of the *Land Title Act*.

**"Boulevard"** means that portion of a highway between the curb lines or the lateral boundary lines of a roadway and the adjoining property or between curbs on median strips or islands, but does not include curbs, sidewalks, ditches, or driveways.

**"Building Inspector"** means the Building Inspector of the City of Vernon.

**"Building Regulations"** means the City of Vernon Building Bylaw No. 3283 as amended.

**"City Engineer"** means the Engineer of the City of Vernon appointed as such by the Municipal Council, or his designate.

**"Community Sewer System"** means a sanitary sewer or a system of sewage disposal works which is owned, operated and maintained by the municipality.

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**"Community Water System"** means a water supply system within the meaning of the *Drinking Water Protection Act* which is owned, operated and maintained by the Municipality, an Improvement District under the *Water Sustainability Act* or the *Local Government Act*, or which is regulated under the *Water Utility Act*, and authorized by the Municipal Council. (Bylaw 5885)

**"Council"** means the Municipal Council of the Corporation of the City of Vernon.

**"Cul-de-sac"** means a highway with only one point of intersection with another highway and which terminates in a vehicle-turning area and is designed to be permanently closed except for a lane or a walkway, by the pattern of subdivision.

**"Developer's Engineer"** means the Professional Engineer engaged by the developer to design and prepare drawings for construction of works in a subdivision or development, or his authorized representative.

**"Development"** means an activity that requires a Building Permit or that alters the existing surficial characteristics of the land.

**"Drainage System"** means a system of works designed and constructed to control the flow of storm water and/or ground water.

**"Frontage"** means the length of a lot boundary which immediately adjoins a highway other than a lane or a walkway.

**"GVW"** means Greater Vernon Water. (Bylaw 5989)

**"Highway"** includes a street, road, lane, walkway, bridge, viaduct, and any other way open to public use. Except for highways created under Section 4 of the *Highway Act*, the width of a highway is measured from lot line to lot line. A highway does not include private easements on private property.

**"Highway, Arterial"** means a street used primarily by fast or heavy traffic of which a significant portion has both its origin and destination outside of the subdivision area.

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**"Highway, Collector"** means a street which carries traffic from local streets to arterial streets and includes the principal entrance streets for circulation of traffic within such a subdivision.

**"Highway, Local"** means a street used primarily for travel and access to and from the parcels of land contiguous thereto.

**"Irrigation District"** means an irrigation district incorporated under the *Local Government Act* or in the *Water Sustainability Act*.

**"Lane"** means a public thoroughfare or way having a width of less than 7 m (22.97 ft.) which affords only a secondary means of access to a lot at the side or rear. (Bylaw No. 4496, Apr. 26, 1999)

**"Lot"** means an area of land designated as a separate, distinct parcel on a legally recorded subdivision plan or description filed in the Land Title Office, and having a principal frontage upon a public street or road.

**"Lot Depth"** means the shortest horizontal distance between the front and rear lot lines.

**"Lot Line"** means a legally defined boundary of any lot.

**"Lot Width"** means the horizontal distance between the side lot lines measured at right angles to the lot depth.

**"Provincial Health Officer"** means the Provincial Health Officer appointed under the *Public Health Act*.

**"Municipality"** means the City of Vernon or the area within the municipal boundaries thereof as the context may require.

**"Owner"** shall be interpreted as defined in the *Local Government Act*.

**"Potable Water"** means water which is approved for drinking purposes by the Provincial Health Officer.

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**"Professional Engineer"** means a person who is registered or duly licensed as such under the provisions of the *Professional Governance Act of British Columbia*.

**"Proven Supply"** means that a supply of potable water is available and proven with respect to volume, delivery and continuity of supply from an on-site groundwater system, a source requiring a water license from the Ministry of Environment or a community water system.

**"Roadway"** means the portion of the highway that is improved, designed or ordinarily used for vehicular traffic.

**"RDNO"** means Regional District of North Okanagan. (*Bylaw 5989*)

**"Service Level"** means the standard of municipal services required for development of subdivisions and other developments not requiring subdivision under the provisions of this bylaw.

**"Servicing Officer"** means the Manager of Development Infrastructure and Servicing, the Manager of Building and Licensing, or a person acting in similar capacity and designated by the Director of Planning and Community Services. The Servicing Officer carries the authority to require road dedication as described in the Local Government Act.

**"Street"** means a highway except a lane, trail, or walkway.

**"Subdivision"** means the division of land into two or more parcels by plan or apt descriptive words.

**"Top of Slope, Embankment or Escarpment"** means the natural defined top edge of a slope, embankment or escarpment; or, where a gradual steepening exists, the point at which the slope exceeds 30% grade.

**"Walkway"** means a highway intended to carry pedestrian and non- motorized traffic.

**"Watercourse"** means any natural or man-made drainage course or source of water, whether usually containing water or not, and includes any lake, river, creek, spring, ravine, swamp, gulch, or source of ground water, whether enclosed in a conduit or not, or as

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required by a designated official of the Ministry of Environment, Lands and Parks of the Province of British Columbia.

**"Zone"** means an area created by the Zoning By law of the City of Vernon as amended or as replaced from time to time both before and after the effective date of this bylaw.