Regular Open Council Report

To: Her Worship Mayor McKortoff and Members of Council

From: Christopher Garrish, Planner

Date: September 9, 2025

Subject: Various Land Use Bylaw Amendments

Tracker No: BLW-330, BLW-389, BLW-420, BLW-390

RECOMMENDATION:

THAT the Official Community Plan Amendment Bylaw No. 1375.08, 2025, and Zoning Amendment Bylaw No. 1395.06, 2025, be read a first and second time and proceed to public hearing;

THAT the Subdivision and Development Servicing Amendment Bylaw No. 1100.02, 2025, and Land Used Procedures (LUP) Bylaw No. 1235,10, 2025, be read a first and second time;

AND THAT Council considers the process, as outlined in this dated September 9, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

AND THAT, in accordance with Section 477 of the *Local Government Act*, Council has considered Amendment Bylaw No. 1375.08, 2025, in conjunction with its Financial and applicable Waste Management Plans;

AND THAT the holding of a public hearing for Official Community Plan Amendment Bylaw No. 1375.08, 2025, and Zoning Amendment Bylaw No. 1395.06, 2025, be scheduled for the Regular Open Council meeting of October 14, 2025;

AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act*.

CAO Comments:

Approved for Council consideration.

Executive Summary:

The purpose of this report is to provide options for Council in relation to proposed amendments to the Town's various land use bylaws in order to address a number of issues identified through the day-to-day use of the bylaws.

Background:

The Town's Official Community Plan (OCP) Bylaw provides the policy framework for how the community will grow and change over time.

The Town's Zoning Bylaw implements the OCP policies by regulating land use on a parcel-by-parcel basis in a manner that is consistent with the Plan.

The Town's Subdivision and Development Servicing Bylaw further supports the OCP and Zoning bylaws by regulating the infrastructure standards and requirements for subdivision and development (e.g. roads, water, sewer, drainage).

Finally, the Town's Land Use Procedures Bylaw establishes the processes and requirements for applications related to land use approvals required under the OCP, Zoning and SDS bylaws (e.g. amendments and permits).

Over time, day-to-day use as well as the processing of development proposals can reveal gaps, ambiguities, or unintended consequences that weren't evident during the drafting of these types of land use bylaws.

Council Consideration:

At its meeting of May 13, 2025, Council, meeting as the Committee of the Whole (COTW), resolved that the proposed amendments to the OCP, Zoning, Subdivision and Development Servicing and Land Use Procedures bylaws be initiated.

Referrals:

Approval from the Ministry of Transportation and Transit (MoTT) is required prior to adoption as the proposed amendments involve lands within 800 metres of a controlled access highway (i.e. Highway 97 & 3).

Pursuant to Section 476 of the *Local Government Act*, the Town must consult with the relevant School District when proposing to amend an OCP for an area that includes the whole or any part of that School District. In this instance, School District No. 53 has been made aware of the proposed amendment bylaw.

Pursuant to Section 477 of the *Local Government Act*, after first reading Council must consider the proposed OCP amendment in conjunction with the Town's current financial plan and the Regional District's waste management plan.

The proposed OCP amendment has been reviewed by the Regional District of Okanagan-Similkameen Solid Waste Department and the Town's Finance Department, and it has been determined that the proposed bylaw is consistent with RDOS's current waste management plan and the Town's financial plan.

Pursuant to Section 475 of the *Local Government Act*, the Town must consult with the Agricultural Land Commission (ALC) when proposing to amend an OCP which might affect agricultural land. Both the ALC and the Ministry of Agriculture have been made aware of the proposed amendment bylaw.

Public Process:

On September 2, 2025, a Public Information Meeting (PIM) was held online, and was attended by approximately nine (9) members of the public.

Administration recommends that the written notification of affected property owners, the public meetings as well as formal referral to the agencies listed at Attachment No. 1, should be considered appropriate consultation for the purpose of Section 475 of the *Local Government Act*. As such, the consultation process undertaken is seen to be sufficiently early and does not need to further ongoing.

All comments received to date in relation to this application are included as a separate item on the Regular Open Council Meeting Agenda.

Analysis:

Given the scope of amendments being proposed to the Town's land use bylaws, each of the proposed amendments will be discussed in the following sub-sections (which have been arranged by bylaw type):

Official Community Plan (OCP) Bylaw:

Development Permit Area Designations:

It is being proposed that a current exemption for public infrastructure in the Environmentally Sensitive Development Permit (ESDP) Area and Riparian Development Permit (RDP) Area designations be clarified. Specifically, that the following change be implemented:

Current Exemption	Proposed Exemption
The construction, repair or maintenance of municipal works by the Town or its authorized agents or contractors, including the maintenance of parks and trails, so long as consideration has been given for ecosystem functions and their cycles (e.g. bird nesting season);	*The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, electrical, telecommunications, roads, park land or trail works;*

The current exemption is understood to be a recognition that such works are typically considered to be essential infrastructure related to public health, safety, and well-being and delaying such projects for permit approvals could hinder the provision of these services (e.g. clean water).

The current wording, however, is somewhat unclear in that the only form of municipal works that have been enumerated as exempt are "parks and trails", while the current reference to requiring consideration of "ecosystem functions and their cycles" seems to negate the exemption.

For instance, the Town could only confirm that ecosystem functions and cycles have been considered in relation to a specific development by requiring the preparation and submission of an assessment report supported by the issuance of a permit. – which effectively means there is no exemption.

Moreover, it is not clear what other obligations, if any, there are for a proponent of a development *after* having "considered" the implications of their actions on an ecosystem, which suggests this requirement is ineffectual (or merely aspirational).

The proposed wording would address these concerns by removing the qualifier and more clearly enumerating the types of works that are captured by the exemption.

With regard to the RDP Area designation, it is further being proposed to correct two drafting errors where in a reference to the Regional District was incorrectly implemented into the guidelines following adoption of Amendment Bylaw No. 1375.04 on June 11, 2024.

Urban Containment Boundary:

It is further being proposed that the property at 9910 Highway 3 (Lot A, Plan KAP65333, District Lot 2450S, SDYD) be removed from the Urban Containment Boundary contained at Map 1 to the OCP Bylaw.

This matter was previously presented at the Committee of the Whole (COTW) Meeting of January 28, 2025, and is in relation to a previous condition of exclusion by the Agricultural Land Commission (ALC) in relation to the Southeast Meadowlark Plan.

Municipal Boundary:

Finally, it is being proposed to amend all of the Maps to the OCP Bylaw in order to include the properties at 4295 & 4303 Highway 3 (see Attachment No. 1), which were previously incorporated within the Town's boundaries from Electoral Area "A" of the Regional District in 2024.

With regard to Map 2 (Land Use Designations), it is being proposed that these parcels be designated as "Agriculture (AG)", which reflects their current designation under the Electoral Area "A" OCP Bylaw as well as their designation under the Agricultural Land Reserve (ALR).

Zoning Bylaw:

In recognition that the built form of structures fronting Main Street generally occurred prior to the implementation of modern zoning regulations regarding the provision of adequate off-street parking, and that many of these parcels have been fully developed (e.g. 100% parcel coverage) and are not capable of providing off-street parking spaces, it is being recommended that a new exemption be introduced to address this situation.

Specifically, it is being proposed that any change of use (e.g. a business changing from clothing to a restaurant) or any alterations that do not result in additional floor area being created be exempt from the requirement to provide additional off-street vehicle parking spaces.

In support of this, Administration recognizes that there is significant on-street parking that already functions as a shared public resource along these blocks of Main Street and that this supports multiple businesses and users throughout the day. There are also two municipal paid parking lots off of Main Street, although one is being considered for redevelopment. To encourage turnover, meaning more customers can access the area and improve the efficiency of available parking, paid parking may be something to consider in the future.

Council is asked to be aware that the extent of the proposed parking exemption area has been expanded since consideration at COTW in May.

Conversely, it is recognized that this exemption would *generally* remove the ability for the Town to obtain cash in-lieu contributions from change of uses generating higher parking requirements, but Administration is also cognizant that the challenges of providing parking spaces on parcels in these blocks may discourage new business startups.

Subdivision and Development Servicing Bylaw:

Standard Drawings:

The use of "Standard Drawings" in a Subdivision and Development Servicing (SDS) Bylaw is a fairly typical practice by local governments and ensures that uniform design specifications (e.g., road cross-sections, sidewalk standards, utility trenching, stormwater systems) are applied to new development within a municipality.

The Town's current SDS Bylaw, adopted in 1998, currently comprises approximately 49 Standard Drawings related to waterworks, sanitary sewers, storm sewers, roads and street lighting, all of which date to the mid-1990s (e.g. 1995 and 1996).

While "Standard Drawings" do not change significantly over time, the Town has obtained updated drawings prepared between 2012 and 2023, and which includes an additional 17 new drawings.

In order to give effect to these drawings, it is being proposed that the SDS Bylaw be amended to delete all of the original "Standard Drawings" from the mid-1990s and introduce the new drawings through a Schedule "B" to the bylaw.

Underground Services:

The SDS Bylaw currently contains a number of specific requirements in relation to the provision of underground servicing that is to be in accordance with West Kootenay Power, B.C. Telephone, B.C. Gas and cable television (Oliver Televue) providers.

Administration is proposing that these requirements be updated and simplified by replacing references to specific companies with the "standards of the authority having jurisdiction".

Application Requirements:

At present, the SDS Bylaw contains application requirements for subdivision applications. For consistency, it is being proposed that these be deleted and transitioned into the Town's Land Use Procedures (LUP) Bylaw. This is further discussed below.

Legal References:

Finally, it is being proposed that outdated references to the provincial "Municipal Act" be replaced with references to the *Local Government Act* and that references to the Town's OCP and Zoning Bylaw do not include specific bylaw numbers or dates.

Land Use Procedures Bylaw:

Administration favours having all submission requirements for land use applications contained within the Town's Land Use Procedures (LUP) Bylaw and, accordingly, it is being recommended that the requirements for subdivision applications be transferred from the SDS Bylaw to the LUP Bylaw.

Importantly, no changes are being proposed to the submission requirements for a subdivision application.

Summary:

For the reasons outlined above, Administration supports the proposed land use bylaw amendments.

Options/discussion:

1. THAT the Official Community Plan Amendment Bylaw No. 1375.08, 2025, and Zoning Amendment Bylaw No. 1395.06, 2025, be read a first and second time and proceed to public hearing;

   THAT the Subdivision and Development Servicing Amendment Bylaw No. 1100.02, 2025, and Land Used Procedures (LUP) Bylaw No. 1235,10, 2025, be read a first and second time;

   AND THAT Council considers the process, as outlined in this report dated September 9, 2025, to be appropriate consultation for the purpose of Section 475 of the *Local Government Act*;

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   AND THAT staff give notice of the public hearing in accordance with the requirements of the *Local Government Act.*

2. Status quo.

Implications:

a) Community: The amendments improve clarity, consistency, and usability of the Town's land use bylaws, while supporting redevelopment and infrastructure needs.

b) Organizational: Implementation will require staff time for administration, interdepartmental coordination, and updating permit review practices.

c) Budget / Financial / Risk Implications: The amendments are administrative in nature and can be managed within existing budgets, with minimal financial or legal risk. However, it needs to be noted that relaxing parking requirements for businesses in the downtown core essentially shifts the need and resulting costs for future parking lot(s) onto the taxpayer.

d) Significant Dates: Adoption should occur in 2025 to ensure updated standards and corrections are in place in a timely manner.

e) Sustainability: The amendments modernize servicing standards, support infill and efficient land use, and better align development with long-term community resilience.

Others Consulted:

See Attachment No. 1.

Attachments:

No. 1 – Agency Referral List

No. 2 – Town of Osoyoos Boundary Expansion (2024)

No. 3 – Official Community Plan Amendment Bylaw No. 1375.08, 2025

No. 4 – Zoning Amendment Bylaw No. 1395.06, 2025

No. 5 – Subdivision and Development Servicing Amendment Bylaw No. 1100.02, 2025

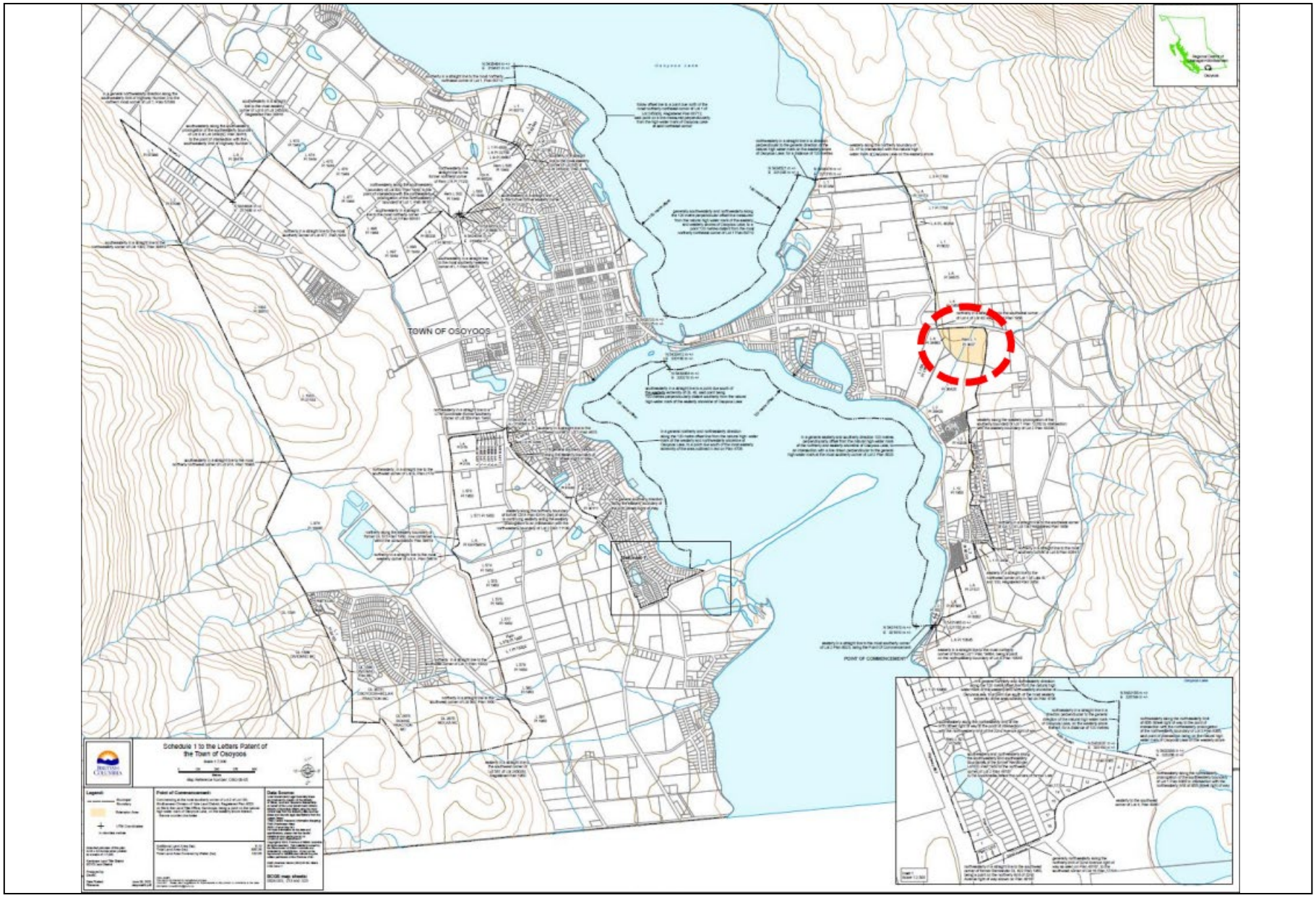
No. 6 – Land Used Procedures (LUP) Bylaw No. 1235,10, 2025

Attachment No. 1 – Agency Referral List

Referrals to be sent to the following departments and agencies as highlighted with a ☑, prior to Council considering first reading of Official Community Plan Amendment Bylaw No. 1375.08:

✓	Ministry of Transportation and Transit	✓	Chief Administrative Officer
✓	Agricultural Land Commission	✓	Corporate Officer
	Archaeology Branch (MFLNRORD)	✓	Chief Financial Officer
	Interior Health Authority	✓	Operational Services
✓	Ministry of Agriculture & Lands	✓	Building Inspector
	Ecosystem Section (MFLNRORD)	✓	Fire Department
✓	School District	✓	Osoyoos Indian Band
✓	Fortis BC		RDOS
✓	Eastlink		RCMP
✓	Telus		

No. 2 – Town of Osoyoos Boundary Expansion (2024)



TOWN OF OSOYOOS
BYLAW 1375.08, 2025

A Bylaw to amend the Osoyoos Official Community Plan Bylaw No. 1375, 2021

WHEREAS Council deems it desirable to amend the Official Community Plan Bylaw No. 1375, 2021**;**

NOW THEREFORE the Council of the Town of Osoyoos in open Meeting assembled **ENACTS AS FOLLOWS:**

1. This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw 1375.08, 2025."

2. The Town of Osoyoos Official Community Plan Bylaw No. 1375, 2021, is amended by:

   i) replacing sub-section 7.B.2.3(c) under Section 7.B (Residential) under Section 7.0 (Land Use Designation Policies) in its entirety with the following:

      c) Support densities of approximately 75 units per hectare in Medium Density Residential areas.

   ii) replacing sub-section .4 under Section 8.D.5 (ESDPA Exemptions) under Section 8.0 (Development Permit Area Guidelines) to read as follows and renumbering all subsequent sections accordingly:

      .4 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, electrical, telecommunications, roads, park land or trail works.

   iii) replacing sub-section .6 under Section 8.E.5 (RDPA Exemptions) under Section 8.0 (Development Permit Area Guidelines) to read as follows and renumbering all subsequent sections accordingly:

      .6 The construction, repair, maintenance or alteration of public utility works, including sanitary sewer, storm sewer, water, natural gas, cable, electrical, telecommunications, roads, park land or trail works.

   iv) replacing sub-section 8.E.6.1 (Guidelines) under Section 8.E (Riparian Development Permit (RDPA) Area) under Section 8.0 (Development Permit Area Guidelines) in its entirety with the following:

      .1 A Development Permit is required for development within the RDP Area, and shall be in accordance with the following guidelines:

         a) an Assessment Report, prepared in accordance with Part 4 (Assessments and Assessment Reports) of the RAPR, must be received by the Town in respect of the proposed development from the responsible provincial minister; or

         b) if the minister will not provide the Assessment Report under Section 6 (Administration of assessment reports by minister) of the RAPR because

the development that is the subject of the Assessment Report has already occurred, then the person who prepared the Assessment Report may submit it to the Town, together with evidence of the minister's rejection of the report, and any reasons the minister provided for the rejection.

v) replacing Map 1 (Urban Containment Area) under Section 10 (Maps) in its entirety with the Map 1 (Urban Containment Area) contained at Schedule 'A' to this bylaw.

vi) replacing Map 2 (Land Use Designations) under Section 10 (Maps) in its entirety with the Map 2 (Land Use Designations) contained at Schedule 'B' to this bylaw.

vii) replacing Map 3 (Agricultural Land Reserve) under Section 10 (Maps) in its entirety with the Map 3 (Agricultural Land Reserve) contained at Schedule 'C' to this bylaw.

viii) replacing Map 4 (Public and Recreational Facilities) under Section 10 (Maps) in its entirety with the Map 4 (Public and Recreational Facilities) contained at Schedule 'D' to this bylaw.

ix) replacing Map 5 (Parks and Trails) under Section 10 (Maps) in its entirety with the Map 5 (Parks and Trails) contained at Schedule 'E' to this bylaw.

x) replacing Map 6 (Water Service Infrastructure) under Section 10 (Maps) in its entirety with the Map 6 (Water Service Infrastructure) contained at Schedule 'F' to this bylaw.

xi) replacing Map 7 (Sewer Service Infrastructure) under Section 10 (Maps) in its entirety with the Map 7 (Sewer Service Infrastructure) contained at Schedule 'G' to this bylaw.

xii) replacing Map 8 (Road Network Plan) under Section 10 (Maps) in its entirety with the Map 8 (Road Network Plan) contained at Schedule 'H' to this bylaw.

xiii) replacing Map 9 (Active Transportation Network) under Section 10 (Maps) in its entirety with the Map 9 (Active Transportation Network) contained at Schedule 'I' to this bylaw.

xiv) replacing Map 10 (Environmentally Sensitive Areas) under Section 10 (Maps) in its entirety with the Map 10 (Environmentally Sensitive Areas) contained at Schedule 'J' to this bylaw.

xv) replacing Map 11 (Aggregate Resources) under Section 10 (Maps) in its entirety with the Map 11 (Aggregate Resources) contained at Schedule 'K' to this bylaw.

xvi) replacing Map 12 (Hazard Areas – Steep Slopes) under Section 10 (Maps) in its entirety with the Map 12 (Hazard Areas – Steep Slopes) contained at Schedule 'L' to this bylaw.

xvii) replacing Map 13 (Hazard Areas – Flood Management) under Section 10 (Maps) in its entirety with the Map 13 (Hazard Areas – Flood Management) contained at Schedule 'M' to this bylaw.

xviii) replacing Map 14 (Hazard Areas – Wildfire) under Section 10 (Maps) in its entirety with the Map 14 (Hazard Areas – Wildfire) contained at Schedule ‘N’ to this bylaw.

xix) replacing Map 15 (Multi-Family Residential Development Permit Area) under Section 10 (Maps) in its entirety with the Map 15 (Multi-Family Residential Development Permit Area) contained at Schedule ‘O’ to this bylaw.

xx) replacing Map 16 (Mixed-Use Commercial Development Permit Area) under Section 10 (Maps) in its entirety with the Map 16 (Mixed-Use Commercial Development Permit Area) contained at Schedule ‘P’ to this bylaw.

xxi) replacing Map 17 (Industrial Development Permit Area) under Section 10 (Maps) in its entirety with the Map 17 (Industrial Development Permit Area) contained at Schedule ‘Q’ to this bylaw.

xxii) replacing Map 18 (Environmentally Sensitive Development Permit Area) under Section 10 (Maps) in its entirety with the Map 18 (Environmentally Sensitive Development Permit Area) contained at Schedule ‘R’ to this bylaw.

xxiii) replacing Map 19 (Riparian Development Permit Area) under Section 10 (Maps) in its entirety with the Map 19 (Riparian Development Permit Area) contained at Schedule ‘S’ to this bylaw.

Read a first and second time on the _____ day of _____, 2025.

Public hearing held on the _____ day of _____, 2025.

Read a third time on the _____ day of _____, 2025.

Adopted on the _____ day of _____, 2025.

_____ _____

MAYOR CORPORATE OFFICER

Town of Osoyoos

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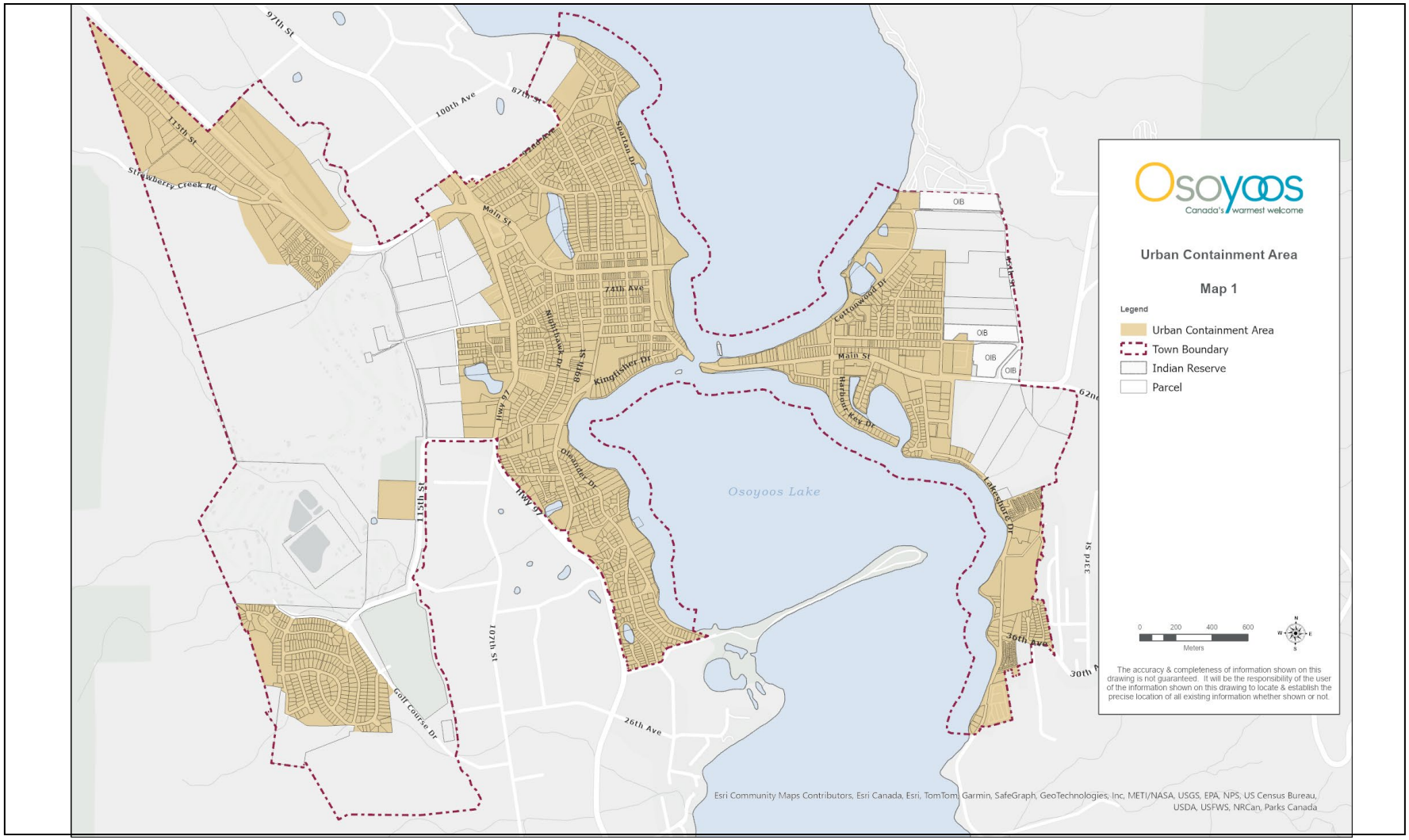
Amendment Bylaw No. 1375.08, 2025

Schedule ‘A’



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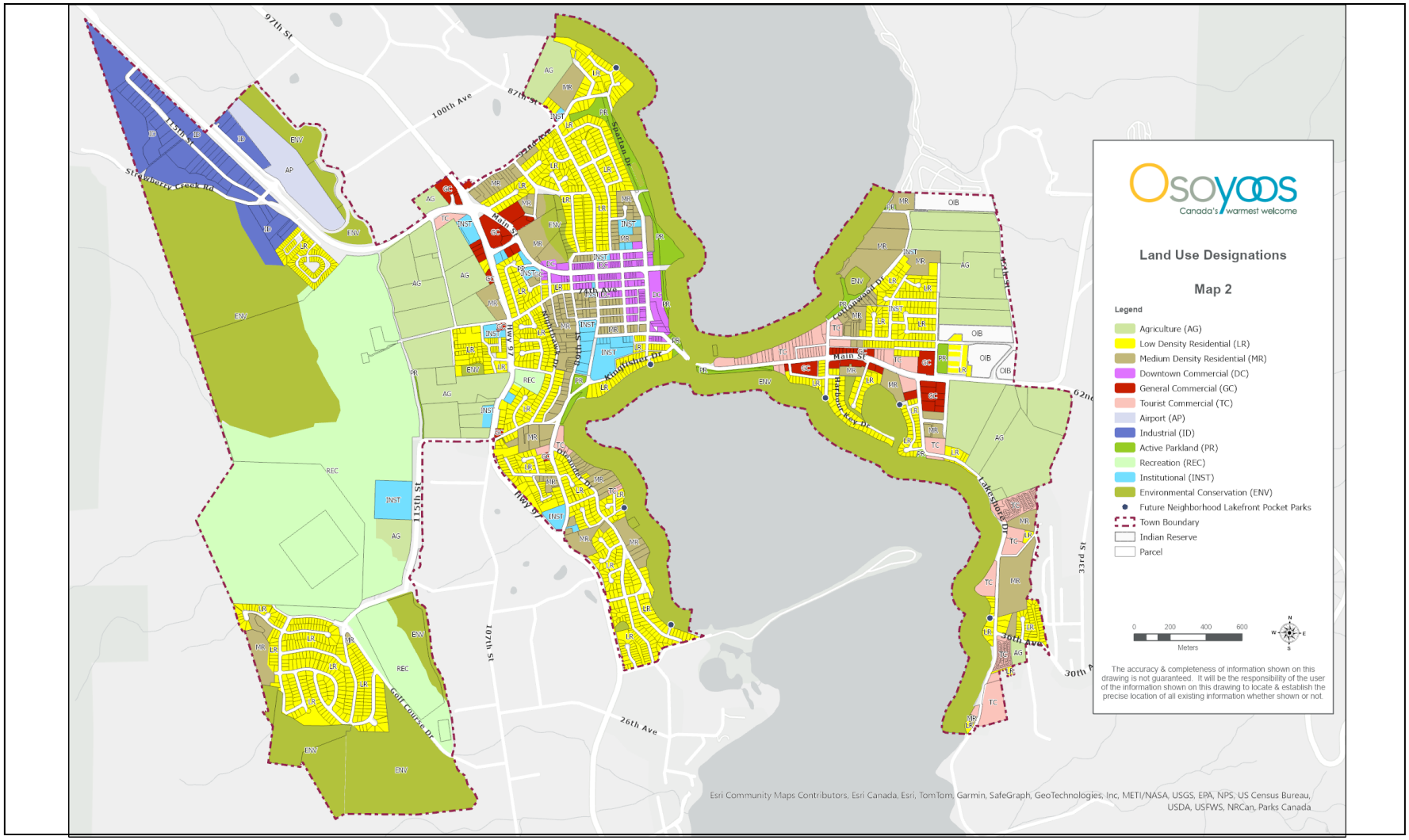
Amendment Bylaw No. 1375.08, 2025

Schedule 'B'



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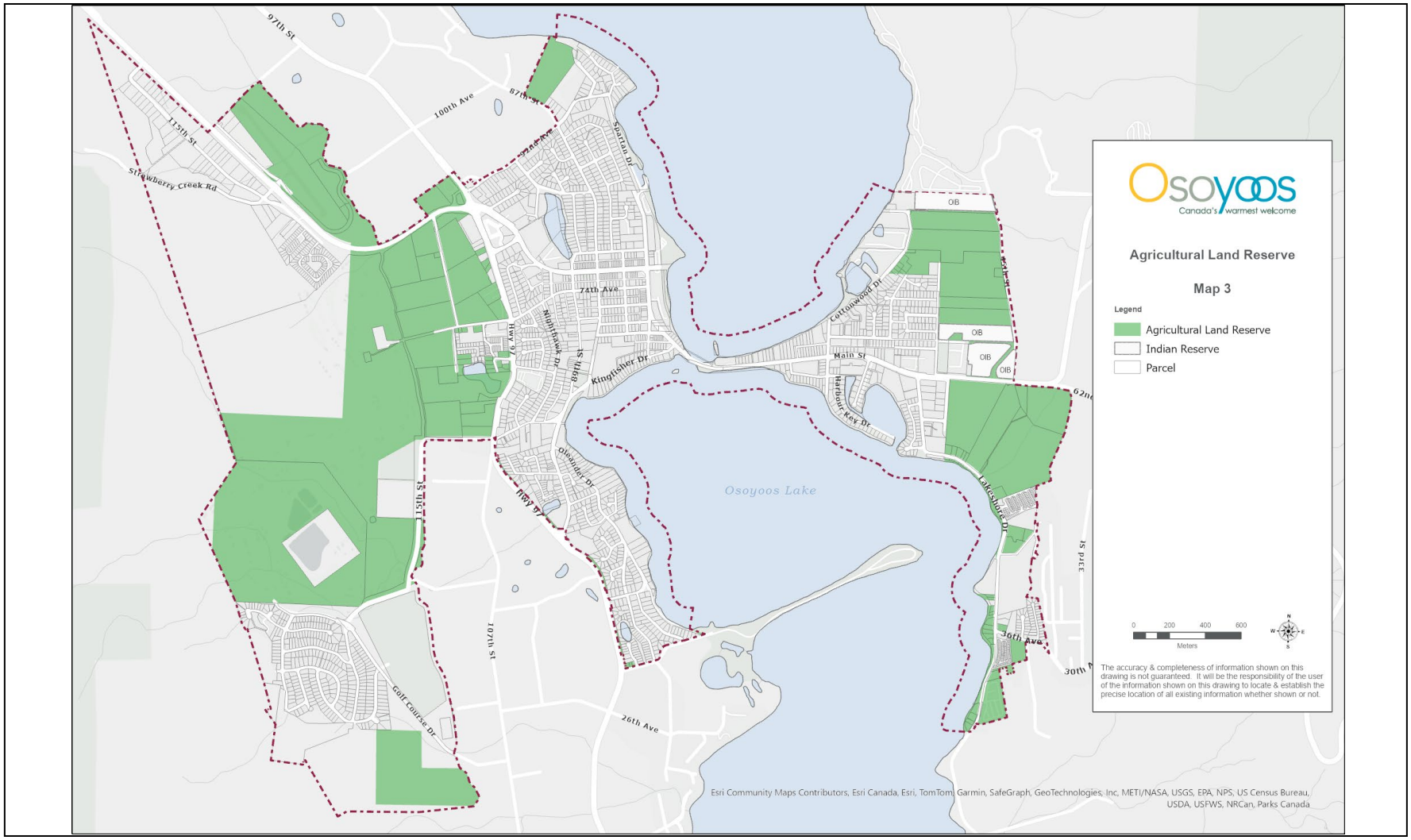
Amendment Bylaw No. 1375.08, 2025

Schedule 'C'



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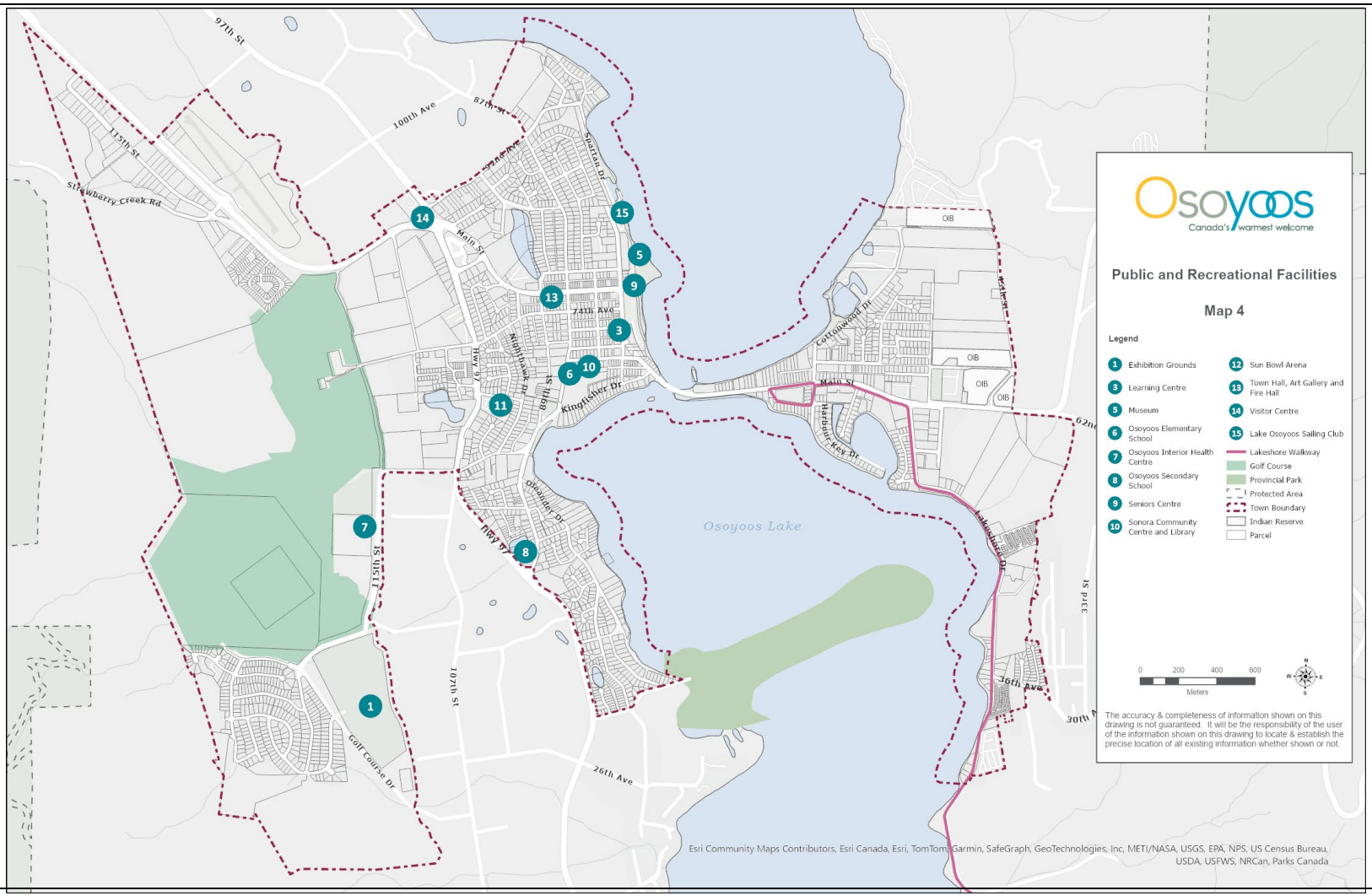
Amendment Bylaw No. 1375.08, 2025

Schedule ‘D’



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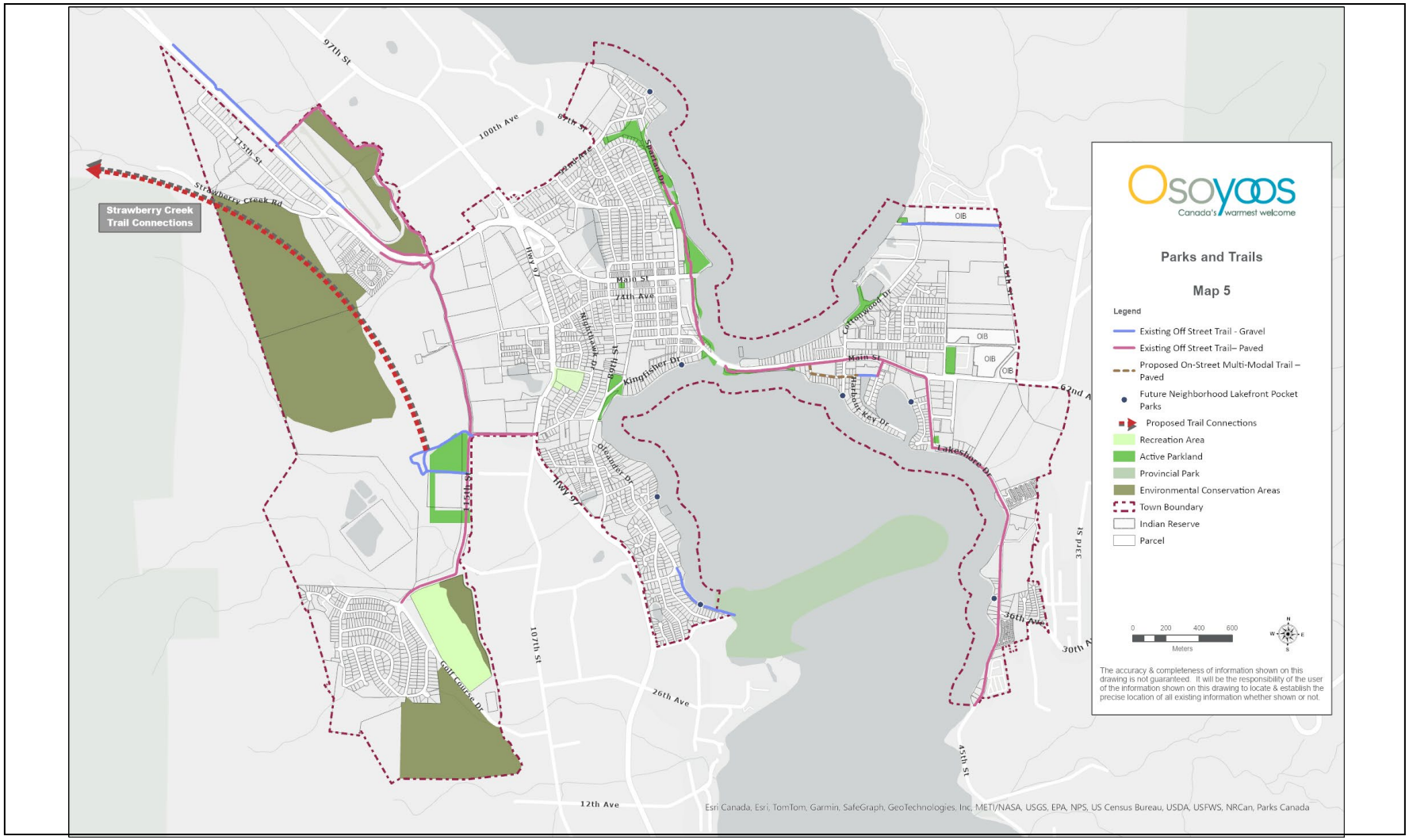
Amendment Bylaw No. 1375.08, 2025

Schedule 'E'



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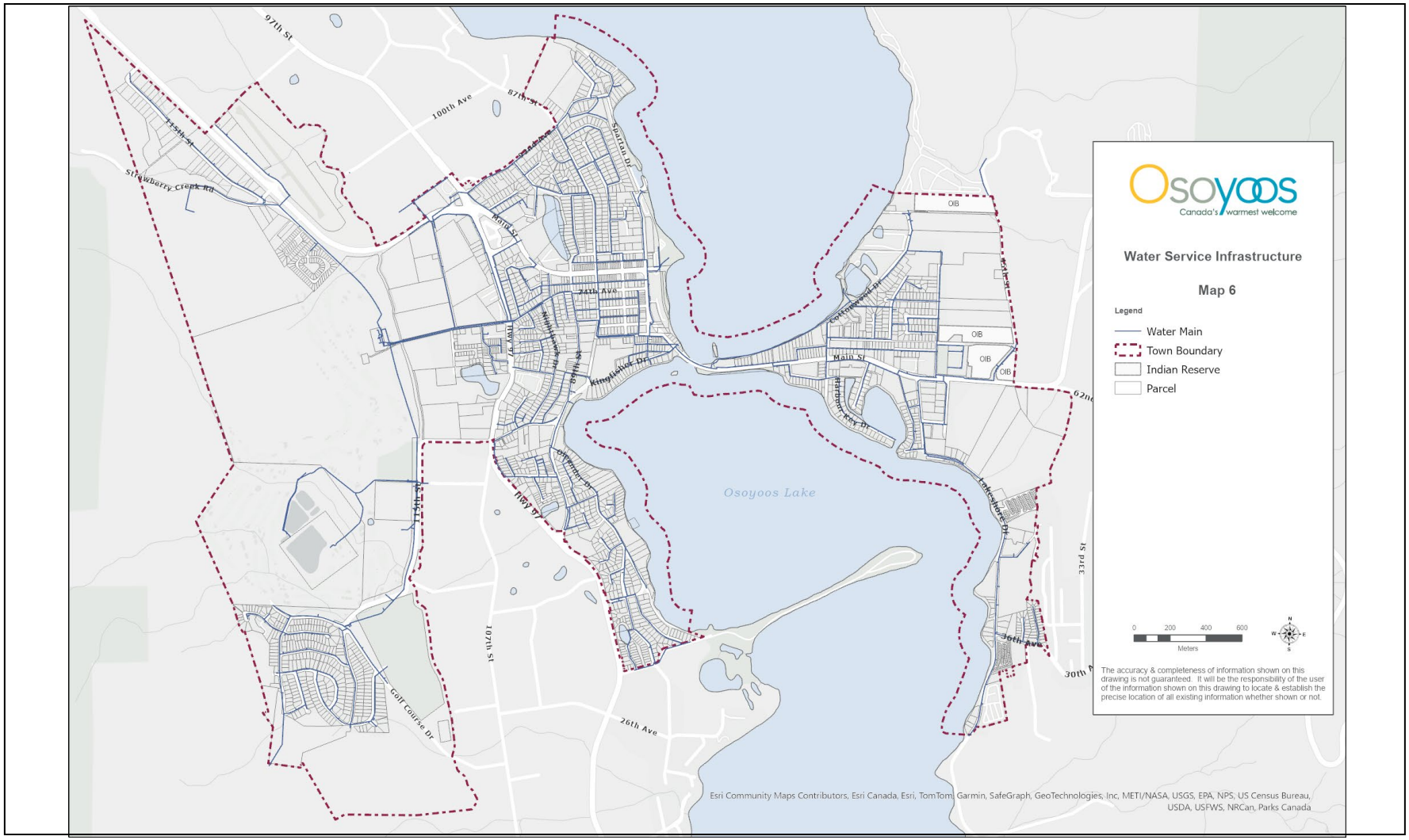
Amendment Bylaw No. 1375.08, 2025

Schedule ‘F’



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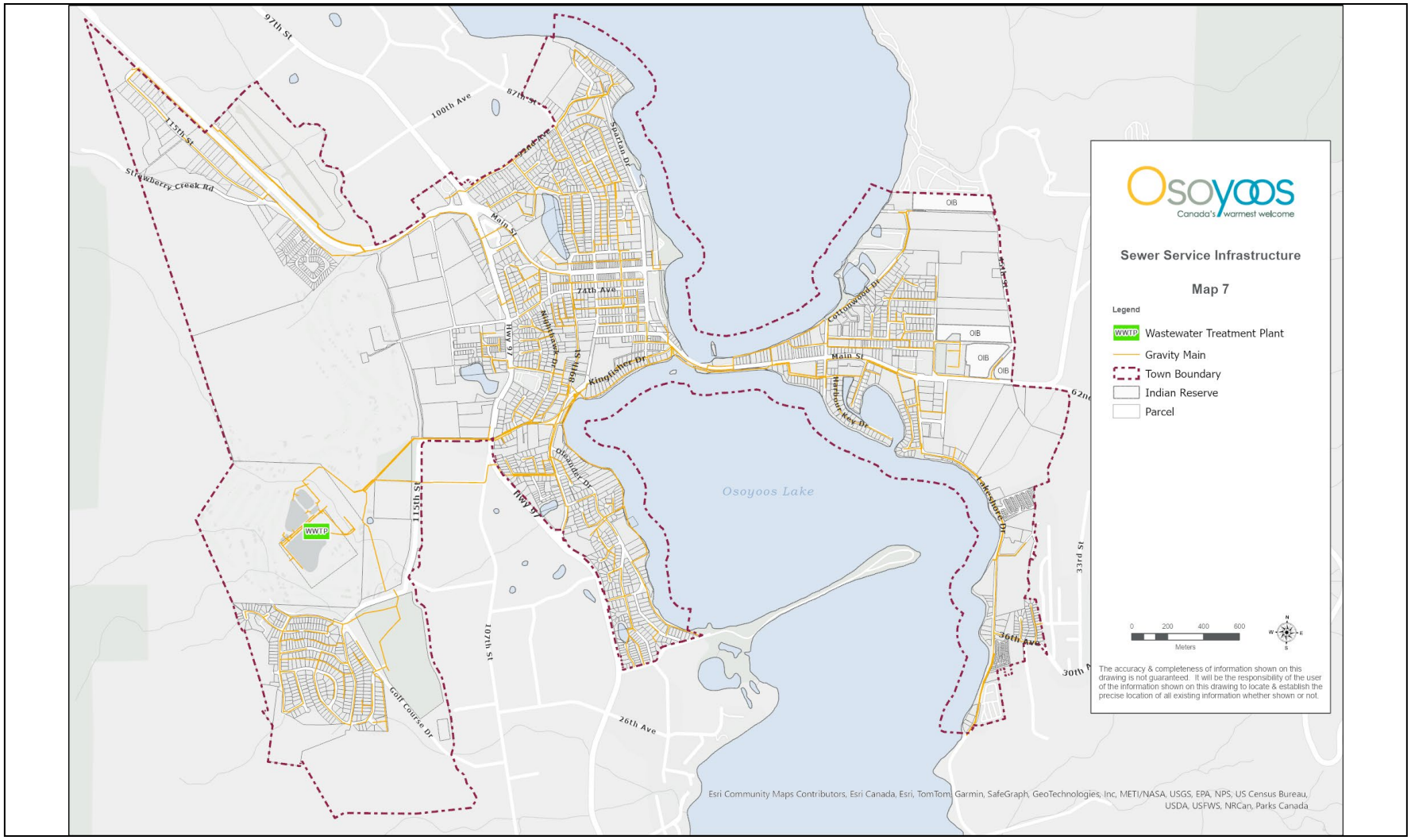
Amendment Bylaw No. 1375.08, 2025

Schedule ‘G’



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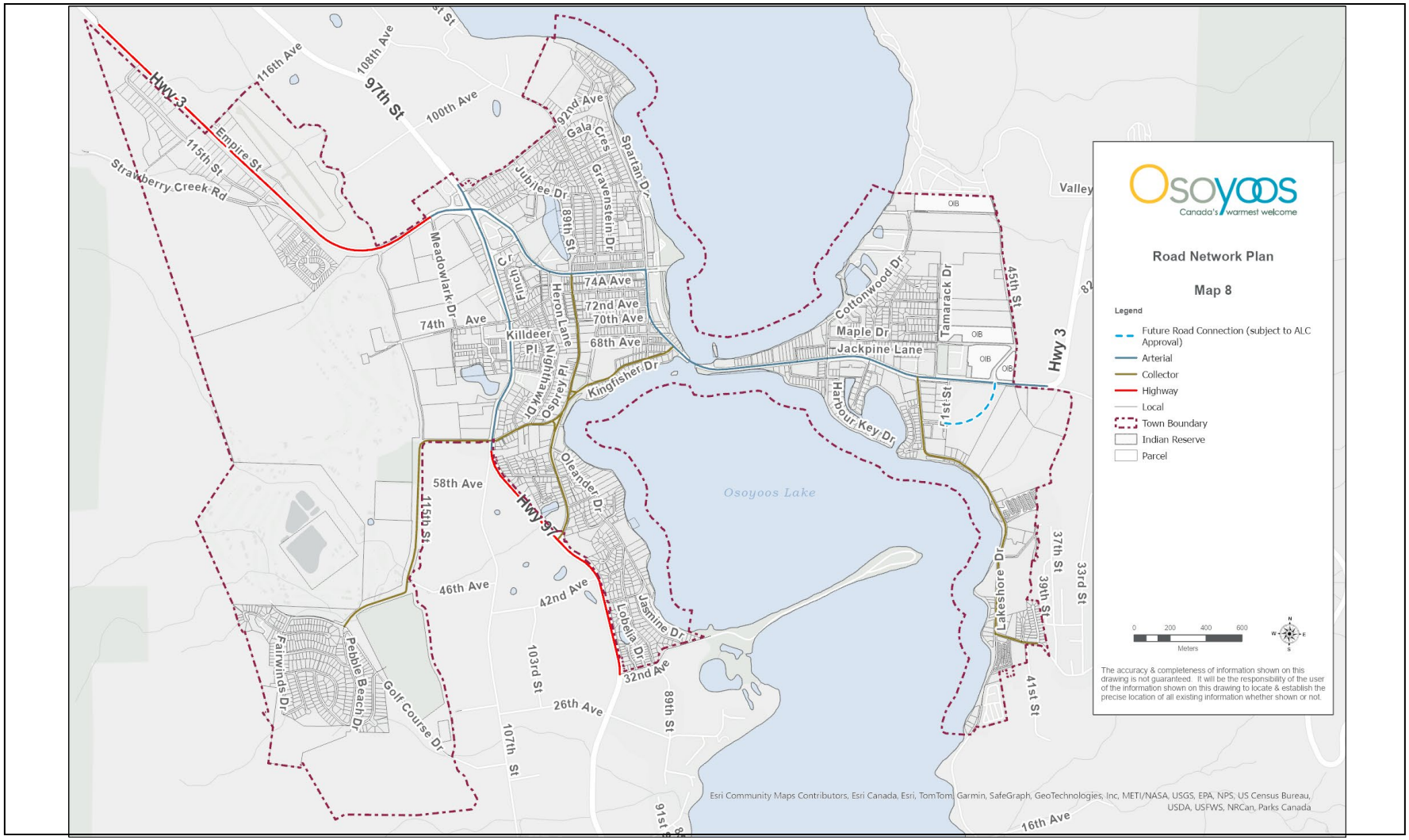
Amendment Bylaw No. 1375.08, 2025

Schedule 'H'



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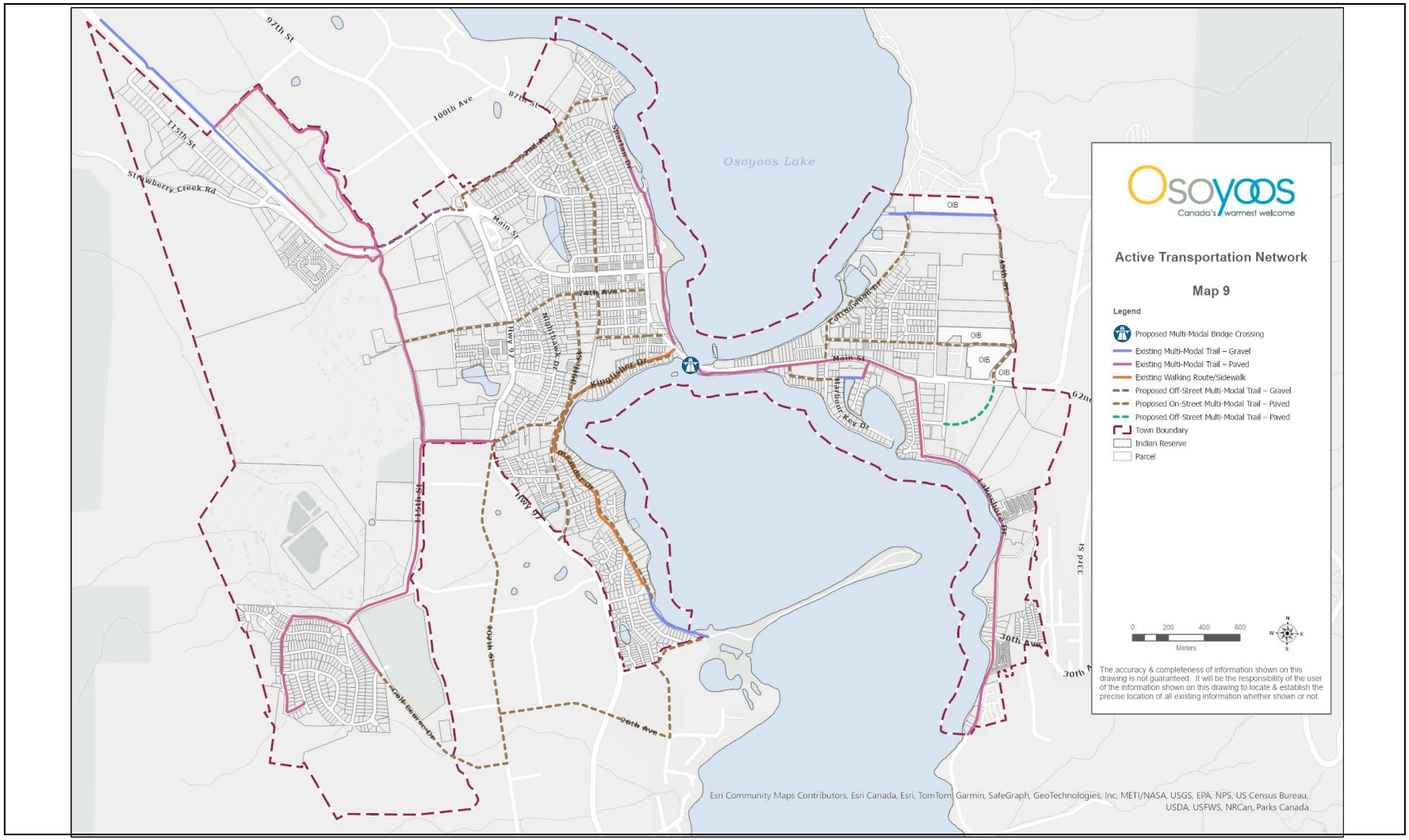
Amendment Bylaw No. 1375.08, 2025

Schedule 'I'



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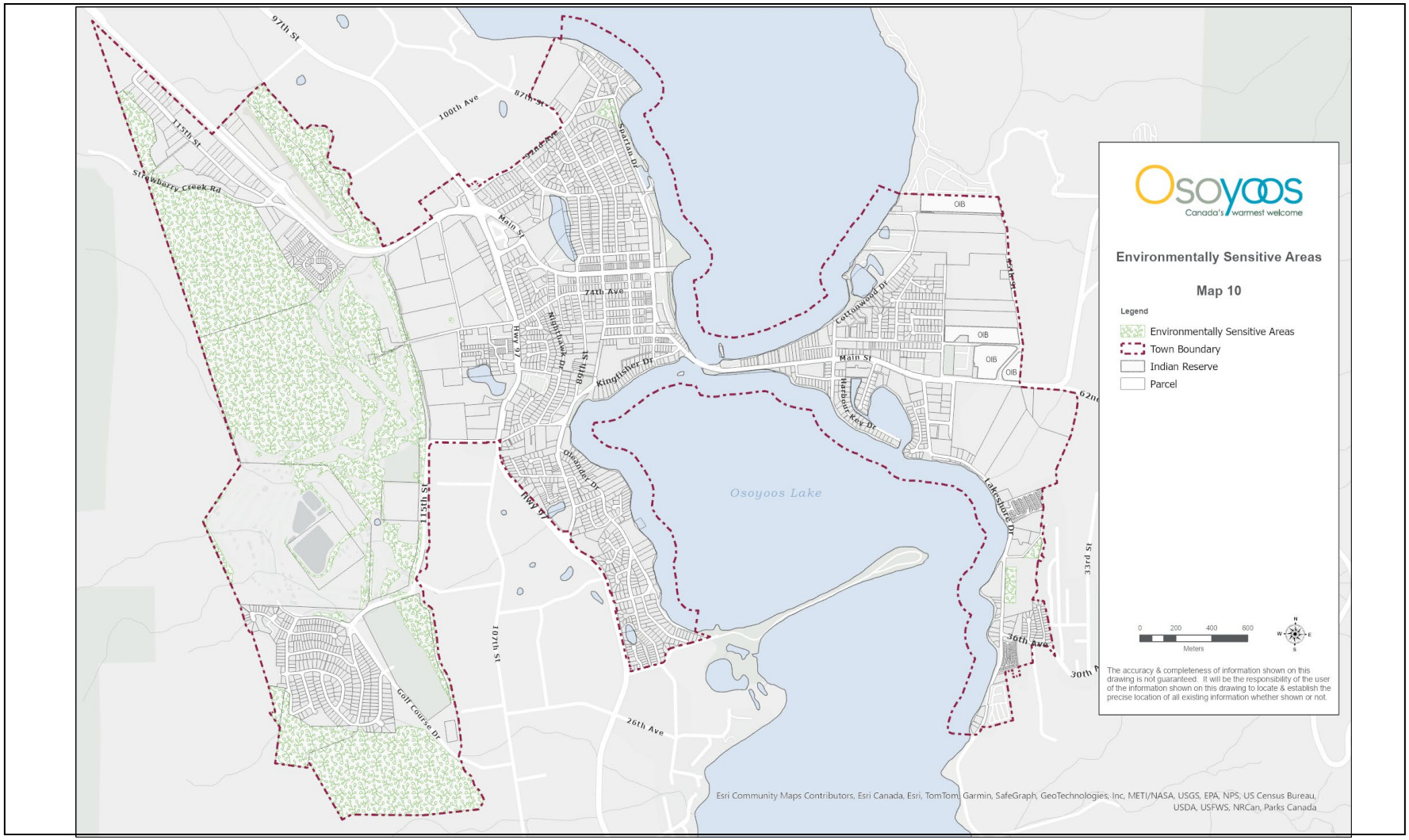
Amendment Bylaw No. 1375.08, 2025

Schedule 'J'



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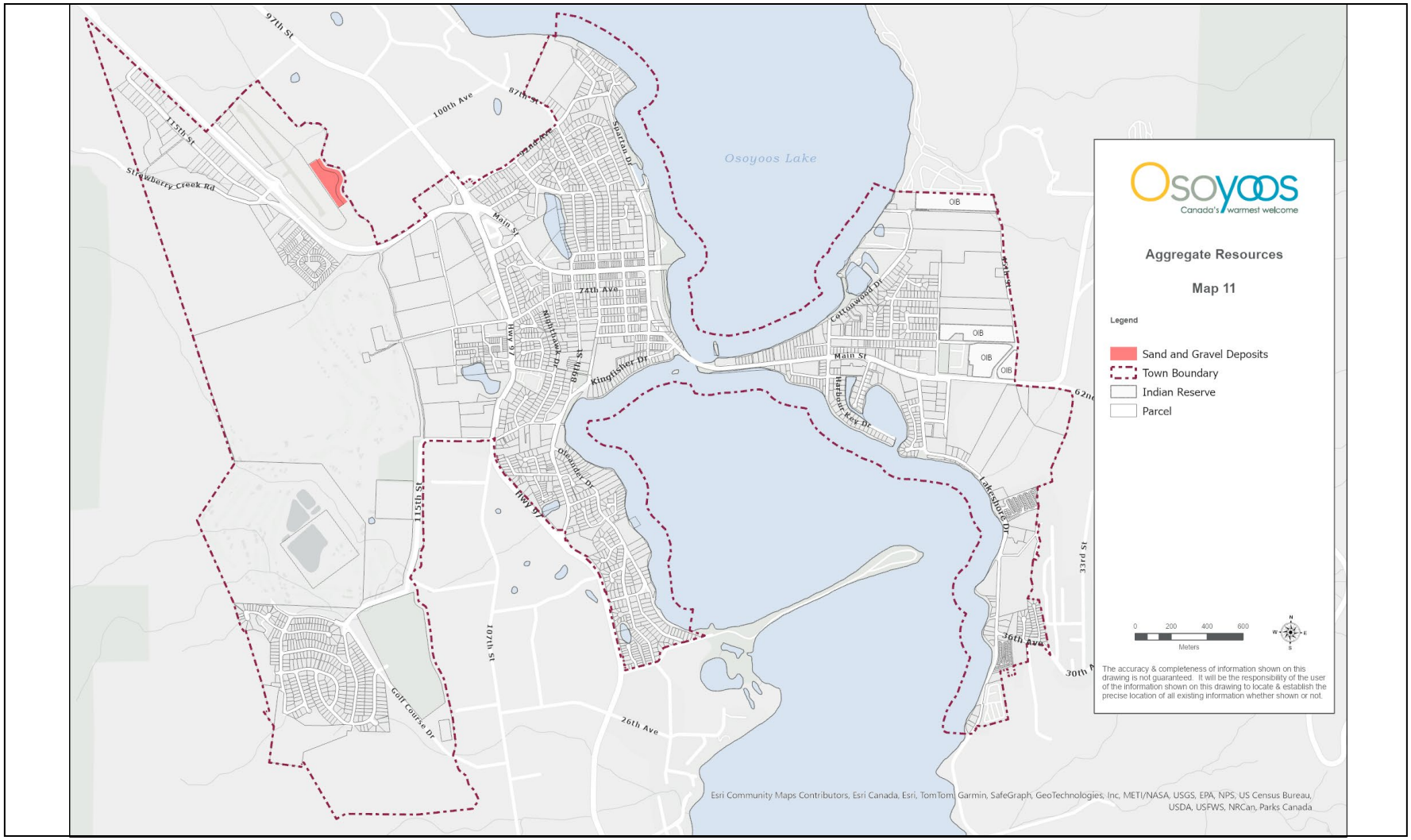
Amendment Bylaw No. 1375.08, 2025

Schedule ‘K’



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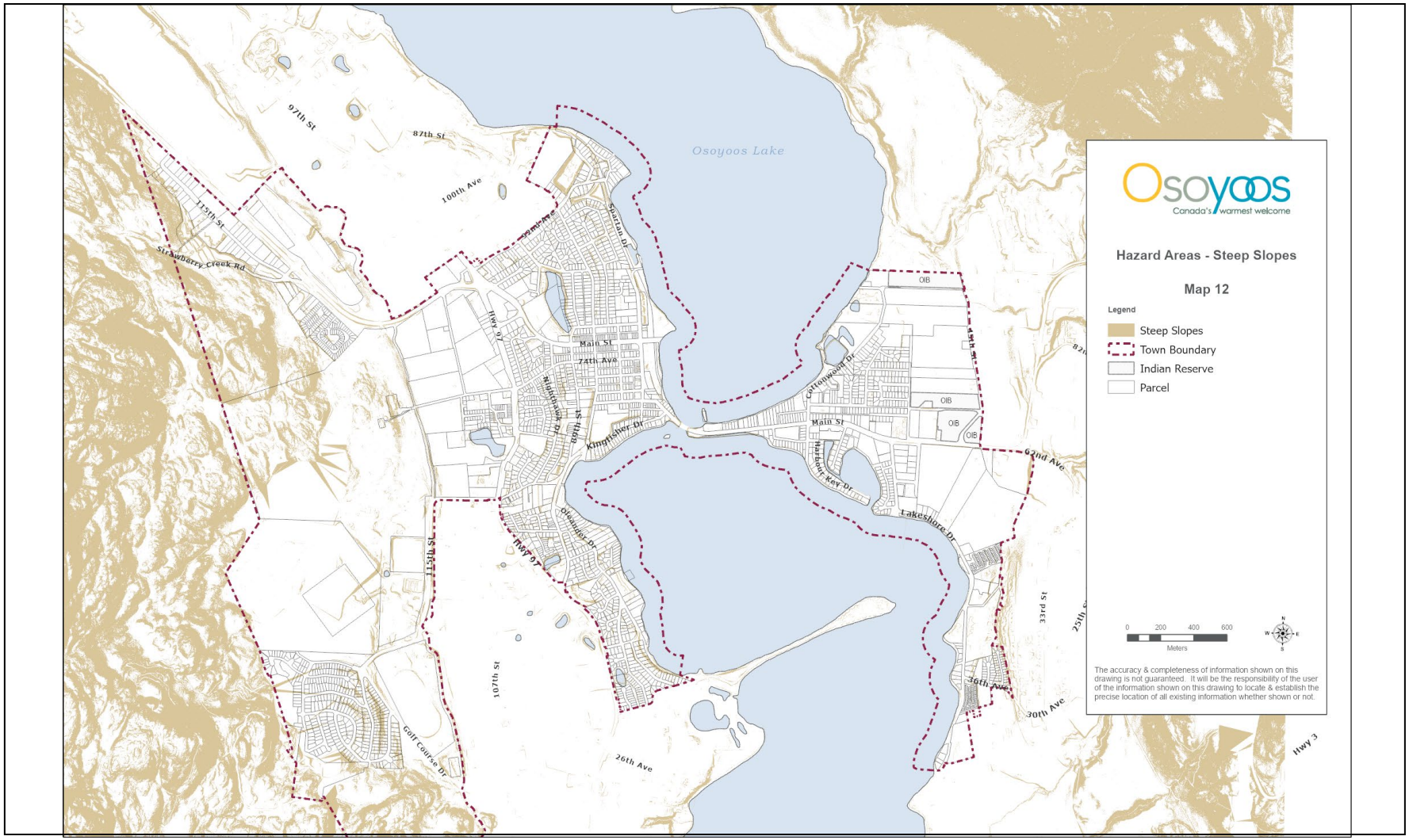
Amendment Bylaw No. 1375.08, 2025

Schedule 'L'



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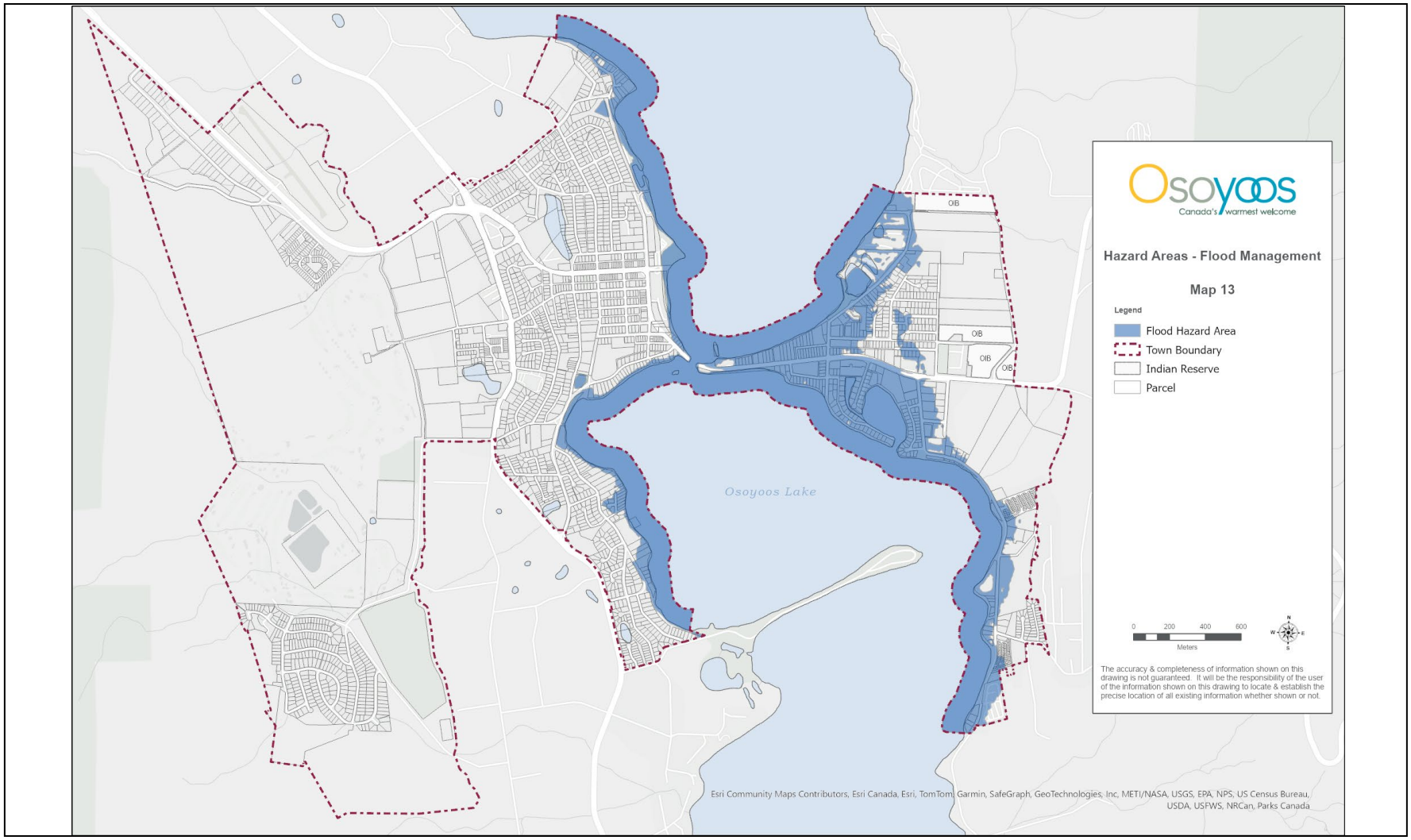
Amendment Bylaw No. 1375.08, 2025

Schedule ‘M’



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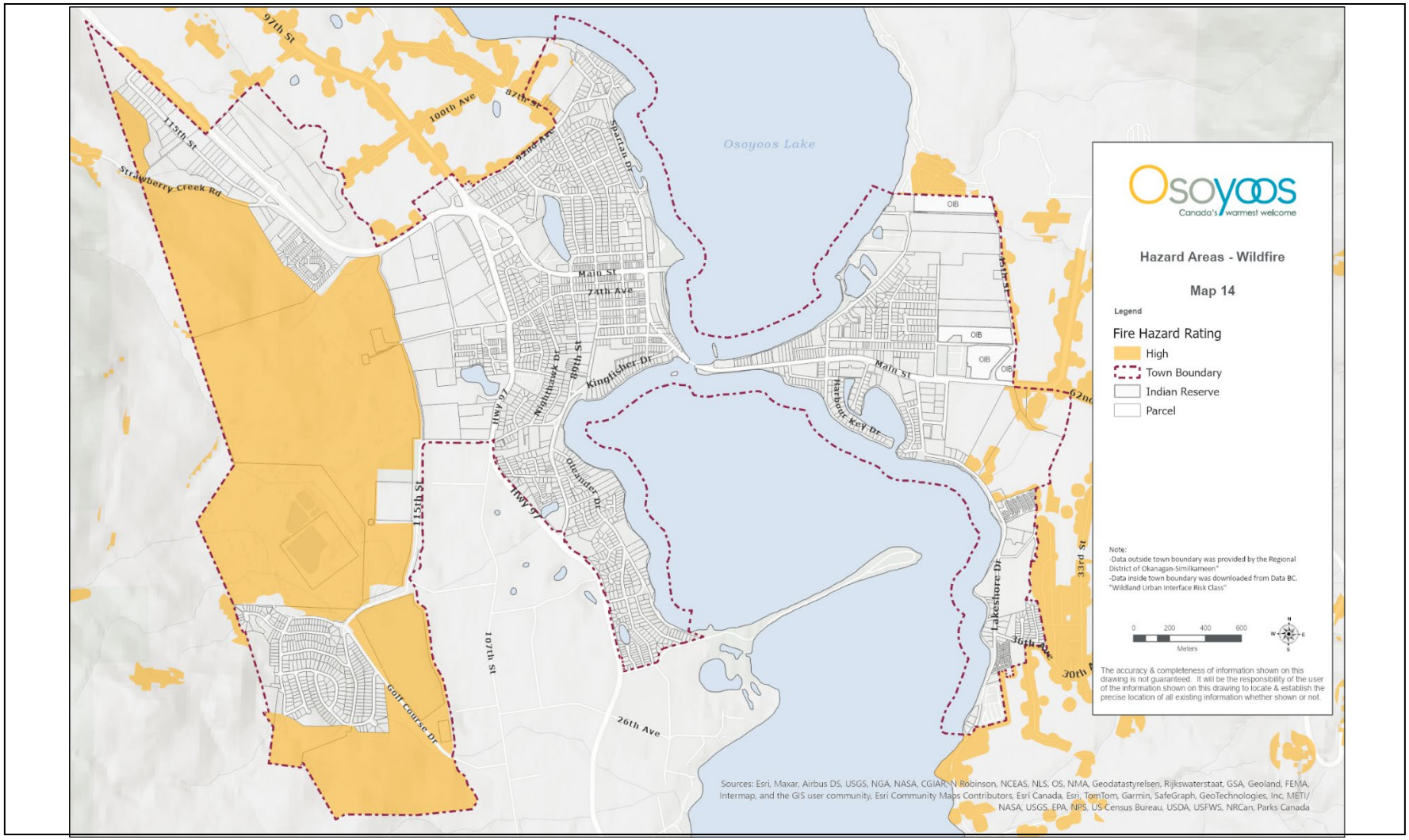
Amendment Bylaw No. 1375.08, 2025

Schedule 'N'

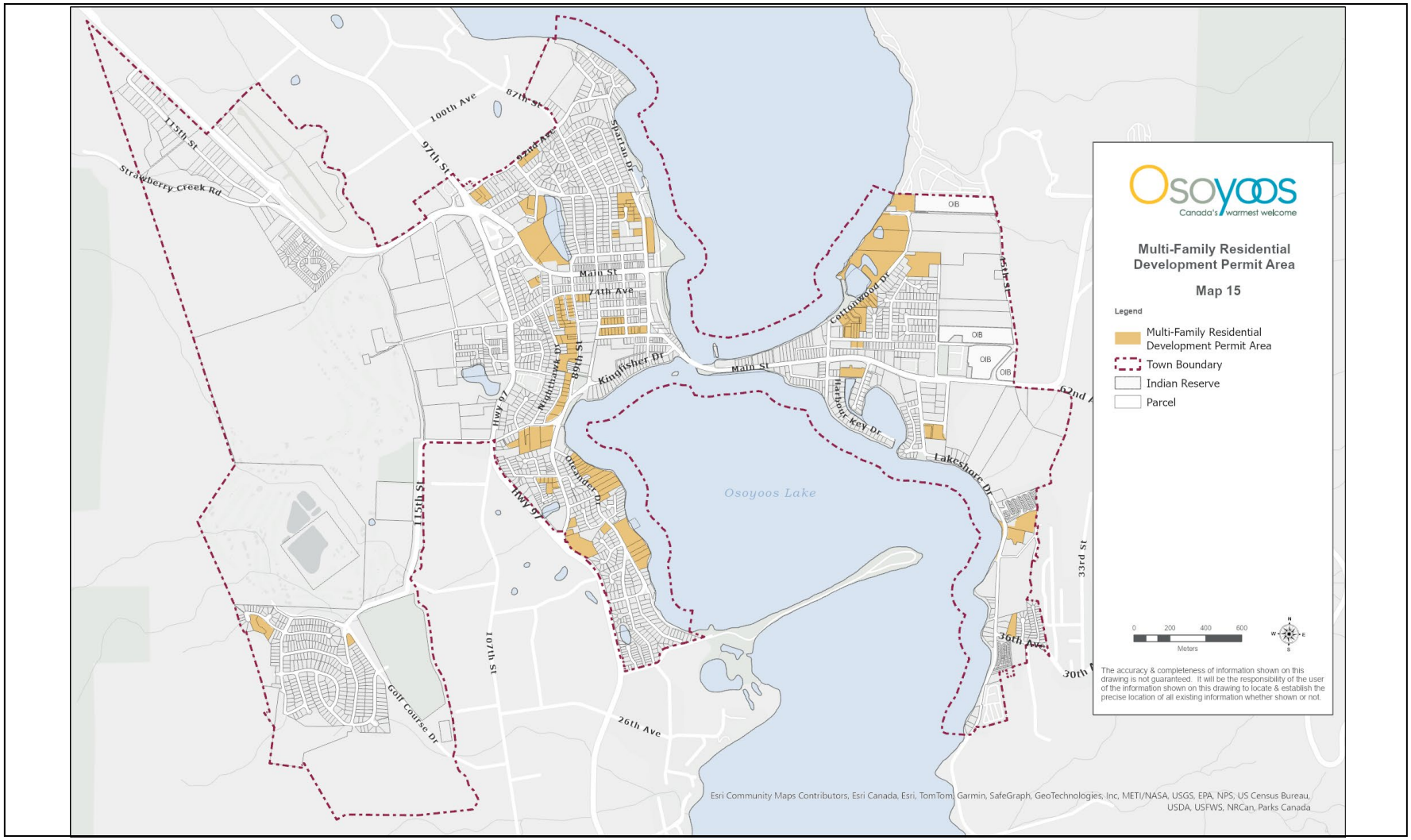


Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

Amendment Bylaw No. 1375.08, 2025

Schedule 'O'

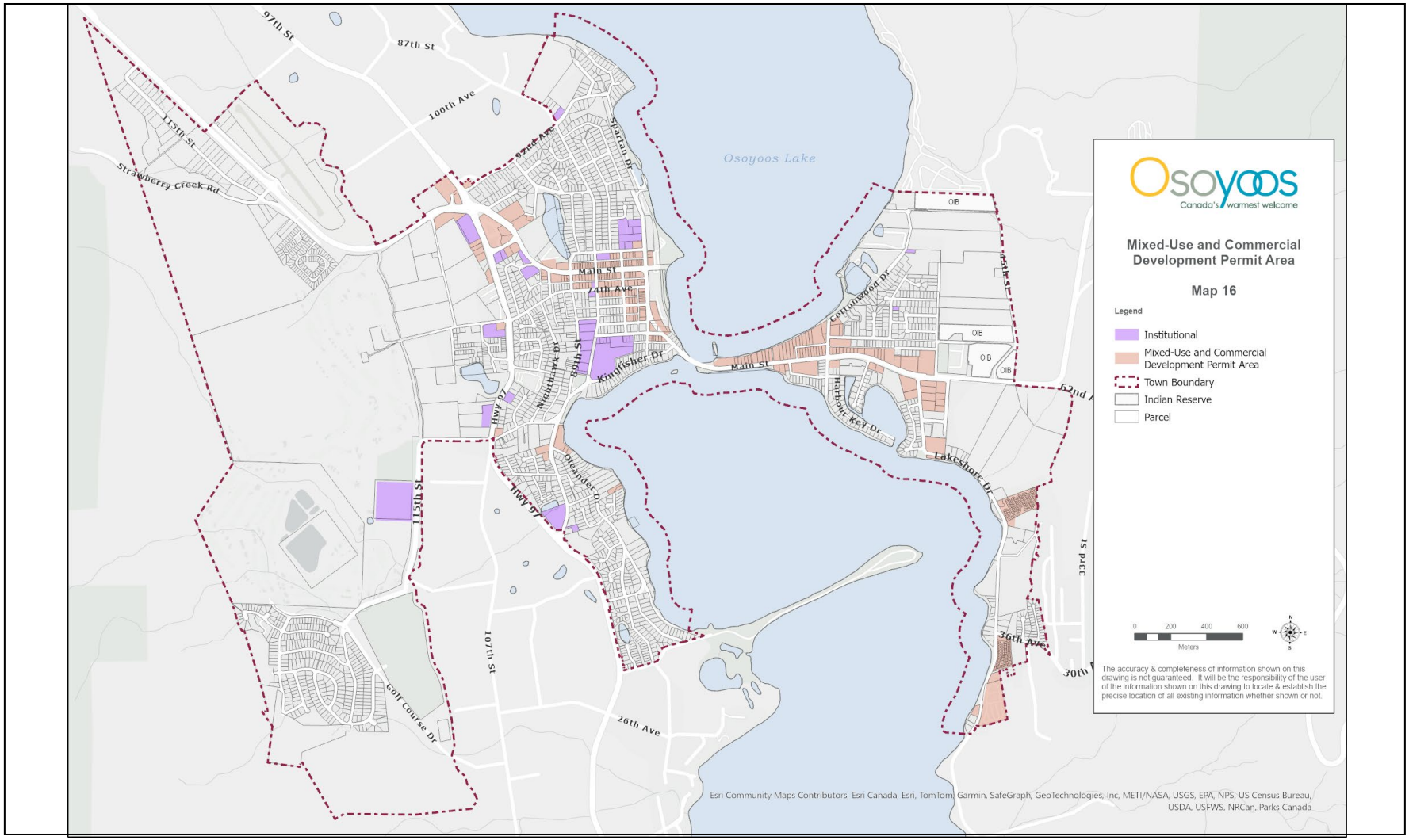


Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

Amendment Bylaw No. 1375.08, 2025

Schedule ‘P’

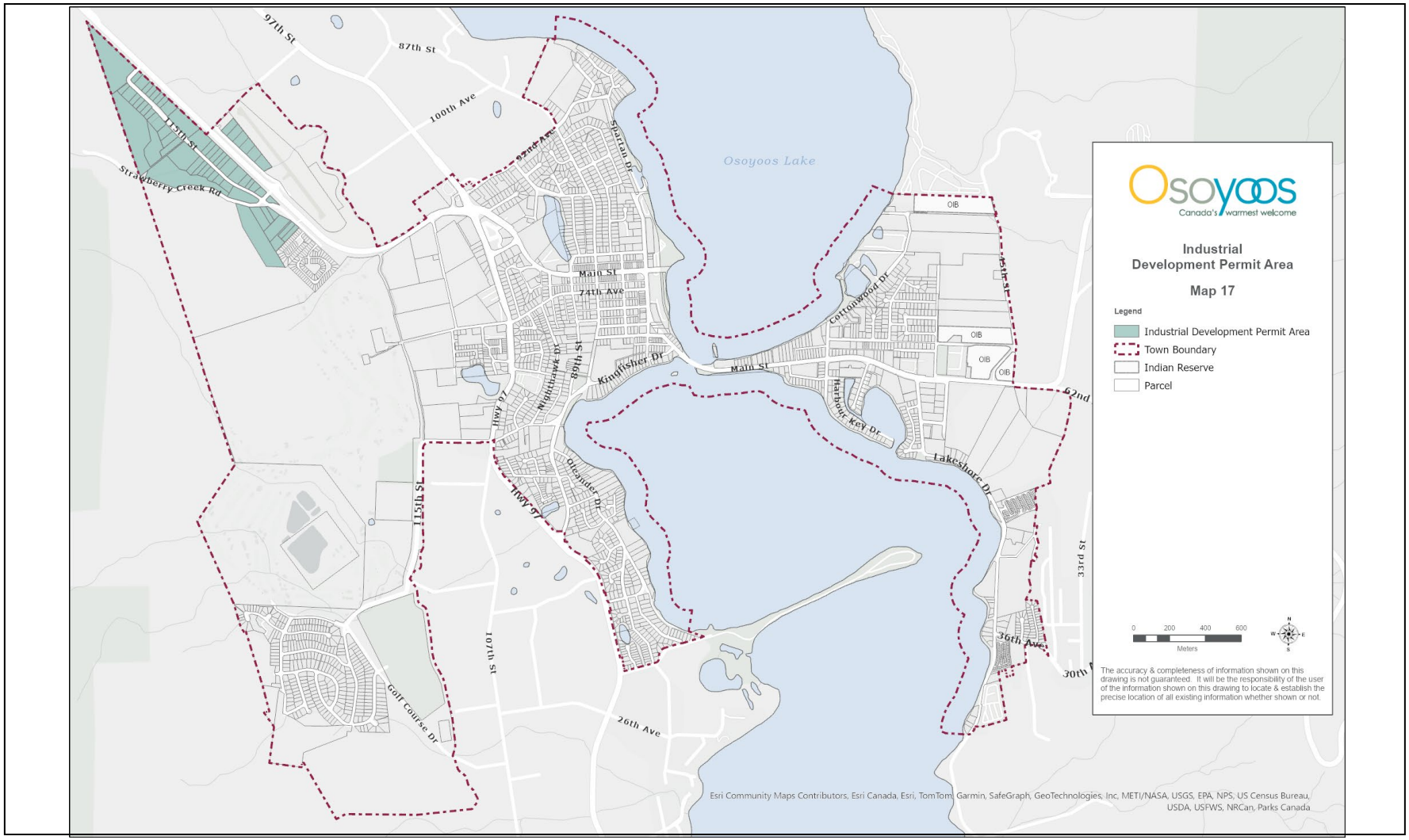


Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

Amendment Bylaw No. 1375.08, 2025

Schedule 'Q'

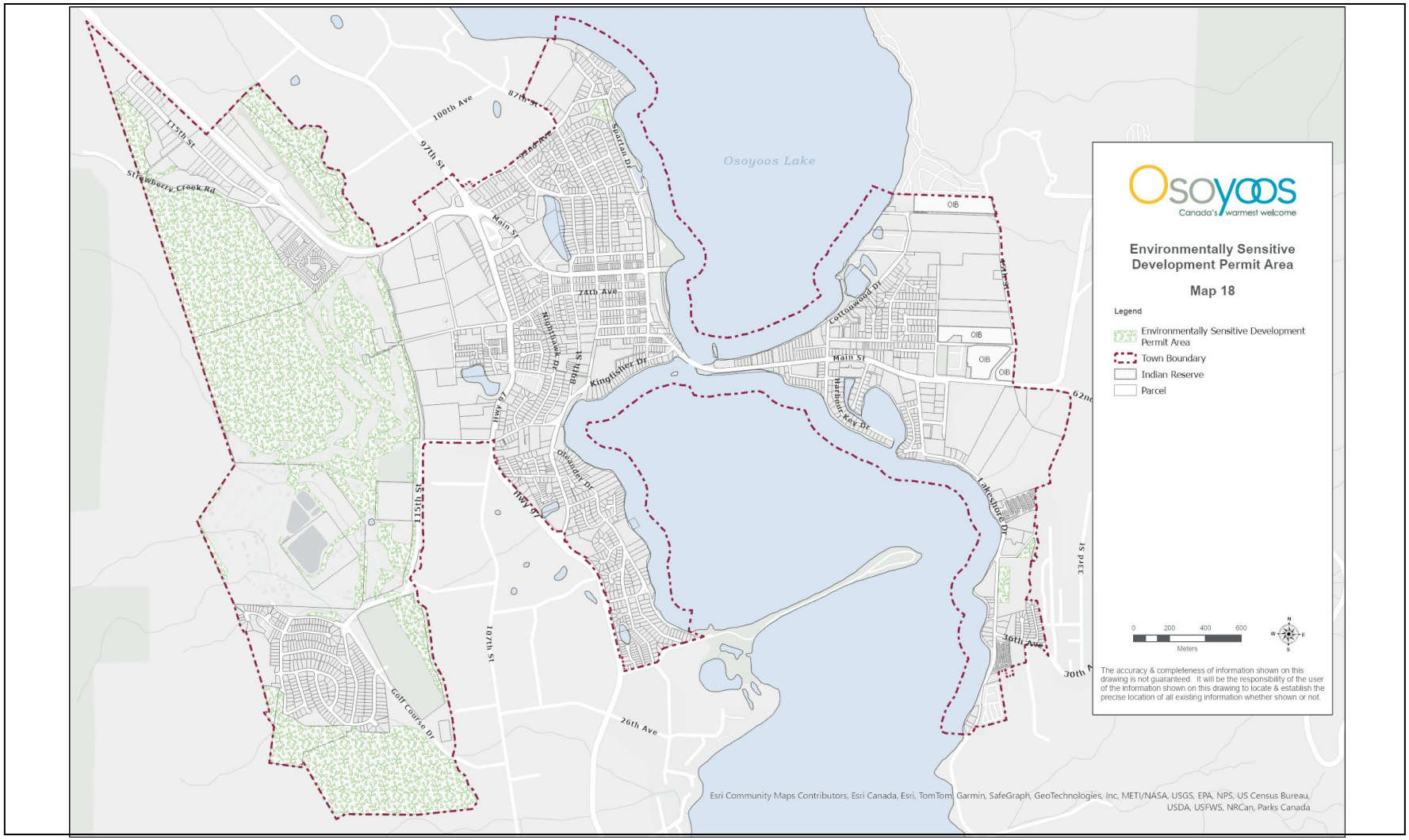


Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

Amendment Bylaw No. 1375.08, 2025

Schedule 'R'

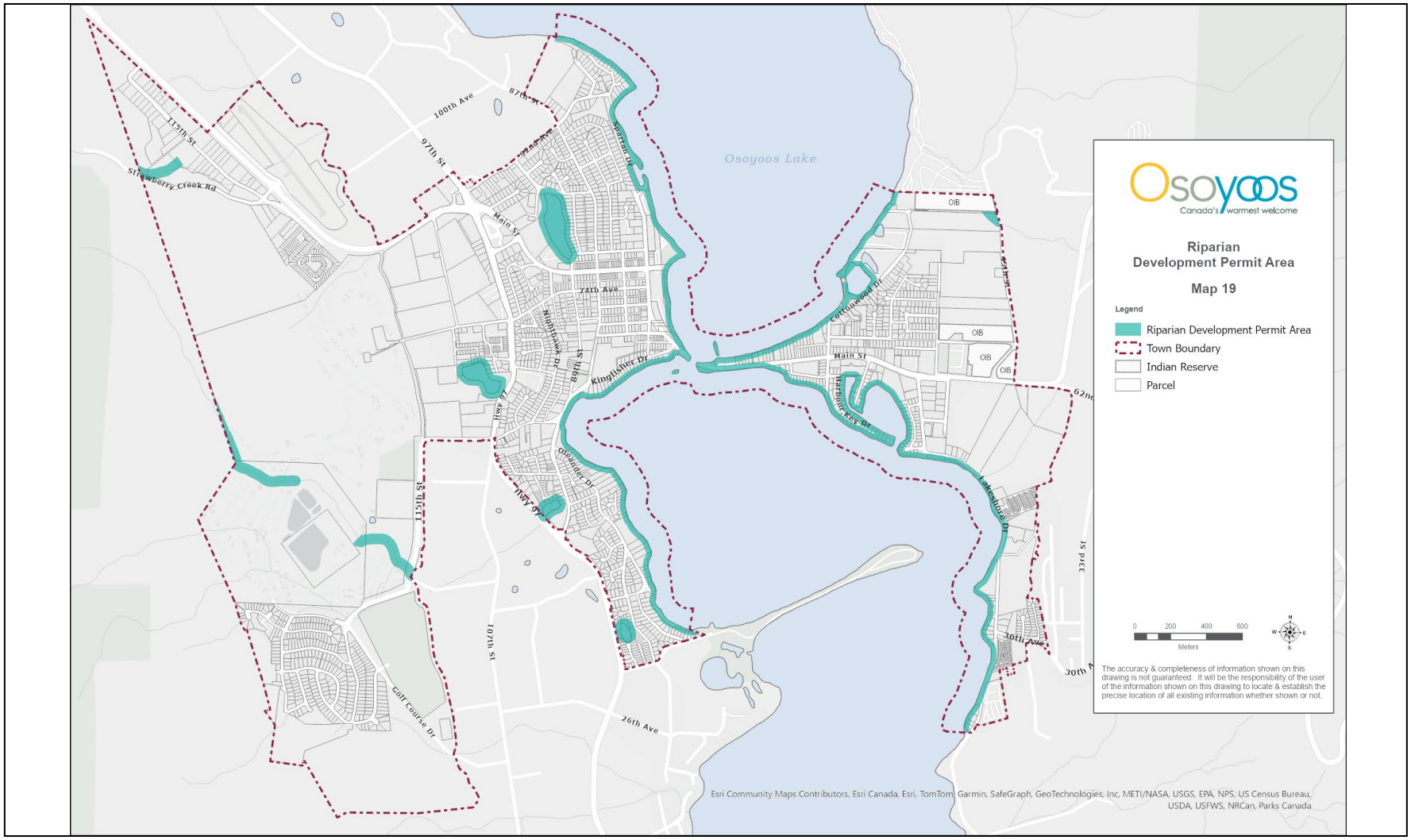


Town of Osoyoos

8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

Amendment Bylaw No. 1375.08, 2025

Schedule 'S'



OWN OF OSOYOOS

BYLAW NO. 1395.06, 2025

A Bylaw to amend the Zoning Bylaw No. 1395, 2024

WHEREAS Council deems it desirable to amend the Zoning Bylaw.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as “Zoning Amendment Bylaw No. 1395.06, 2025”.

2. The “Town of Osoyoos Zoning Bylaw No. 1395, 2024,” is amended by:

   i) replacing the first sentence of Section 6.3.1 (Metal Storage Containers) under Section 6.0 (General Regulations) in its entirety with the following:

      The use of metal storage containers as accessory buildings or structures is permitted in the Agriculture (AG) and General Industrial (I1) zones in accordance with the following criteria:

   ii) replacing Section 10.6 (Off-Street Vehicle Parking Exemptions) under Section 10.0 (Vehicle Parking and Loading Regulations) in its entirety with the following:

      10.6 Off-Street Vehicle Parking Exemptions

      .1 Despite Table 10.2 (Required Off-Street Vehicle Parking), the minimum number of required off-street vehicle parking spaces within the areas shown on Figure 10.6 (Downtown Parking Area) shall be as follows:

         i) for an *apartment building* or *townhouse* use shall be 1.0 per dwelling unit on a parcel situated within the area shown shaded yellow;

         ii) no off-street parking spaces shall be required for a change of use or alteration of a building lawfully constructed prior to September 24, 2024, on a parcel within the area enclosed by the black dashed line, provided there is no increase in gross floor area; and

         iii) despite sub-section 10.6.1(ii), no off-street parking space that existed as of September 24, 2024, may be removed, repurposed, or rendered unusable.

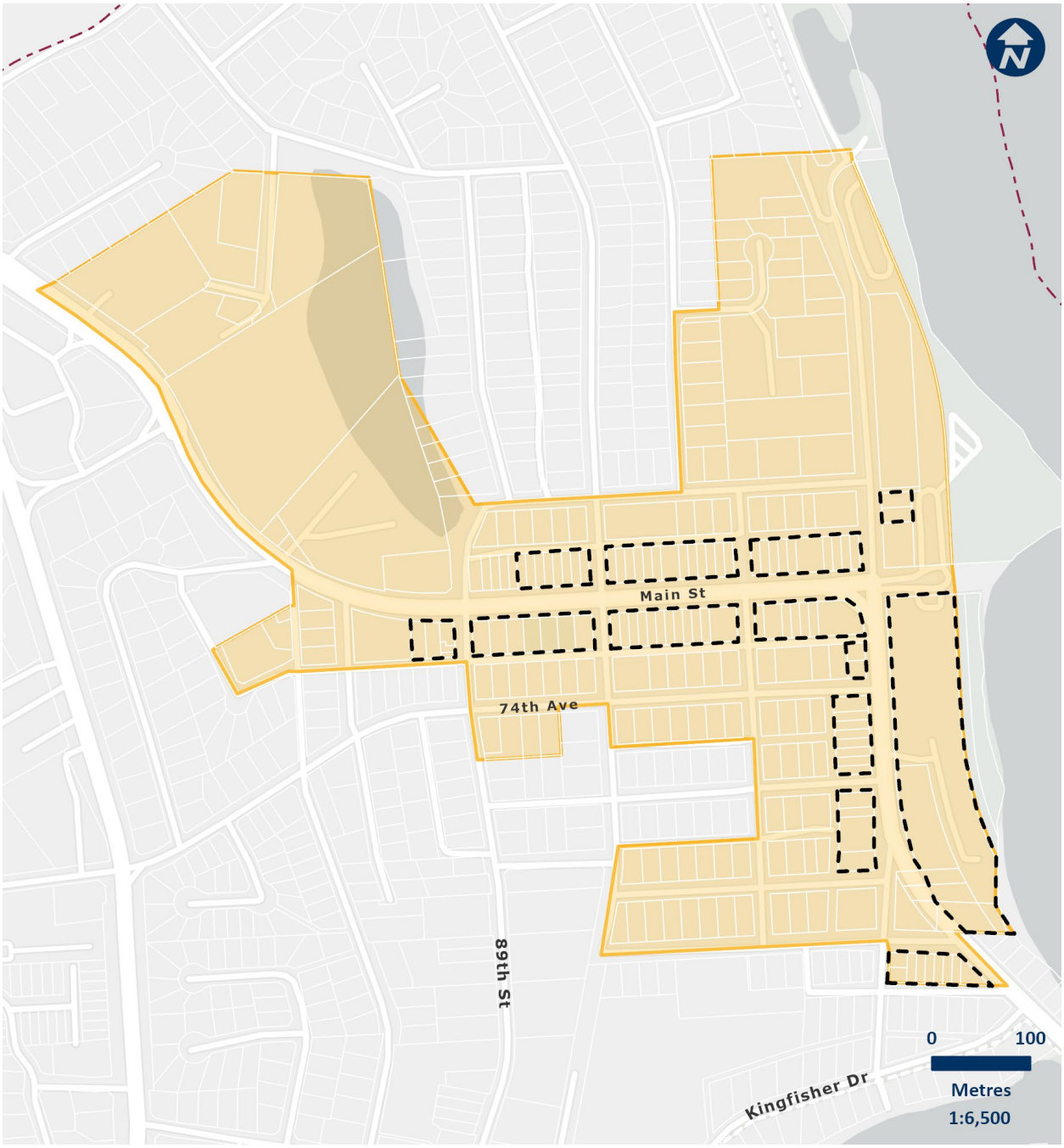


Figure 10.6 – Downtown Parking Area

iii) replacing sub-section 11.1.2(a) under Section 11.1 (Small-Scale Multi-Unit Residential (RS1) Zone) in its entirety with the following:

a) 225.0 m^2 for the purpose of subdivision of *duplex dwellings* under the *Strata Property Act*, subject to Section 8.0; or

iv) adding a new sub-section 16.1.1(h) under Section 16.1 (General Industrial (I1) Zone) to read as follows and all subsequent sections be renumbered accordingly:

h) public storage or maintenance and works yards;

READ A FIRST AND SECOND TIME this _____ day of _____, 2025.

PUBLIC HEARING held on this _____ day of _____, 2025.

READ A THIRD TIME this _____ day of _____, 2025.

I hereby certify the foregoing to be a true and correct copy of the “Town of Osoyoos Zoning Bylaw Amendment Bylaw No. 1395.06, 2025”, as read a Third time by the Town of Osoyoos Council on this ____ day of _____, 2025.

Dated at Osoyoos, BC this ____ day of _____, 2025.

_____
Corporate Officer

Approved pursuant to Section 52(3) of the *Transportation Act* this ____ day of _____, 2025.

_____
For the Minister of Transportation & Transit

ADOPTED this _____ day of _____, 2025.

_____ _____
Mayor Corporate Officer

TOWN OF OSOYOOS

BYLAW NO. 1100.02, 2025

A Bylaw to amend the Subdivision and Development Servicing Bylaw No. 1100, 1998

WHEREAS Council deems it desirable to amend the Subdivision and Development Servicing Bylaw.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Subdivision and Development Servicing Amendment Bylaw No. 1100.02, 2025".

2. The "Osoyoos Subdivision and Development Servicing Bylaw No. 1100, 1998," is amended by:

   i) replacing Section I (Title) in its entirety with the following:

   SECTION I INTRODUCTION

   (a) Title

   i) This bylaw may be cited for all purposes as the "Osoyoos Subdivision and Development Servicing Bylaw No. 1100, 1998".

   (b) Schedules

   i) This bylaw includes the following schedules:

   Schedule 'A' – Subdivision & Development Standards & Specifications

   Schedule 'B' – Standard Drawings

   ii) replacing the definition of "Highway" under Section II(b) (Definitions) in its entirety with the following:

   (b) "Highway" means a highway as defined in the *Land Title Act*.

   iii) replacing the definition of "OCP" under Section II(e) (Definitions) in its entirety with the following:

   (e) "Official Community Plan" means the Town of Osoyoos Official Community Plan (OCP) Bylaw, as amended.

   iv) replacing the definition of "Zone" under Section II(f) (Definitions) in its entirety with the following:

   (f) "Zone" means a zone enacted by the Town of Osoyoos Zoning Bylaw, as amended.

   v) replacing the definition of "Municipal Act" under Section II(j) (Definitions) in its entirety with the following:

   (j) *deleted*.

vi) replacing Section II(k) (Definitions) in its entirety with the following:

(k) Unless otherwise defined herein, all words or expressions used in this Bylaw shall have the same meaning as is given to them as like words or expressions contained in the *Land Title Act* and *Local Government Act* and amendments thereto.

vii) replacing Section III (Subdivision Applications) in its entirety with the following:

SECTION III SUBDIVISION APPLICATIONS

(a) An application for subdivision shall be submitted in accordance with the requirements of the Town of Osoyoos Land Use Procedure (LUP) Bylaw.

viii) replacing Section IV (Conformity with Regulations) in its entirety with the following:

SECTION IV CONFORMITY WITH REGULATIONS

(a) No person shall subdivide or develop land in the Town of Osoyoos contrary to the provisions of this Bylaw.

ix) replacing Section V (Area, Shape and Dimension of Lots) in its entirety with the following:

SECTION V PARCEL FRONTAGE

(a) No parcel being created by any subdivision shall have less than 10% of its perimeter fronting on highway, except that this provision may be exempted by the Approving Officer, pursuant to authority given in the *Land Title Act*.

x) replacing Section VI (Works Required and Construction Standards) in its entirety with the following:

SECTION VI WORKS REQUIRED AND CONSTRUCTION STANDARDS

(a) No person shall subdivide or develop land except in conformity to the requirements set out hereunder.

(b) All works and services required to be constructed and installed shall be supplied, constructed and installed at the expense of the owner.

(c) Standards of works and services shall be as prescribed in Schedules “A” and “B” of this Bylaw.

(d) The owner shall provide works and services in accordance with the standards prescribed by Schedules “A” and “B” of this Bylaw as follows:

i) a water supply system within the site being subdivided or developed that shall be:

1. connected to the municipal system; or
2. provided with a source of potable water having a flow capacity at a rate prescribed in Schedule “A” of this Bylaw where connecting to the municipal water system is not an option.

ii) a sewage collection system within the site being subdivided or developed, which shall be connected to the municipal system; and

iii) a drainage, collection and disposal system within the site being subdivided or developed; and

iv) the construction of sidewalks, curbs, boulevards, transit bays and the installation of street lighting and underground wiring on that portion of a highway within the site being subdivided or developed or immediately adjacent thereto, up to the center of the highway, including the clearing, draining and surfacing of the highway.

xi) replacing the first sentence of section (a) under Section VII (Completion of Works and Services) in its entirety with the following:

All works and services required to be constructed and installed at the expense of the owner shall be constructed and installed to the standards prescribed in Schedules “A” and “B” of this Bylaw before the Approving Officer approves of the subdivision or development, or the building inspector issues the building permit, unless the owner of the land:

xii) replacing section (b) under Section VIII (Engineered Drawings) in its entirety with the following:

(b) Upon completion of the works or services required under this Bylaw, the owner shall prepare and submit to the approving officer constructed drawings, prepared to the standard prescribed in Schedules “A” and “B” of this Bylaw and sealed by a professional engineer.

xiii) replacing Section IX (Approval in Principle) in its entirety with the following:

SECTION IX APPROVAL IN PRINCIPLE

deleted.

xiv) replacing the fourth paragraph under Section 1.2 (Manual Format) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

Sections 4.0, 5.0, 6.0, and 7.0 provide standards for the design and construction of water systems, sanitary and storm sewers and roads. Each of these sections are divided into three basic parts under the following subheadings:

1. Design Criteria
2. Material Specifications
3. Installation

xv) replacing the fifth paragraph under Section 1.2 (Manual Format) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

It is important to note that a standard drawing contained at Schedule “B” may be pertinent to more than one section of Schedule “A”. This overlap is particularly relevant to the storm and sanitary sewer sections.

xvi) replacing the third sentence under the first paragraph of Section 3.1.5 (Standard Details and Symbols) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

Standard symbols for utilities and services are presented on the Standard Drawing No. C-1, included in Schedule “B”.

xvii) deleting Drawing Number “C-1” (Standard Design / Drafting Symbol) and “C-2” (Block Drawing Format) under Section 3.4 (As-Built Drawings) of Section 3.0 (Design Drawings) of Schedule “A” (Subdivision & Development Standards & Specifications).

xviii) replacing Section 4.4 (Standard Drawings) under Section 4.0 (Waterworks) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 4.4 *deleted*.

xix) replacing Section 5.4 (Standard Drawings) under Section 5.0 (Sanitary Sewers) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 5.4 *deleted*.

xx) replacing Section 6.1.4 (Rainfall Intensity Curve) under Section 6.0 (Storm Sewers) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

6.1.4 Rainfall Intensity Curve

For major and minor storm water flow calculations, rainfall intensity curves as presented in Standard Drawing D-1 under Schedule “B” shall be used.

xxi) replacing Section 6.4 (Standard Drawings) under Section 6.0 (Storm Sewers) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 6.4 *deleted*.

xxii) replacing Section 7.4 (Standard Drawings) under Section 7.0 (Roads) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 7.4 *deleted*.

xxiii) replacing Section 8.4 (Standard Drawings) under Section 8.0 (Street Lighting) of Schedule “A” (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 8.4 *deleted*.

xxiv) replacing Section 9.0 (Electrical Distribution, Telephone, Gas and Cable Television) of Schedule A (Subdivision & Development Standards & Specifications) in its entirety with the following:

SECTION 9.0 UNDERGROUND WIRING SERVICES

.1 The construction and installation of underground pre-ducting for electrical distribution and telecommunications wiring shall be in accordance with the standards of the authority having jurisdiction and to the following standard:

Road Classification	Installation Type
Arterial, Collector, Urban Residential & Urban Local	Underground
Industrial and Rural Residential	Overhead

xxv) adding a new Schedule ‘B’ (Standard Drawings) following Schedule “A” (Subdivision & Development Standards & Specifications) as shown on the attached Schedule “A”, which forms part of this bylaw.

READ A FIRST, SECOND AND THIRD TIME this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____	_____
Mayor	Corporate Officer

Town of Osoyoos
8711 Main Street, Osoyoos, BC, V0H-1V0
Telephone: 250-496-6191 Email: plan@osoyoos.ca

SCHEDULE “B”

Attached to and forming part of the Town of Osoyoos
Subdivision and Development Servicing Bylaw No. 1100, 1998.

STANDARD DRAWINGS

SCHEDULE “B”

Attached to and forming part of the Town of Osoyoos Subdivision and Development Servicing Bylaw No. 1100, 1998.

STANDARD DRAWINGS

Town of Osoyoos
Subdivision and Development Standards
Standards Drawings

Section C – General

S-Card Service Card
C-1 Standard Design Drafting Symbols

Section D – Storm Sewers and Drainage

D-1 Rainfall Intensity Duration/Frequency Design Curves
D-2 Overland Flow Time Curves
D-3 Sanitary or Storm Sewer Connections to Main Where Manholes are Required
D-4 Catch Basin Assembly Standard Type
D-5 Catch Basin Assembly Curb-Inlet Type
D-6 Catch Basin Installation Depressed Gutter
D-7 Drainage Drywell
D-8 Storm Sewer Outlet Structure
D-9 Storm Sewer Inlet Structure
D-10 Typical Storm Sewer Manhole

Section R – Roads

R-1 Arterial (Four Lanes)
R-2 Collector Road
R-3 Urban Residential Road
R-4 Urban Local Road (Low Volume)
R-5 Residential Cul - de - Sac
R-6 Industrial Road
R-7 Rural Residential Road
R-8 Typical Curb Types
R-9 Typical Wheelchair Ramp, Curb Radius and Corner Cut
R-10 Sidewalk Cross – Over & Finishing Details
R-11 Paving Stone Sidewalk Runner Bond Pattern
R-12 Paving Stone Sidewalk Railway Pattern
R-13 Extruded Concrete Curb for Islands and Medians
R-14 Concrete Sign Base and Signage
R-15 Protective Bollard
R-16 Typical Tree Planting Detail Softscape
R-17 Typical Boulevard Tree Planting
R-18 Concrete Sign Base and Signage for Round Post

Section S – Sanitary Sewer

S-1 Typical Pipe Bedding and Backfill within the Pipe Zone
S-2 Typical Trench Sections
S-3 Typical Sewer Manhole
S-4 Typical Exterior Drop Manhole
S-5 Typical Sewer Service Connection
S-6 Typical Sewermain Cleanout

S-7 Service Connection Detail in a Cul - de - Sac
S-8 Typical Manhole Benching
S-9 Typical Pressure Sewer Service
S-10 Typical Air Release and Air Vacuum Valve for Sewer Forcemains
S-11 Sewer Service Inspection Chamber

Section SL – Street Lighting

SL-1 Typical Street Light
SL-2 Typical Street Light Complete with Power Base
SL-3 Anchor Base for Street Light without Power Base
SL-4 Anchor Base for Street Light with Power Base
SL-5 Anchor Base for Walkway Light
SL-6 Non Metered Power Base Wiring Detail
SL-7 Power Base Wiring Metered Electrical Service
SL-8 Handhole Wiring Schematic 120v Street Light
SL-9 Metered Power Base Wiring Detail

Section W – Waterworks

W-1 Typical Pipe Bedding and Backfill within the Pipe Zone
W-2 Typical Trench Section
W-3 Typical Water Service
W-4 Typical Thrust Block Details
W-5 Typical Fire Hydrant Assembly
W-6 Above Ground Self-Draining Standpipe
W-7 Below Ground Watermain Blowoff
W-8 Typical Valve Box Details
W-9 Typical Air Release Valve for Watermains
W-9A Typical Air Release Valve and Interconnect for Watermains
W-10 Typical Lot Service Locations
W-11 Typical Inside Water Meter Installation c/w Copper Meter Setter
W-12 38mm and 50mm Meter Vault for Non-Traffic Areas
W-13 16mm and 25mm Meter Vault for Non-Traffic Areas
W-14 50mm Metered Irrigation Service
W-15 Watermain Relocation
W-16 Typical Irrigation Service

X

WATER AND SEWER SERVICE CONNECTION RECORD CARD

X	X	LOT X PLAN X
NAME	ADDRESS	LEGAL DESCRIPTION

X

REFERENCE AS-BUILT DRAWING X

X	X	TRUE
DRAWING NUMBER	DATE (M/Y)	BY

LEGEND

- -MANHOLE
- -CLEANOUT
- -SEWER MAIN
- -SEWER SERVICE
- -WATER MAIN
- -WATER SERVICE
- -VALVE
- -HYDRANT
- -CURB STOP
- -GAS MAIN
- -UNDERGROUND ELECTRIC

SEWER	
INSTALLATION DATE:	X
SIZE (mm)	X
TYPE	X
LENGTH (m)	X
INV ELEVATION AT PROPERTY LINE (m)	X
DEPTH AT PROPERTY LINE (m)	X
DISTANCE FROM MH TO FITTING AT MAIN (m)	X
MEASURE FROM MH (m)	X
RISER (Y/N)	X
BENDS X	X
FITTING AT MAIN	X
DIST. FROM P/L CNR (m)	X

WATER	
INSTALLATION DATE:	X
SIZE (mm)	X
TYPE	X
DISTANCE FROM MAIN TO CURB STOP (m)	X
DEPTH AT PROPERTY LINE (m)	X
DIST. FROM P/L CNR (m)	X

Osoyoos
Canada's warmest welcome ®*

DATE OF LAST REVISION	X

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SANITARY MAIN	
	SANITARY FORCEMAIN	
	SANITARY MANHOLE	
	CLEANOUT	
	LIFT STATION	
	SEPTIC TANK	
	STORM MAIN	
D	STORM DITCH	D
	CULVERT	
	STORM MANHOLE	
	CATCHBASIN	
	STORM DRYWELL	
	WATER MAIN	
	WATER SERVICE	
	CURB STOP	
	VALVE	
	STANDPIPE	
	HYDRANT	
	AIR RELEASE VALVE	
	REDUCER	
	SPRINKLER	
IRR	IRRIGATION BOX	IRR
	END CAP	
P	POWER	P
T	TEL	T
C	CABLE	C
	STREET LIGHT	
G	GAS	G
	POWER POLE	
	LAMP STANDARD	
	LIGHT POST	
	POLE ANCHOR	
J	JUNCTION BOX	J
	TEST PIT	
	IRON PIN	
	SURVEY CONTROL	

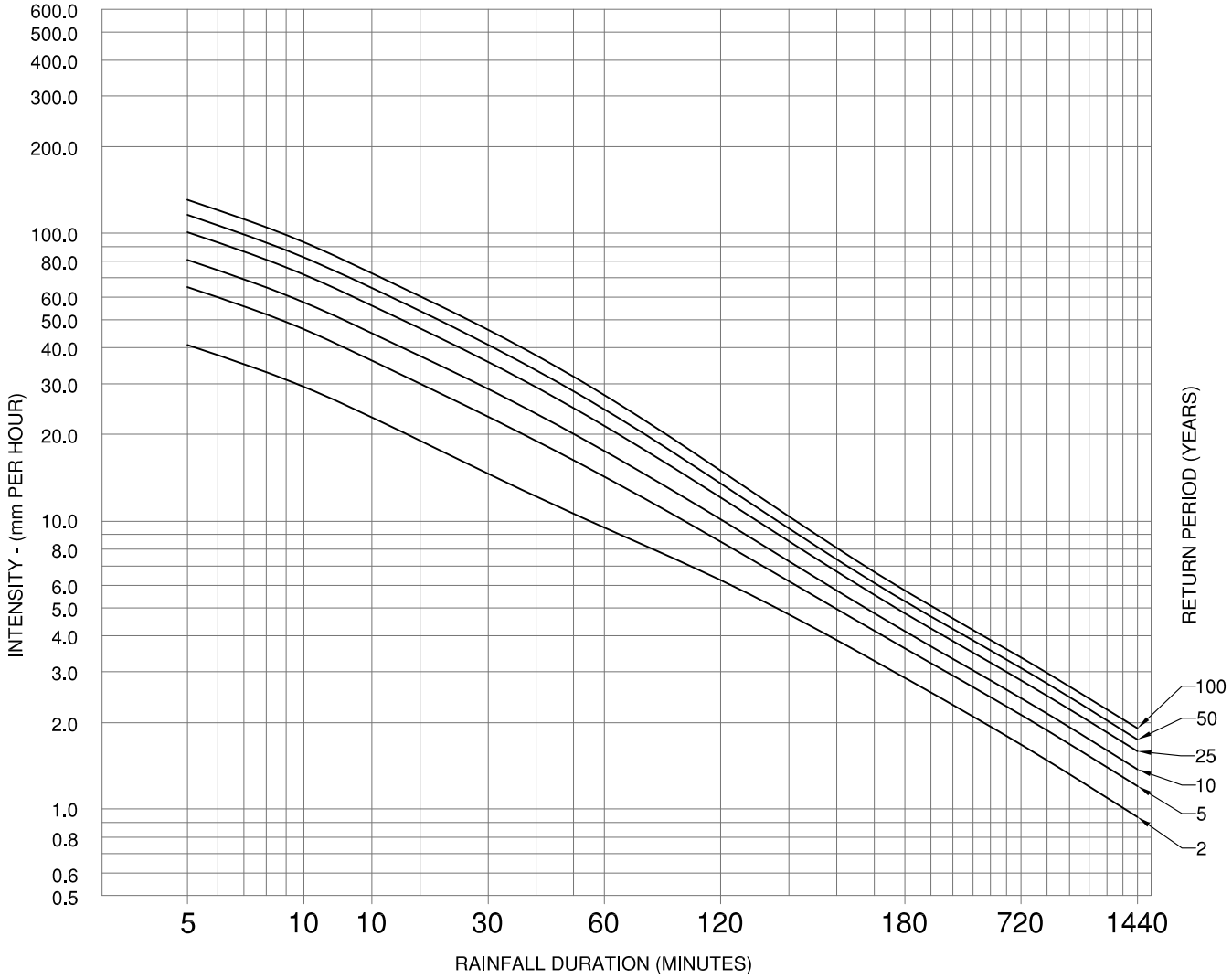
TOWN OF OSOYOOS

STANDARD DESIGN
DRAFTING SYMBOLS

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JUNE 2023
SCALE:	N.T.S.
DWG. NO.:	C-1
REV.:	

Acad Filename:Os-C-1.dwg



BASED ON RECORDING RAIN GAUGE DATA FOR THE PERIOD OF 1953 TO 2002
(45 YEARS) - PENTICTON AIRPORT

LATITUDE 49° 28'N, LONGITUDE 119° 36'W, ELEVATION 344m

TOWN OF OSOYOOS

RAINFALL INTENSITY DURATION/FREQUENCY DESIGN CURVES

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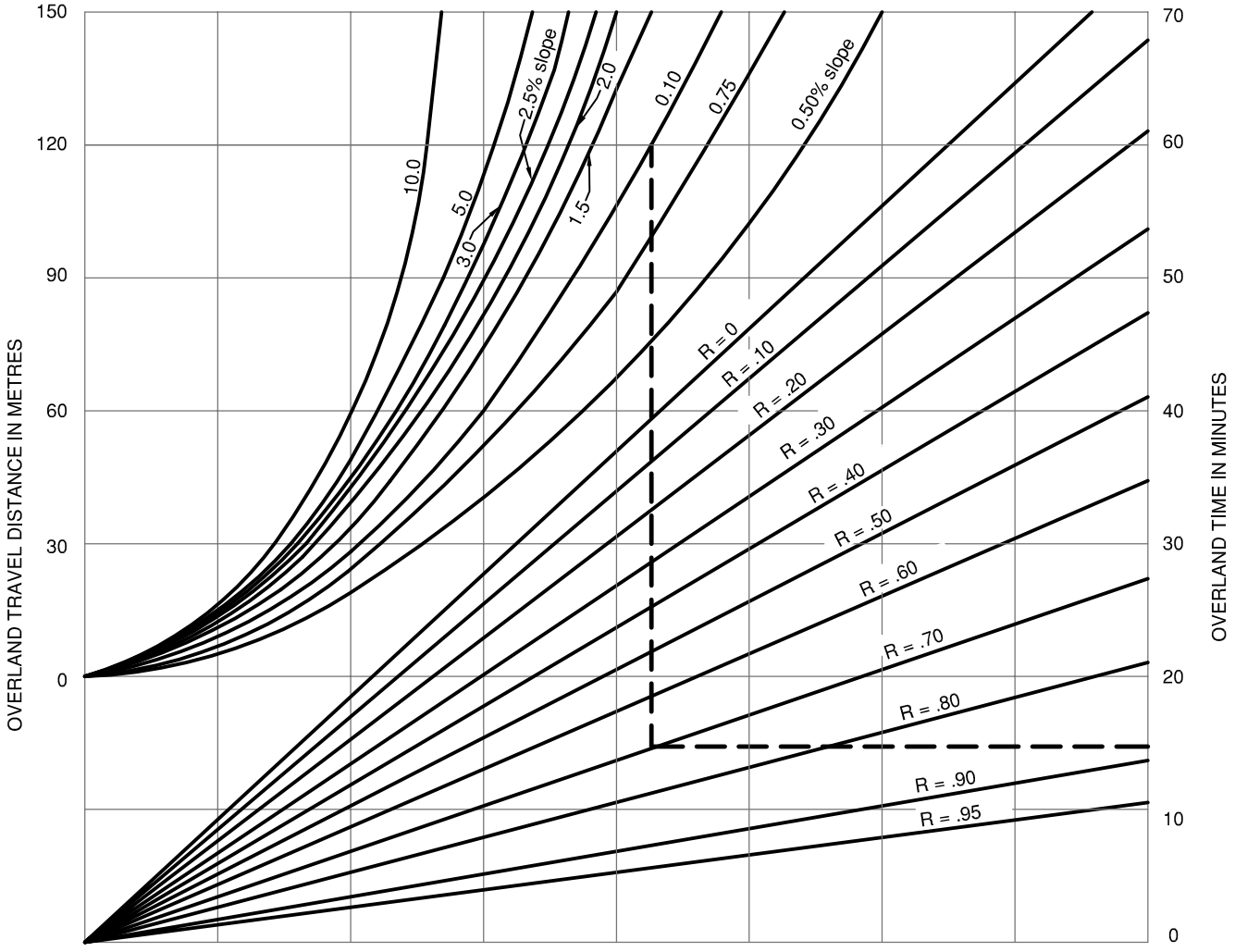
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEPT 2017
SCALE:	N.T.S.
DWG. NO.:	D-1
REV.:	1

Acad Filename:Os-D-1.dwg



OVERLAND FLOW CURVES FOR ESTIMATING FLOW TIMES.

TOWN OF OSOYOOS

OVERLAND FLOW
TIME CURVES

Osoyoos
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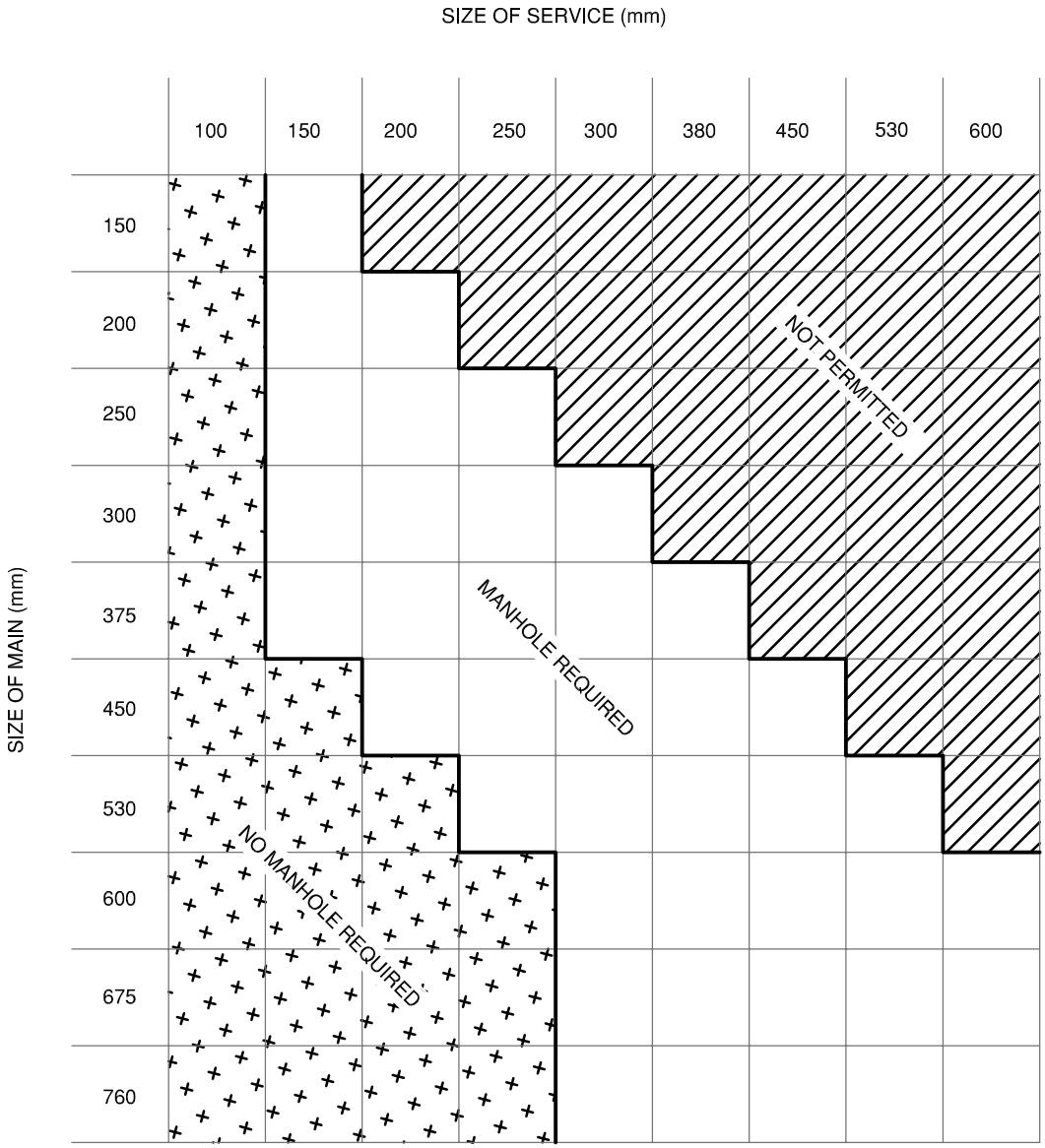
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-2	

Acad Filename:\Os-D-2.dwg



THE ABOVE ARE GUIDELINES ONLY AND FOR CONNECTIONS TO EXISTING MAINS THE TYPE AND CONDITION OF EXISTING PIPE MAY DETERMINE WHEN A MANHOLE IS REQUIRED

TOWN OF OSOYOOS

SANITARY OR STORM SEWER CONNECTIONS TO MAIN WHERE MANHOLES ARE REQUIRED

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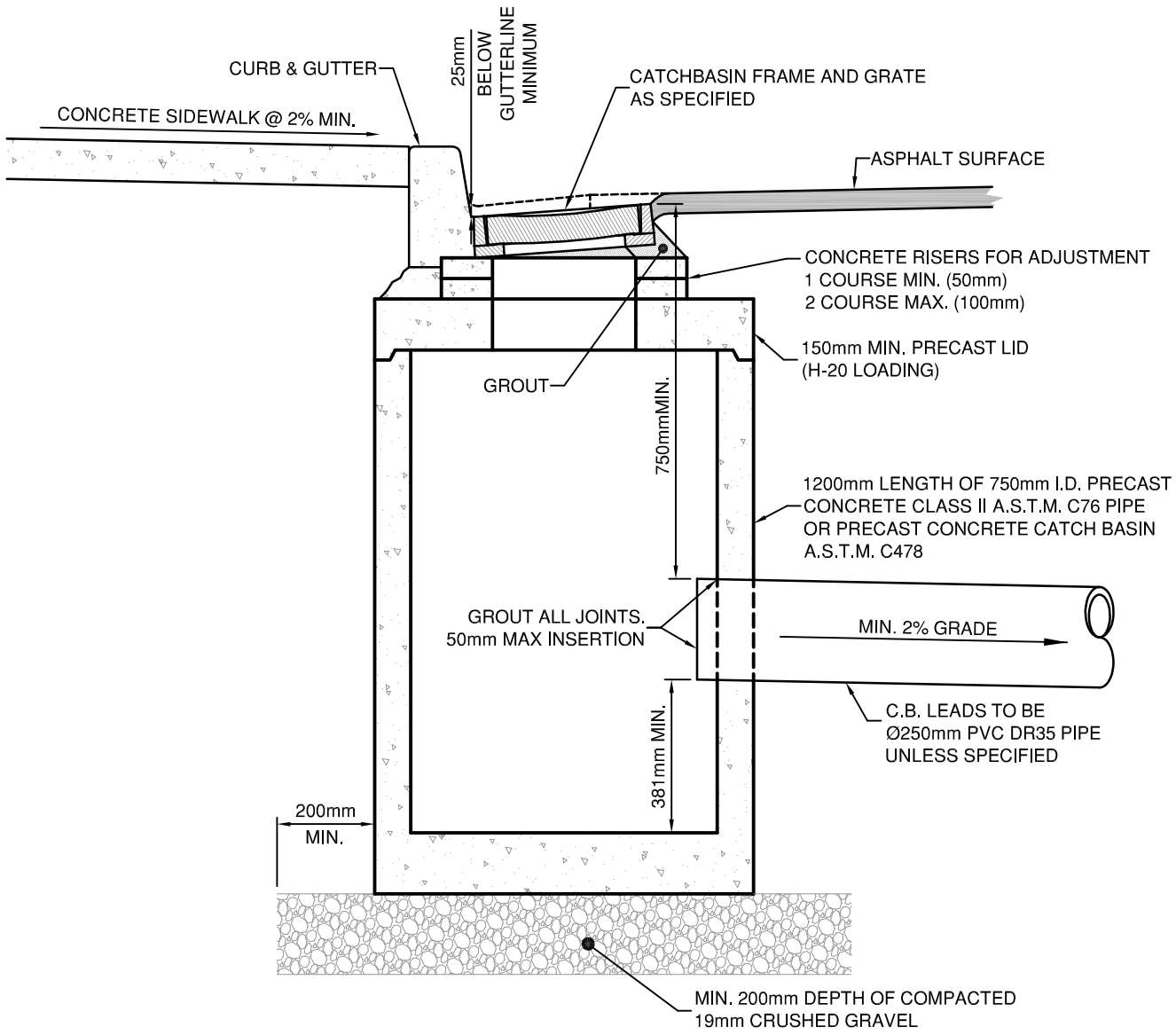
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-3	

Acad FIlename:\Os-D-3.dwg



CROSS-SECTION

APPROVED PATTERNS

MANUFACTURER	DESIGNATION	
	GRATE	FRAME
DOBNEY FOUNDRY CO. Ltd. SURREY & PENTICTON B.C.	B-18 B19A - Mod	B-19 B-19A
MINIMUM WEIGHTS	68 kg	86 kg
"OR APPROVED EQUIVALENTS"		

CASTING SPECIFICATIONS

THE CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM CRACKS, GAS HOLES, FLAWS, AND EXCESSIVE SHRINKAGE. SURFACES OF THE CASTINGS SHALL BE FREE FROM BURNT SAND AND SHALL BE REASONABLY SMOOTH. RUNNERS, RISER, FINS, AND OTHER CAST ON PIECES SHALL BE REMOVED.

- FRAME MATERIAL SPECIFICATION CAST IRON A.S.T.M. A-48 CLASS 20
- GRATE MATERIAL SPECIFICATION DUCTILE IRON A.S.T.M. A-445 OR CAST STEEL -Grade 60-90 (TABLE II A.S.T.M. DESIGNATION A-148)

Note: Grates Available in Both Left and Right Hand Patterns

TOWN OF OSOYOOS

CATCH BASIN ASSEMBLY STANDARD TYPE

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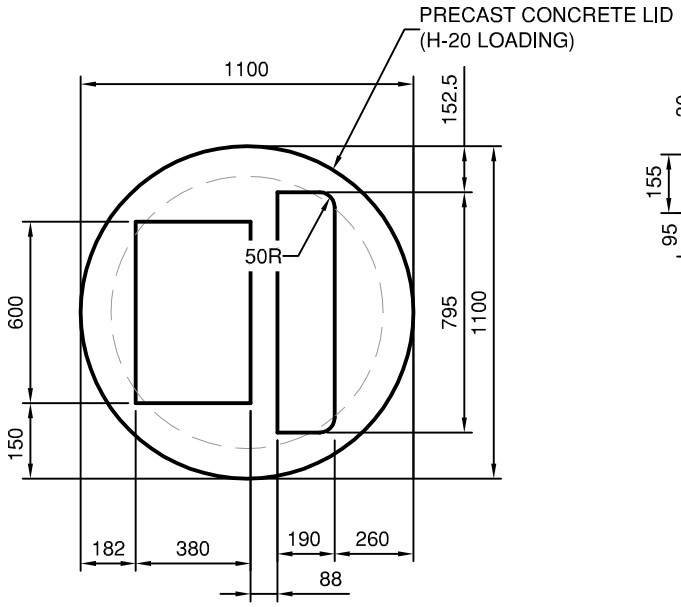
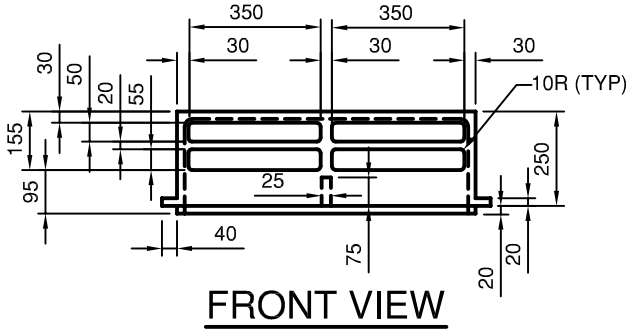
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-4	

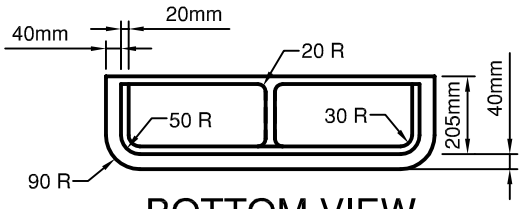
Acad Filename:\Os-D-4.dwg



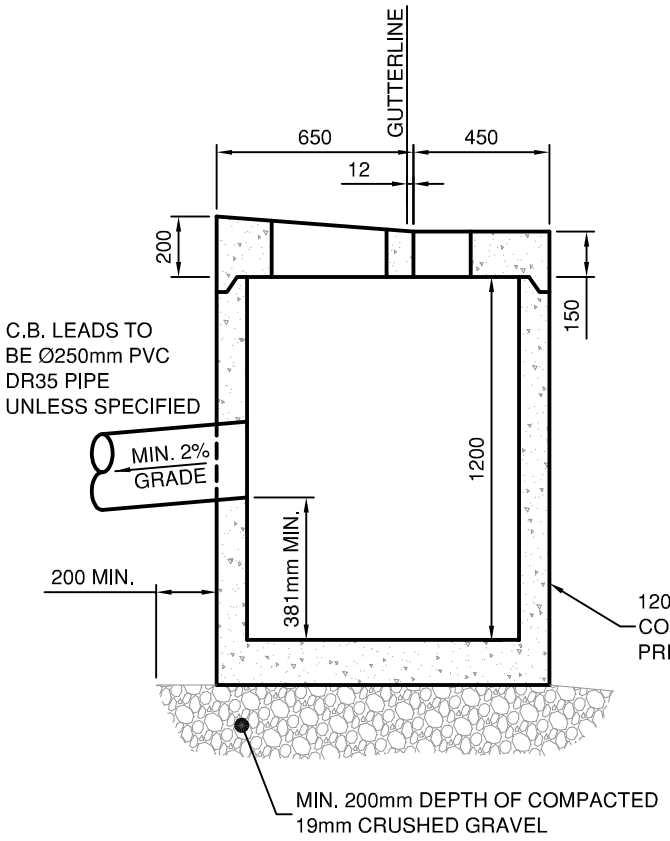
CONCRETE LID PLAN



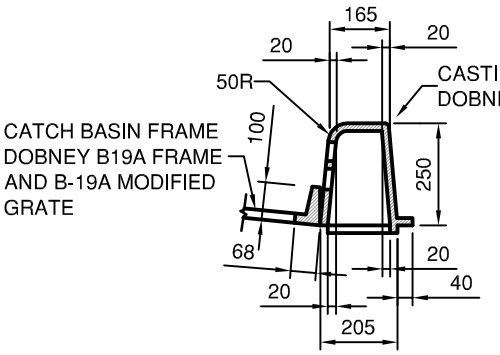
FRONT VIEW



BOTTOM VIEW



CROSS-SECTION



CROSS-SECTION

50mm MAX INSERTION OF CATCHBASIN LEAD

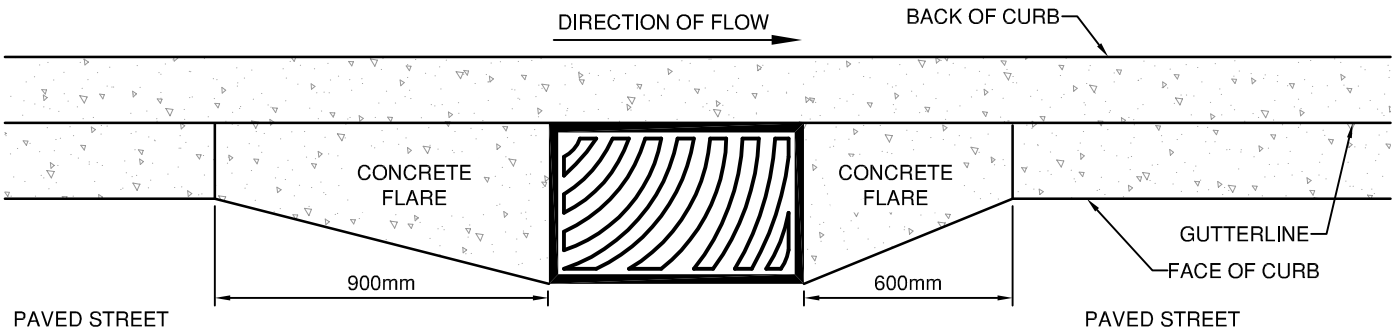
TOWN OF OSOYOOS

CATCH BASIN ASSEMBLY
CURB-INLET TYPE

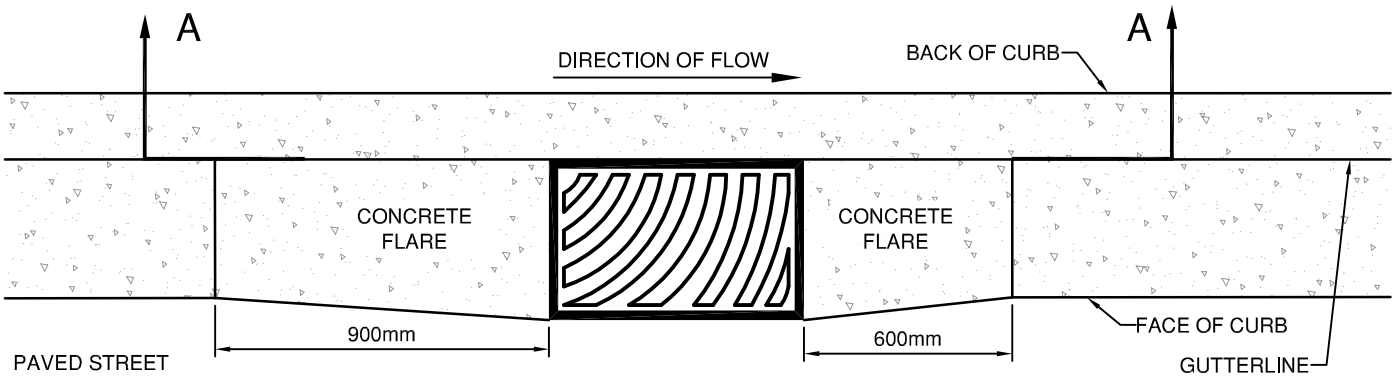
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-5	

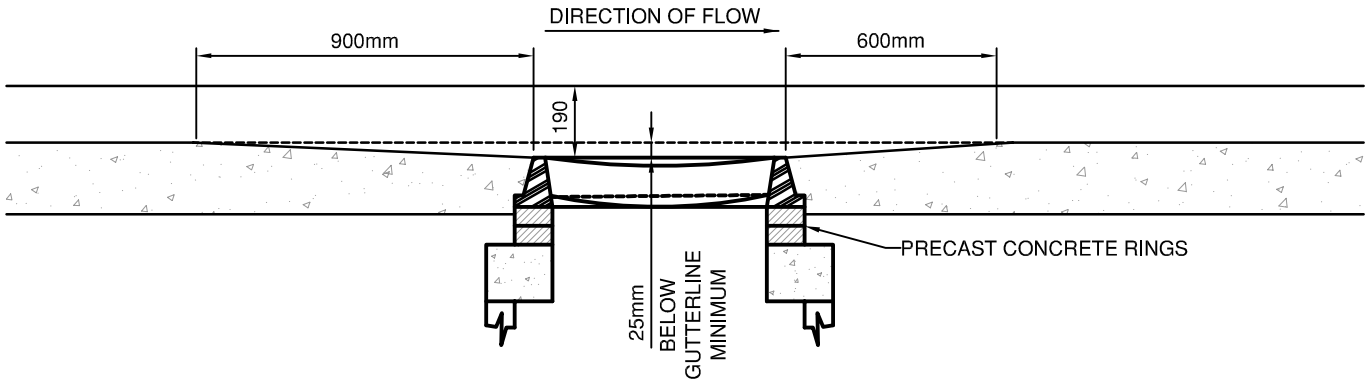
Acad Filename:\Os-D-5.dwg



ROLLED CURB AND GUTTER



STANDARD CURB AND GUTTER



SECTION A-A

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS

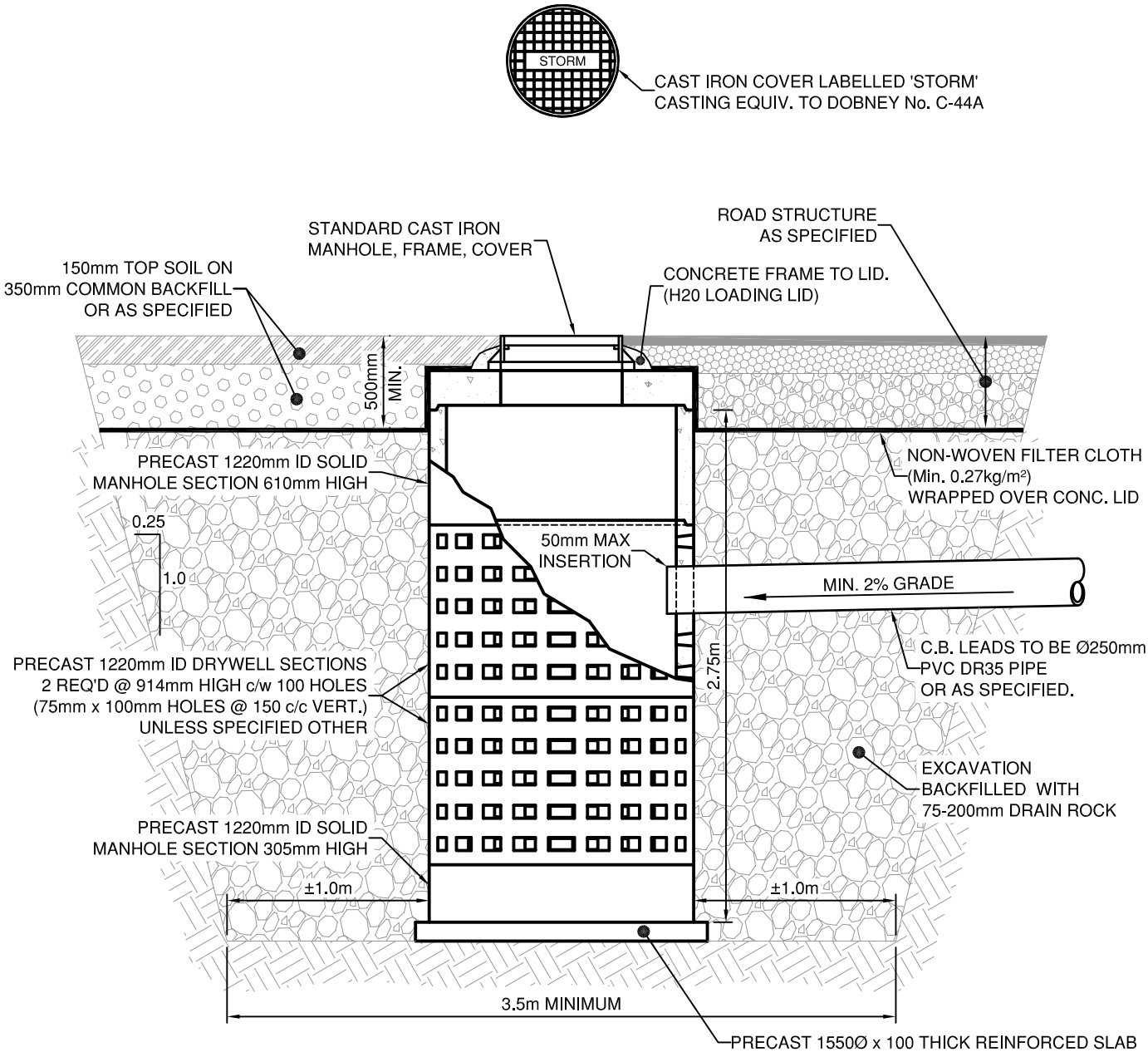
TOWN OF OSOYOOS

CATCH BASIN INSTALLATION
DEPRESSED GUTTER

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-6	

Acad FIlename:\Os-D-6.dwg



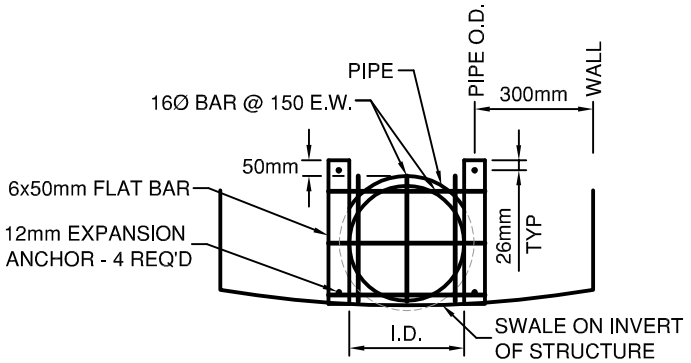
NOTES:

- THE NUMBER AND SPACING OF DRAINAGE DRYWELLS, WILL DEPEND UPON THE AREA BEING DRAINED, AND UPON GROUND CONDITIONS.
- PLACE Min. 150mm of 38mm DRAIN ROCK UNDER PRECAST SLAB FOR UNSTABLE BASE MATERIALS (or AS SPECIFIED by ENGINNER)
- WHEN UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THE EXCAVATION SLOPE MAY BE MODIFIED. WHEN "FLOWING" SANDS OR GRAVELS ARE ENCOUNTERED, THE EXCAVATION SHALL BE LINED WITH FILTER CLOTH TO PREVENT THE MIGRATION OF NATIVE SOILS INTO THE DRAIN ROCK.

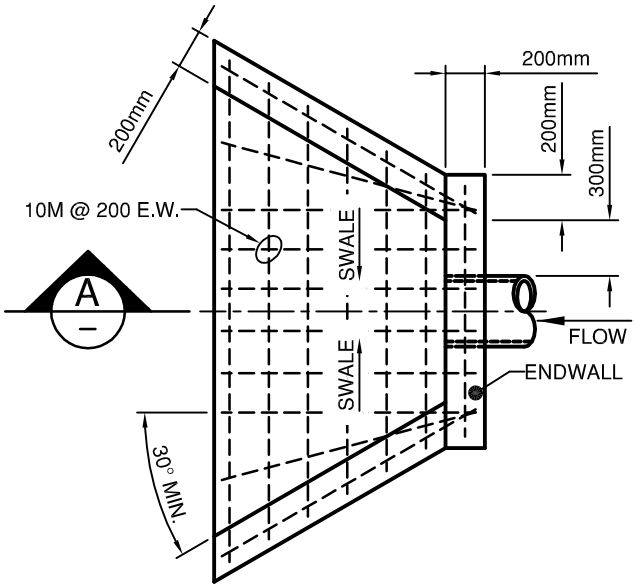
TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
DRAINAGE DRYWELL	Osoyoos Canada's warmest welcome	DATE: NOV 2014
		SCALE: N.T.S.
		DWG. NO.: D-7 / REV.:

Acad FIlename:Os-D-7.dwg

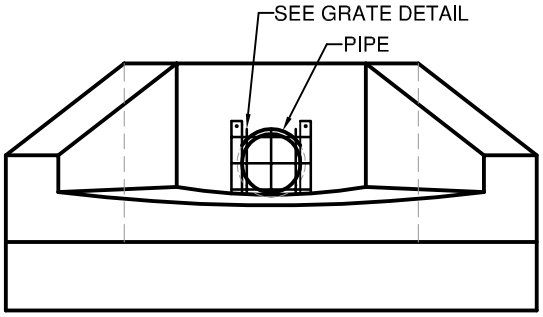
NOTE:
ALL GRATE MATERIALS FINISHED
c/w RUST RESISTANT PAINT.



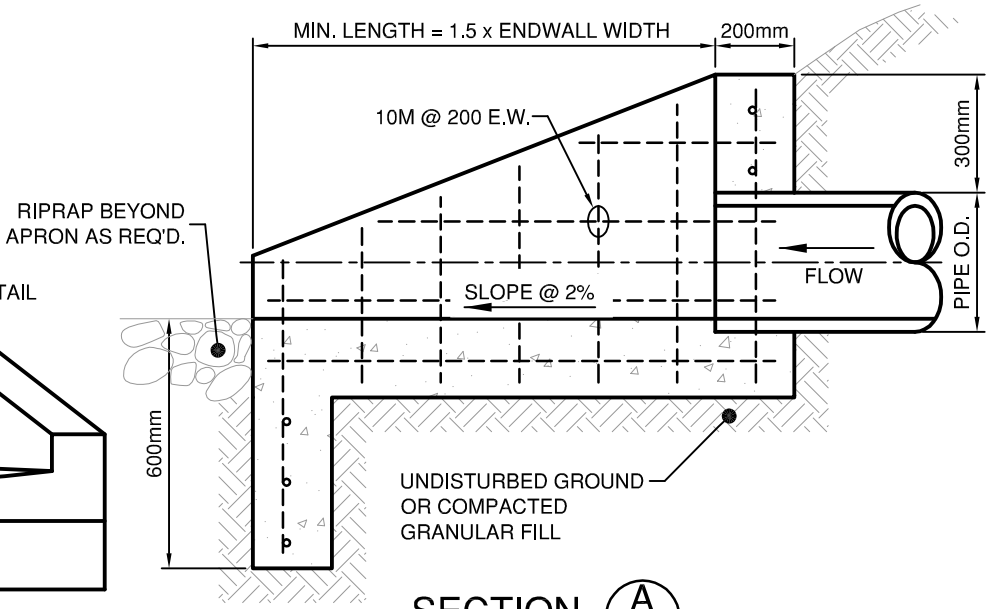
GRATE DETAIL



PLAN



ELEVATION



SECTION A

NOTES:
1. 10mm CHAMFER ON ALL EXPOSED EDGES.
2. ALL REINFORCING SPLICES TO BE 40 x BAR DIAMETER.
3. CONCRETE 20MPa @ 28 DAYS.

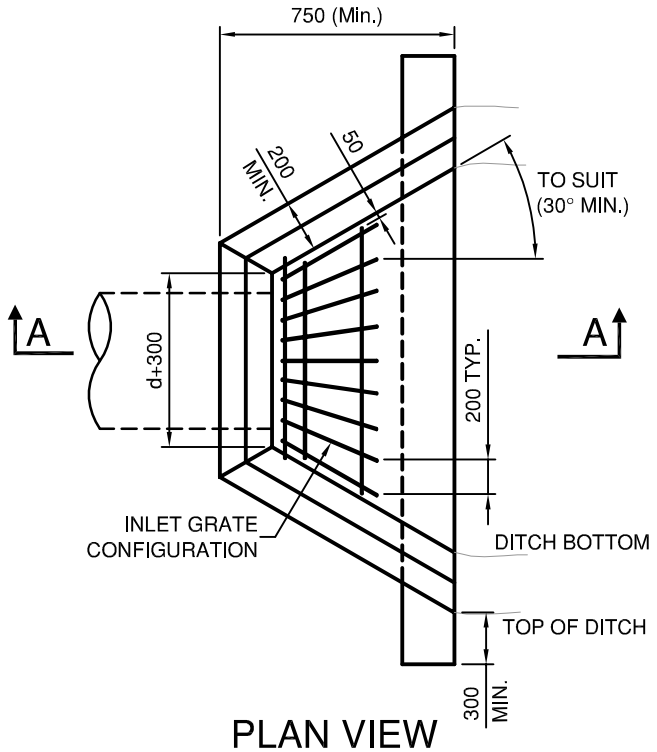
TOWN OF OSOYOOS

STORM SEWER
OUTLET STRUCTURE

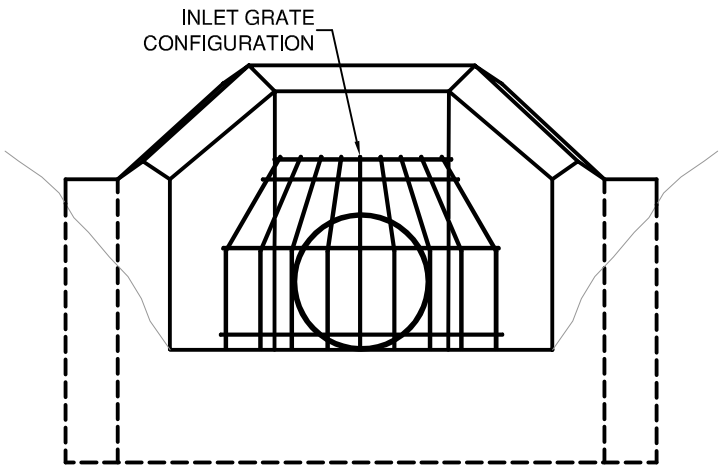
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	D-8
REV.:	

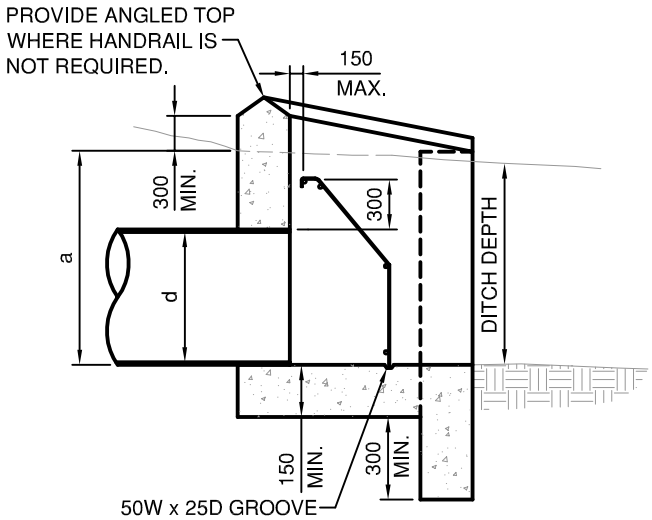
Acad FIlename:\Os-D-8.dwg



PLAN VIEW



FRONT VIEW



SECTION A-A

NOTES:

1. THIS DRAWING IS TO BE USED AS A GUIDE ONLY. THE DETAILED DESIGN SHALL CONSIDER EXISTING SITE AND SOIL CONDITIONS.
2. APPROVED HANDRAIL REQUIRED WHERE `a' EXCEEDS 1.2m.
3. MAXIMUM PIPE SIZE 600mm DIAMETER.
4. STEEL BAR GRILL TO BE 20M BARS WELDED TOGETHER.
5. ALL METAL TO BE HOT DIPPED GALVANIZED.
6. DESIGN TO INCLUDE STEEL REINFORCEMENT.
7. STEEL BAR GRILL TO BE REMOVABLE, WITHOUT TOOLS.

TOWN OF OSOYOOS

STORM SEWER
INLET STRUCTURE

Osoyoos
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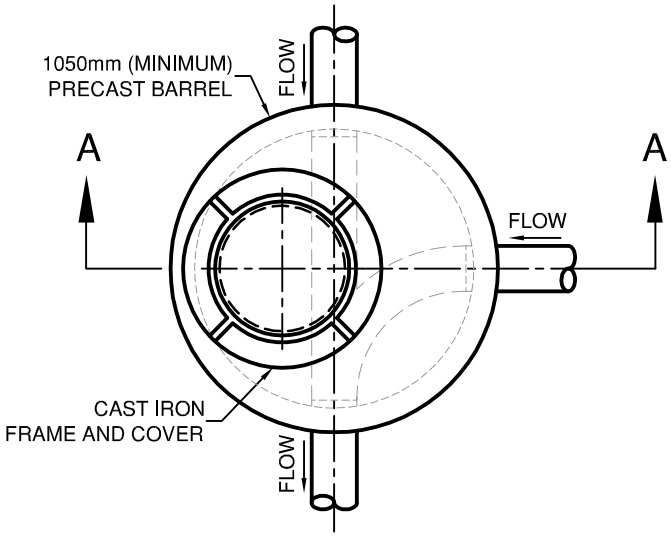
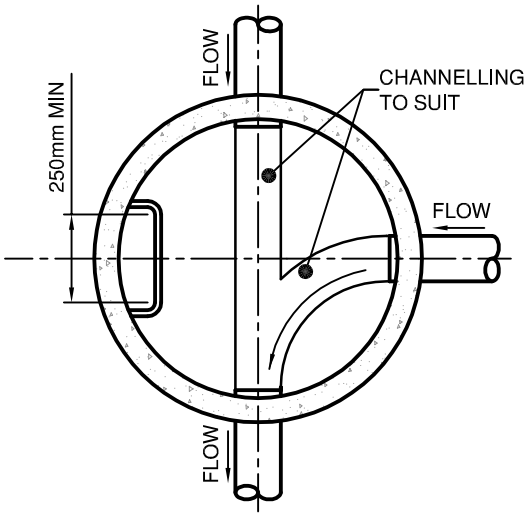
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-9	

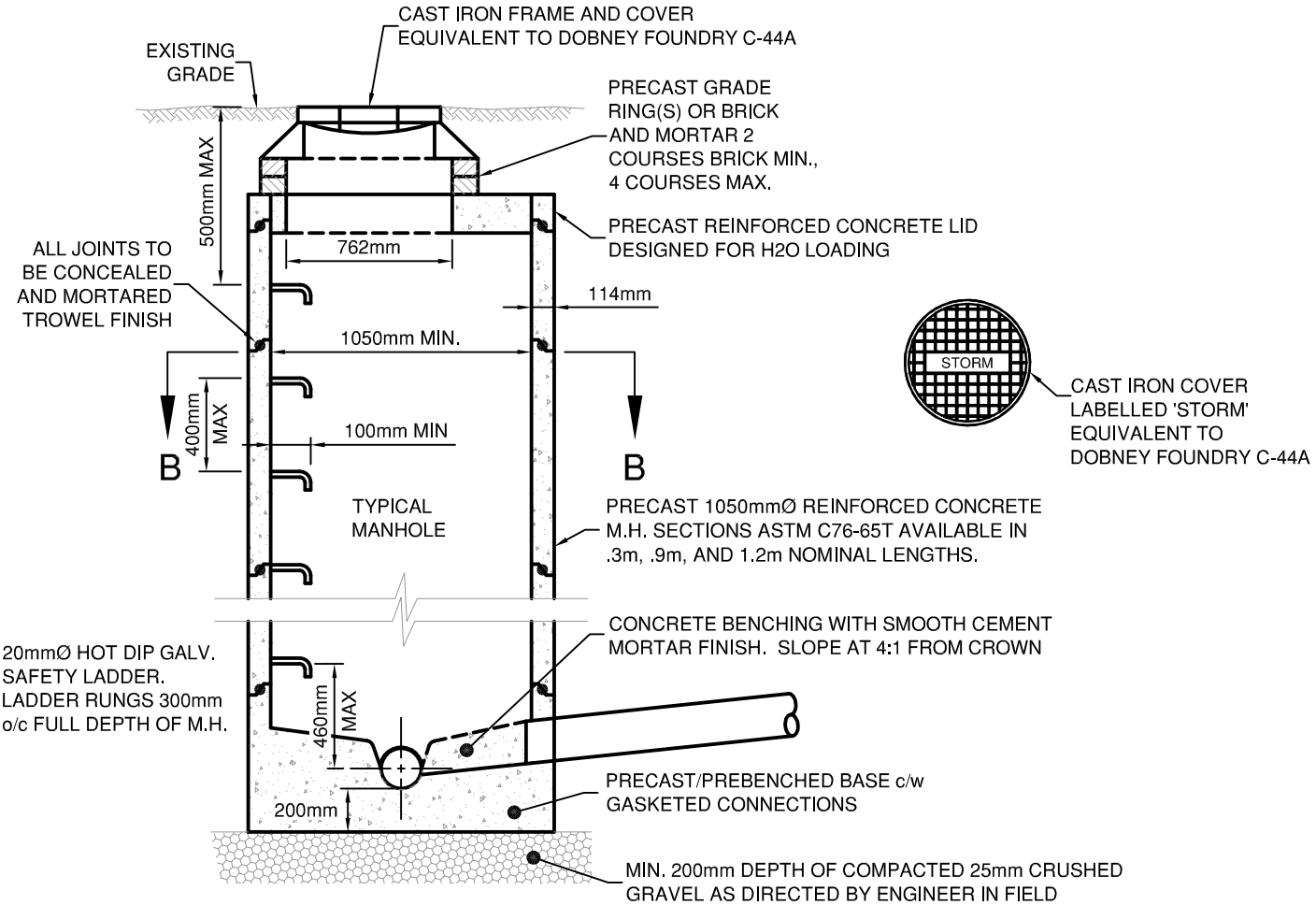
Acad FIlename:\Os-D-9.dwg



PLAN



SECTION B-B



SECTION A-A

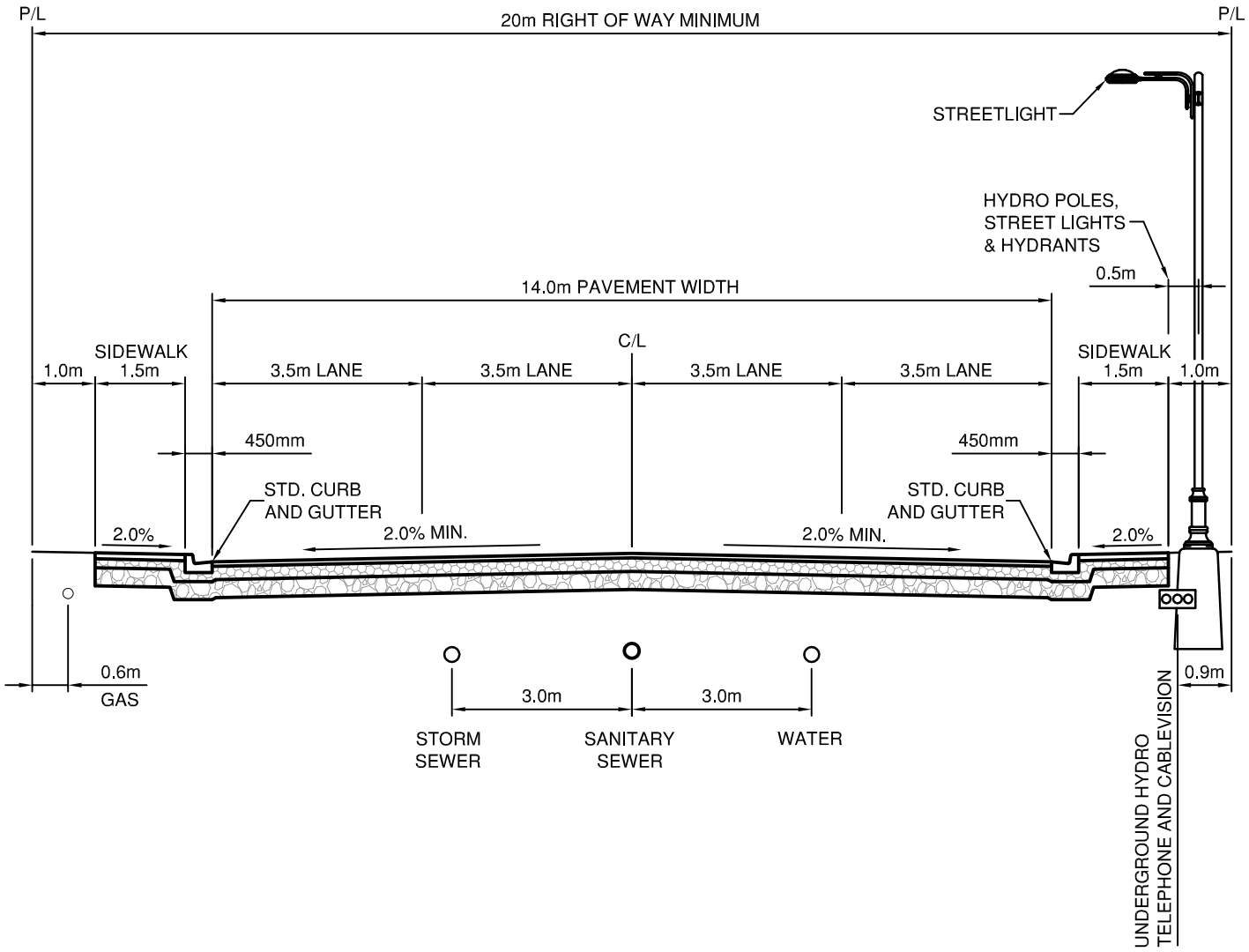
TOWN OF OSOYOOS

TYPICAL STORM SEWER MANHOLE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-10	

Acad FIlename:Os-D-10.dwg



NOTES:

1. PAVED SURFACE - 75mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 300mm PIT RUN GRAVEL (75mm MINUS)
4. STANDARD CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

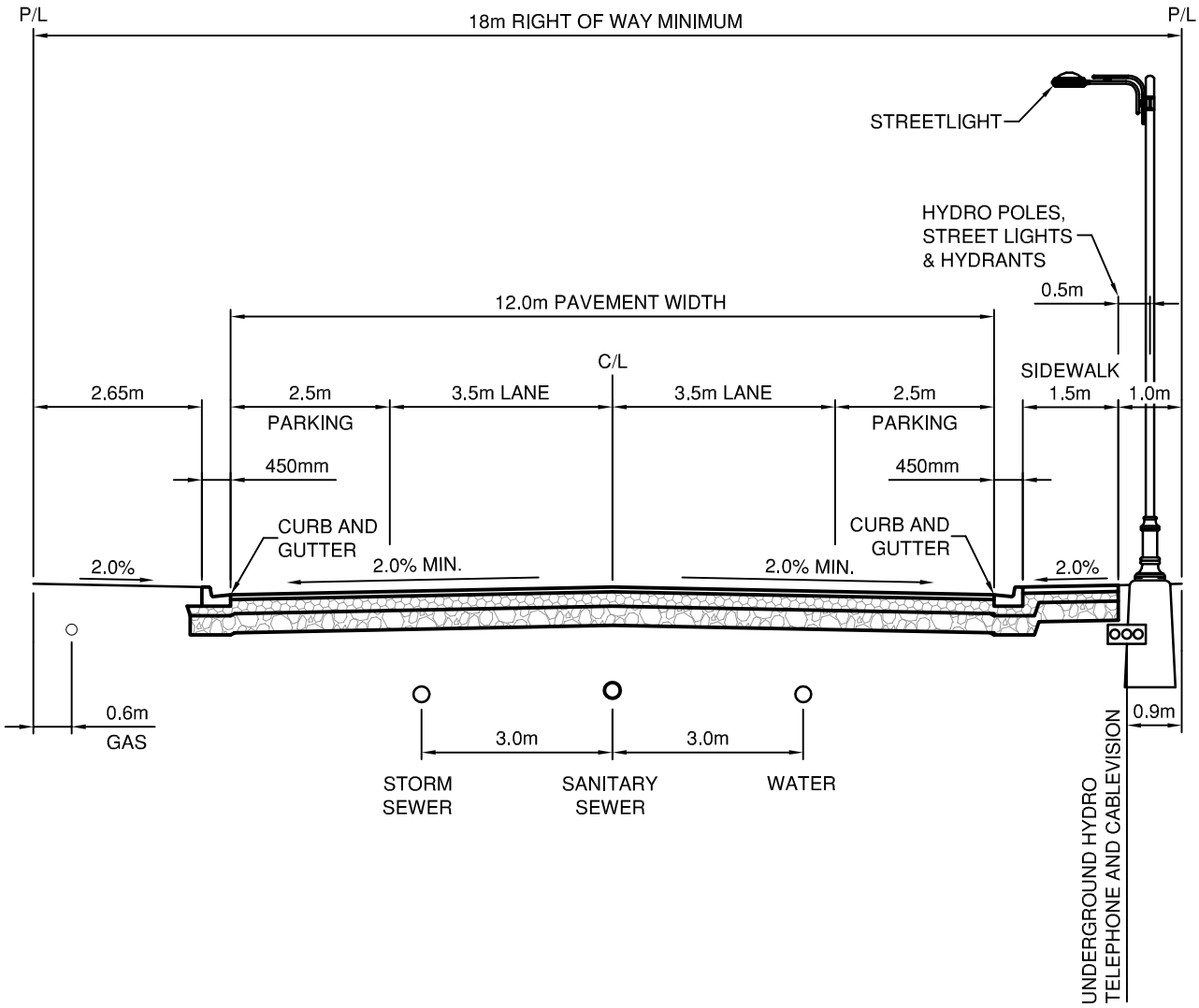
TOWN OF OSOYOOS

ARTERIAL ROAD (FOUR LANES)

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-1	

Acad Filename:\Os-R-1.dwg



NOTES:

1. PAVED SURFACE - 75mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 300mm PIT RUN GRAVEL (75mm MINUS)
4. STANDARD OR ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

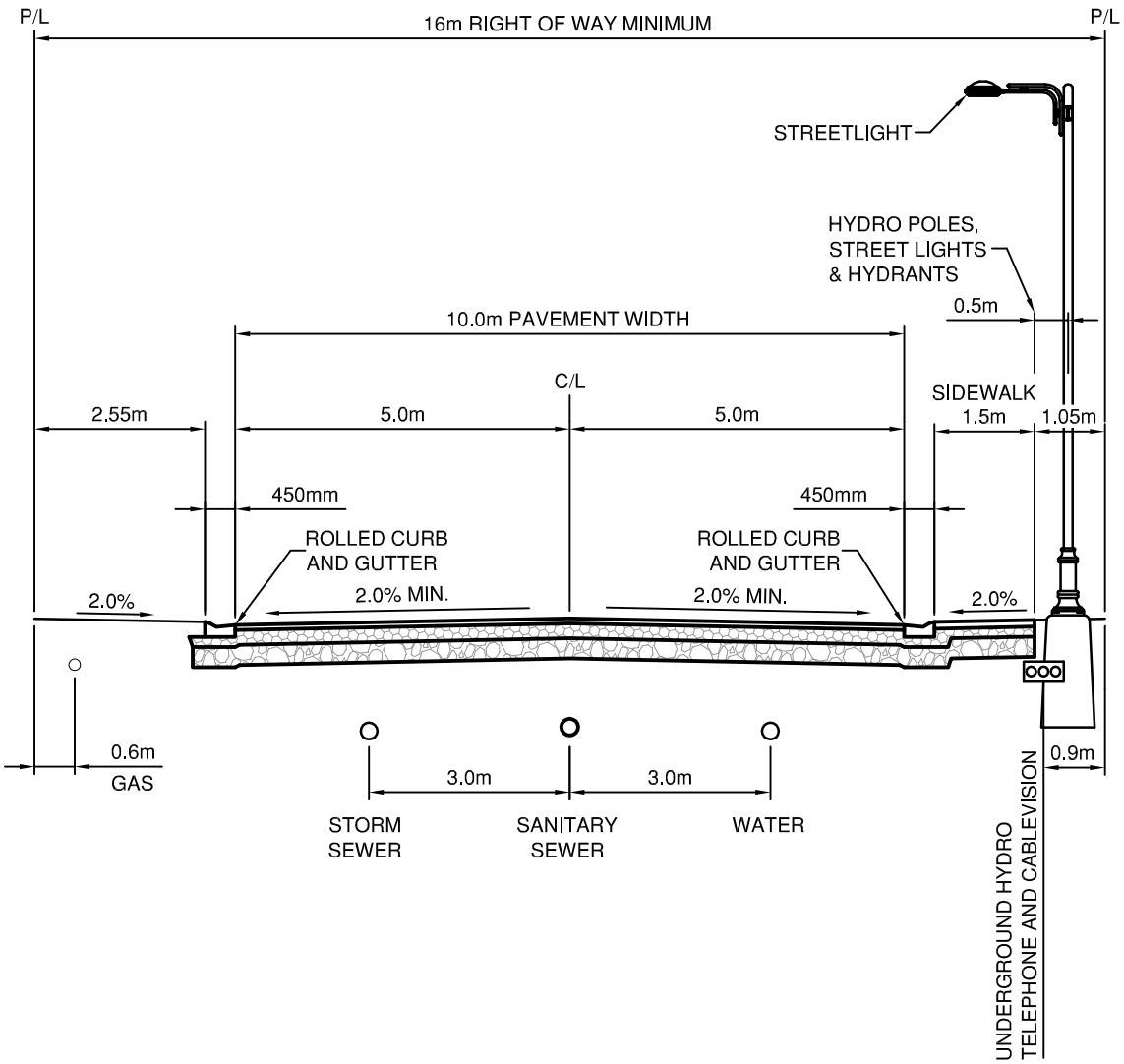
TOWN OF OSOYOOS

COLLECTOR ROAD

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-2	

Acad FIlename:\Os-R-2.dwg

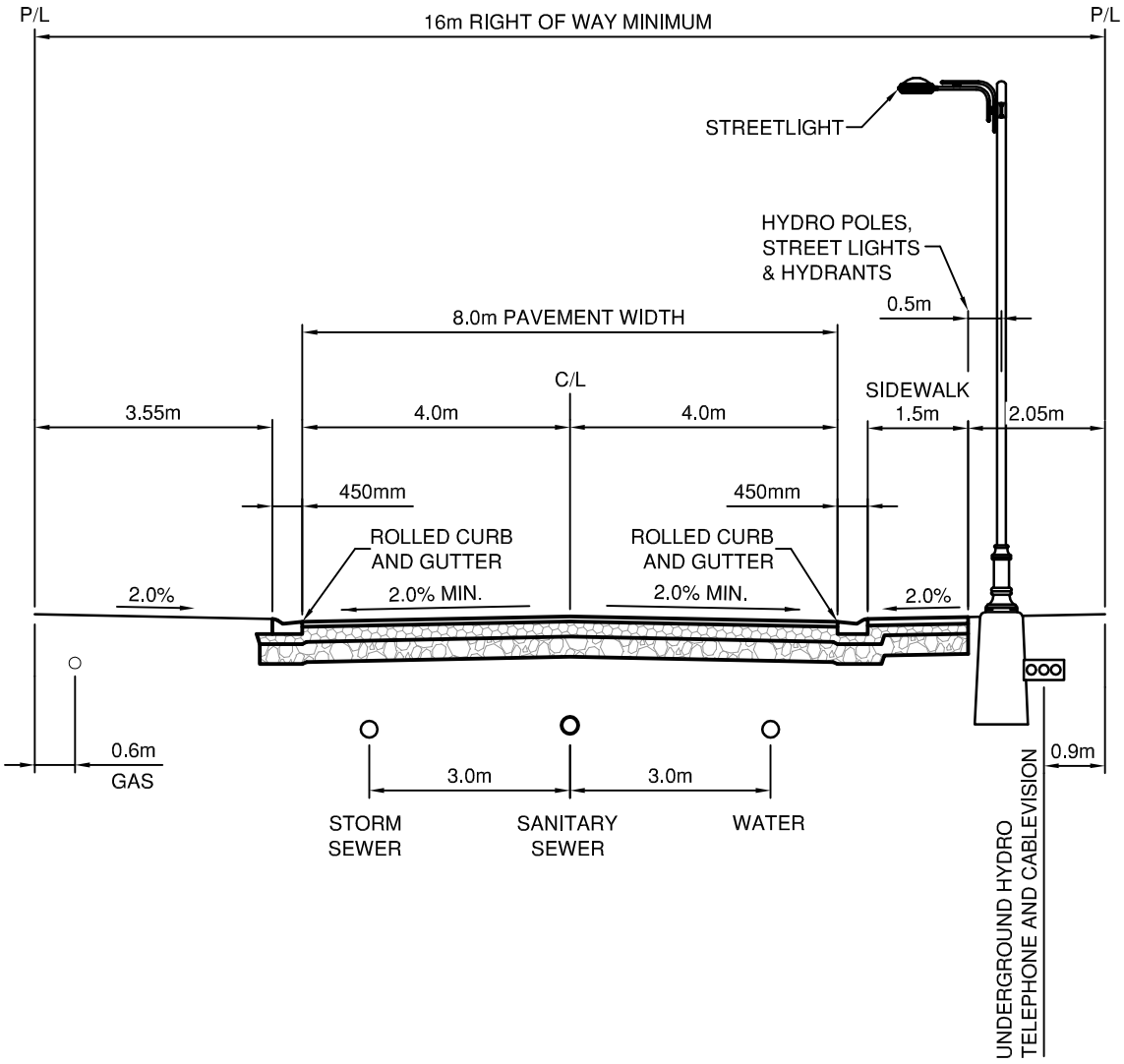


NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
URBAN RESIDENTIAL ROAD	Osoyoos Canada's warmest welcome ®*	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-3 / REV.:

Acad FIlename:\Os-R-3.dwg

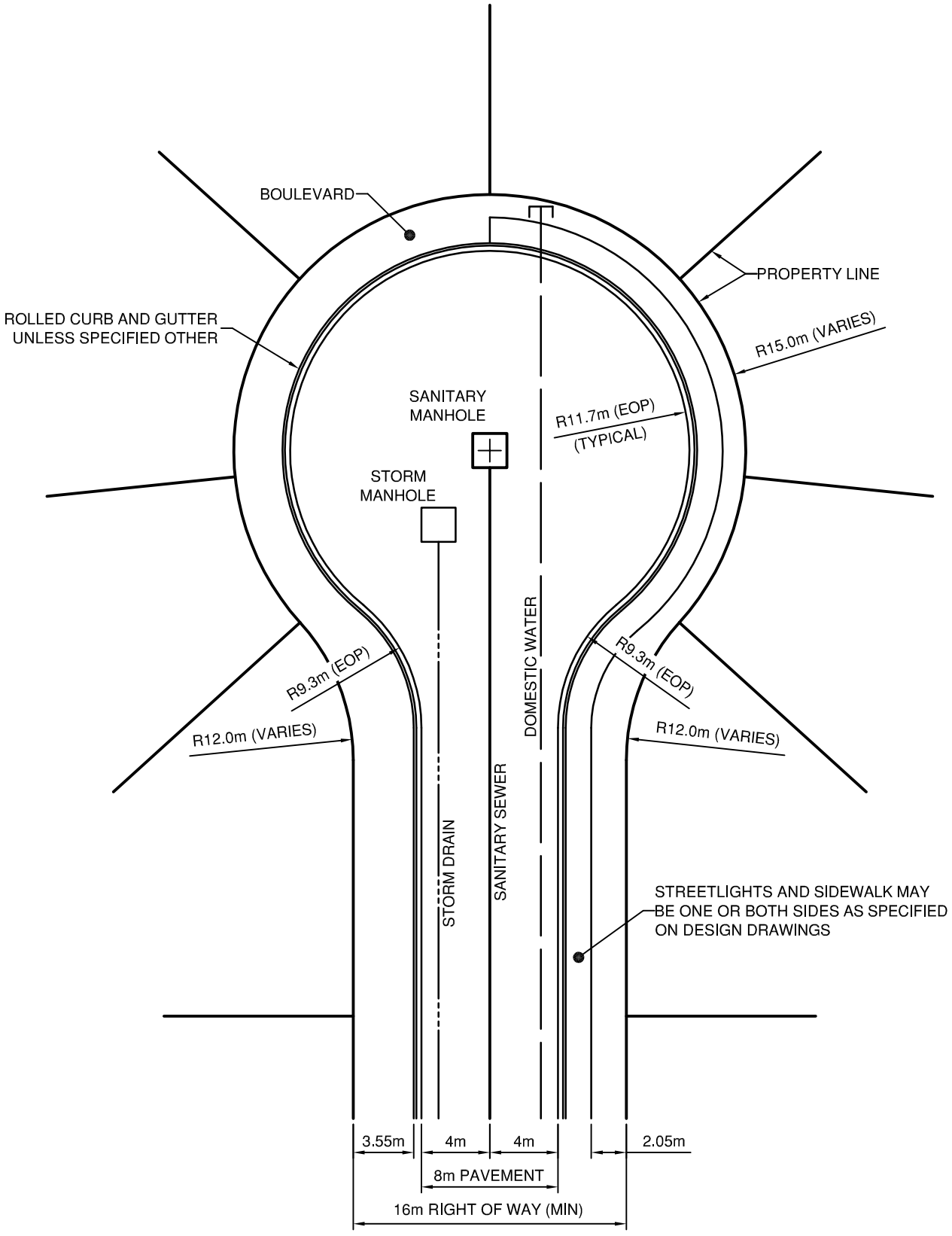


NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
URBAN LOCAL ROAD (LOW VOLUME)	Osoyoos Canada's warmest welcome	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-4 / REV.:

Acad Filename:\Os-R-4.dwg



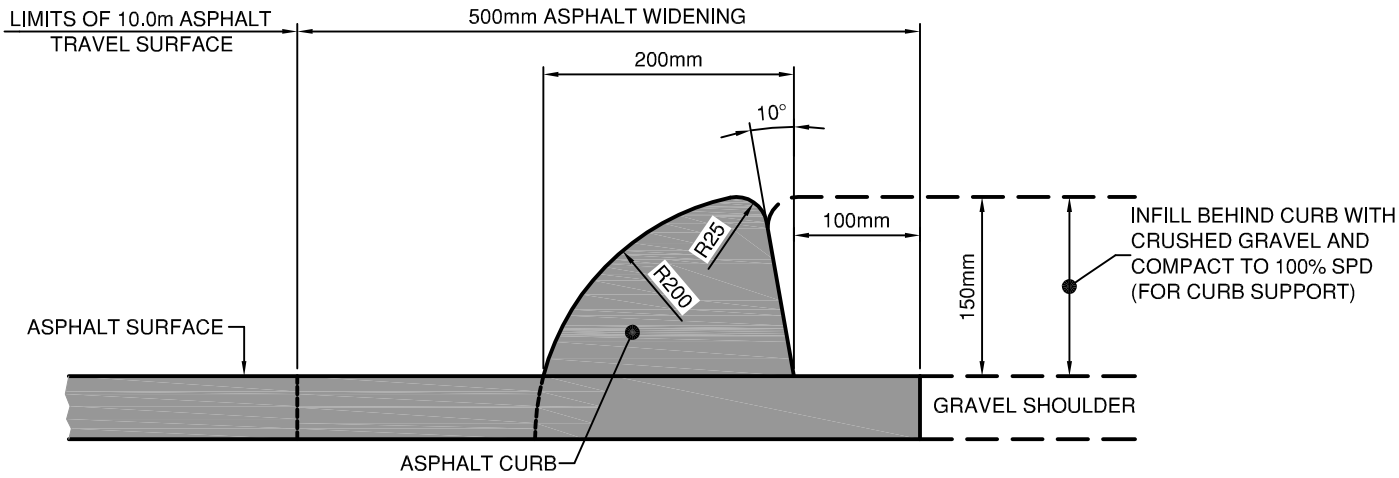
TOWN OF OSOYOOS

RESIDENTIAL
CUL-DE-SAC

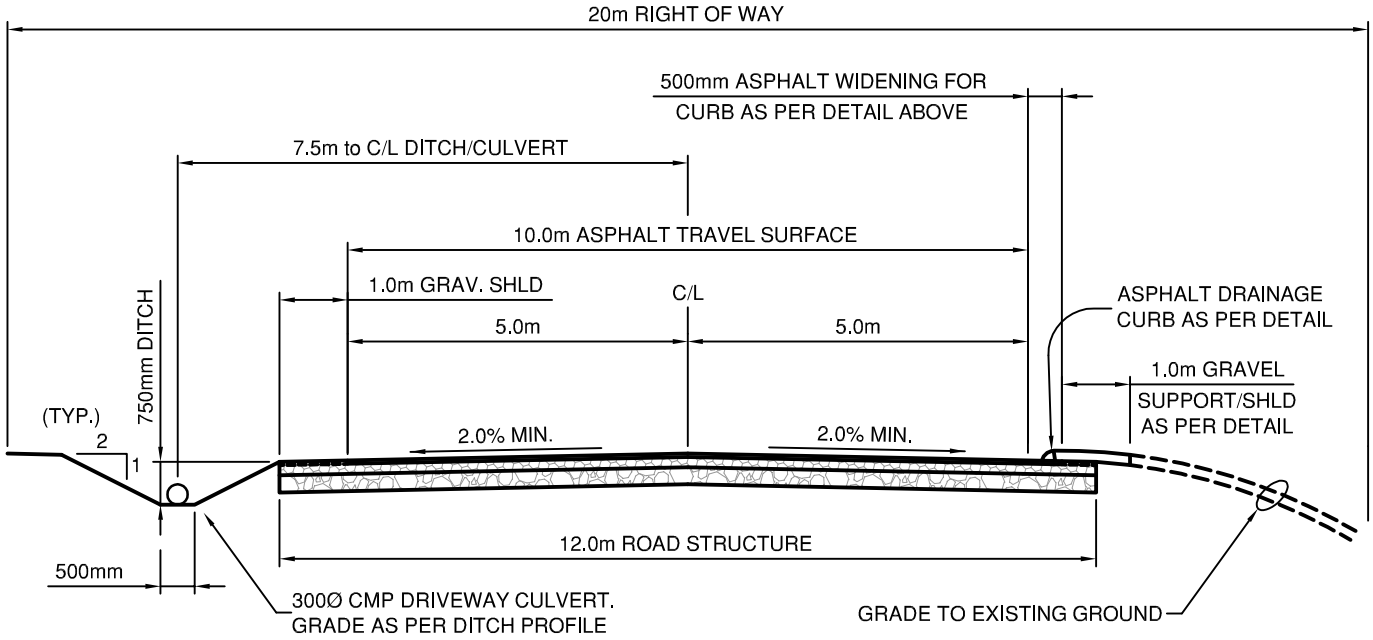
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-5	

Acad FIlename:\Os-R-5.dwg



DETAIL - ASPHALT DRAINAGE CURB



NOTE:

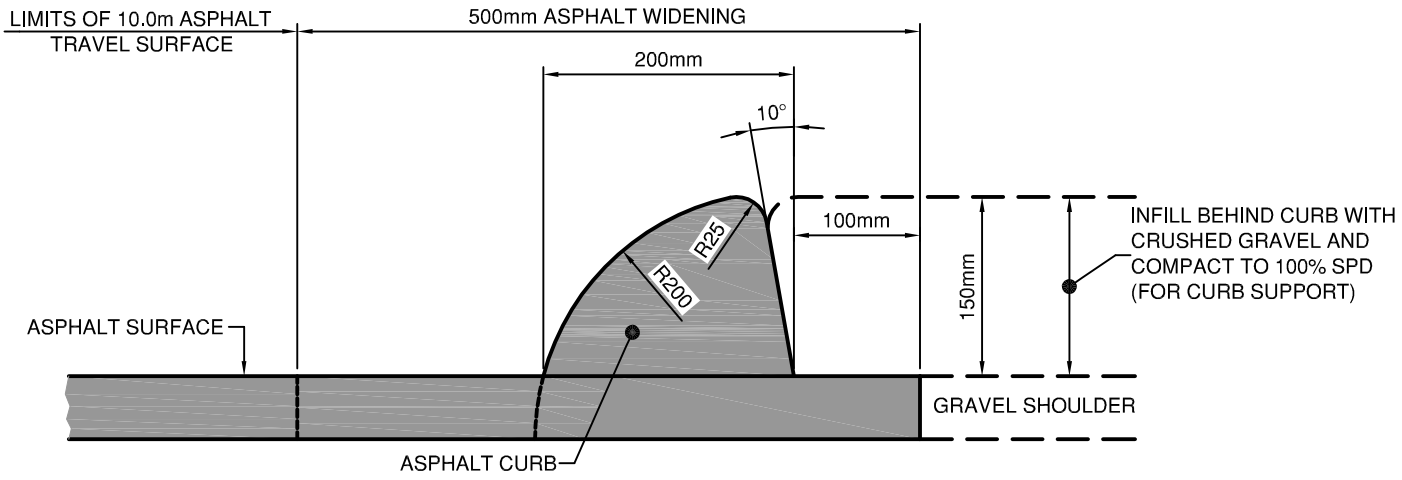
- DITCHES AND CURBS TO BE CONSTRUCTED AS REQUIRED AND MAY BE CONSTRUCTED ON ONE OR BOTH SIDES.

NOTES:

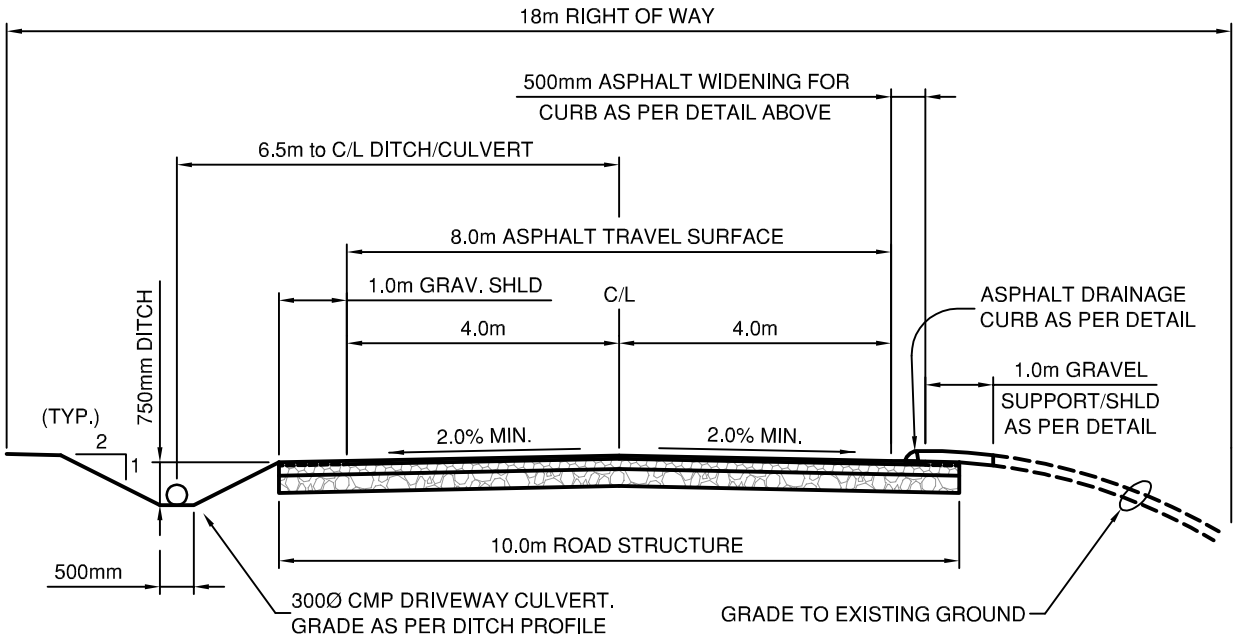
1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. SCARIFY UPPER 150mm OF SUBGRADE, COMPACT TO 100% SPD
5. SHOULDER MATERIAL TO BE 19mm CRUSHED GRAVEL COMPACTED TO 100% SPD

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
INDUSTRIAL ROAD	Osoyoos Canada's warmest welcome	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-6 / REV.:

Acad FIlename:\Os-R-6.dwg



DETAIL - ASPHALT DRAINAGE CURB



NOTE:

- DITCHES AND CURBS TO BE CONSTRUCTED AS REQUIRED AND MAY BE CONSTRUCTED ON ONE OR BOTH SIDES.

NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. SCARIFY UPPER 150mm OF SUBGRADE, COMPACT TO 100% SPD
5. SHOULDER MATERIAL TO BE 19mm CRUSHED GRAVEL COMPACTED TO 100% SPD

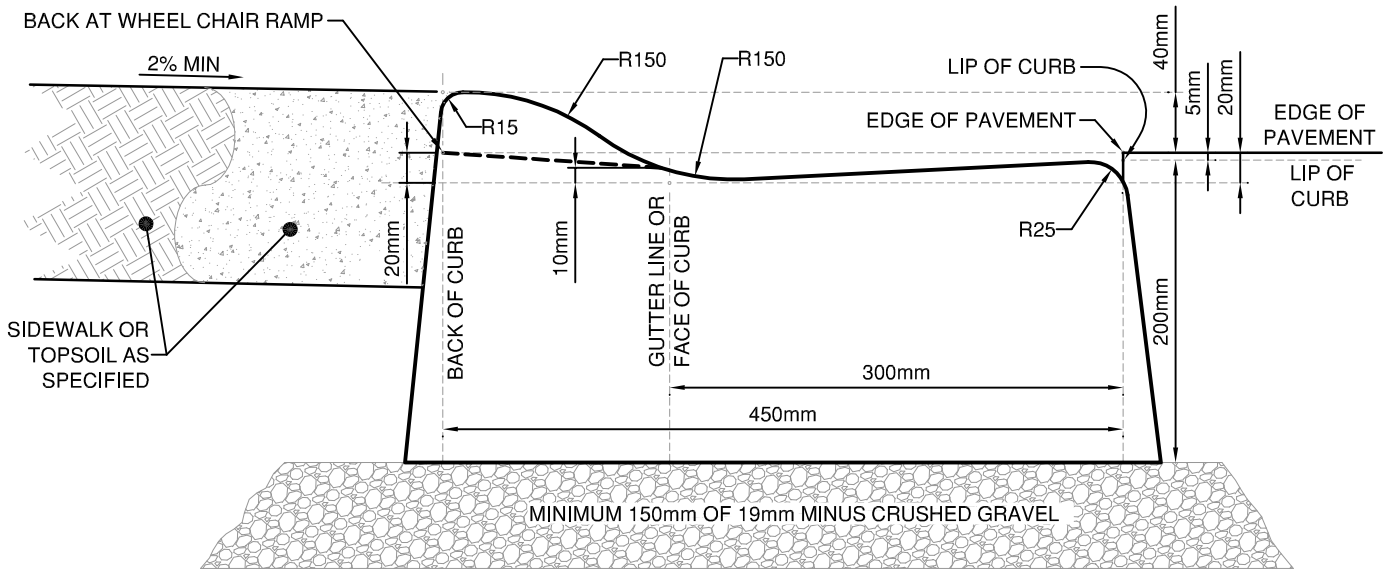
TOWN OF OSOYOOS

RURAL RESIDENTIAL ROAD

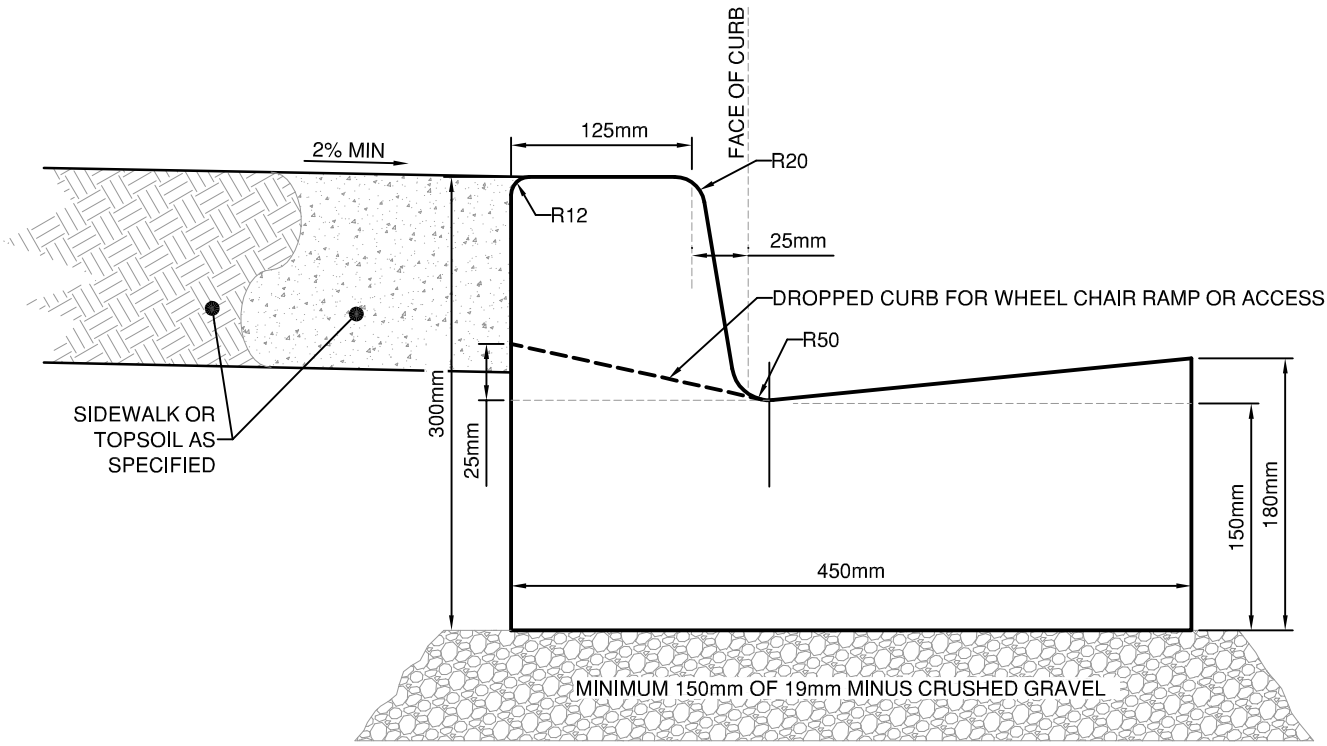
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-7	

Acad Filename:\Os-R-7.dwg



ROLLED CURB AND GUTTER



STANDARD CURB AND GUTTER

NOTE:
ALL COMPACTION TO MINIMUM 100% OF OPTIMUM DRY DENSITY

TOWN OF OSOYOOS

TYPICAL CURB TYPES

Osoyoos
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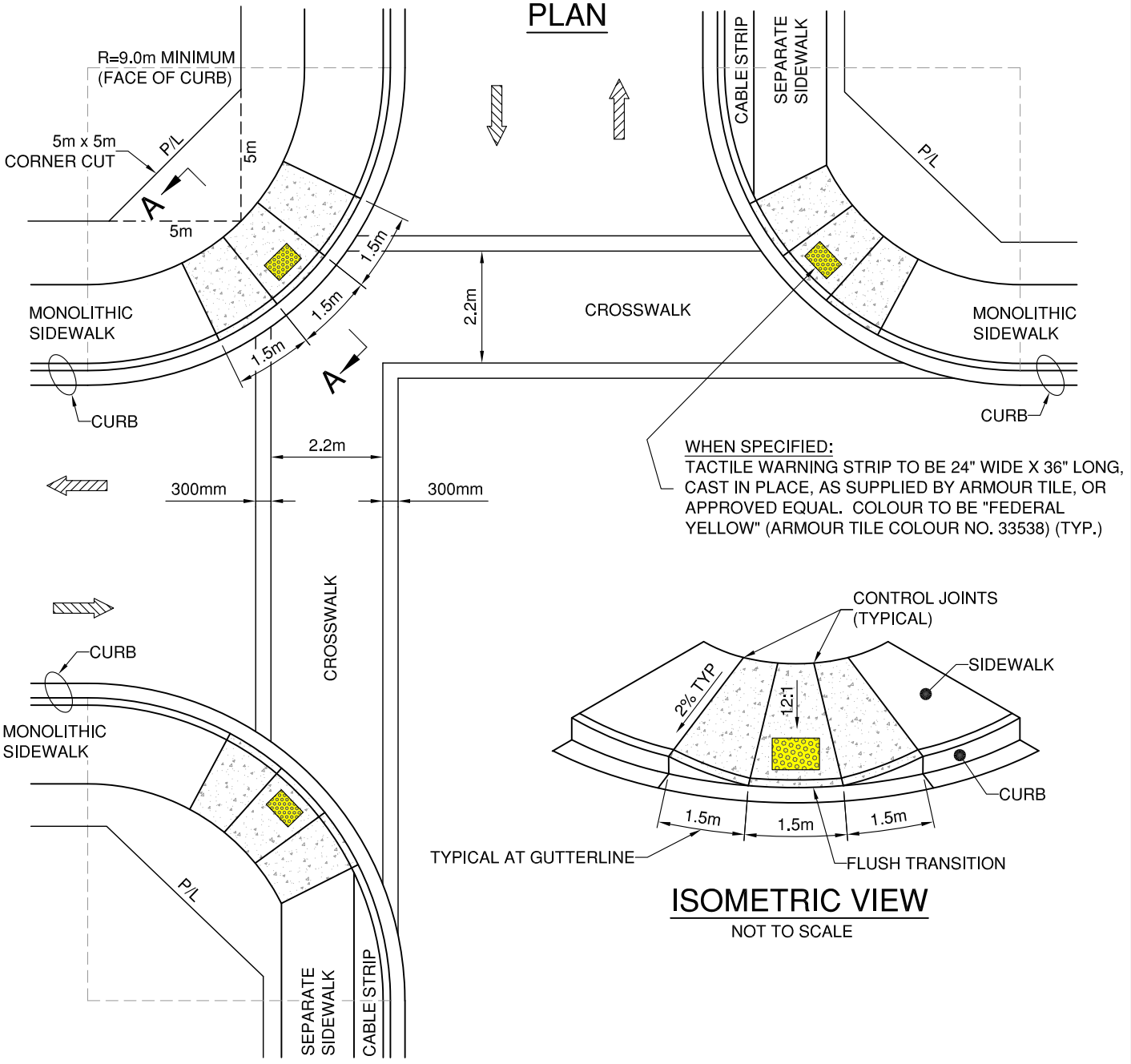
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-8	

Acad FIlename:\Os-R-8.dwg

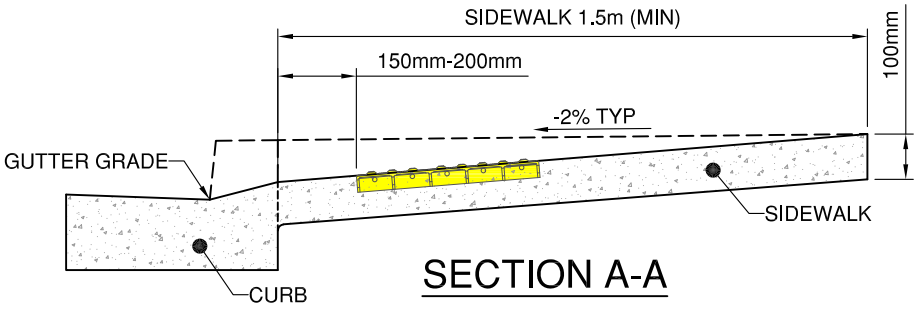
PLAN



WHEN SPECIFIED:
TACTILE WARNING STRIP TO BE 24" WIDE X 36" LONG, CAST IN PLACE, AS SUPPLIED BY ARMOUR TILE, OR APPROVED EQUAL. COLOUR TO BE "FEDERAL YELLOW" (ARMOUR TILE COLOUR NO. 33538) (TYP.)

ISOMETRIC VIEW

NOT TO SCALE



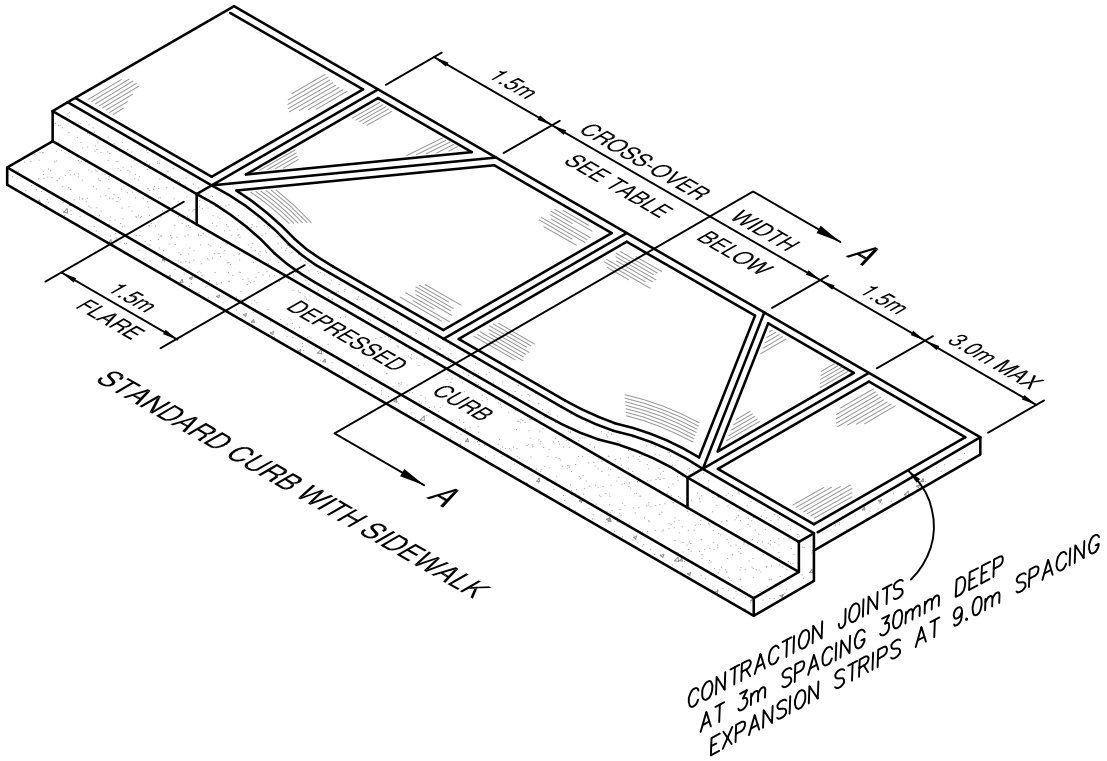
SECTION A-A

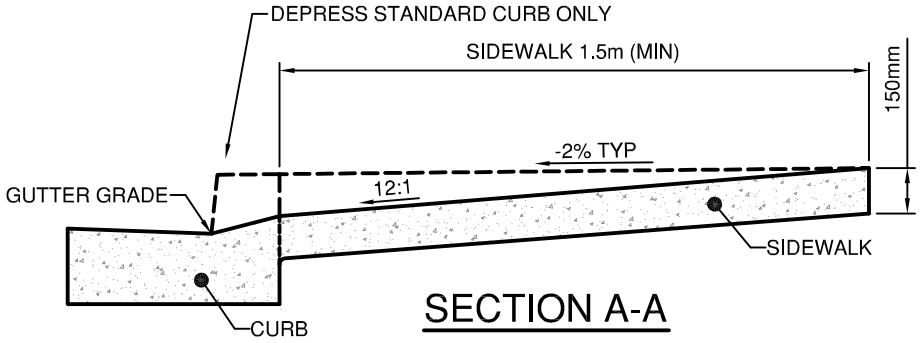
TOWN OF OSOYOOS

TYPICAL WHEELCHAIR RAMP,
CURB RADIUS AND CORNER CUT

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2017
SCALE:	N.T.S.
DWG. NO.:	R-9
REV.:	1

Acad Filename:Os-R-9.dwg





SECTION A-A

NOTE:
EXPANSION STRIPS SHALL BE
19mm THICK FIBRE BOARD

MINIMUM DISTANCES OR = CLEARANCE REQUIRED FROM TOP OF FLARE TO:
A) SIDE PROPERTY LINE = 0.3m
B) FLANKING PROPERTY LINE AT CORNERS = 10m
C) BETWEEN CROSS-OVERS = 1.0m
D) HYDRANTS OR STREET SIGNS = 1.0m

CROSS - OVER	COMMERCIAL	RESIDENTIAL	LANES
MIN. WIDTH	6.7m	4.0m	5.0m
MAX. WIDTH	9.0m	9.0m	5.0m
THICKNESS OF CONC.	190mm	150mm	190mm
MAX. No. ALLOWED PER PROPERTY	2	1 UNLESS APPROVED	-

TOWN OF OSOYOOS

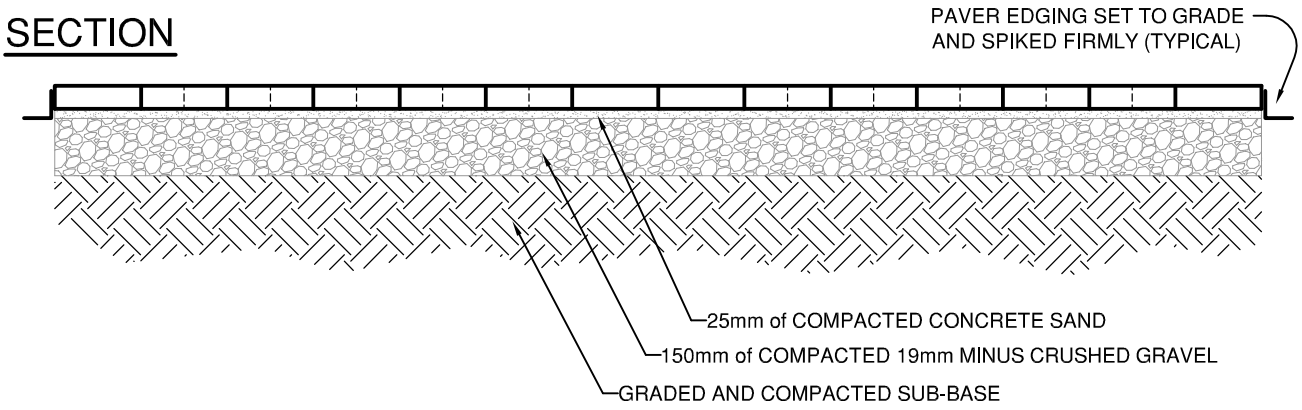
SIDEWALK CROSS-OVER
& FINISHING DETAILS

Osoyoos
Canada's warmest welcome ®*

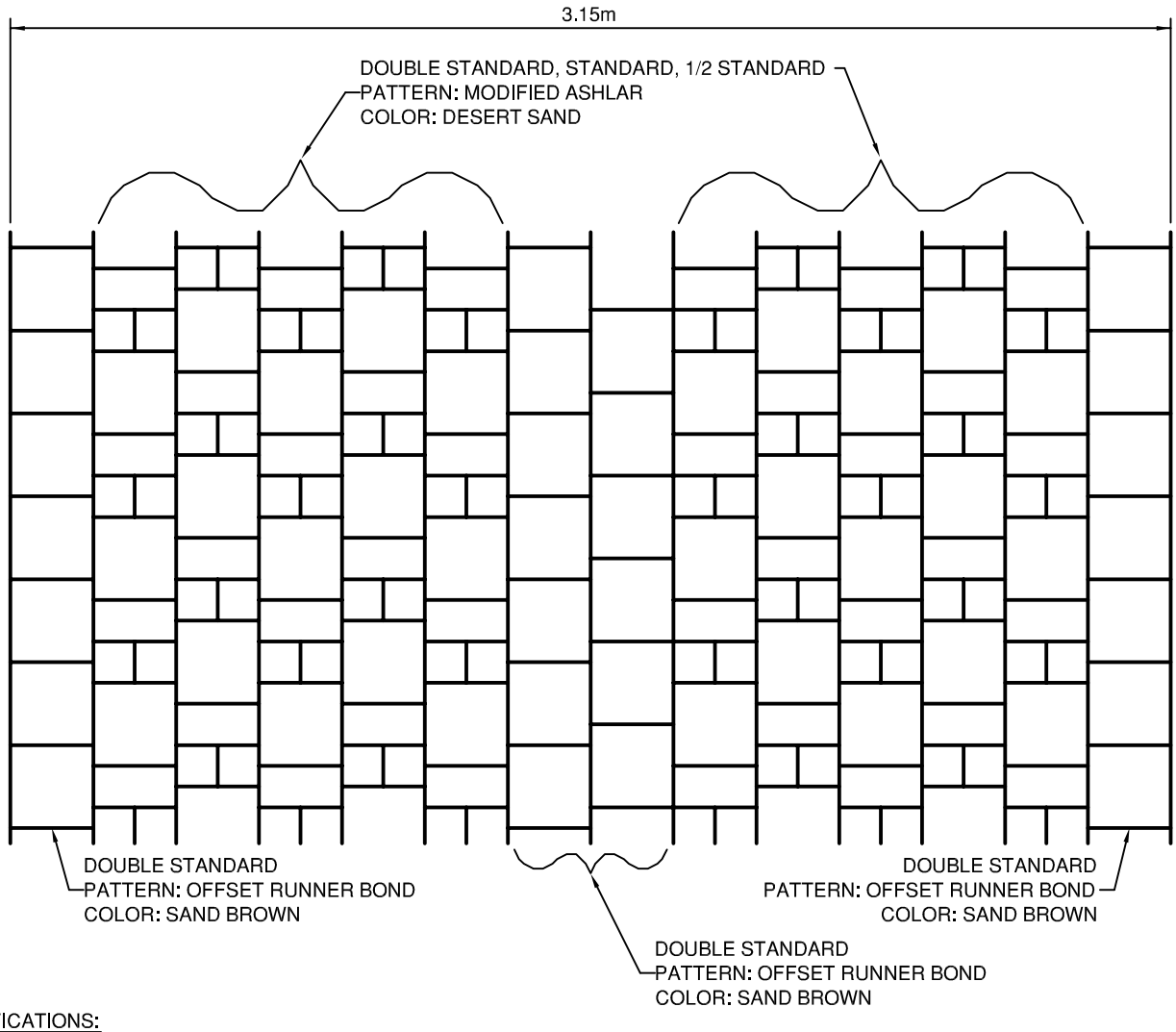
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-10	

Acad FIlename:Os-R-10.dwg

SECTION



PLAN



SPECIFICATIONS:

- AS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
- STANDARD CLASSIC SERIES 60mm THICKNESS

TOWN OF OSOYOOS

PAVING STONE SIDEWALK
RUNNER BOND PATTERN

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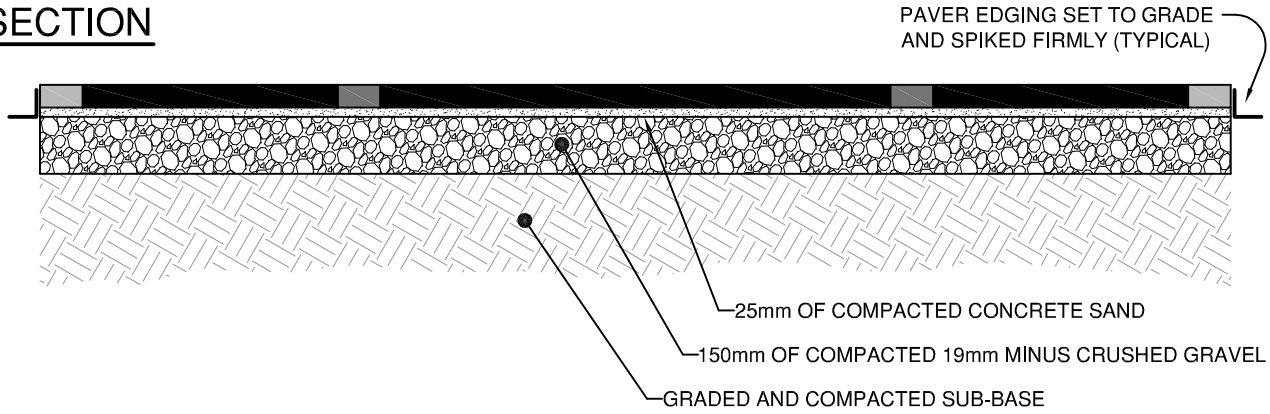
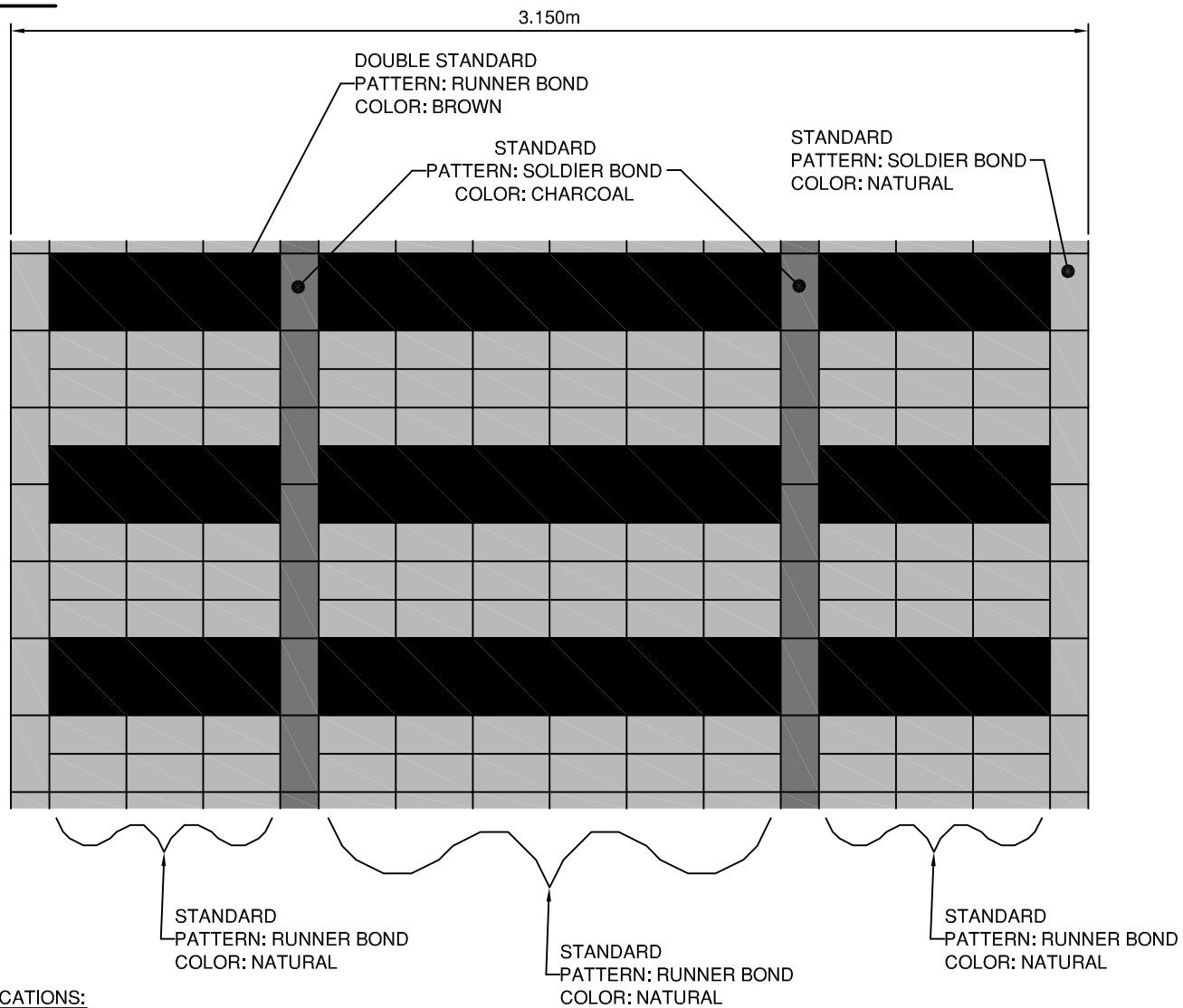
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-11	

Acad FIlename:Os-R-11.dwg

SECTION



PLAN



SPECIFICATIONS:

- AS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
- STANDARD CLASSIC SERIES 60mm THICKNESS

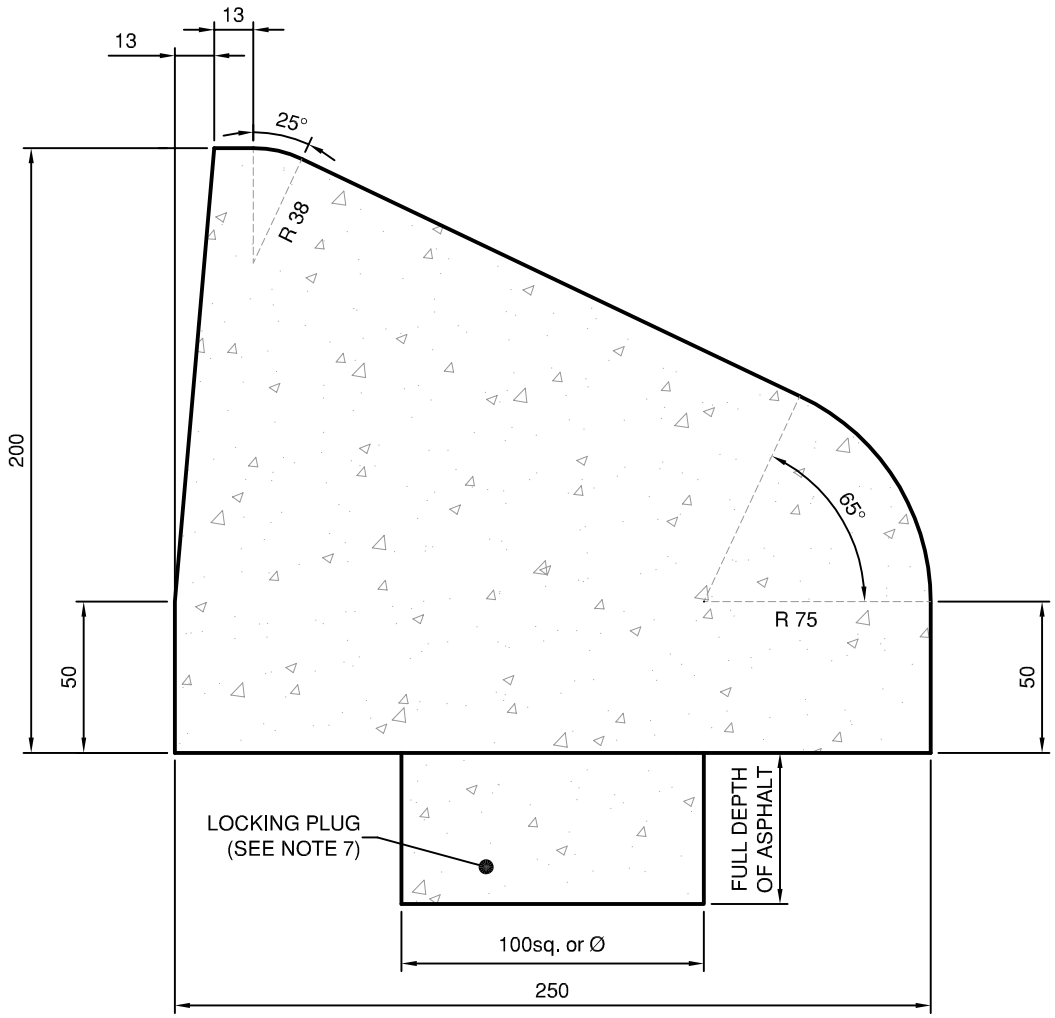
TOWN OF OSOYOOS

PAVING STONE SIDEWALK
RAILWAY PATTERN

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	R-12
REV.:	

Acad FIlename:Os-R-12.dwg



NOTES:

THE CONCRETE INCORPORATED IN THE CURB SHALL HAVE:

1. MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
2. COARSE AGGREGATE OF MAXIMUM PARTICLE SIZE NOT EXCEEDING 25mm.
3. MINIMUM CEMENT CONTENT OF 350 kg/m.
4. ENTRAINED AIR OF 6-8%
5. SLUMP: BETWEEN 0mm AND 10mm.
6. MAXIMUM WATER - CEMENT RATIO OF 0.45. CONTRACTION JOINTS SHALL BE CUT AND TOOLED INTO THE CONCRETE TO A DEPTH 60% OF THE THICKNESS OF THE CONCRETE AT INTERVALS OF 3m.
7. PROVIDE 'LOCKING PLUG' or APPROVED ALTERNATIVE. LOCKING PLUG TO BE POSITIONED 500mm EACH SIDE OF CONTROL JOINT. CONTROL JOINTS TO BE AT 3m o/s, MIDWAY ON RADII OVER 90° AND AT END OF RADIUS POINTS. FILL HOLES WITH CEMENT SLURRY AHEAD OF EXTRUDER.
   APPROVED ALTERNATIVE IS TO APPLY EPOXY TO ASPHALT AHEAD OF EXTRUSION. COVERAGE SHALL BE Min. 200mm WIDE WITH FULL COVERAGE AROUND ALL RETURNS AND AT 1m c/c ON TANGENTS. COVERAGE SHALL INCLUDE BOTH SIDES OF CONTRACTION JOINTS. APPROVED EPOXY "SIKADUR 32 Hi-Mod" APPLICATION CONDITIONS AS PER MANUF. SPECS.

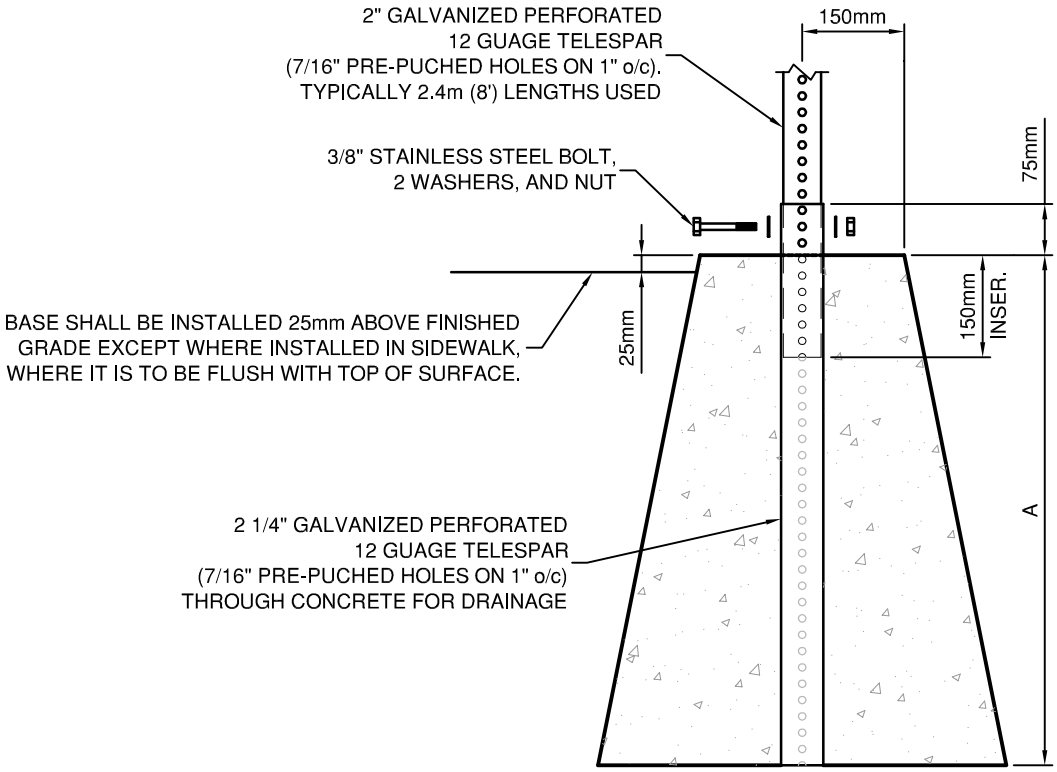
TOWN OF OSOYOOS

EXTRUDED CONCRETE CURB FOR ISLANDS & MEDIANS

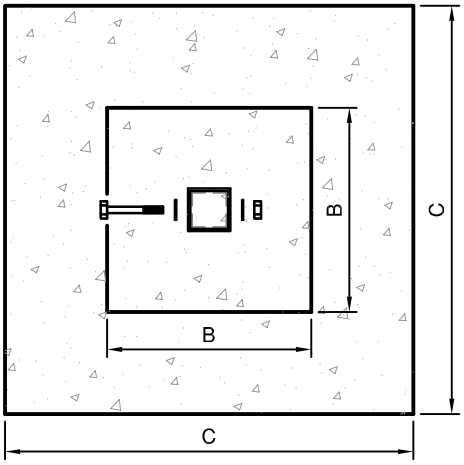
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-13	

Acad FIlename:Os-R-13.dwg



PLAN VIEW



FRONT VIEW

NOTES:

1. THE BOTTOM OF LOWEST SIGN SHALL BE 2.1m ABOVE THE SIDEWALK, SHOULDER ... UNLESS DIRECTED OTHERWISE.
2. ALL SIGNS SHOULD BE MOUNTED APPROXIMATELY AT RIGHT ANGLES TO THE TRAFFIC FLOW AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
3. SIGNS SHALL NOT OVERHANG ROADWAY / TRAVEL LANE.
4. SIGNS UP TO 750mm HEIGHT SHALL HAVE 2 BOLTS, LARGER SIGNS WILL HAVE A MINIMUM OF 3 BOLTS.
5. SIGNS SHALL BE MOUNTED WITH A 3/8" HEX BOLT, FLAT WASHER, AND NYLON WASHER AGAINST THE SIGN FACE. A FLAT WASHER AND NUT SHALL BE AGAINST THE TELESPAR. ALL FASTENERS ARE TO BE STAINLESS STEEL.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

BASE TYPE	APPLICATION	A	B	C
1	SINGLE POST SIGNS IN PAVED ISLANDS OR CONCRETE SIDEWALKS	610	203	305
2	SINGLE OR TWO POST SIGNS IN GRAVEL SHOULDER	750	300	600

TOWN OF OSOYOOS

CONCRETE SIGN BASE AND SIGNAGE

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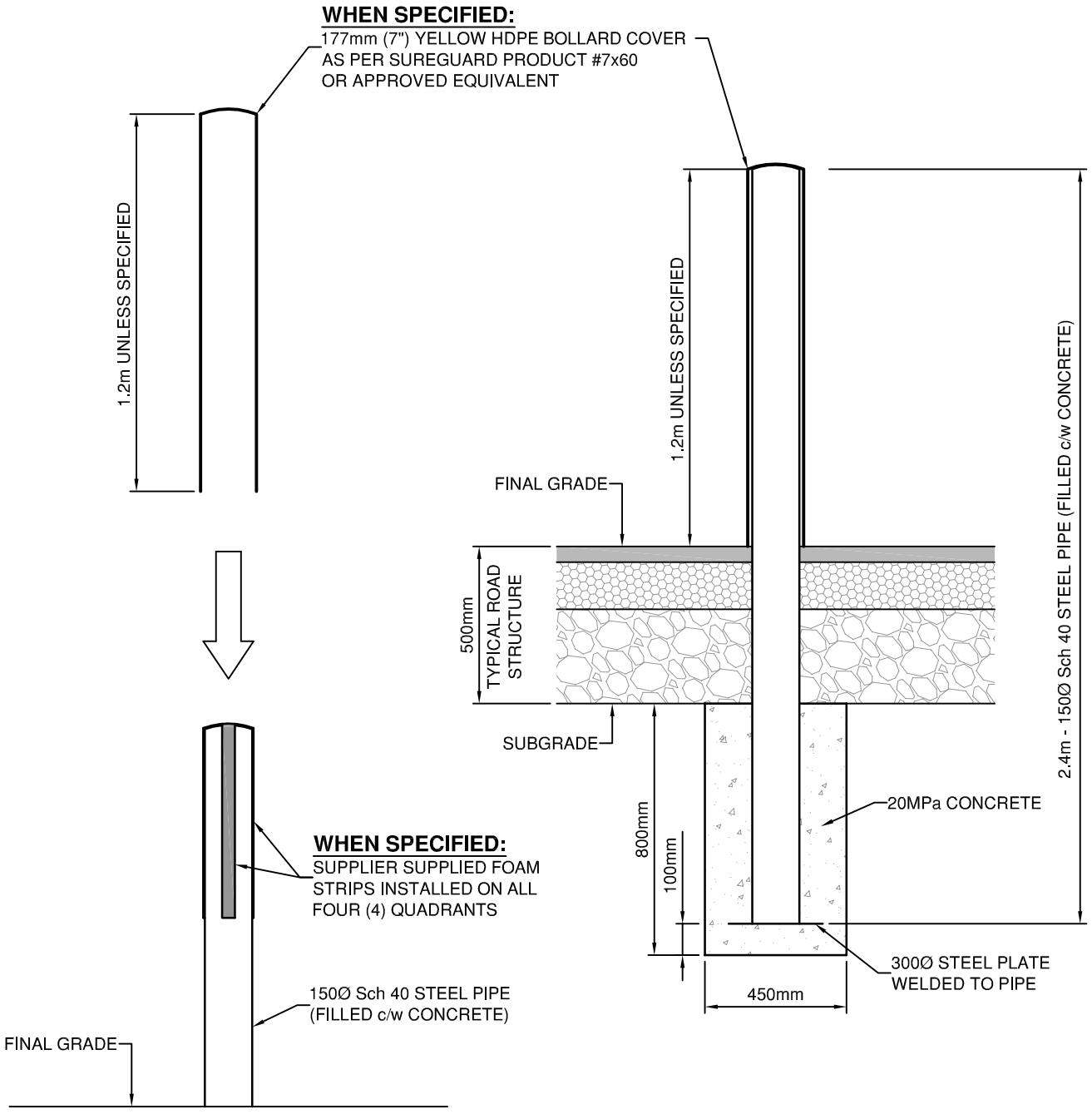
DWN. BY:	TT
CHK. BY:	SU
DATE:	DEC 2013
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-14	

Acad FIlename:Os-R-14.dwg



NOTE:
150Ø Sch 40 STEEL PIPE IS TO BE PAINTED c/w 2 COATS OF ENAMEL PAINT (IN PLACE OF HDPE BOLLARD COVER).
COLOR TO BE SAFETY YELLOW UNLESS SPECIFIED OTHERWISE.

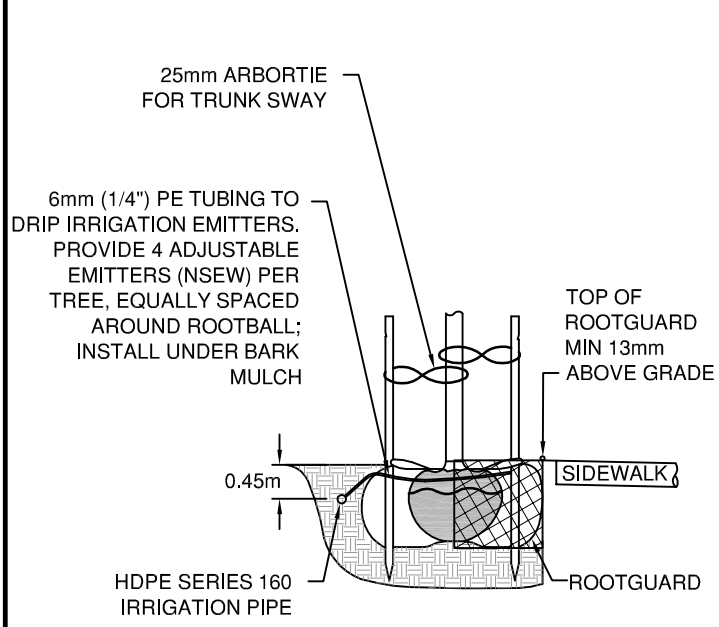
TOWN OF OSOYOOS

PROTECTIVE BOLLARD

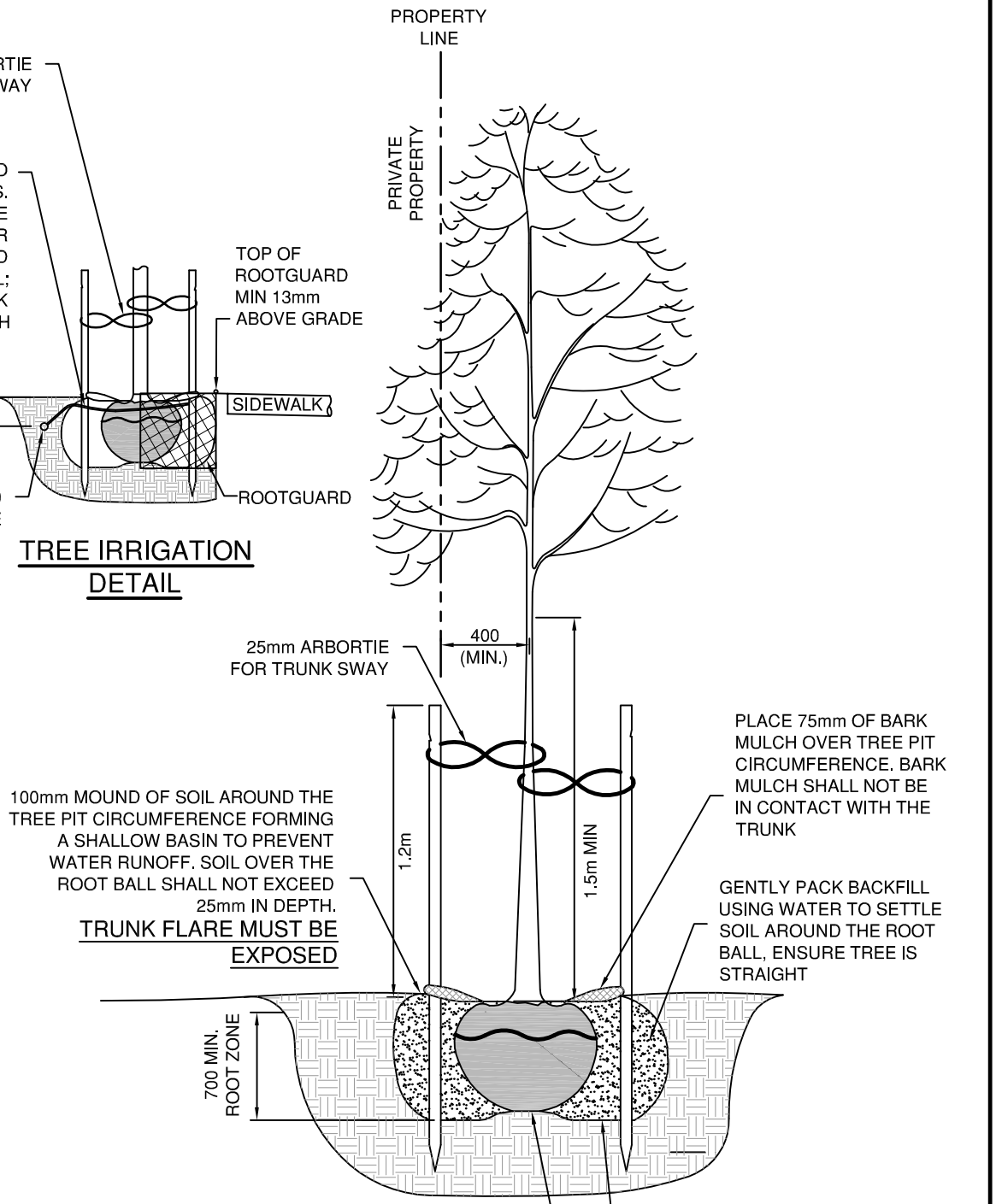
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	TRU
DATE:	MAY 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-15	

Acad FIlename:Os-R-15.dwg



TREE IRRIGATION DETAIL



NOTES

- PRUNE ALL BROKEN AND DAMAGED BRANCHES
- TREE STAKES TO BE ALIGNED PARALLEL TO ROAD IF REQUIRED
- ALL PLANTING PITS TO BE DUG BY HAND OR VACUUM TRUCK AS UNDERGROUND SERVICES MAY EXIST NEAR STREET LOCATIONS.

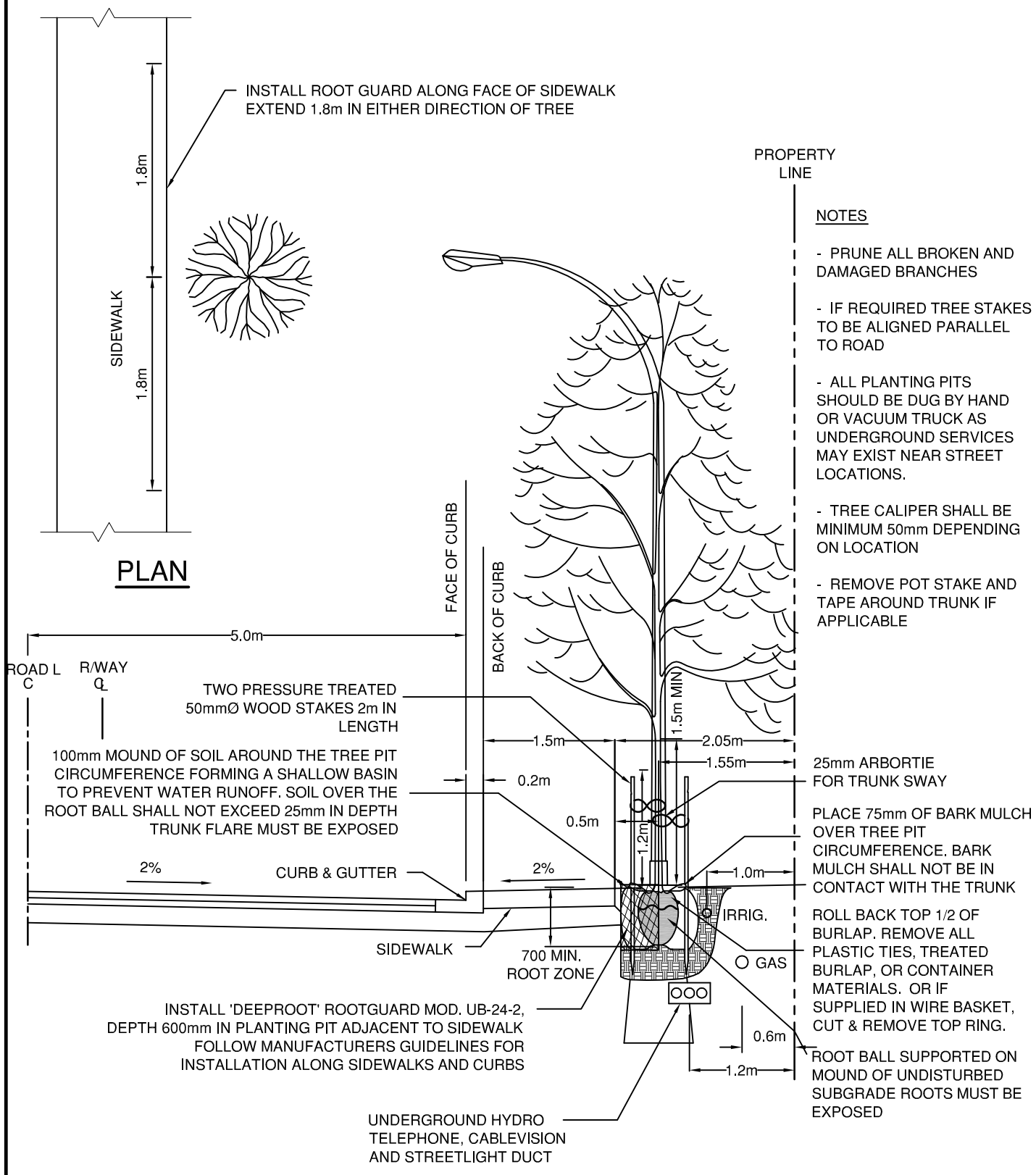
TOWN OF OSOYOOS

TYPICAL TREE PLANTING DETAIL SOFTSCAPE

Osoyoos Canada's warmest welcome

DWN. BY:	EB
CHK. BY:	TRU
DATE:	JUL 2015
SCALE:	N.T.S.
DWG. NO.:	R-16
REV.:	

Acad FIlename:Os-R-16.dwg



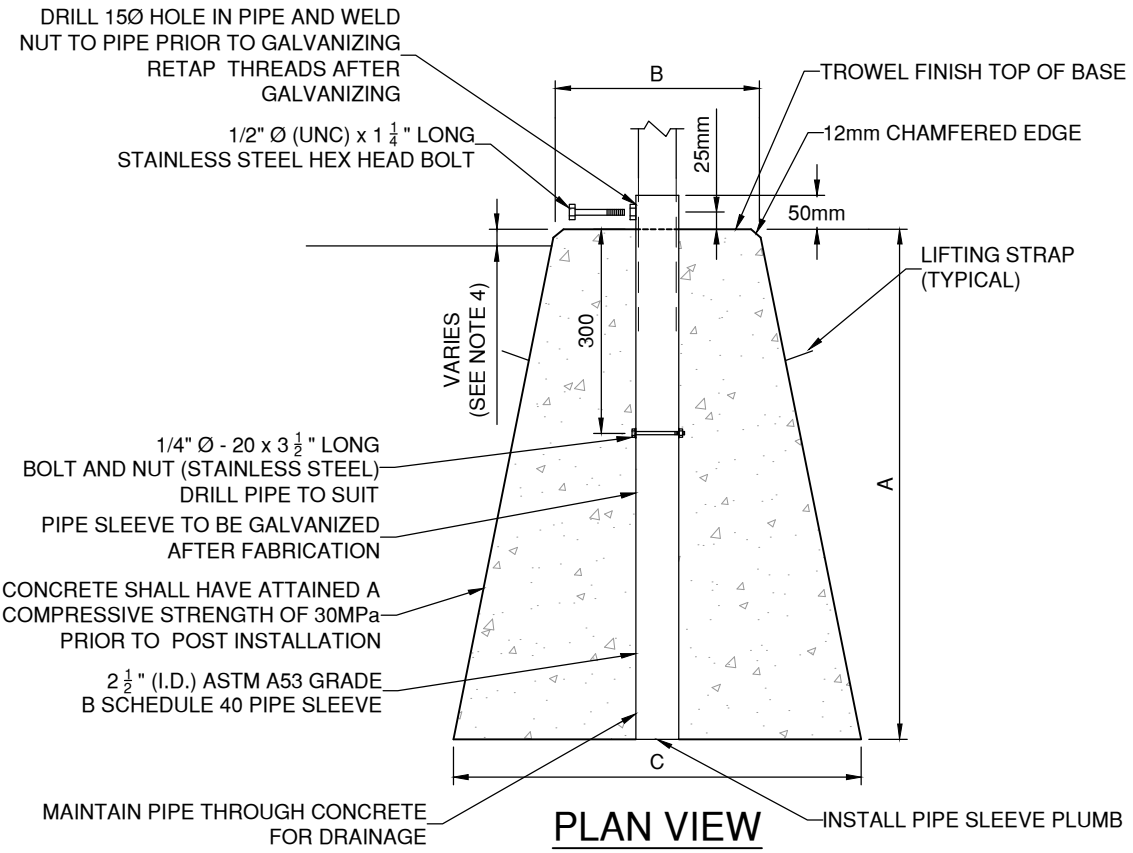
TOWN OF OSOYOOS

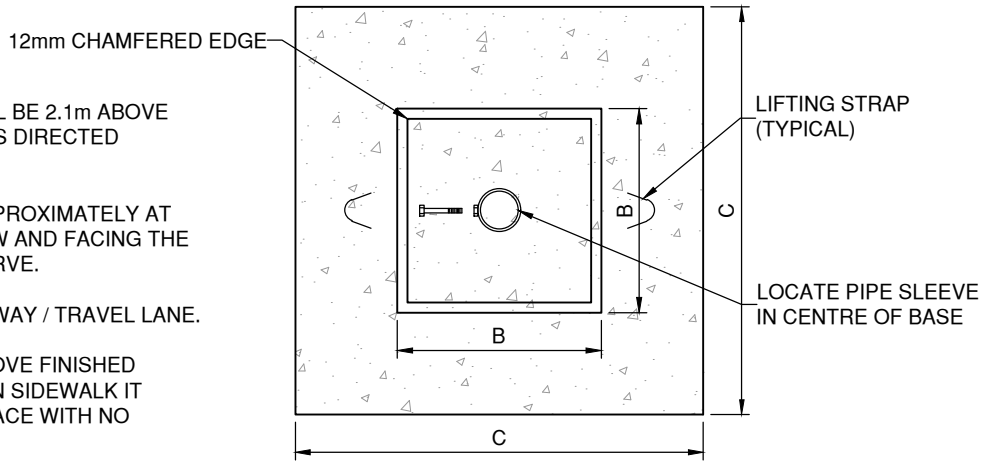
TYPICAL BOULEVARD TREE PLANTING

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	EB
CHK. BY:	TRU
DATE:	JUL 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-17	

Acad FIlename:Os-R-17.dwg





NOTES:

1. THE BOTTOM OF LOWEST SIGN SHALL BE 2.1m ABOVE THE SIDEWALK, SHOULDER ... UNLESS DIRECTED OTHERWISE.
2. ALL SIGNS SHOULD BE MOUNTED APPROXIMATELY AT RIGHT ANGLES TO THE TRAFFIC FLOW AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
3. SIGNS SHALL NOT OVERHANG ROADWAY / TRAVEL LANE.
4. BASE SHALL BE INSTALLED 25MM ABOVE FINISHED GRADE EXCEPT WHERE INSTALLED IN SIDEWALK IT SHALL BE FLUSH WITH TOP OF SURFACE WITH NO CHAMFERED EDGE.
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

BASE TYPE	APPLICATION	APPROX. MASS	VOLUME OF CONCRETE	A	B	C
A	SINGLE POST SIGNS IN PAVED ISLANDS OR CONCRETE SIDEWALKS	34 kg	0.015 m^3	400	160	230
B	SINGLE OR TWO POST SIGNS IN GRAVEL SHOULDER UP TO 1.0 x 1.2m	166 kg	0.068 m^3	470	300	460
C	TWO POST SIGNS IN GRAVEL SHOULDER UP TO 1.0 X 1.2m $\leq$ 1.2 x 2.4m	390 kg	0.16 m^3	750	330	600

TOWN OF OSOYOOS

CONCRETE SIGN BASE AND SIGNAGE FOR ROUND POST

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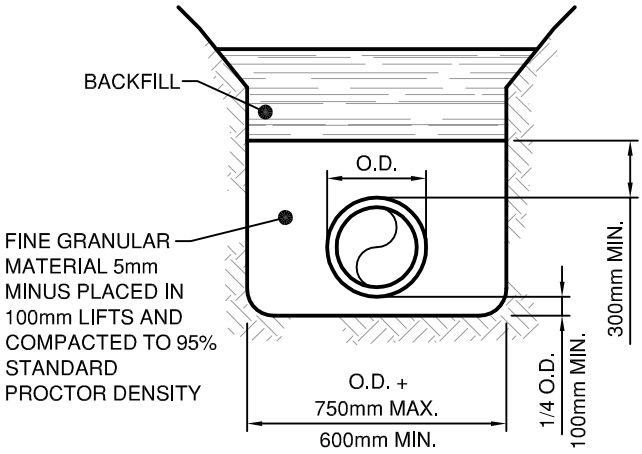
DWN. BY:	TT/DL
CHK. BY:	SU
DATE:	FEB 2019
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-18	

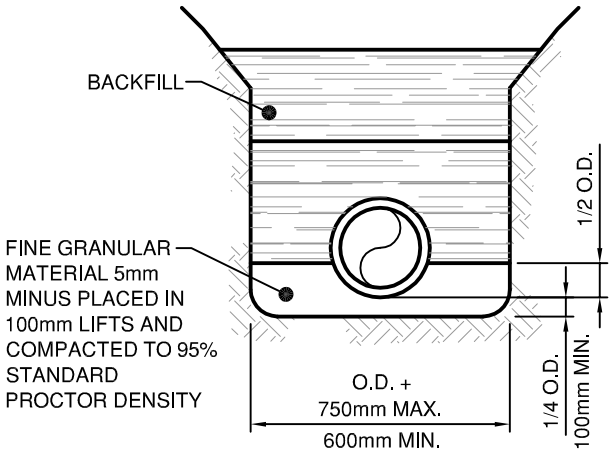
Acad Filename:Os-R-18.dwg

CLASS "B" BEDDING

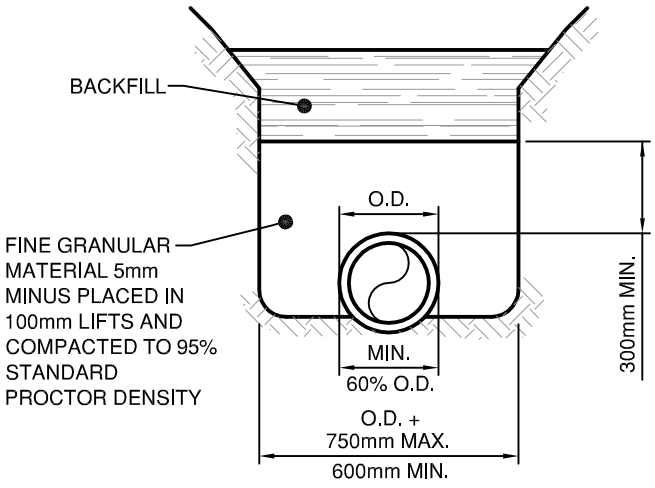
FOR PVC PIPE:



FOR ALL OTHER PIPE:



CLASS "C" BEDDING



TOWN OF OSOYOOS

TYPICAL PIPE BEDDING AND BACKFILL WITHIN PIPE ZONE

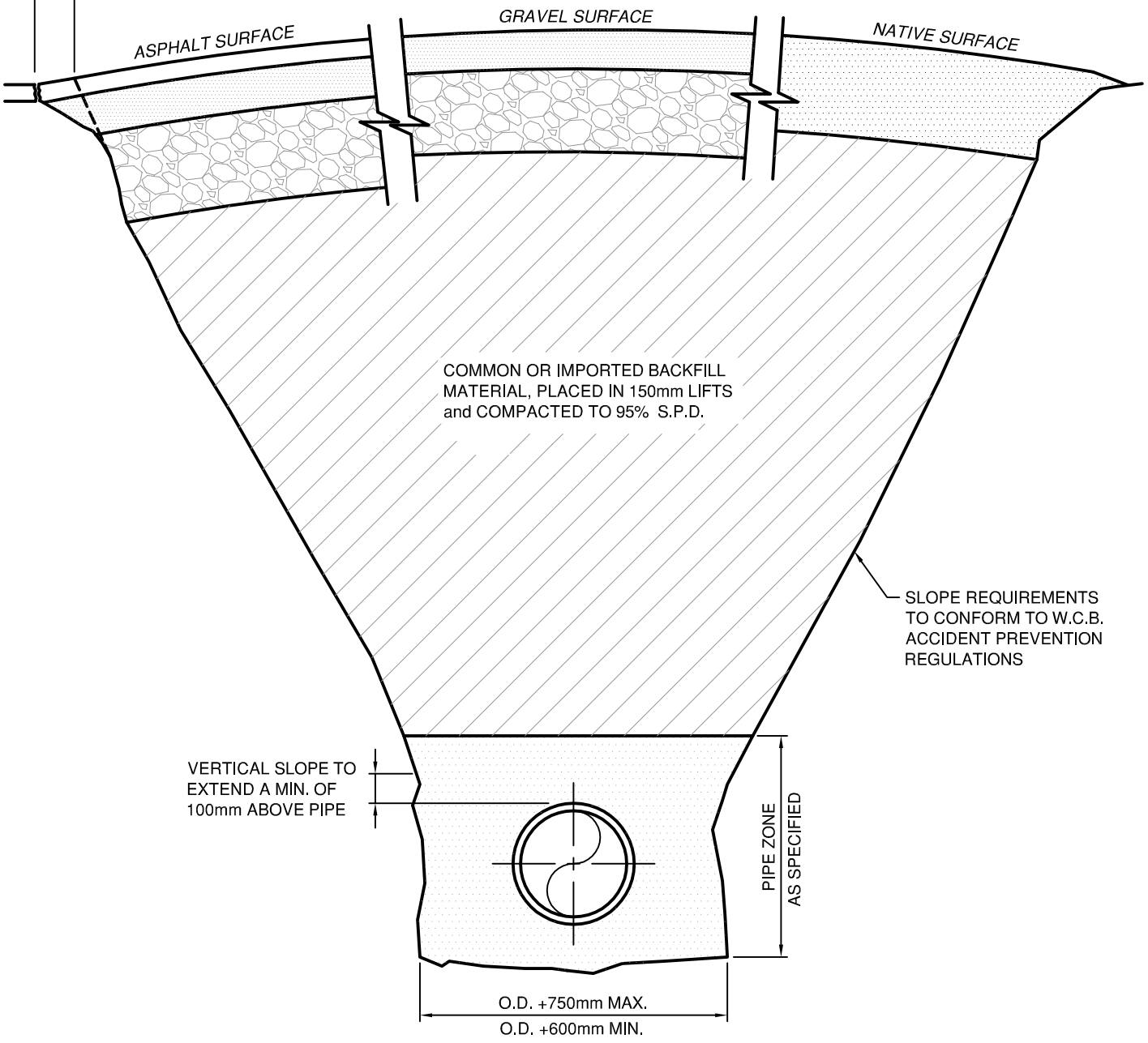
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	S-1
REV.:	

Acad Filename:Os-S-1.dwg

ASPHALT TIE:
AFTER THE INSTALLATION OF ROAD BASES, SAWCUT EXISTING ASPHALT BACK FROM EXCAVATION EDGE, COMPACT CRUSHED GRAVEL BASE COURSE TO 100% S.P.D. and PAINT CUT EDGE OF ASPHALT WITH AN APPROVED BITUMINOUS BONDING AGENT PRIOR TO ASPHALT PLACEMENT.

SURFACE RESTORATION and BASE GRAVELS AS PER SECTION 7 OF DEVELOPMENT AND SUBDIVISION STANDARDS AND SPECIFICATIONS MANUAL



TOWN OF OSOYOOS

TYPICAL TRENCH SECTION

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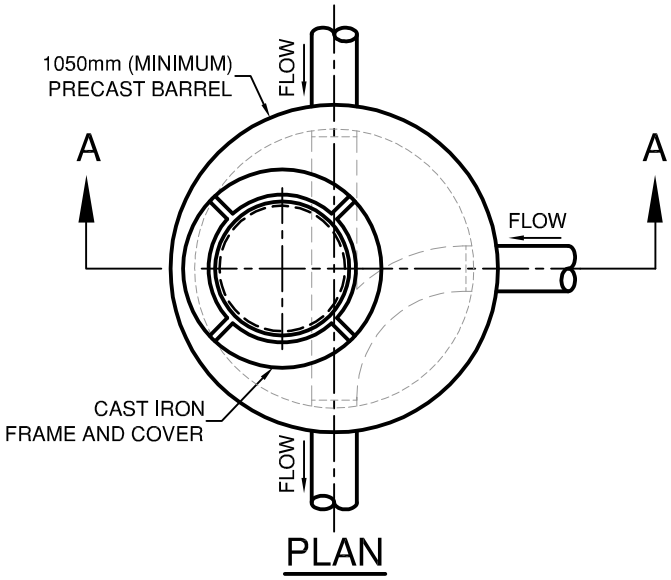
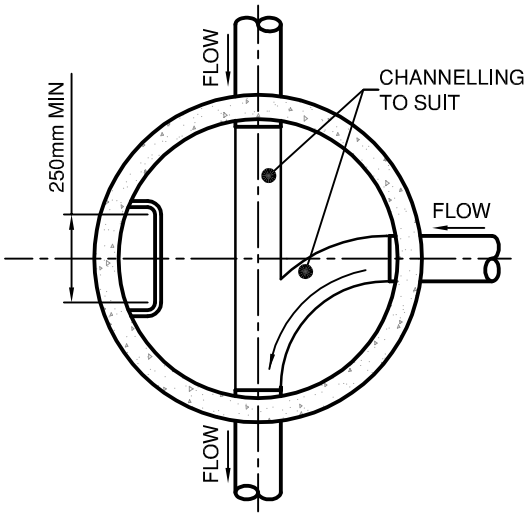
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-2	

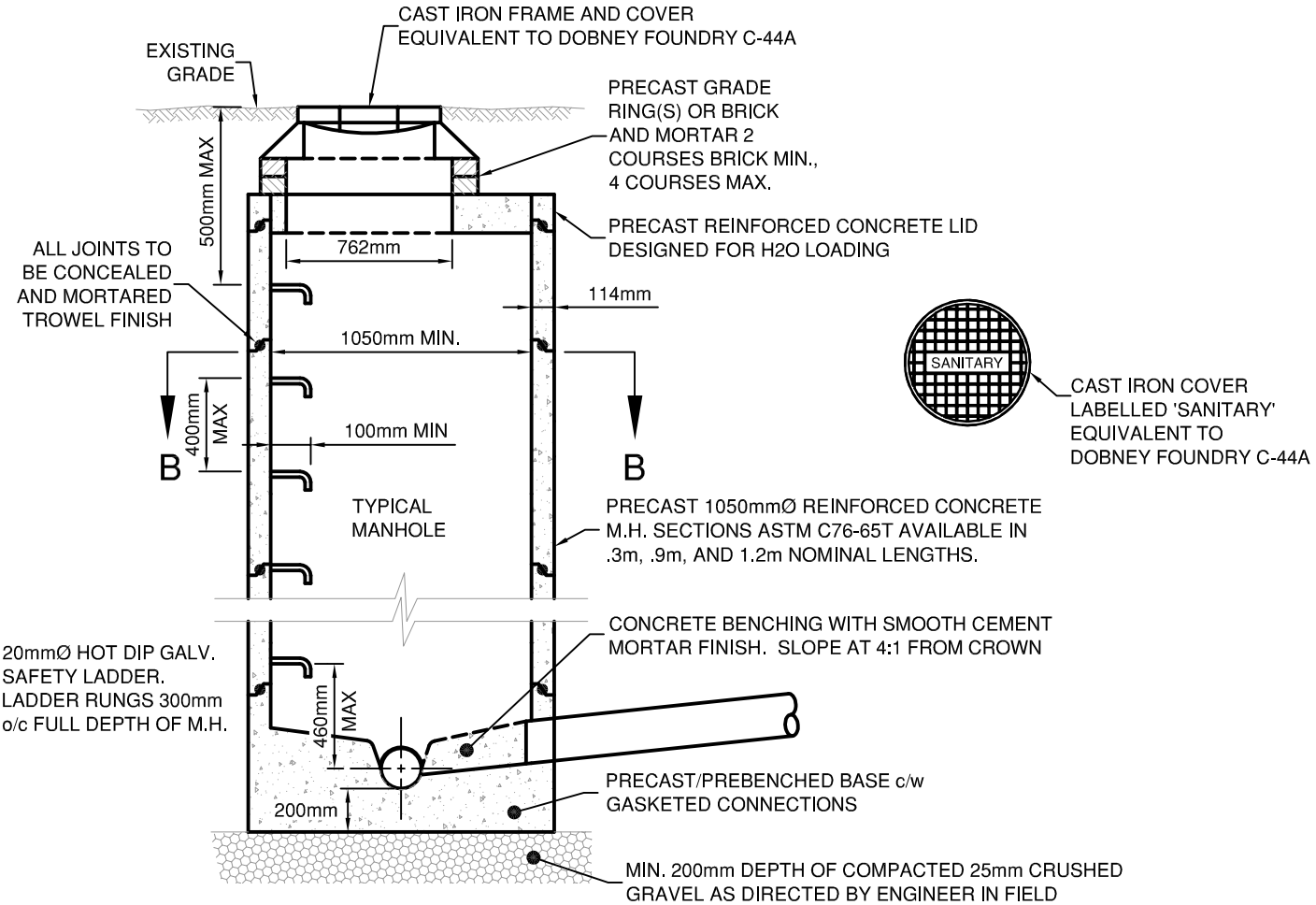
Acad Filename:Os-S-2.dwg



PLAN



SECTION B-B



SECTION A-A

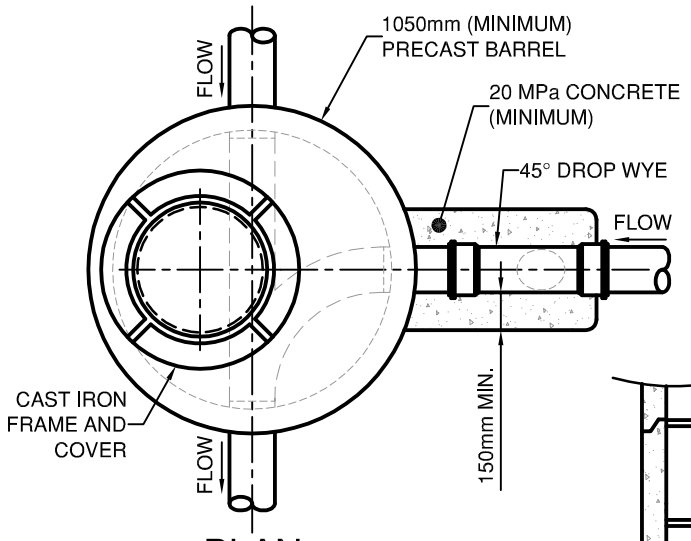
TOWN OF OSOYOOS

TYPICAL SEWER MANHOLE

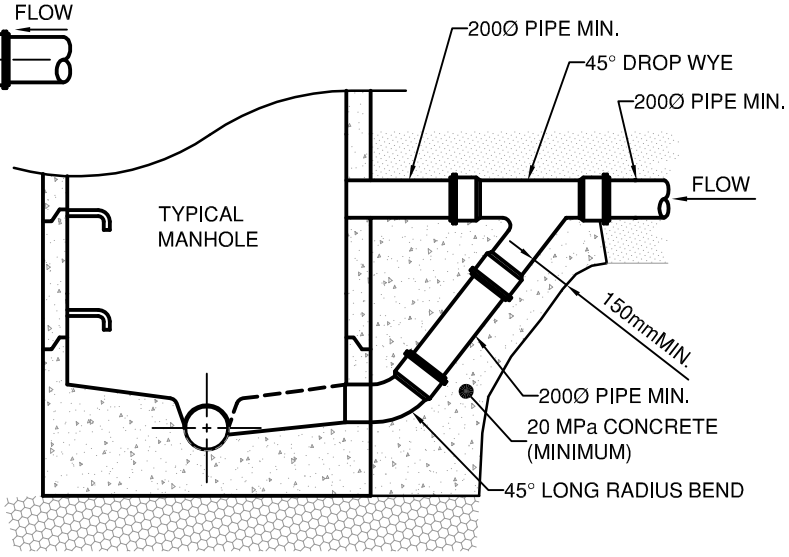
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-3	

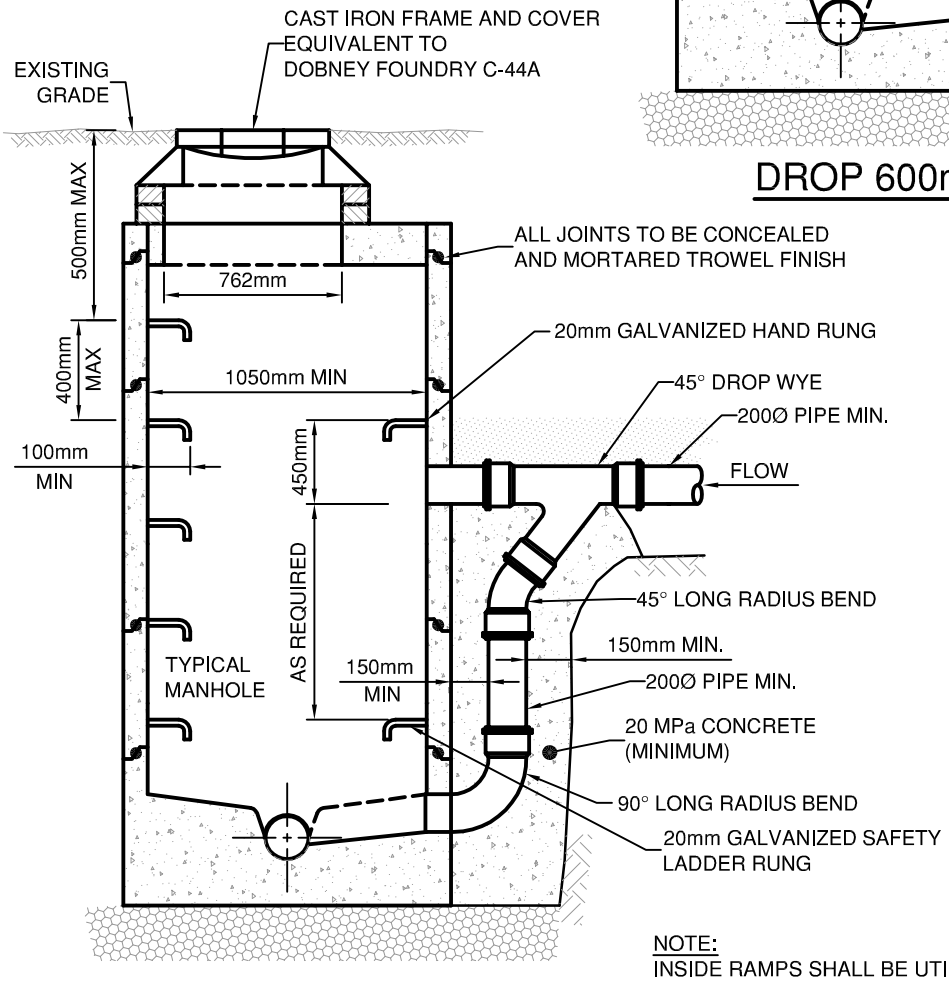
Acad Filename:Os-S-3.dwg



PLAN



DROP 600mm TO 1500mm



DROP GREATER THAN 1500mm

CAST IRON COVER
LABELLED 'SANITARY'
EQUIVALENT TO
DOBNEY FOUNDRY C-44A

20mmØ HOT DIP GALV.
SAFETY LADDER.
LADDER RUNGS 300mm
o/c FULL DEPTH OF M.H.

NOTE:
INSIDE RAMPS SHALL BE UTILIZED WHERE THE ELEVATION OF THE INVERT IS LESS THAN 600mm ABOVE THE INVERT OF THE CENTER OF THE MANHOLE.

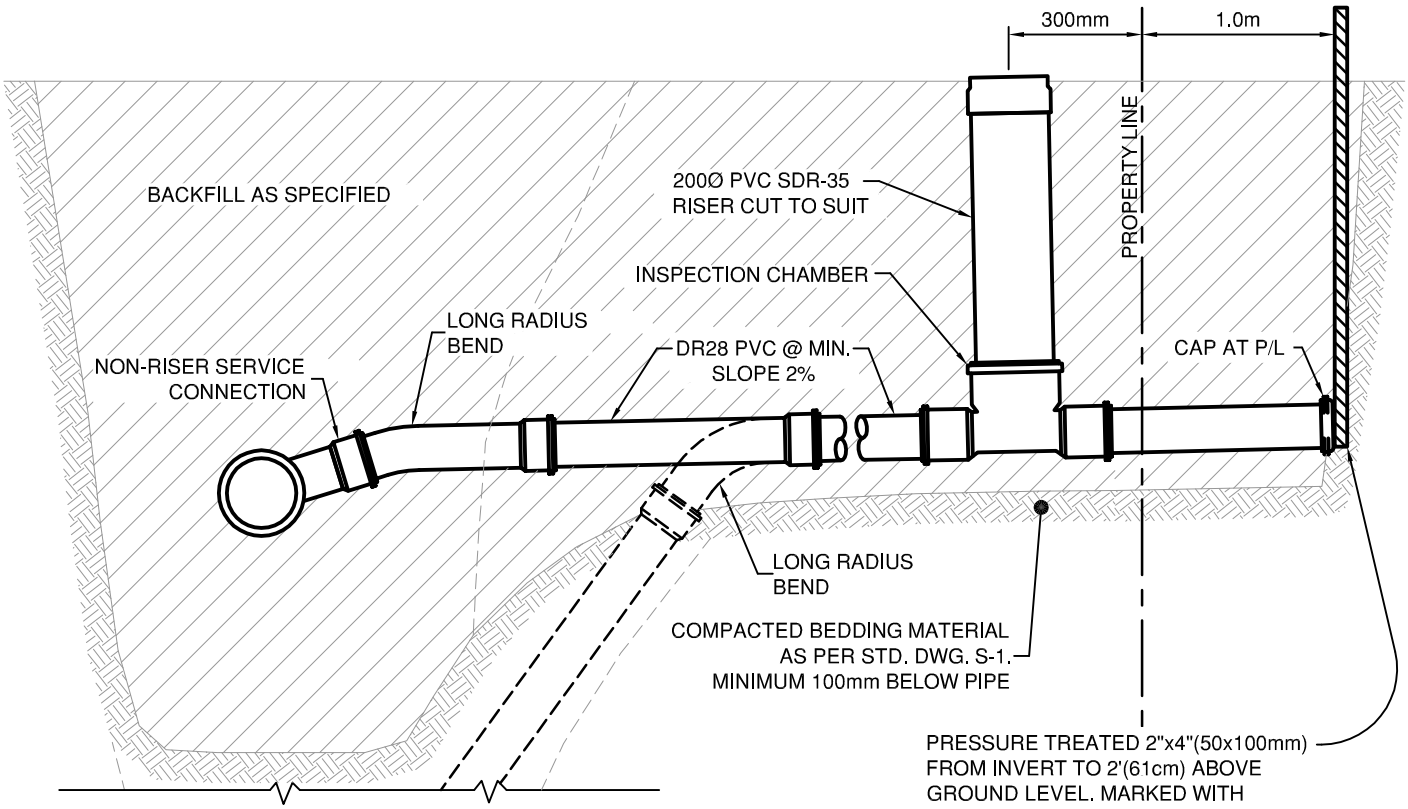
TOWN OF OSOYOOS

TYPICAL EXTERIOR
DROP MANHOLE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-4	

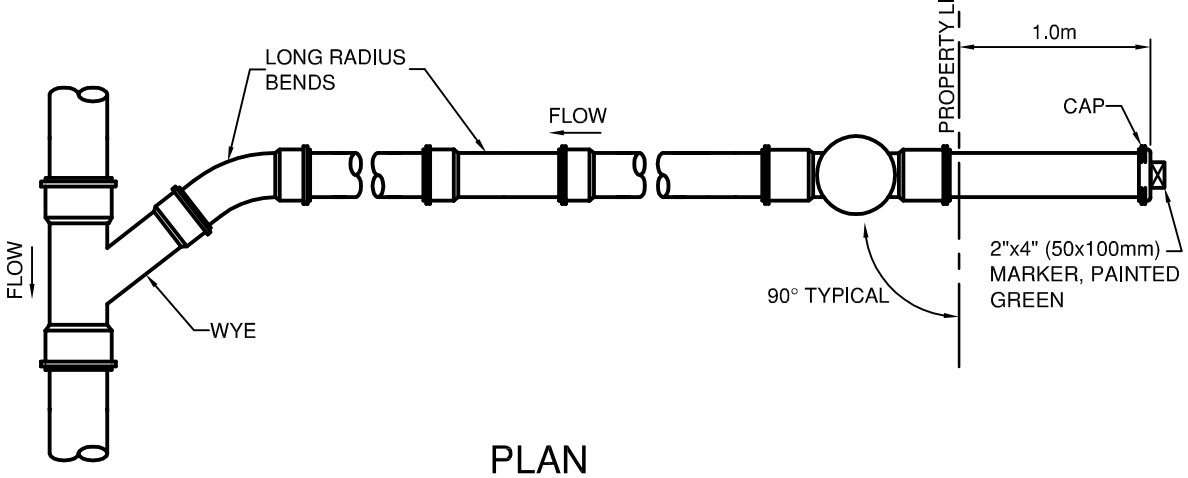
Acad Filename:Os-S-4.dwg



SECTION

NOTES:

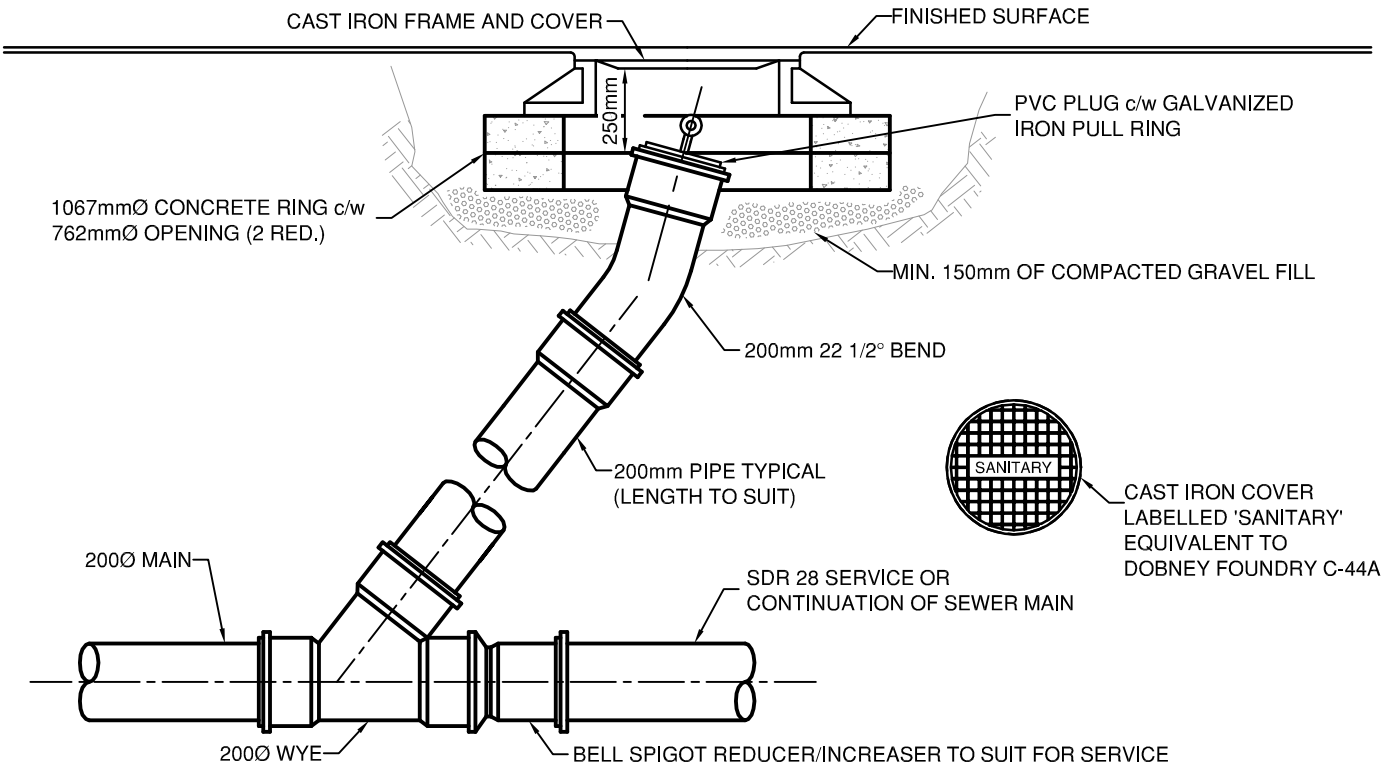
1. USE MISSION CLAY BAND SEAL COUPLING PLUS APPROPRIATE BUSHING WHEN CONNECTING TO EXISTING PIPE AT PROPERTY LINE OR AT MAIN.
2. BEDDING BACKFILL SEE DWG.S-1



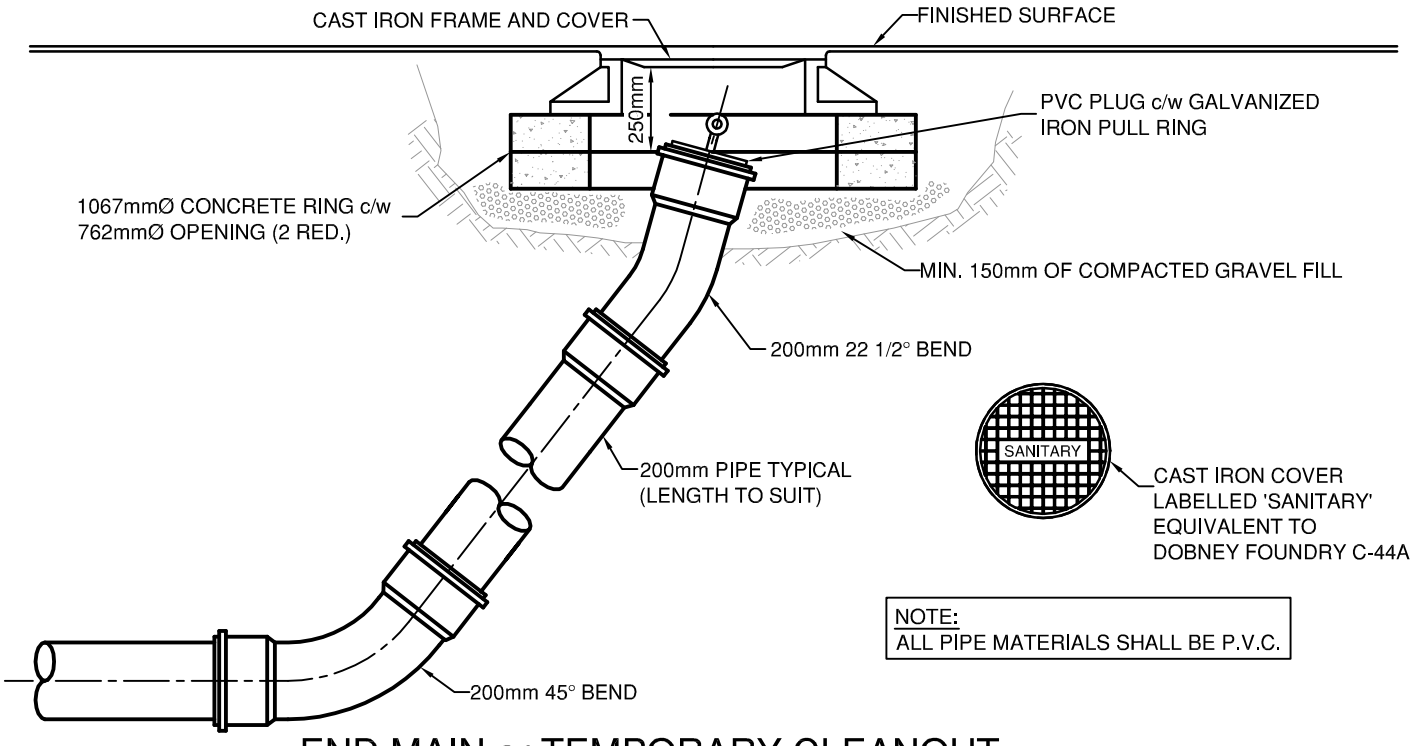
PLAN

TOWN OF OSOYOOS	
TYPICAL SEWER SERVICE CONNECTION	
Osoyoos — Canada's warmest welcome ®*	
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-5	

Acad Filename:Os-S-5.dwg



MID-MAIN or END MAIN with SERVICE



NOTE:
ALL PIPE MATERIALS SHALL BE P.V.C.

END MAIN or TEMPORARY CLEANOUT

TOWN OF OSOYOOS

TYPICAL SEWERMAIN CLEANOUT

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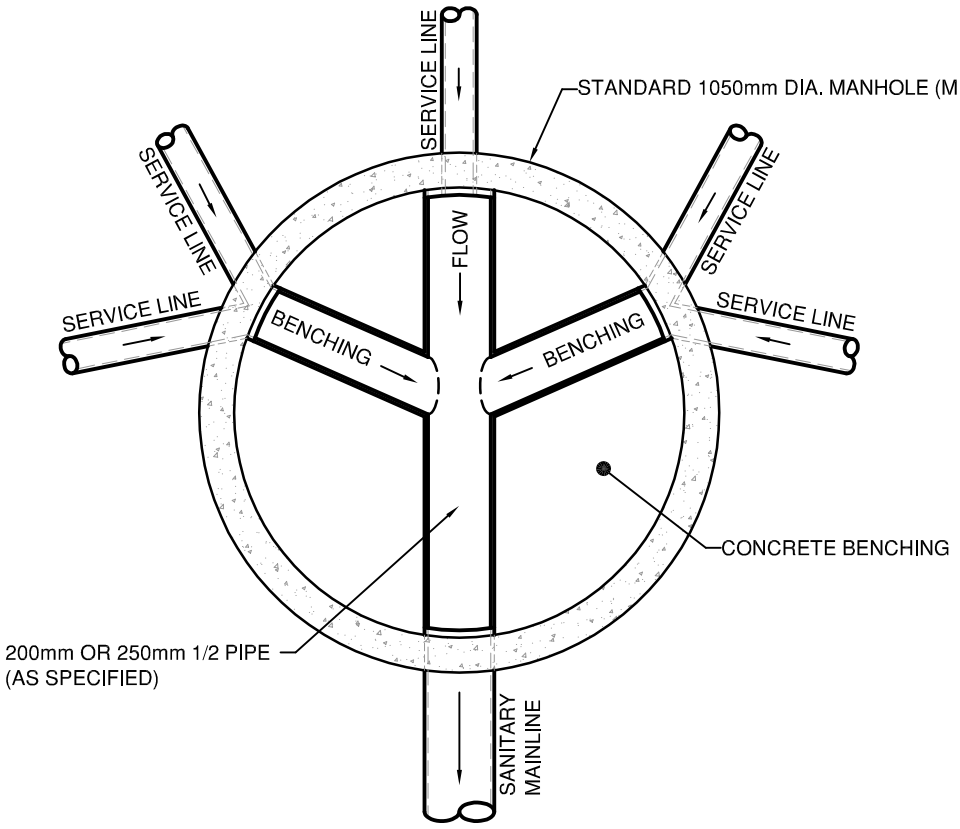
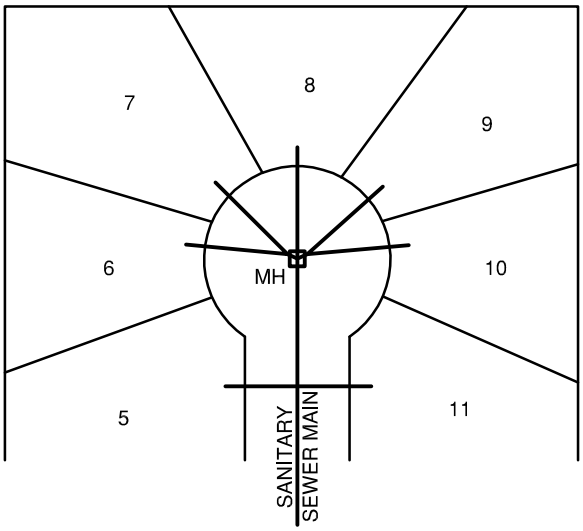
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-6
REV.:	

Acad Filename:Os-S-6.dwg



NOTE:

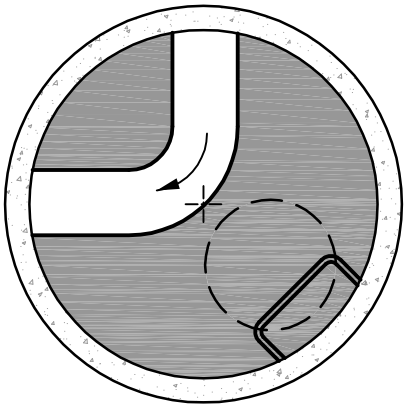
1. SANITARY MAIN TO GO STRAIGHT THROUGH MANHOLE WITH 1/2 PIPE TO OPPOSITE WALL.
2. MAXIMUM HEIGHT OF INLET 300mm ABOVE INVERT OF OUTLET



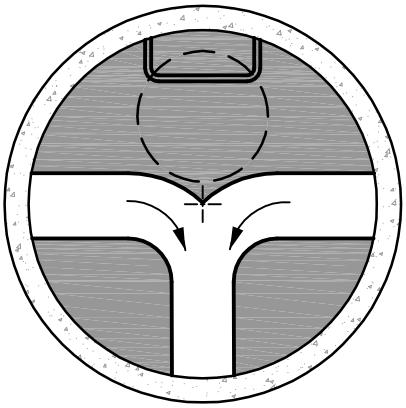
TYPICAL SITE PLAN

TOWN OF OSOYOOS	Osoyoos Canada's warmest welcome	DWN. BY: TT
		CHK. BY: SU
		DATE: NOV 2012
SERVICE CONNECTION DETAIL IN A CUL-DE-SAC		SCALE: N.T.S.
		DWG. NO.: S-7 / REV.:

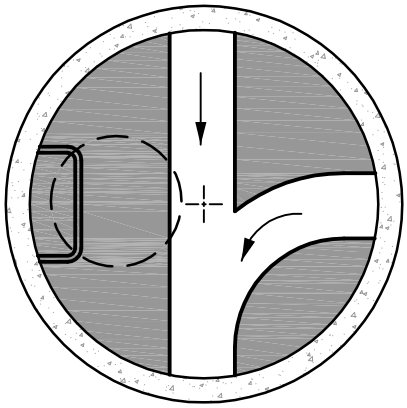
Acad Filename:Os-S-7.dwg



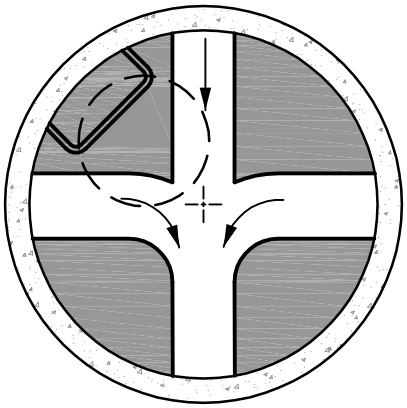
1. RIGHT ANGLE BEND



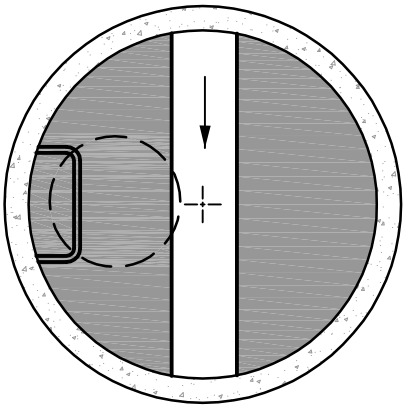
2. TEE CONNECTION



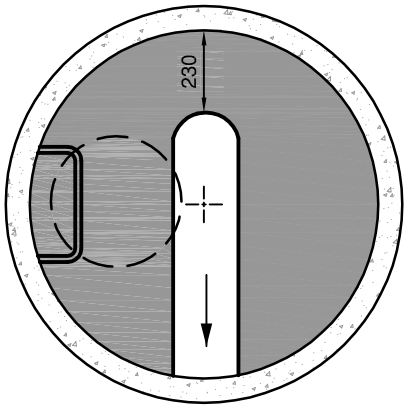
3. THREE WAY JUNCTION



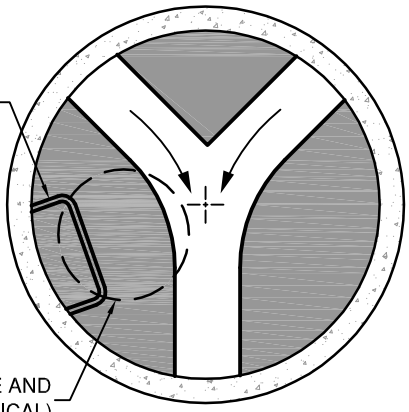
4. FOUR WAY JUNCTION



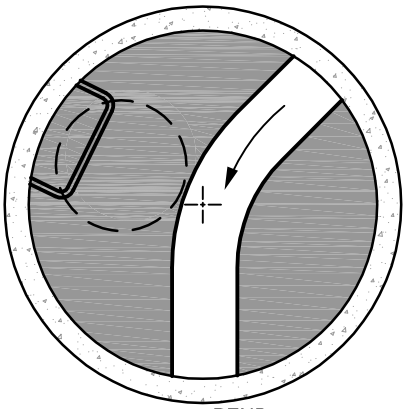
5. STRAIGHT THROUGH



6. DEAD END



7. WYE CONNECTION



8. 45° BEND

NOTES:

1. ALL CHANNELS SHALL BE TROWEL FINISHED. BENCHING (SHADED AREAS) SHALL BE BROOM FINISHED.
2. MANHOLE RUNG LOCATIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.

CAST IRON COVER LABELLED 'SANITARY' OR 'STORM' EQUIVALENT TO DOBNEY FOUNDRY C-44A

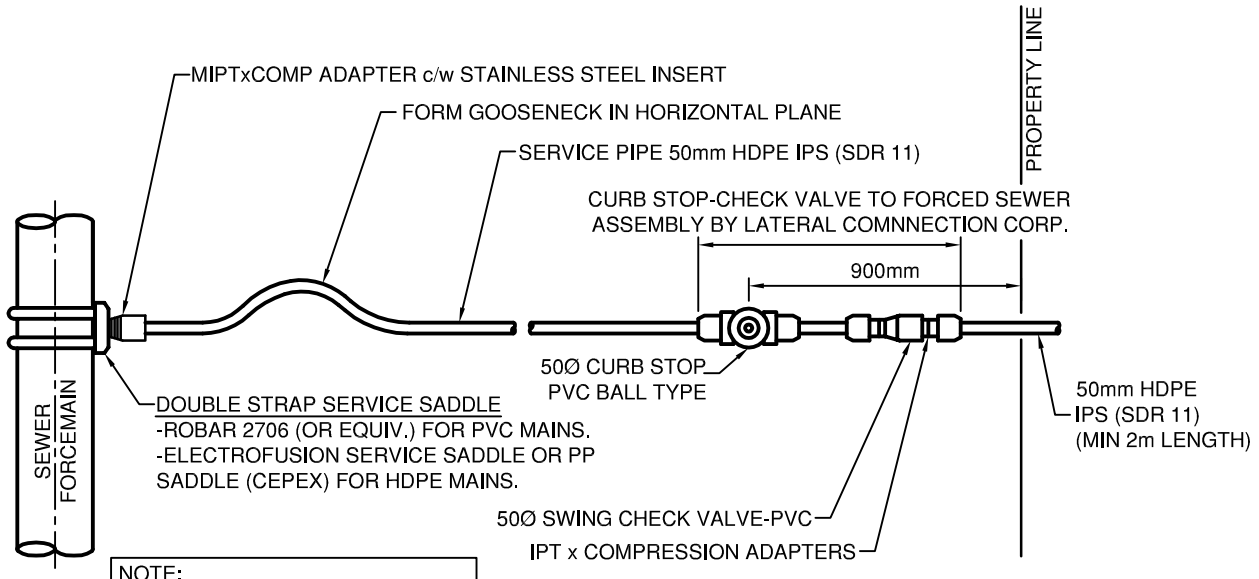
TOWN OF OSOYOOS

TYPICAL MANHOLE BENCHING

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-8	

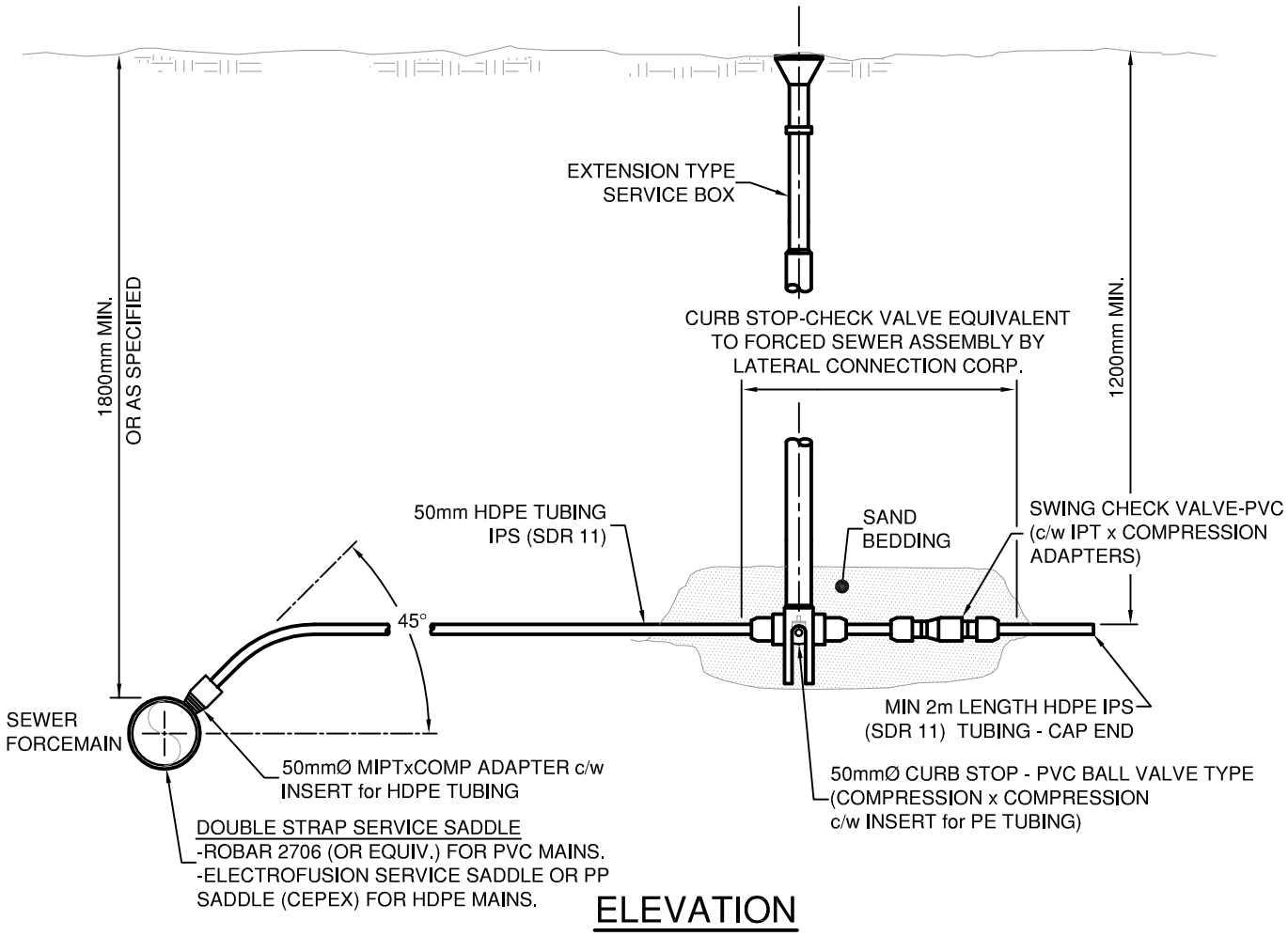
Acad Filename:Os-S-8.dwg



NOTE:
STAINLESS STEEL SERVICE SADDLE-DOUBLE STRAP 50mm IPT

PLAN

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



ELEVATION

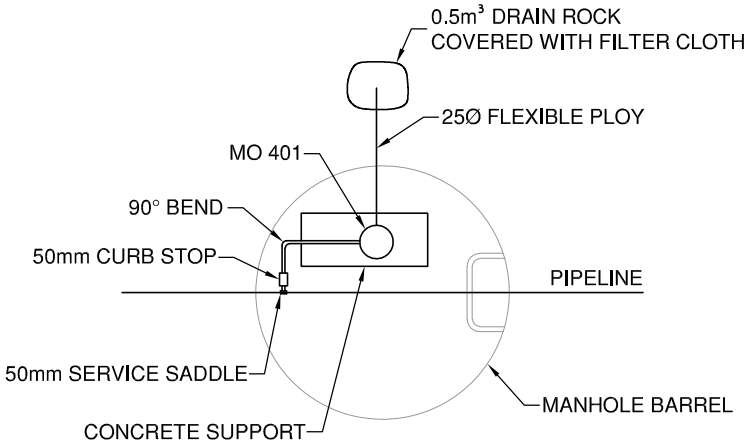
TOWN OF OSOYOOS

TYPICAL PRESSURE SEWER SERVICE

Osoyoos
Canada's warmest welcome

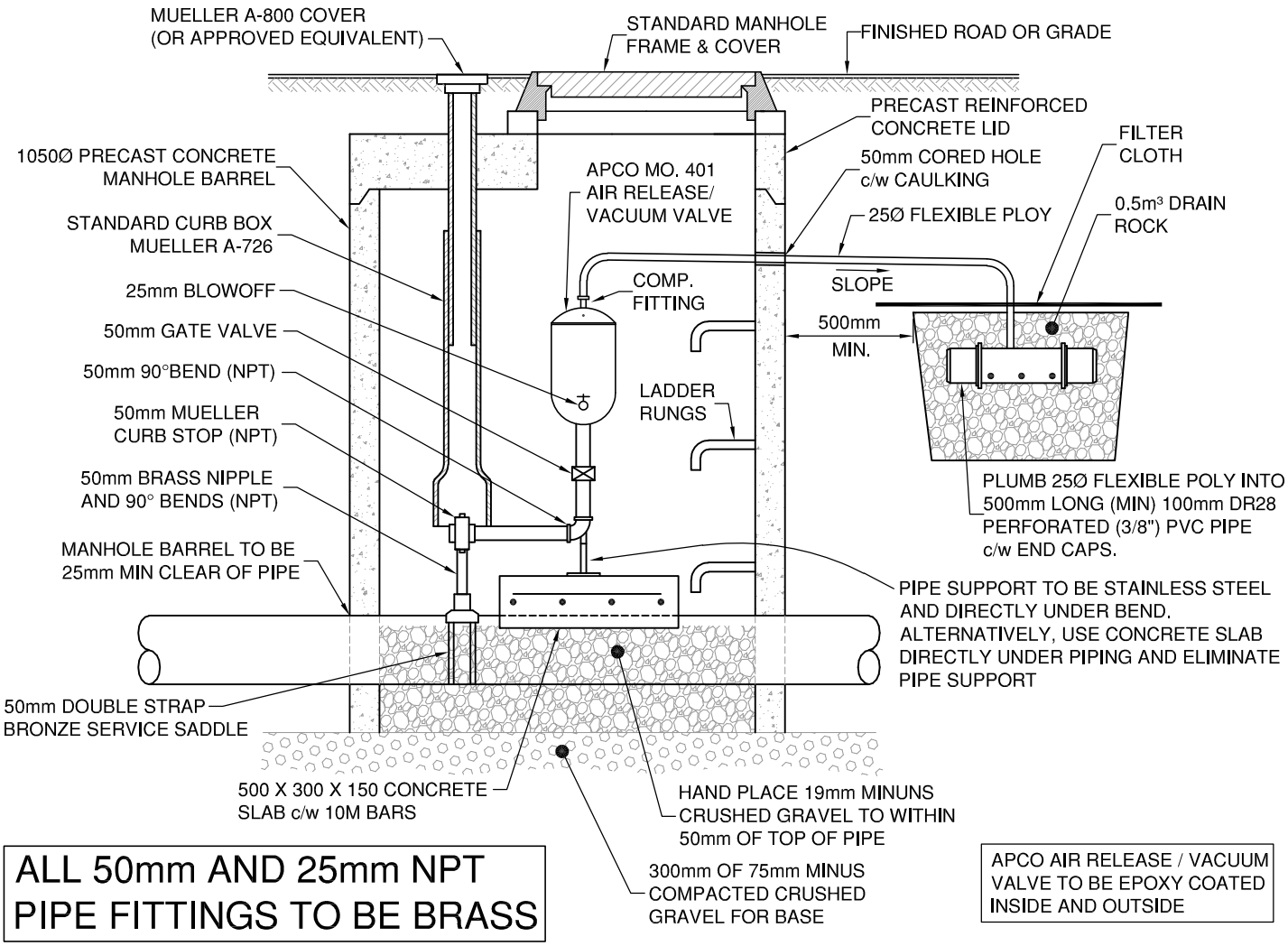
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	S-9
REV.:	

Acad Filename:Os-S-9.dwg



CAST IRON COVER
LABELLED 'SANITARY'
EQUIVALENT TO
DOBNEY FOUNDRY C-44A

SCHEMATIC OF PIPING LAYOUT-PLAN



ALL 50mm AND 25mm NPT PIPE FITTINGS TO BE BRASS

APCO AIR RELEASE / VACUUM VALVE TO BE EPOXY COATED INSIDE AND OUTSIDE

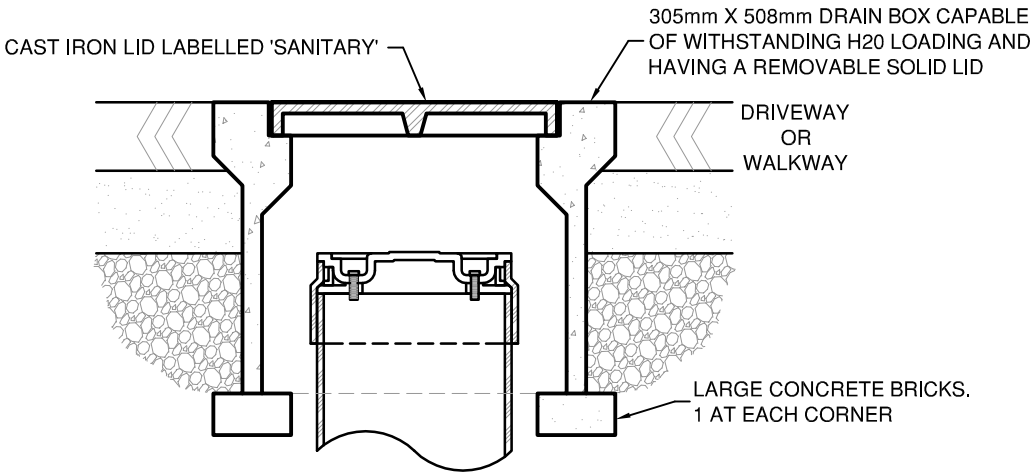
TOWN OF OSOYOOS

TYPICAL AIR RELEASE AND AIR VACUUM VALVE FOR SEWER FORCEMAINS

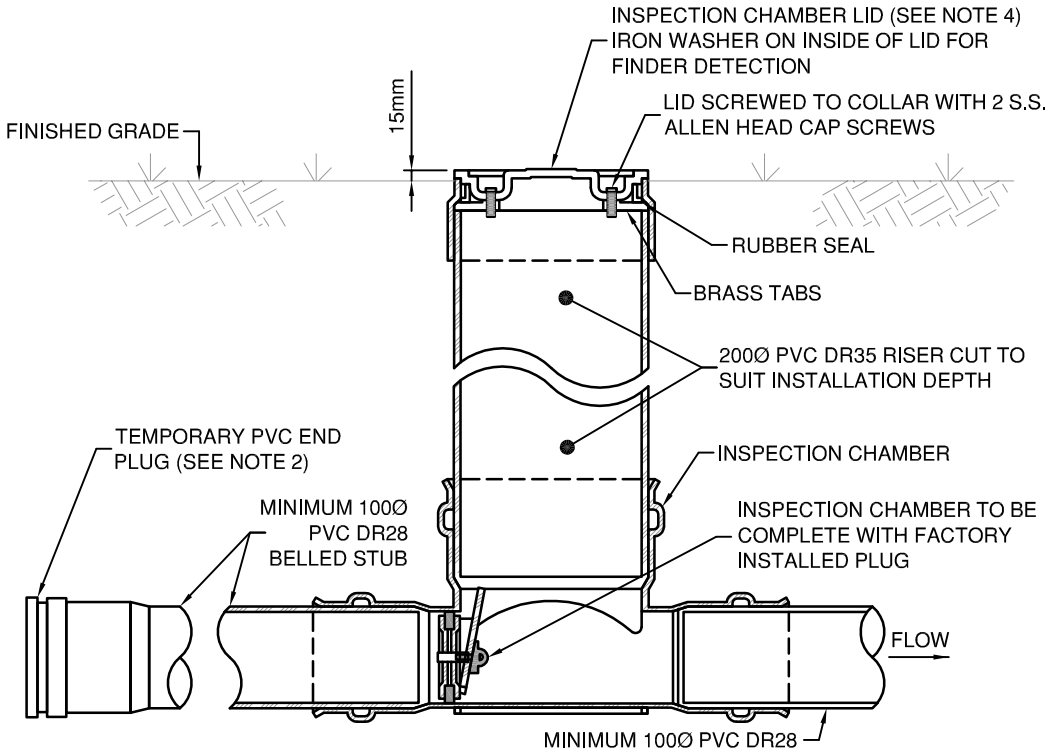
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-10
REV.:	

Acad Filename:Os-S-10.dwg



INSTALLATION IN DRIVEWAY



INSTALLATION IN BOULEVARD

NOTES:

1. INSPECTION CHAMBER TO BE APPROVED MANUFACTURED FITTING.
2. PAINT INSPECTION CHAMBER LID AND RISER RED (MIN 500mm).
3. PAINT UPSTREAM BELL AND END PLUG RED, FOR A MINIMUM OF 500mm BELOW BELL, AT TIME OF INSTALLATION.
4. REFER TO SPECIFICATION DRAWING S-5 TYPICAL 100mm SANITARY INSTALLATION.

TOWN OF OSOYOOS

SEWER SERVICE
INSPECTION CHAMBER

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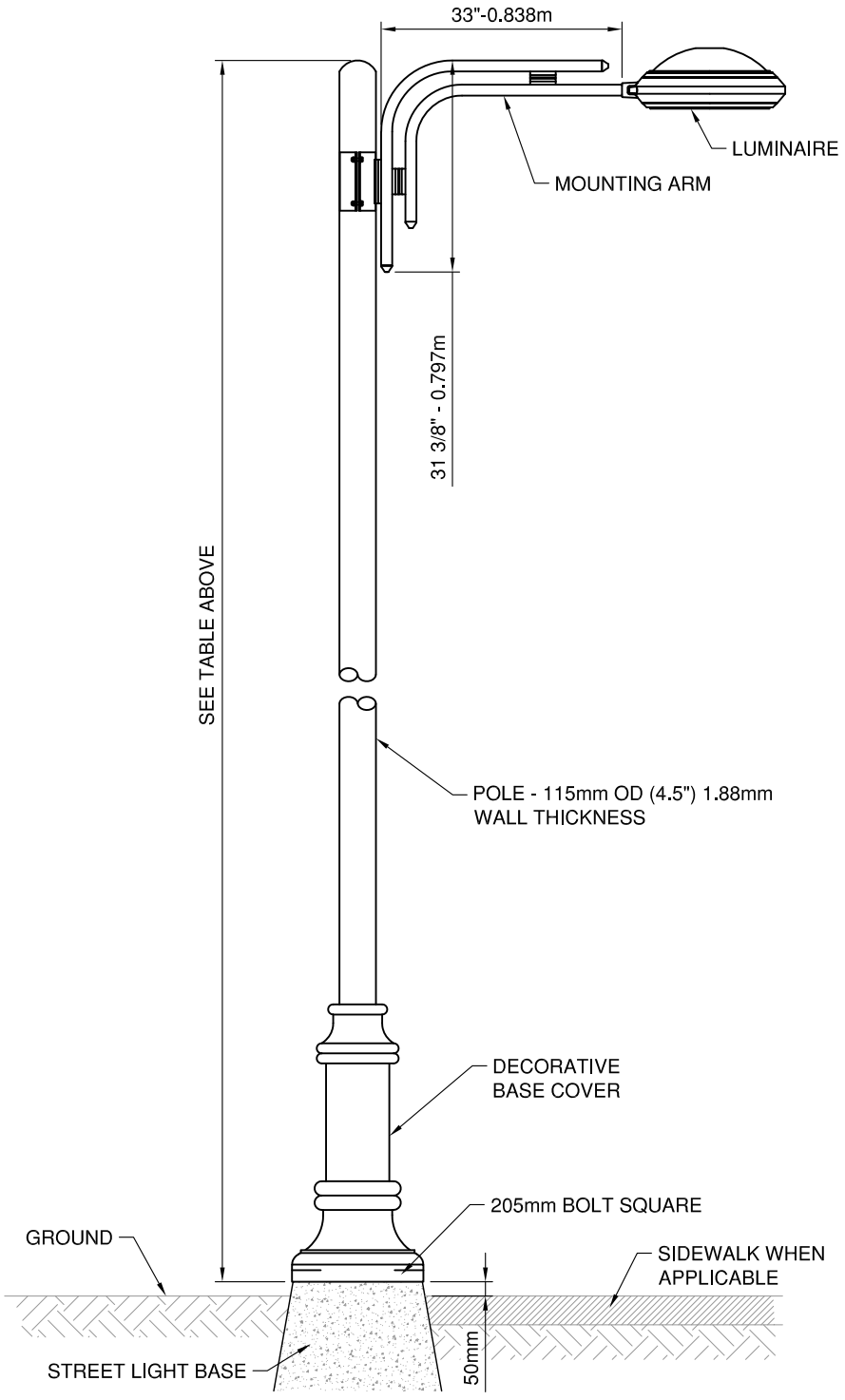
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-11	

Acad FIlename:\Os-S-11.dwg

	COLLECTOR ARTERIAL	LOCAL RESIDENTIAL	WALKWAY
POLE HEIGHT	8.0m	6.0m	4.5m
POLE SPEC	NOVA POLE NSR 8m	NOVA POLE NSR 6m	NOVA POLE NSR 4.5m
BASE COVER	NOVA POLE NEWPORT 38	NOVA POLE NEWPORT 38	NOVA POLE NEWPORT 38
MOUNTING ARM	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44
LUMINAIRE	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401
VOLTAGE	240v OR 120v	240v OR 120v	240v OR 120v
LAMP	106W LED (UNLESS SPECIFIED)	48W LED (UNLESS SPECIFIED)	40W LED (UNLESS SPECIFIED)



NOTES:

1. POLE, BASE COVER AND MOUNTING ARM TO BE POWDER COATED WITH TIGER DRYLAC COLOR RAL 7034
2. ANCHOR BOLTS IN BASE TO BE 25mm

TOWN OF OSOYOOS

TYPICAL STREET LIGHT

Osoyoos
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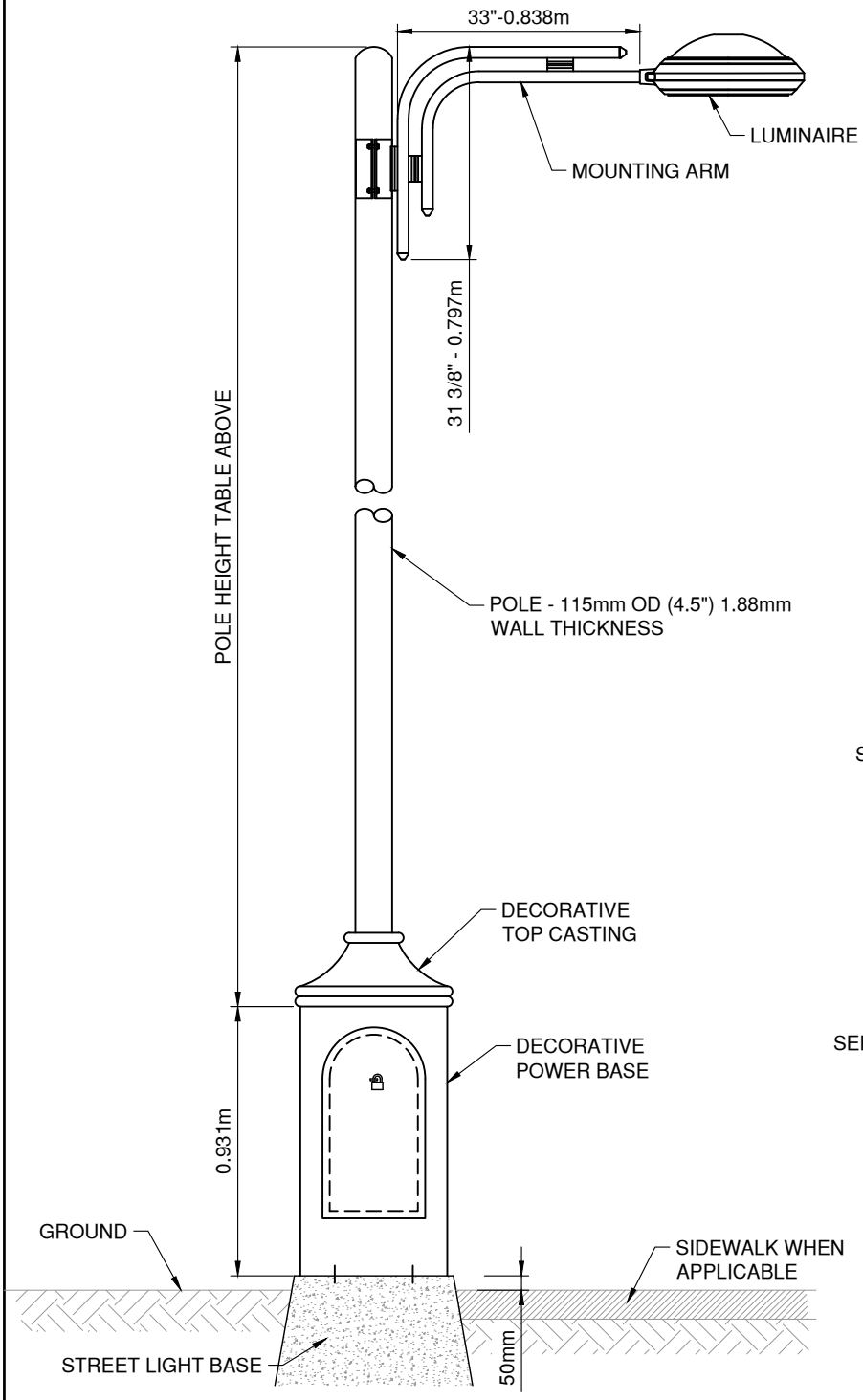
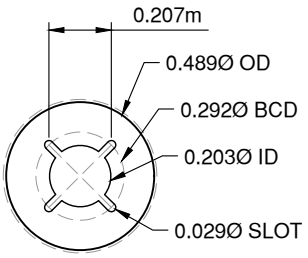
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2019
SCALE:	N.T.S.
DWG. NO.:	SL-1
REV.:	

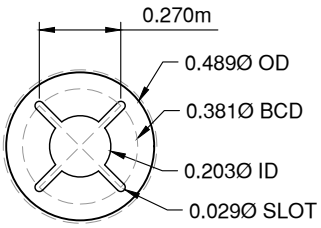
Acad Filename:Os-SL-01.dwg

	COLLECTOR ARTERIAL	LOCAL RESIDENTIAL	WALKWAY
POLE HEIGHT	7.1m	5.1m	3.6m
POLE SPEC	NOVA POLE NSR 8M	NOVA POLE NSR 6M	NOVA POLE NSR 4.5M
POWER BASE	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING
MOUNTING ARM	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44
LUMINAIRE	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401
VOLTAGE	240v OR 120v	240v OR 120v	240v OR 120v
LAMP	106W LED (UNLESS SPECIFIED)	48W LED (UNLESS SPECIFIED)	40W LED (UNLESS SPECIFIED)





SERVICE BASE TOP PLATE PLAN



SERVICE BASE BOTTOM PLATE PLAN

NOTES:

1. POLE, BASE COVER AND MOUNTING ARM TO BE POWDER COATED WITH TIGER DRYLAC COLOR RAL 7034
2. ANCHOR BOLTS IN BASE TO BE 25mm

TOWN OF OSOYOOS

TYPICAL STREET LIGHT c/w POWER BASE

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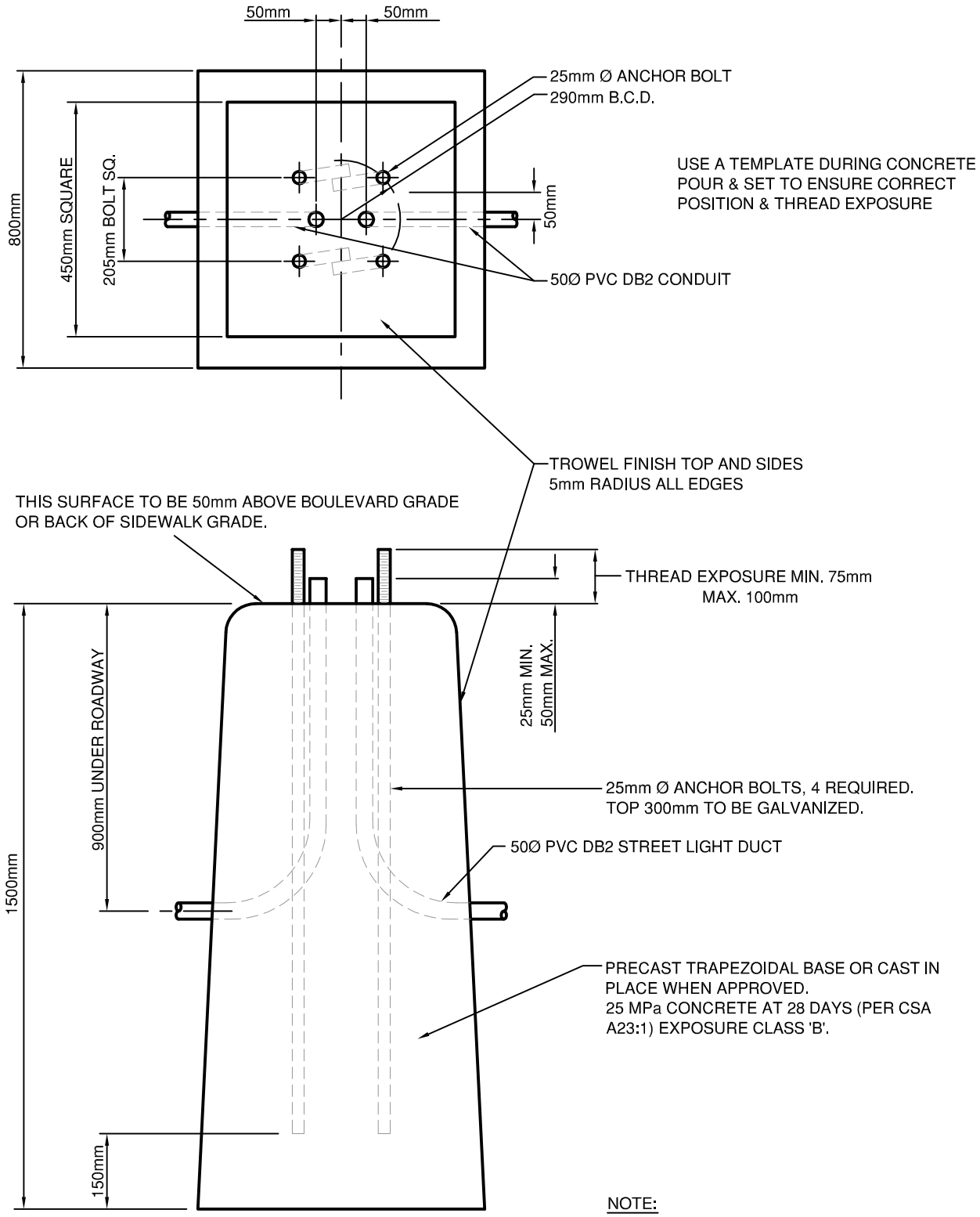
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-2	

Acad Filename:Os-SL-02.dwg



USE A TEMPLATE DURING CONCRETE POUR & SET TO ENSURE CORRECT POSITION & THREAD EXPOSURE

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL CONFIRM ADEQUACY OF BASE.

TOWN OF OSOYOOS

ANCHOR BASE FOR STREET LIGHT WITHOUT POWER BASE

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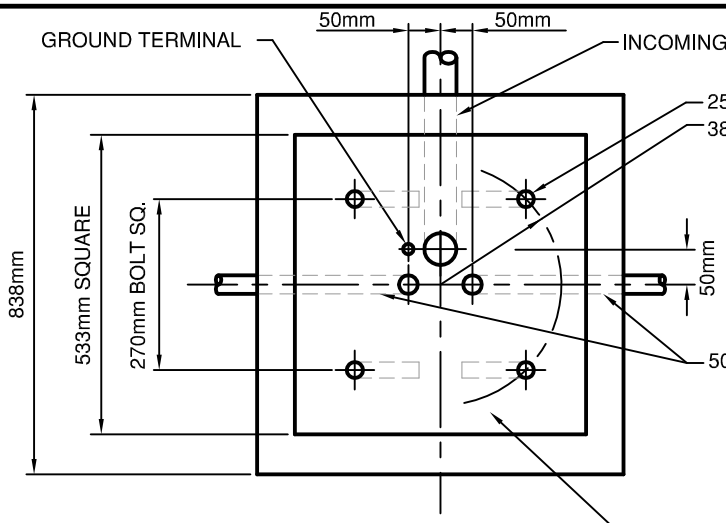
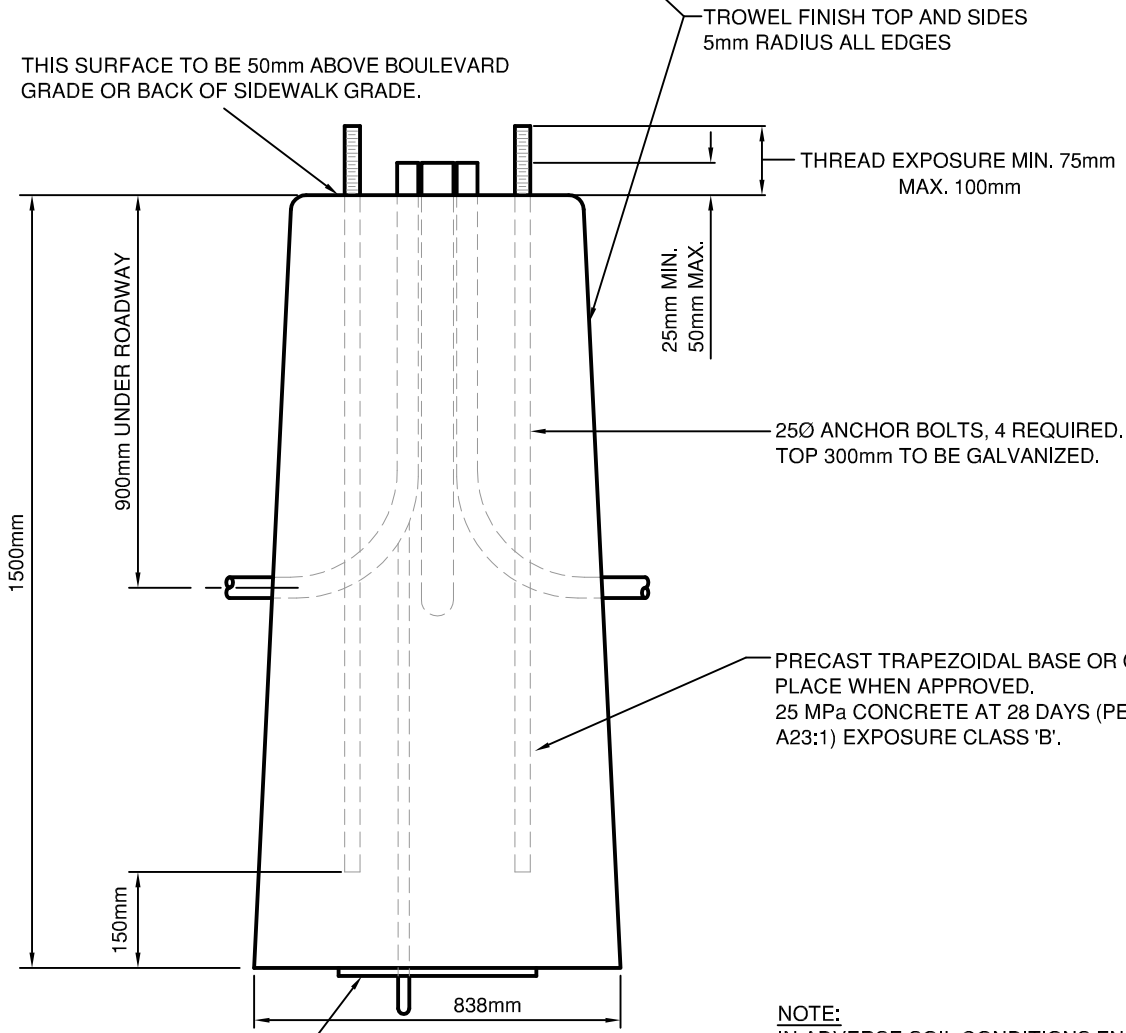
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-3	

Acad FIlename:Os-SL-03.dwg



USE A TEMPLATE DURING CONCRETE POUR & SET TO ENSURE CORRECT POSITION & THREAD EXPOSURE



NO.6 STRANDED GROUND WIRE TO A COPPERWELD PLATE ELECTRODE HAVING NOT LESS THAN 0.2m² OF SURFACE AREA AND SHALL BE NOT LESS THAN 1.5mm IN THICKNESS.

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL CONFIRM ADEQUACY OF BASE

TOWN OF OSOYOOS

ANCHOR BASE FOR STREET LIGHT WITH POWER BASE

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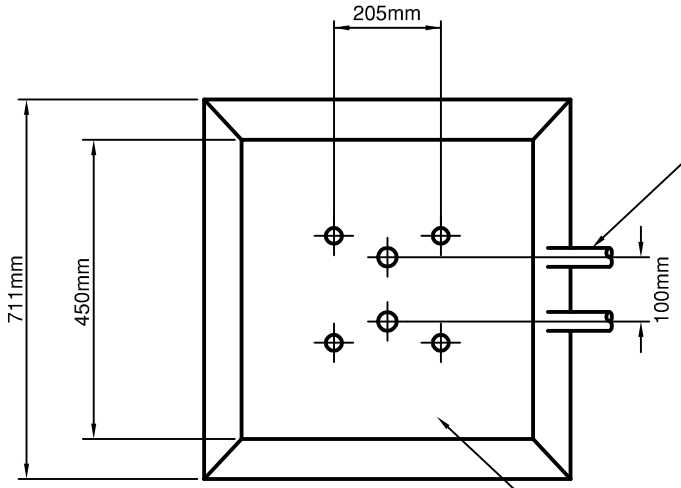
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-4	

Acad FIlename:Os-SL-04.dwg

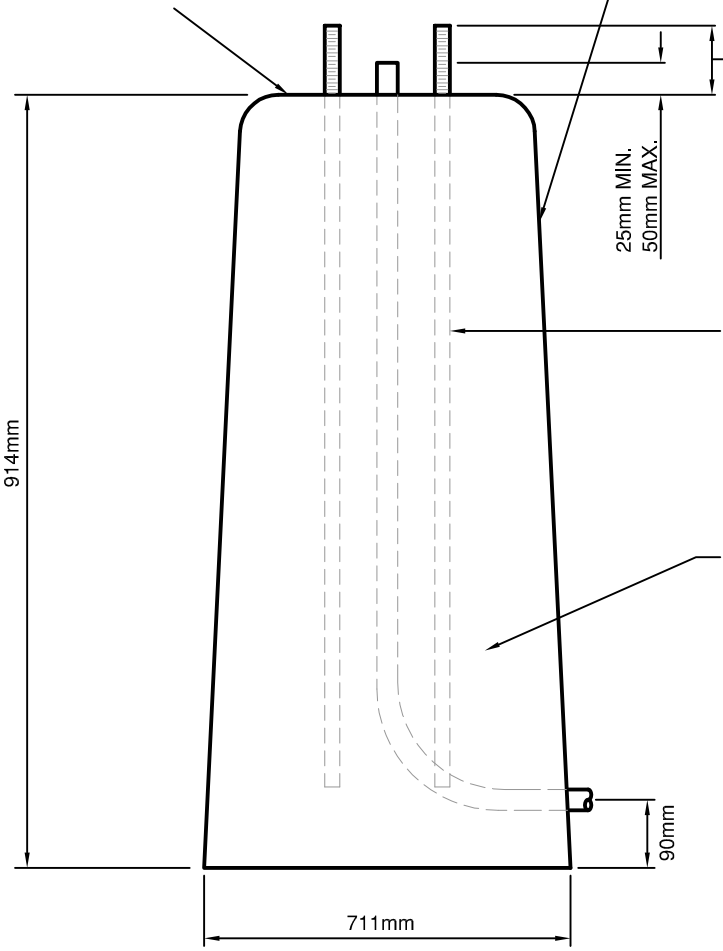


50Ø PVC DB2 DUCT
(ORIENTATE DUCTS TO SUIT LAYOUT)

USE A TEMPLATE DURING CONCRETE POUR
& SET TO ENSURE CORRECT POSITION &
THREAD EXPOSURE

TROWEL FINISH TOP AND SIDES
5mm RADIUS ALL EDGES

THIS SURFACE TO BE 75-100mm ABOVE BOULEVARD GRADE
OR BACK OF SIDEWALK GRADE.



THREAD EXPOSURE MIN. 75mm
MAX. 100mm

25mm Ø ANCHOR BOLTS, 4 REQUIRED.
TOP 300mm TO BE GALVANIZED.
OVERALL LENGTH 900mm MIN.

PRECAST TRAPEZOIDAL BASE OR CAST IN
PLACE WHEN APPROVED.
25 MPa CONCRETE AT 28 DAYS (PER CSA A23:1)
EXPOSURE CLASS 'B'.

MIN. 75mm WELL COMPACTED DRAIN ROCK ROCK
UNDER LAMP BASE

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL
CONFIRM ADEQUACY OF BASE.

TOWN OF OSOYOOS

ANCHOR BASE FOR WALKWAY LIGHT

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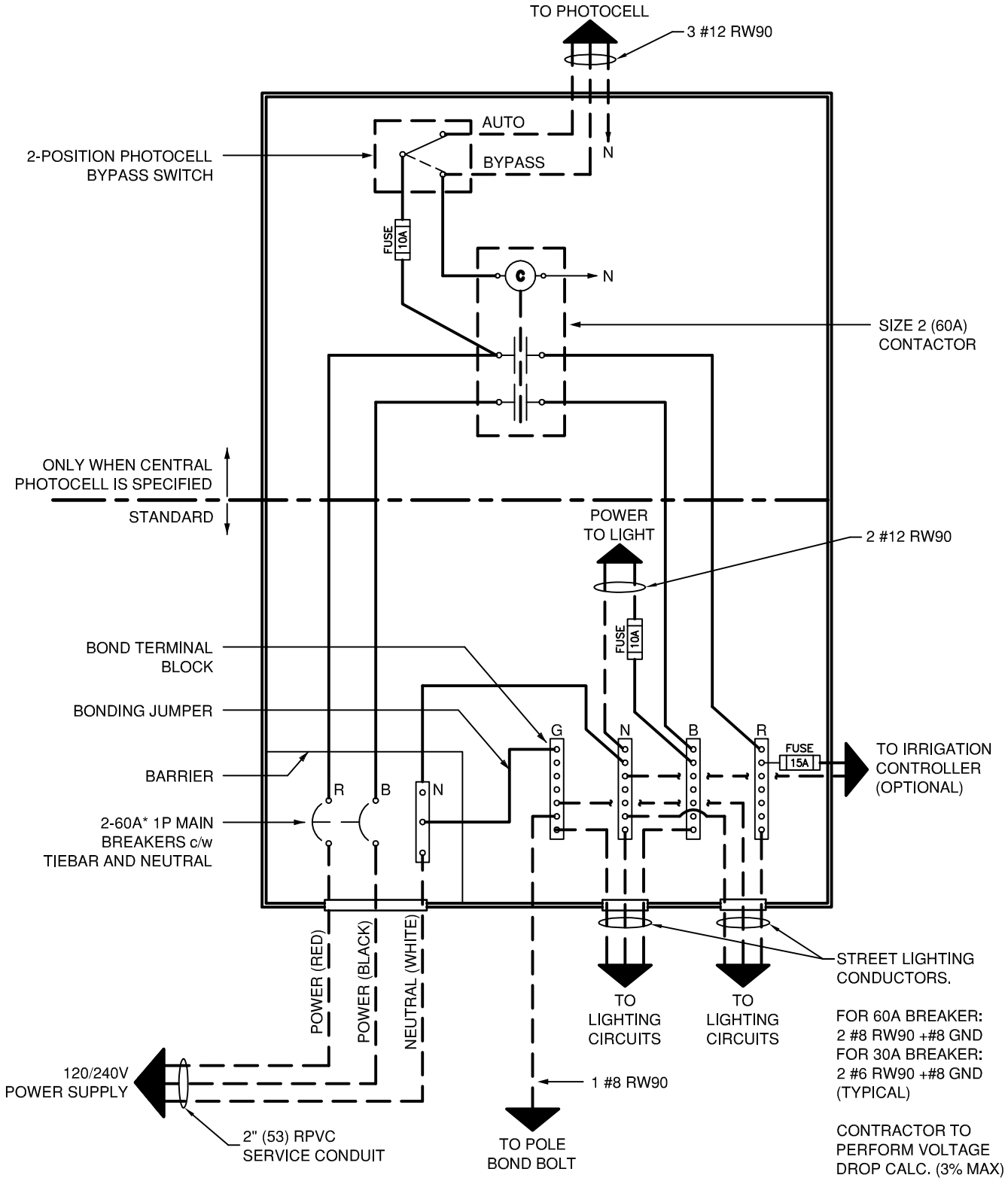
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-5	

Acad FIlename:Os-SL-05.dwg



* USE 60A MAIN BREAKER FOR >10 LIGHTS PER DIRECTION.
USE 30A MAIN BREAKER FOR MAX. 10 LIGHTS PER DIRECTION.

TOWN OF OSOYOOS

NON METERED POWER BASE WIRING DETAIL

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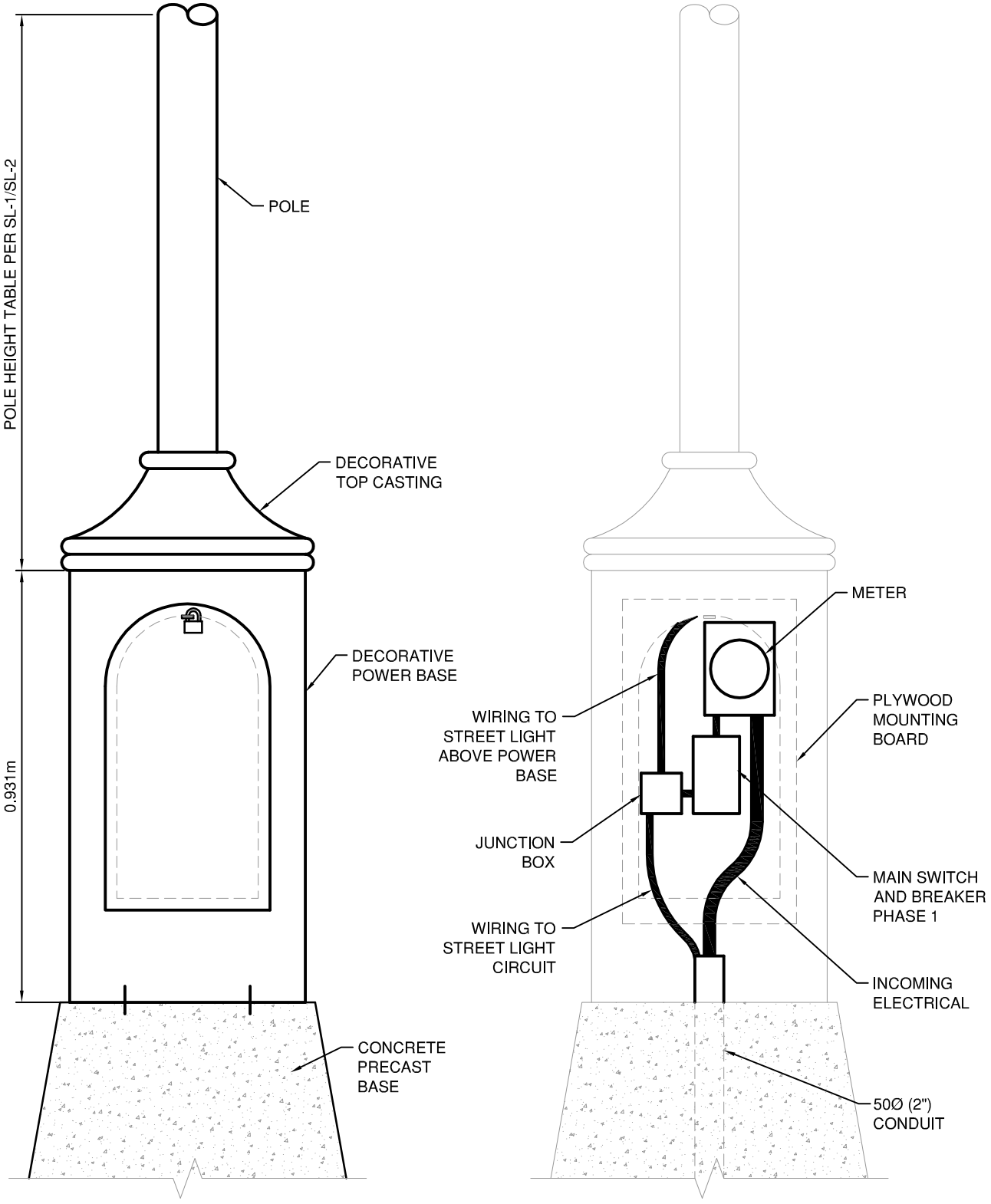
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	SL-6
REV.:	

Acad FIlename:Os-SL-06.dwg



TOWN OF OSOYOOS

POWER BASE WIRING
METERED ELECTRICAL SERVICE

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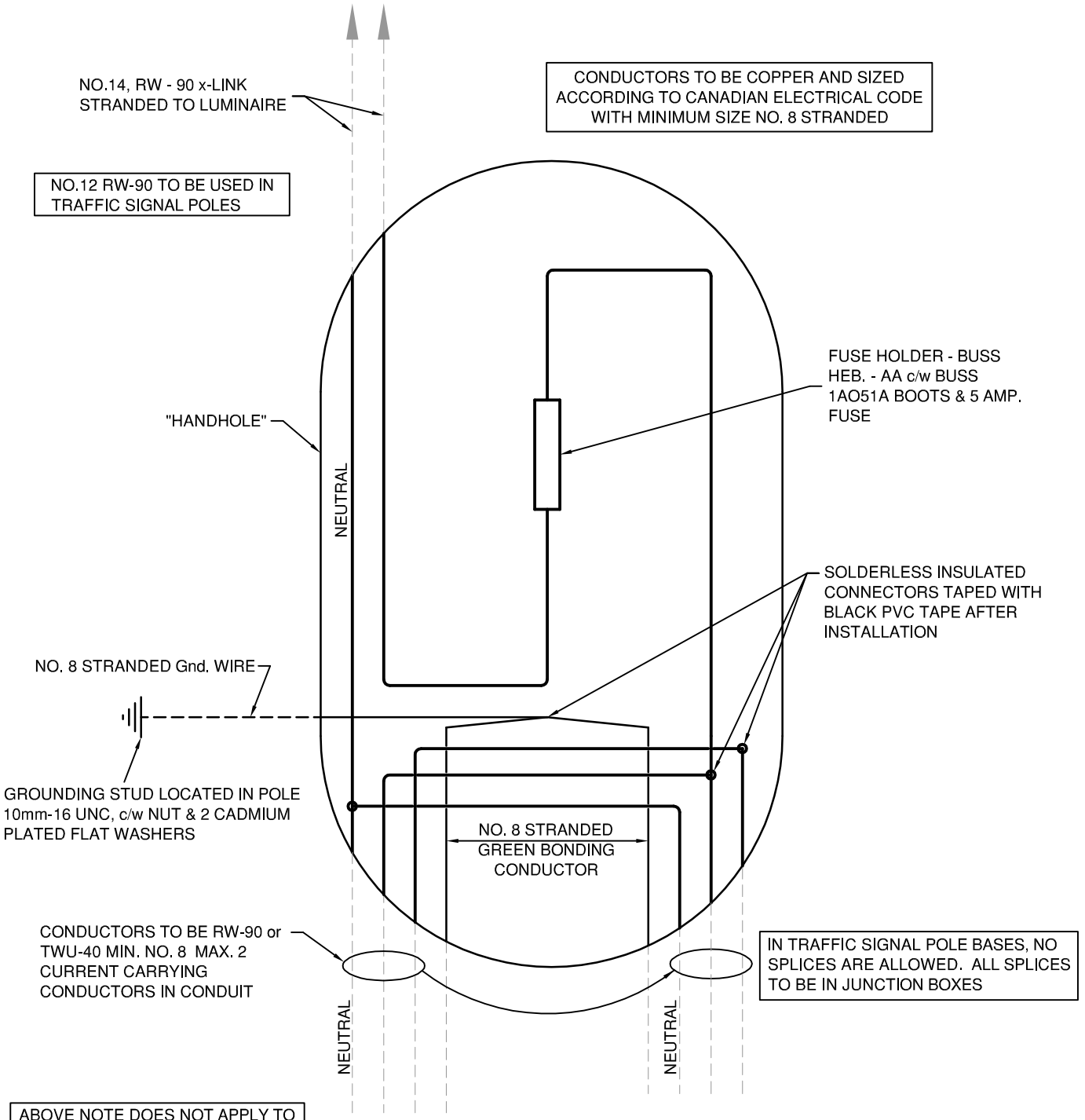
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	SL-7
REV.:	

Acad FIlename:Os-SL-07.dwg



SEE POLE & DWGS. FOR SERVICE BASE SPECS. THIS WILL BE NECESSARY WHEN MORE THAN 2 CONDUITS ENTER A POLE

GROUND ELECTRODE ONLY REQUIRED AT MAIN SERVICE. ONLY BONDING REQUIRED AT EACH POLE

TOWN OF OSOYOOS

HANDHOLE WIRING SCHEMATIC 120V STREET LIGHT

Osoyoos
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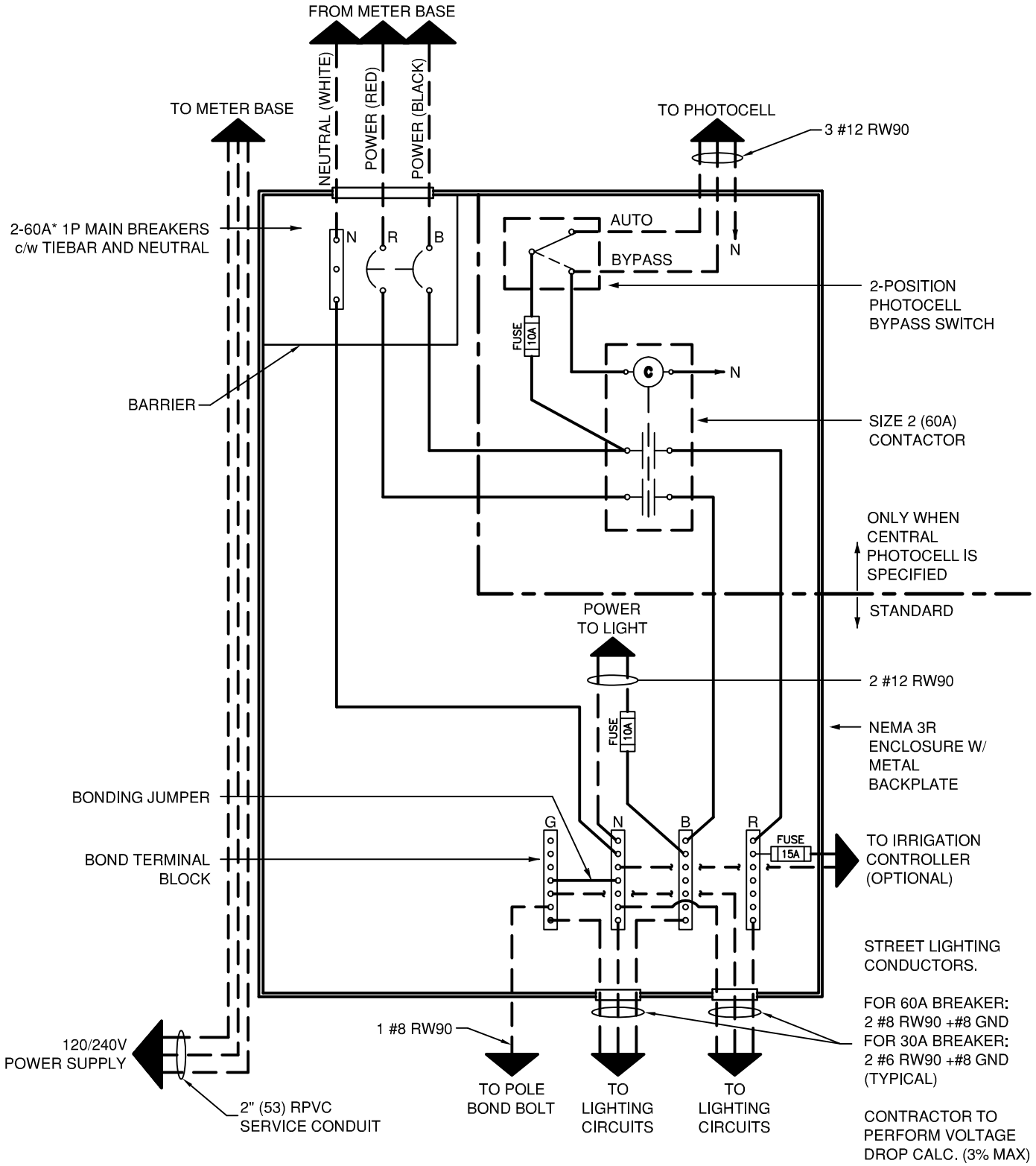
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-8	

Acad FIlename:Os-SL-08.dwg



* USE 60A MAIN BREAKER FOR >10 LIGHTS PER DIRECTION.
USE 30A MAIN BREAKER FOR MAX. 10 LIGHTS PER DIRECTION.

TOWN OF OSOYOOS

METERED POWER BASE WIRING DETAIL

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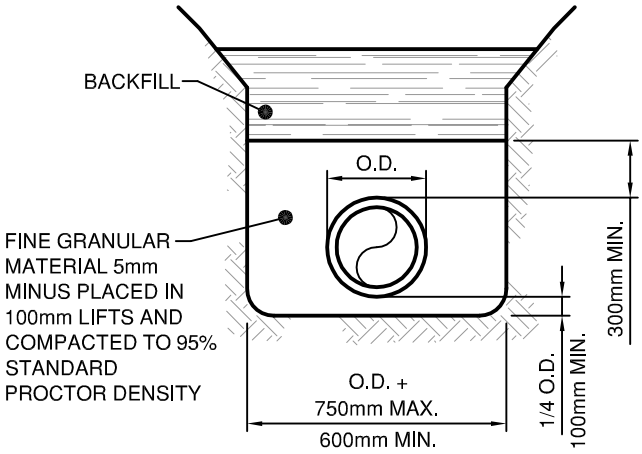
SL-9	

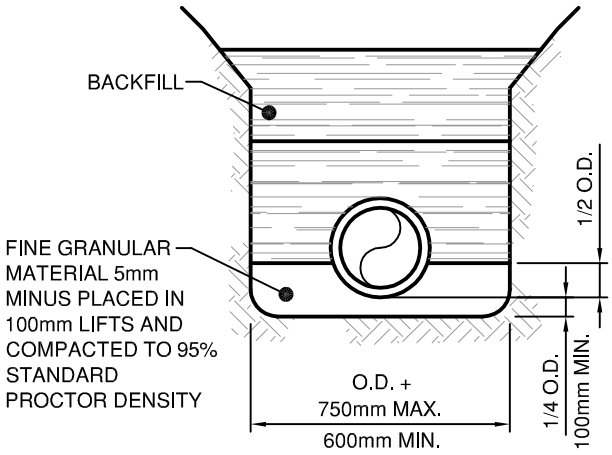
Acad FIlename:Os-SL-09.dwg

CLASS "B" BEDDING

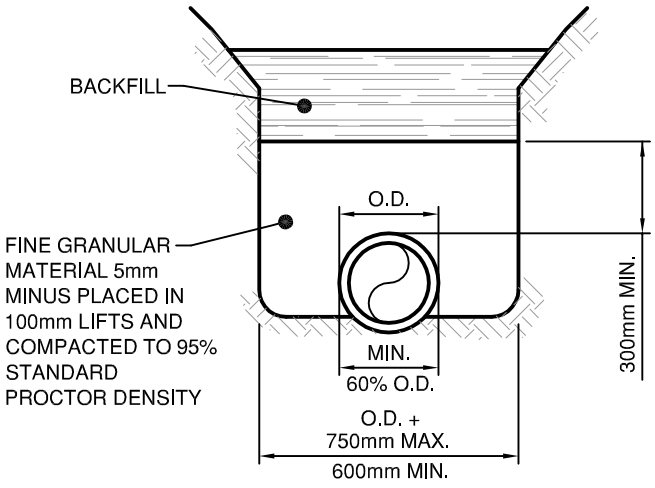
FOR PVC PIPE:



FOR ALL OTHER PIPE:



CLASS "C" BEDDING



TOWN OF OSOYOOS

TYPICAL PIPE BEDDING AND BACKFILL WITHIN THE PIPE ZONE

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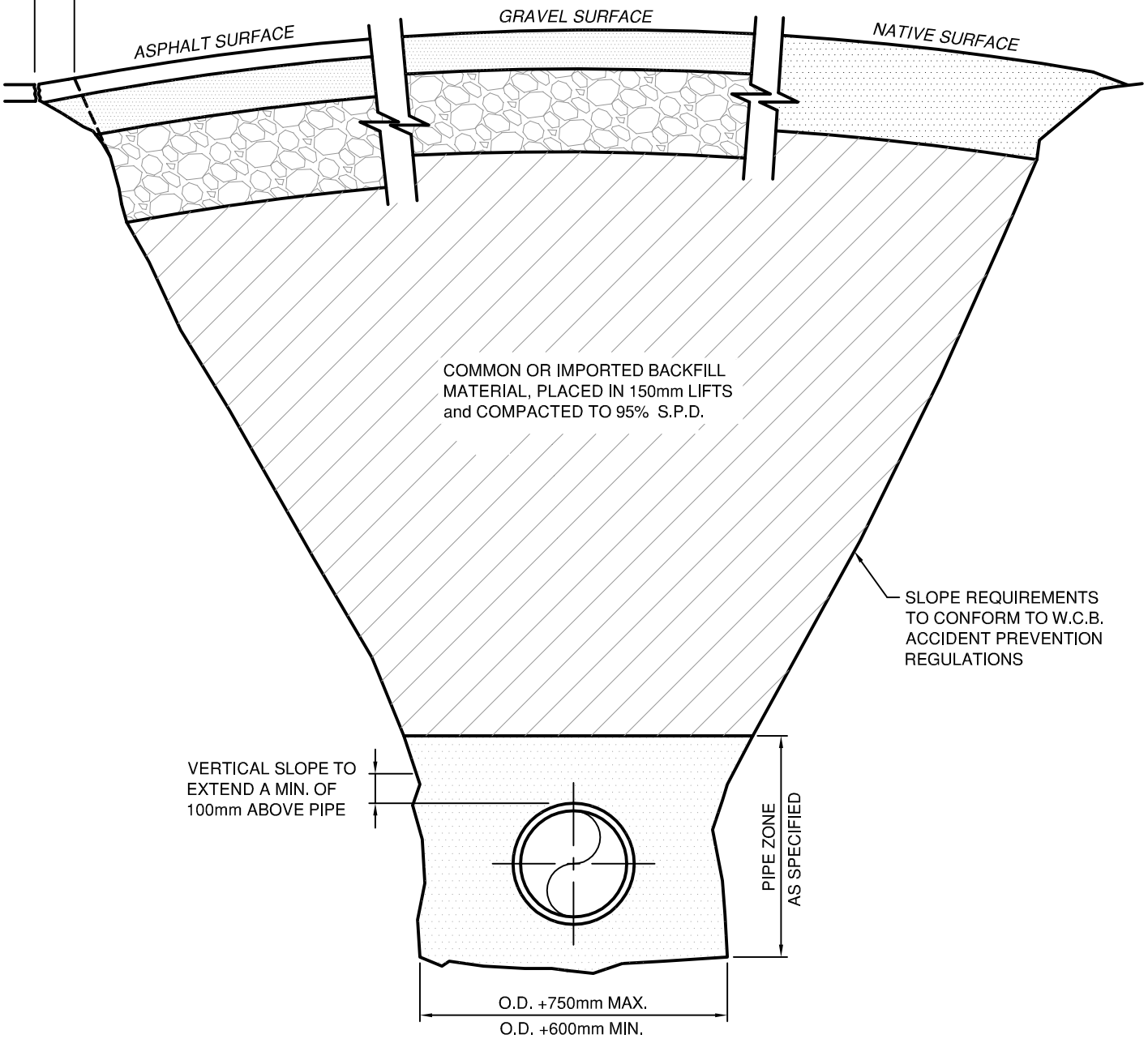
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-1	

Acad FIlename:Os-w-01.dwg

ASPHALT TIE:
AFTER THE INSTALLATION OF ROAD BASES, SAWCUT EXISTING ASPHALT BACK FROM EXCAVATION EDGE, COMPACT CRUSHED GRAVEL BASE COURSE TO 100% S.P.D. and PAINT CUT EDGE OF ASPHALT WITH AN APPROVED BITUMINOUS BONDING AGENT PRIOR TO ASPHALT PLACEMENT.

SURFACE RESTORATION and BASE GRAVELS AS PER SECTION 7 OF DEVELOPMENT AND SUBDIVISION STANDARDS AND SPECIFICATIONS MANUAL



TOWN OF OSOYOOS

TYPICAL TRENCH SECTION

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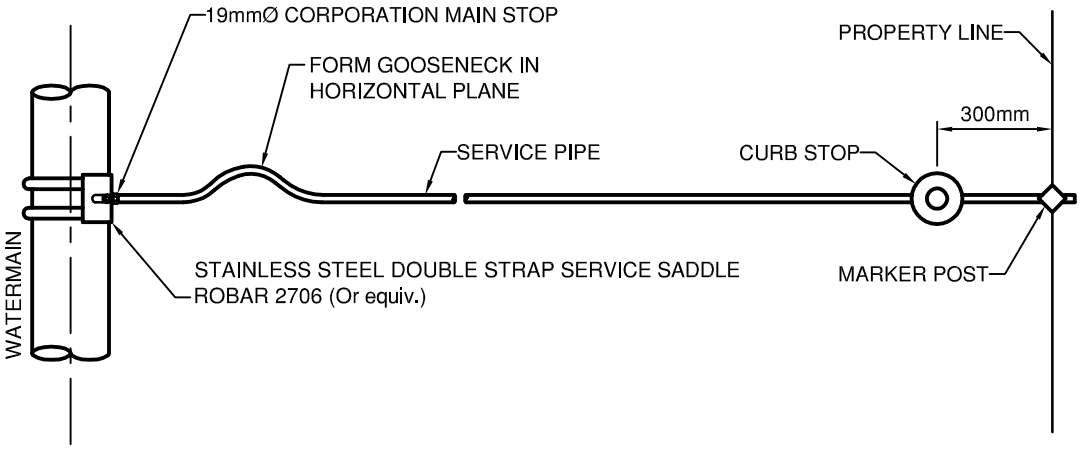
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	W-2
REV.:	

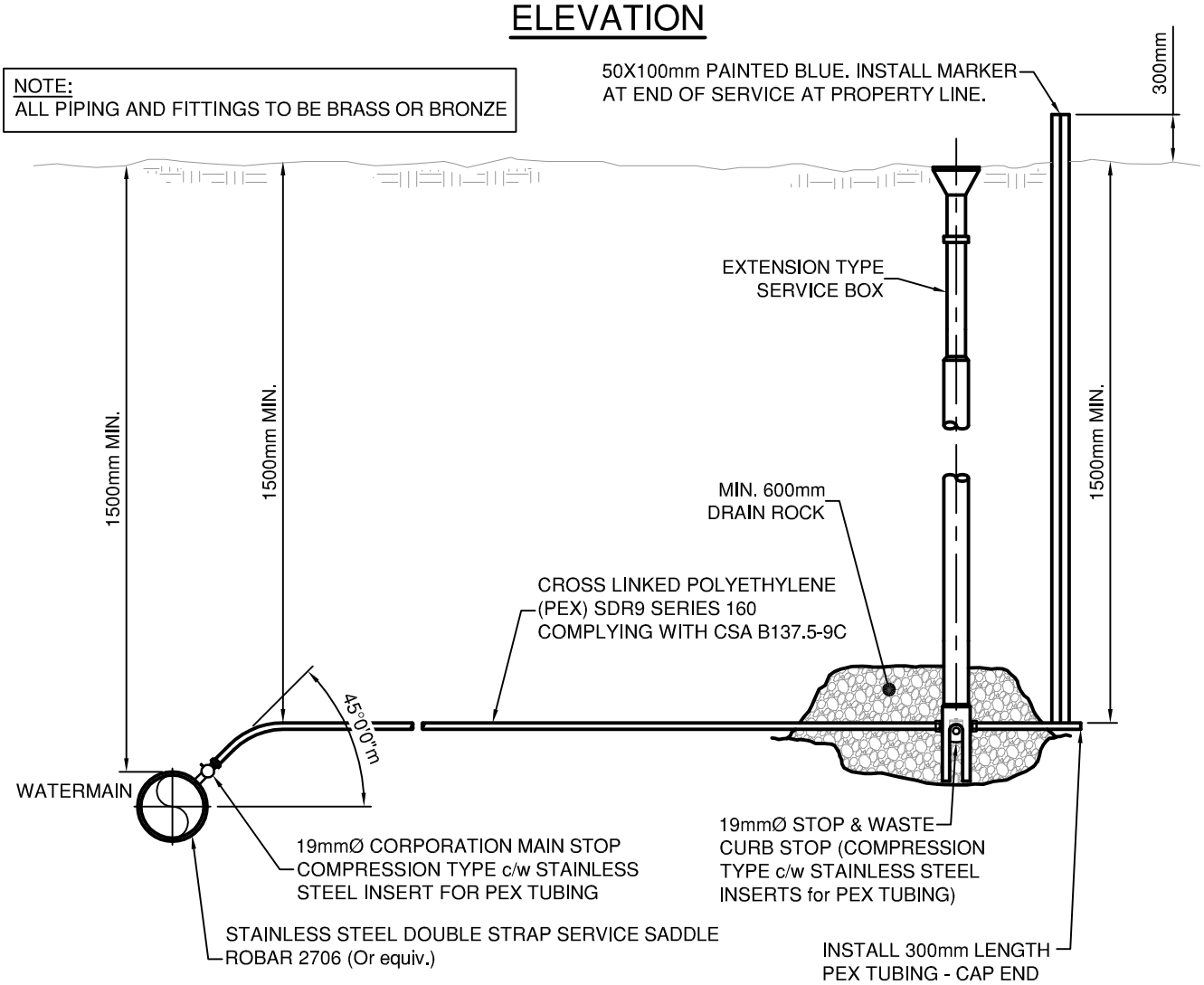
Acad FIlename:Os-w-02.dwg

PLAN



ELEVATION

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



TOWN OF OSOYOOS

TYPICAL WATER SERVICE

Osoyoos
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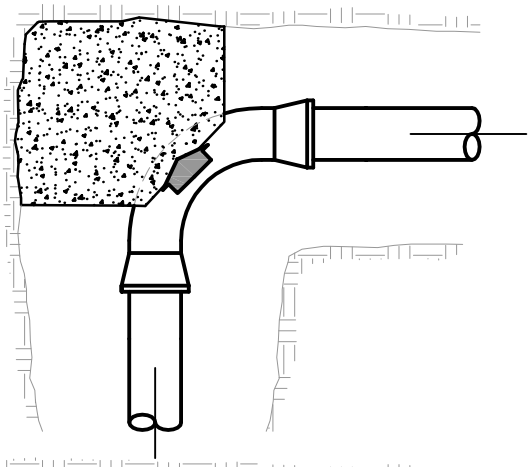
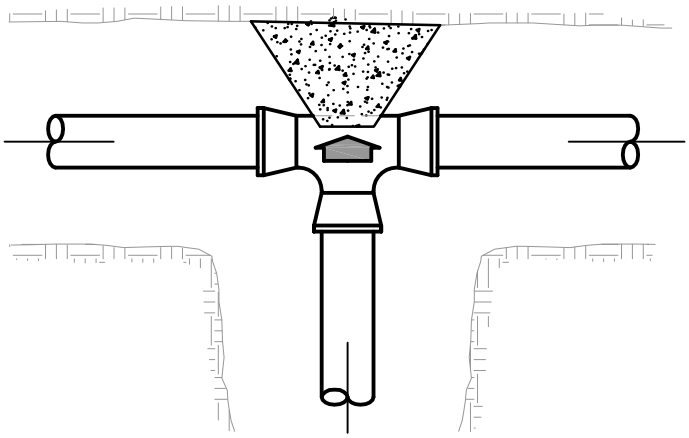
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-3	

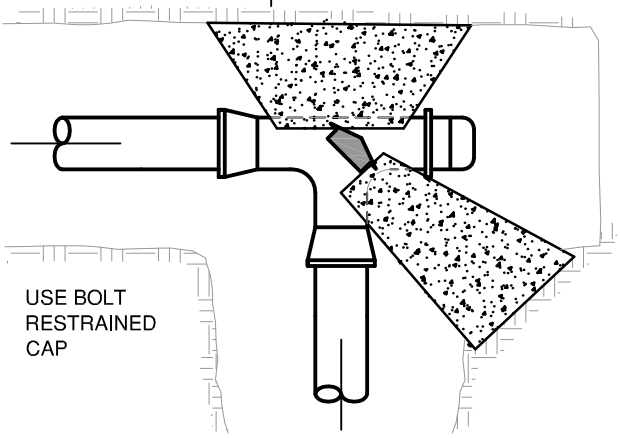
Acad Filename:Os-w-03.dwg

HORIZONTAL 90° BEND

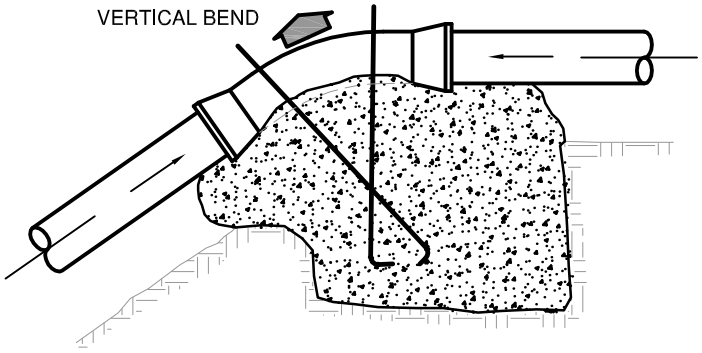


TEE

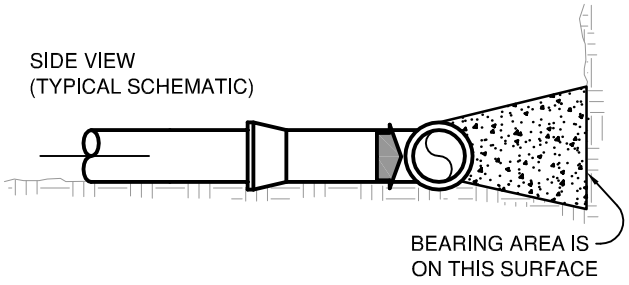




VERTICAL BEND



SIDE VIEW
(TYPICAL SCHEMATIC)



NOTES:

1. ⌂ DENOTES THRUST DIRECTION
2. CONCRETE STRENGTH - 25 MPa @ 28 DAYS
3. BEARING AREAS BASED ON 1050 KPa TEST PRESSURES
4. FOR GREATER TEST PRESSURES INCREASE BEARING AREA BY RATIO TP/1050
5. ALL THRUST BLOCK BEARING AREAS ON UNDISTURBED GROUND.
6. BEARING AREA BASED ON SOFT CLAY (0.048 MPa OR 1000 LBS/FT^2)
7. PROVIDE POLYETHYLENE BARRIER BETWEEN FITTING AND CONCRETE

THRUST BLOCK BEARING AREA IN m^2				
PIPE SIZE	TEES/ DEAD ENDS	90° BENDS	45° BENDS & VERTICAL BEND	22 1/2° BEND & SMALLER
100	0.2	0.3	0.15	0.1
150	0.4	0.6	0.30	0.15
200	0.7	1.0	0.55	0.30
250	1.2	1.6	0.9	0.45
300	1.6	2.2	1.2	0.60

TOWN OF OSOYOOS

TYPICAL THRUST BLOCK DETAILS

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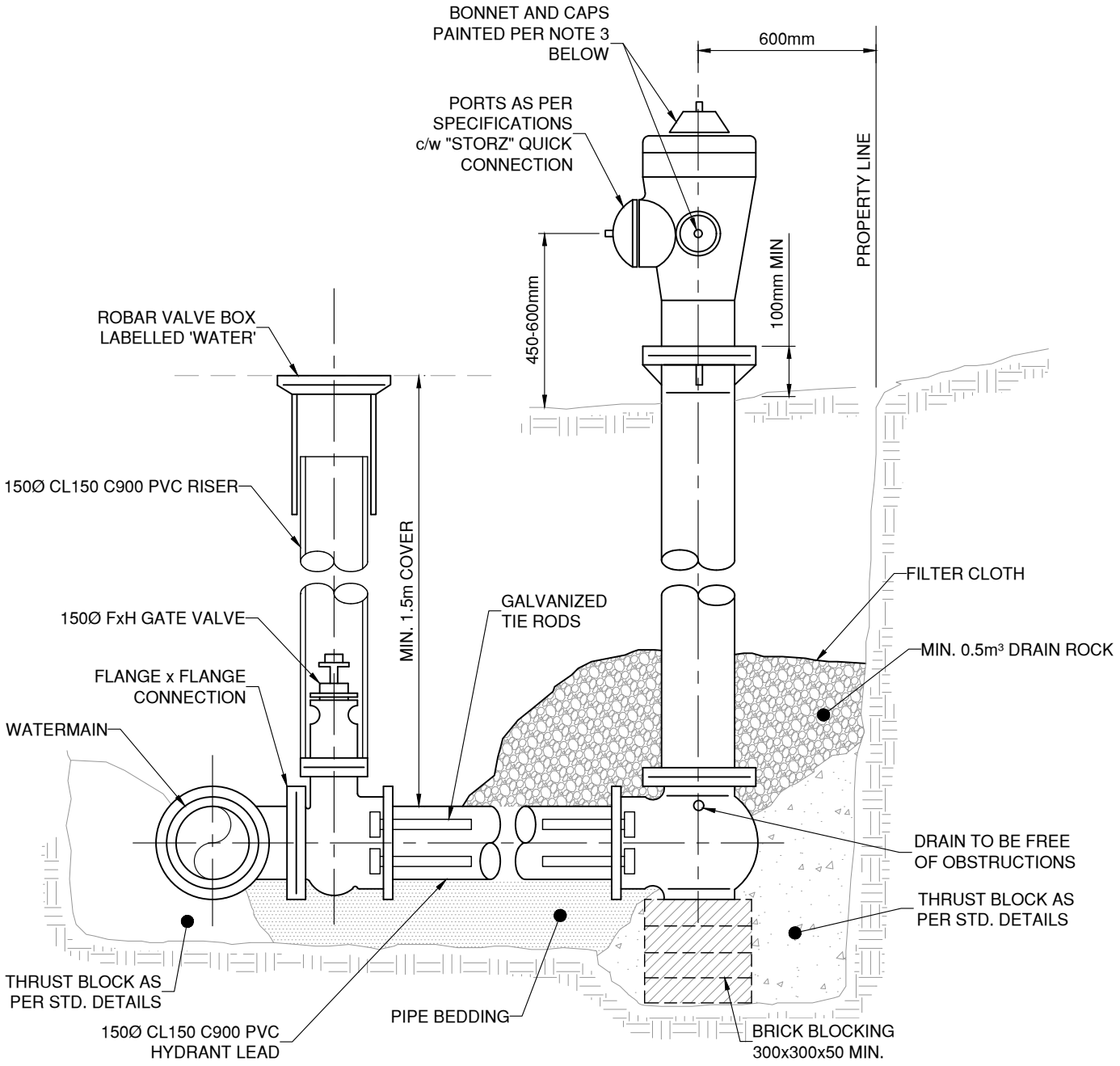
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-4	

Acad FIlename:Os-w-04.dwg



1. FIRE HYDRANTS SHALL BE 150Ø COMPRESSION TYPE and EACH SHALL CONTAIN
   a) 1 PUMPER PORT : 146mm O.D. (5.7609 inch) - 4 THREADS PER INCH
   b) 2 -(2 1/2") 65.5mm OUTLETS B.C. FIRE HOSE THREAD STANDARDS
2. MANUFACTURER: TERMINAL CITY C71-P
3. HYDRANT BODY TO BE PAINTED RED or as SPECIFIED.
   BONNET AND CAPS PAINTED AS FOLLOWS
   0 TO 500 GPM (CLASS C) - RED
   500 TO 999 GPM (CLASS B) - ORANGE
   1,000 TO 1,499 GPM (CLASS A) - GREEN
   1,500 TO 1,500+ GPM (CLASS AA) - LIGHT BLUE
4. THRUST BLOCK AND/OR TIE ROD SUPPORT TO MAIN VARY PENDING CONDITIONS AND ENGINEERS DIRECTION.
5. HYDRANT TO BE INSTALLED WITH PUMPER PORT FACING STREET.
6. HYDRANTS NOT IN USE MUST BE KEPT 'BAGGED' with SUITABLE BURLAP or BLACK POLY.
7. PROVIDE SUITABLE SUPPORT TO THE HYDRANT TO MAINTAIN PLUMBNESS DURING SET UP OF THRUST BLOCK.

TOWN OF OSOYOOS

TYPICAL FIRE HYDRANT ASSEMBLY

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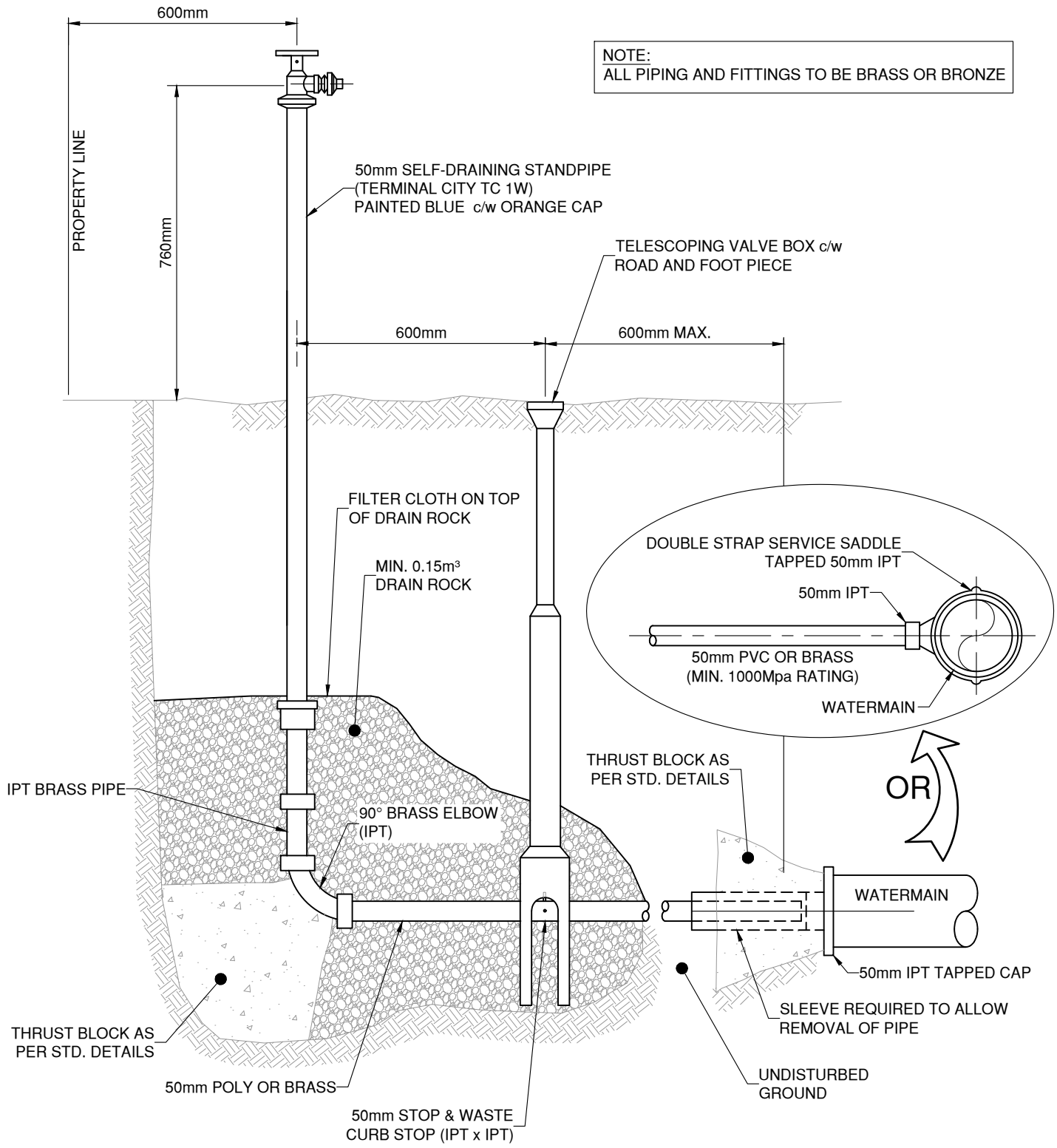
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-5	

Acad Filename:Os-w-05.dwg



TOWN OF OSOYOOS

ABOVE GROUND SELF-DRAINING STANDPIPE

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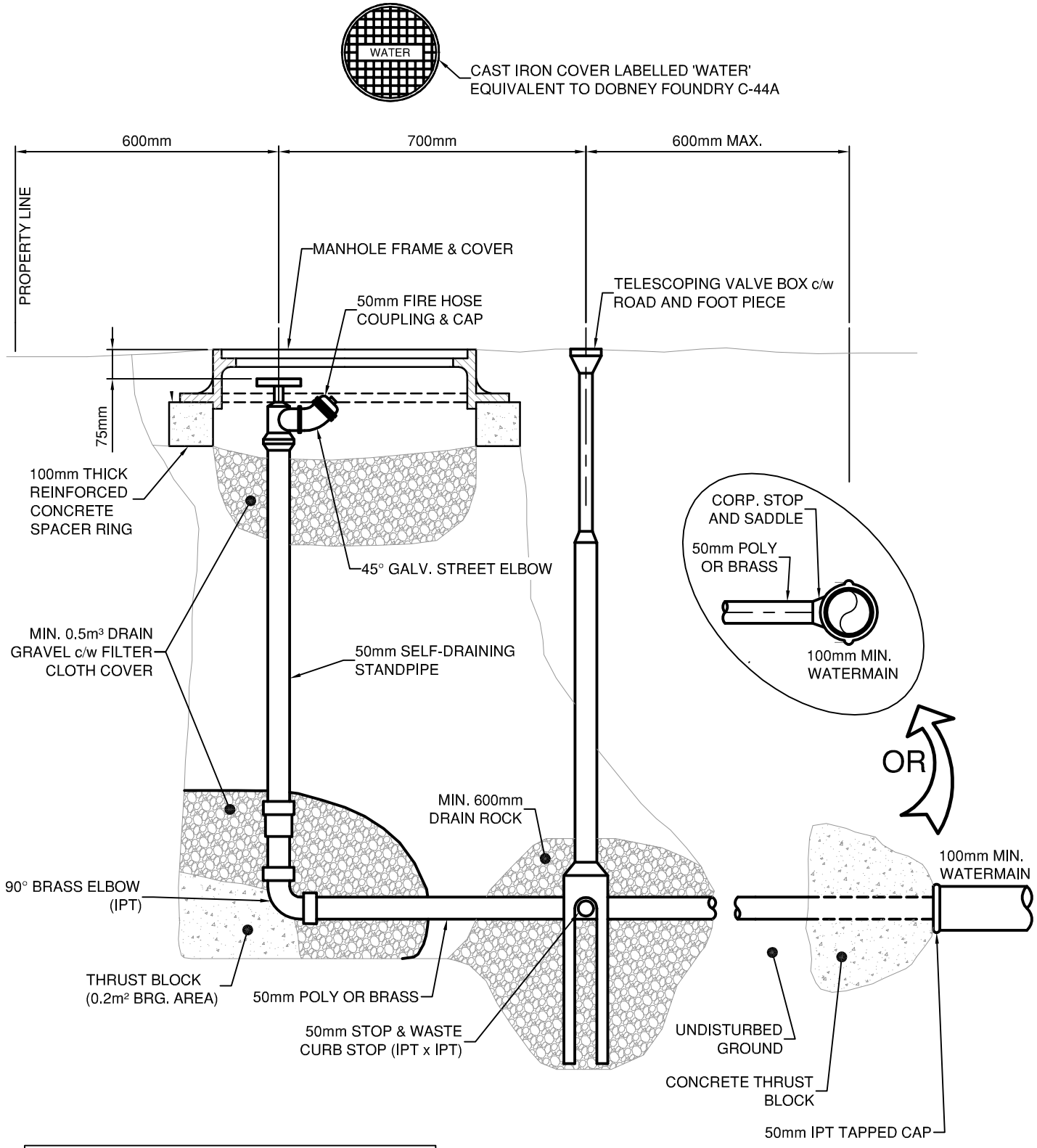
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-6	

Acad Filename:Os-w-06.dwg



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

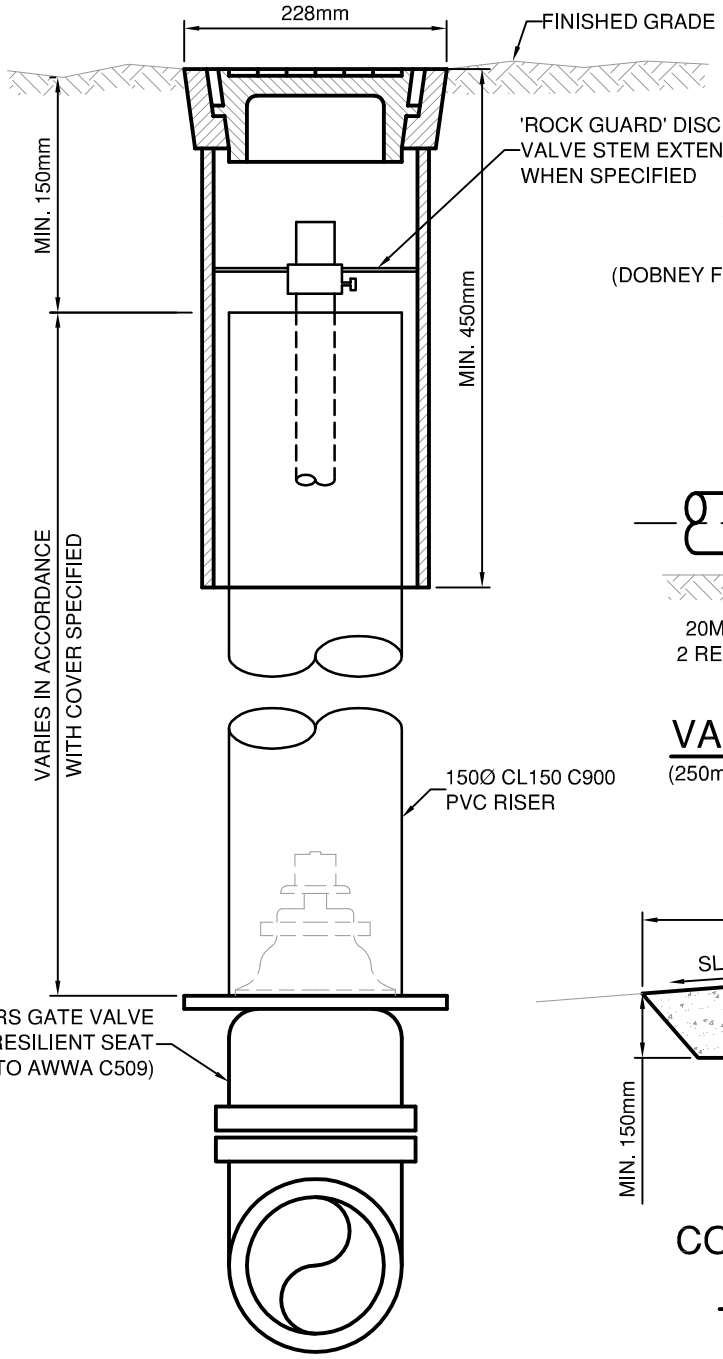
TOWN OF OSOYOOS

BELOW GROUND WATERMAIN BLOWOFF

Osoyoos
Canada's warmest welcome

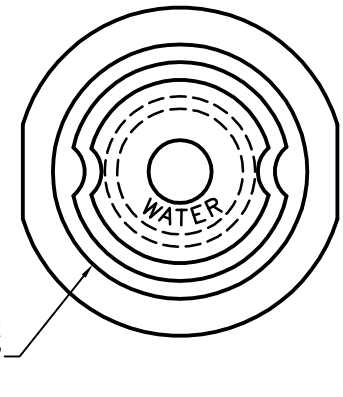
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	W-7
REV.:	

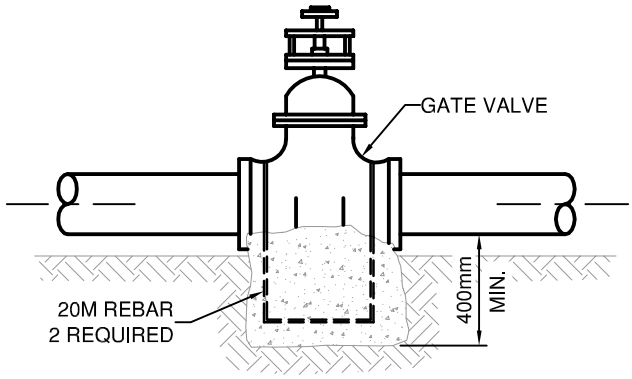
Acad FIlename:Os-w-07.dwg



SECTION

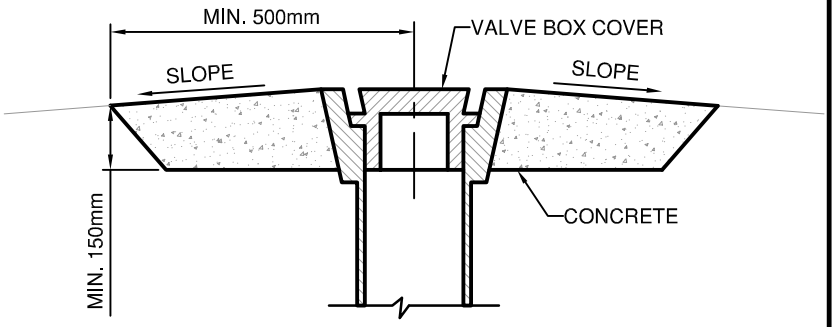
N.T.S.





VALVE ANCHORAGE DETAIL

(250mm VALVES and LARGER or WHERE SPECIFIED)



CONCRETE APRON DETAIL FOR UNPAVED AREAS

(WHERE SPECIFIED)

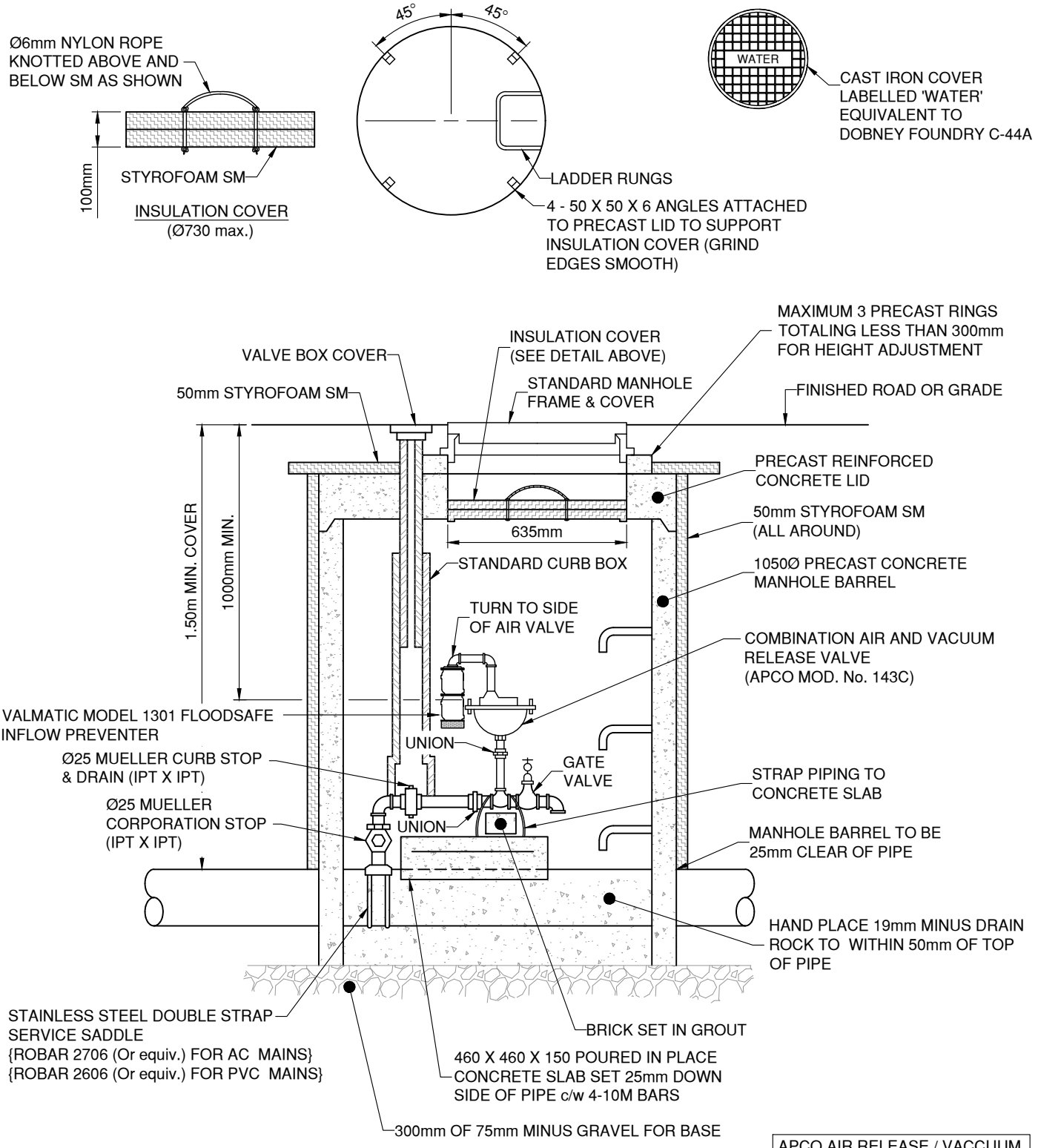
TOWN OF OSOYOOS

TYPICAL VALVE BOX DETAILS

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-8	

Acad FIlename:Os-w-08.dwg



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

APCO AIR RELEASE / VACCUUM
VALVE TO BE EPOXY COATED
INSIDE AND OUTSIDE

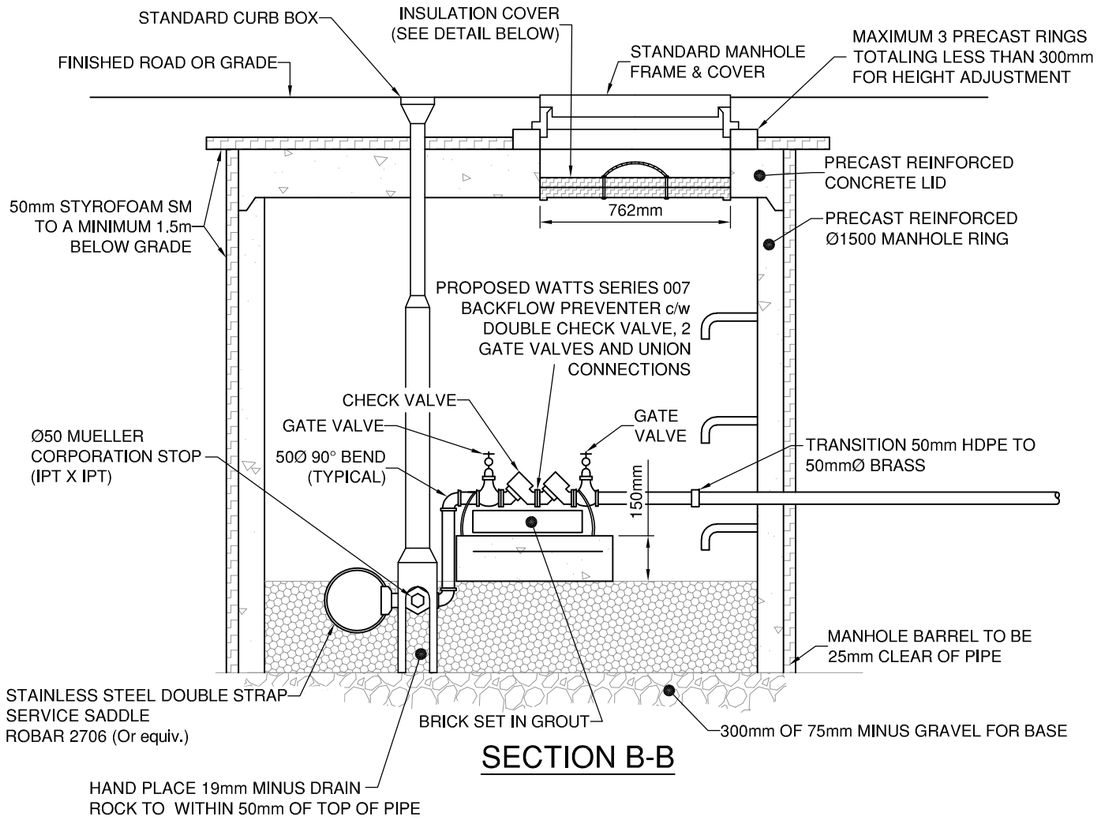
TOWN OF OSOYOOS

TYPICAL AIR RELEASE VALVE FOR WATERMAINS

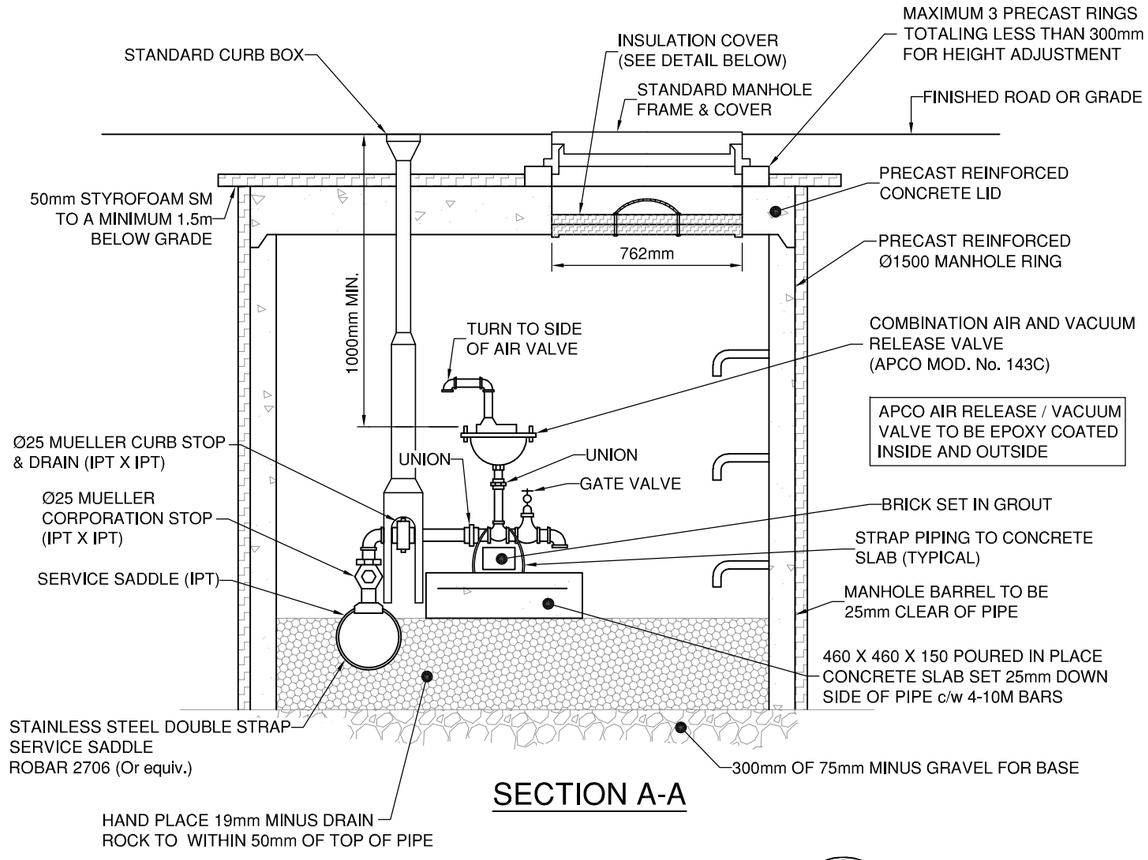
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-9	

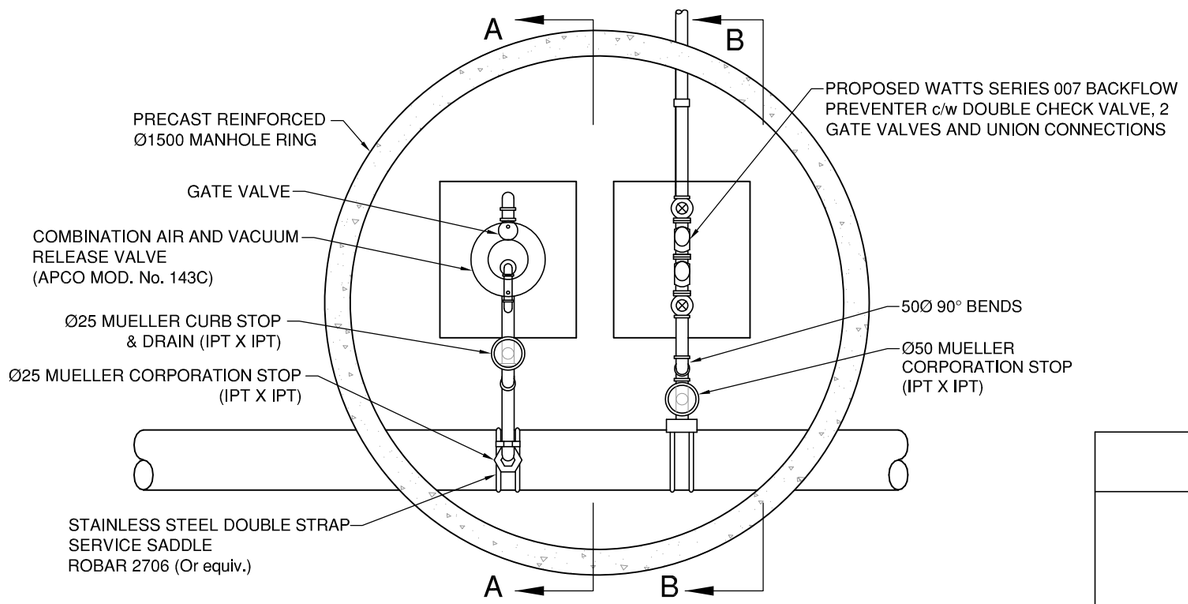
Acad Filename:Os-w-09.dwg



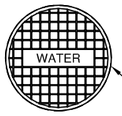
SECTION B-B



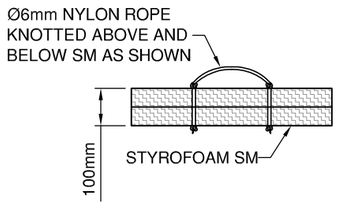
SECTION A-A



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

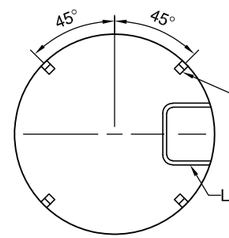


CAST IRON COVER LABELLED 'WATER' EQUIVALENT TO DOBNEY FOUNDRY C-44A



INSULATION COVER

(Ø730 MAX)



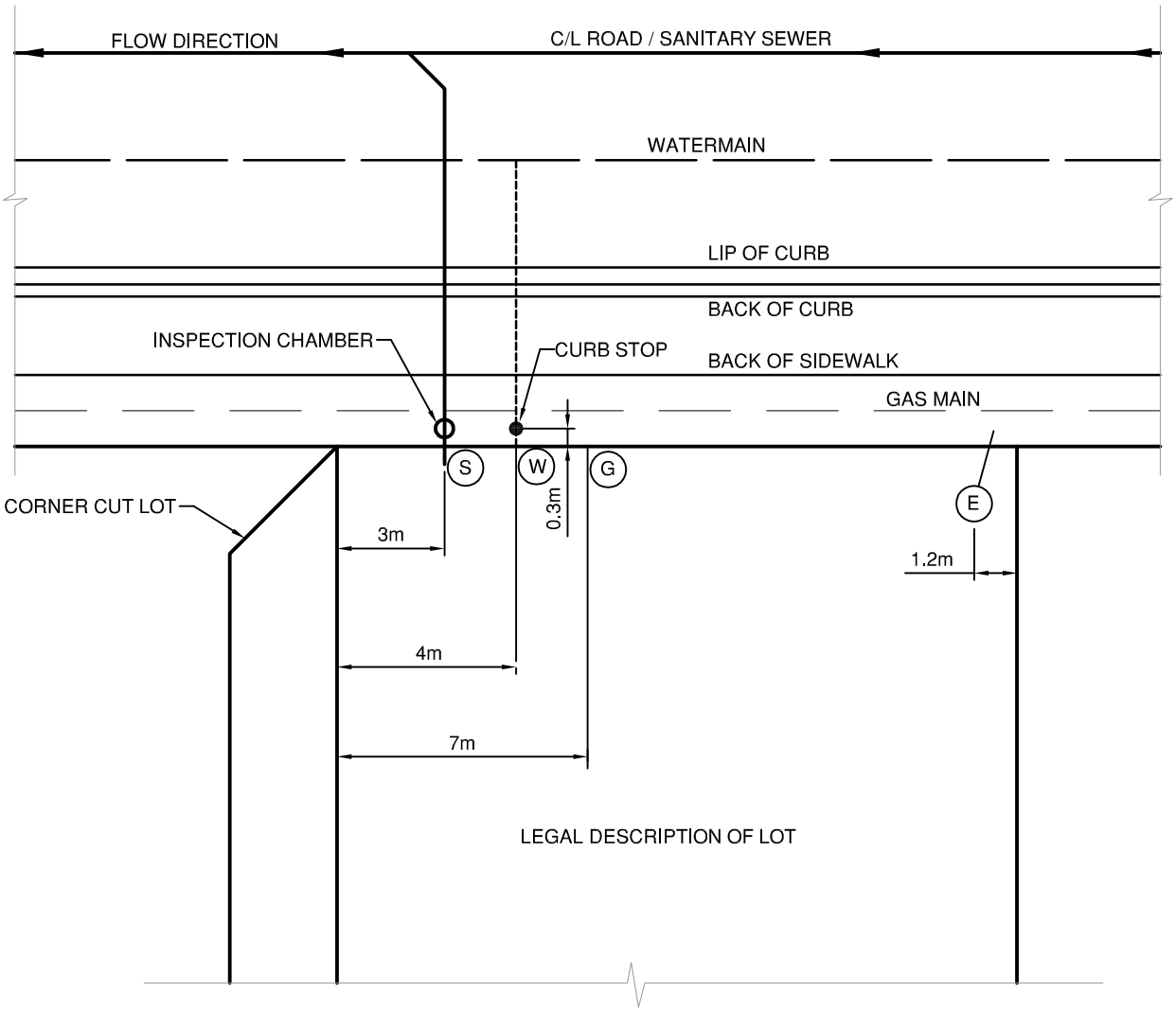
TOWN OF OSOYOOS

TYPICAL AIR RELEASE VALVE AND INTERCONNECT FOR WATERMAINS

Osoyoos — Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	W-9A
REV.:	

Acad Filename: Os-w-09A.dwg



(S) SANITARY SERVICE

(W) WATER SERVICE

(G) GAS SERVICE

(E) ELECTRICAL SERVICE

TOWN OF OSOYOOS

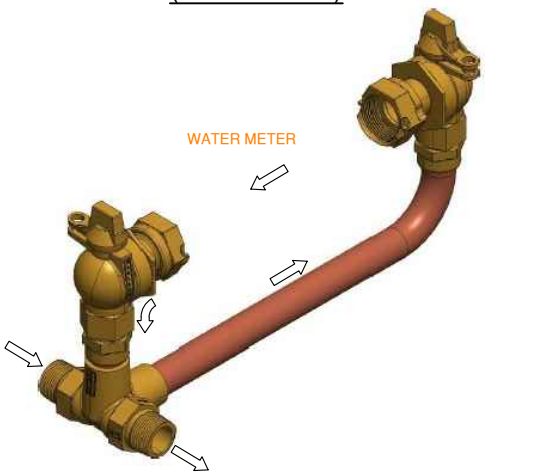
TYPICAL LOT SERVICE LOCATIONS

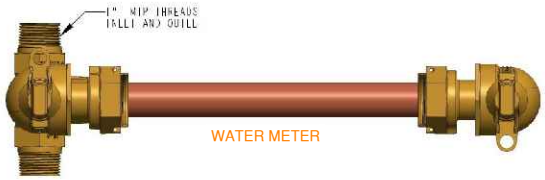
Osoyoos
Canada's warmest welcome ®*

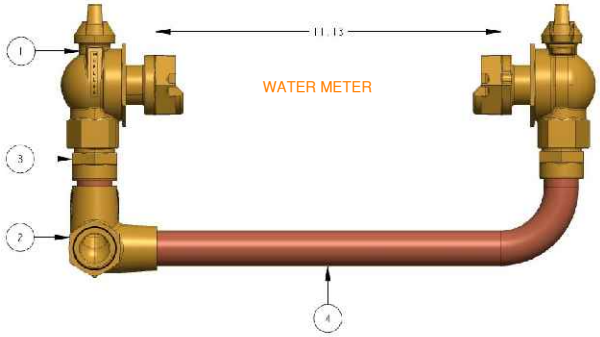
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	W-10
REV.:	

Acad FIlename:Os-w-10.dwg

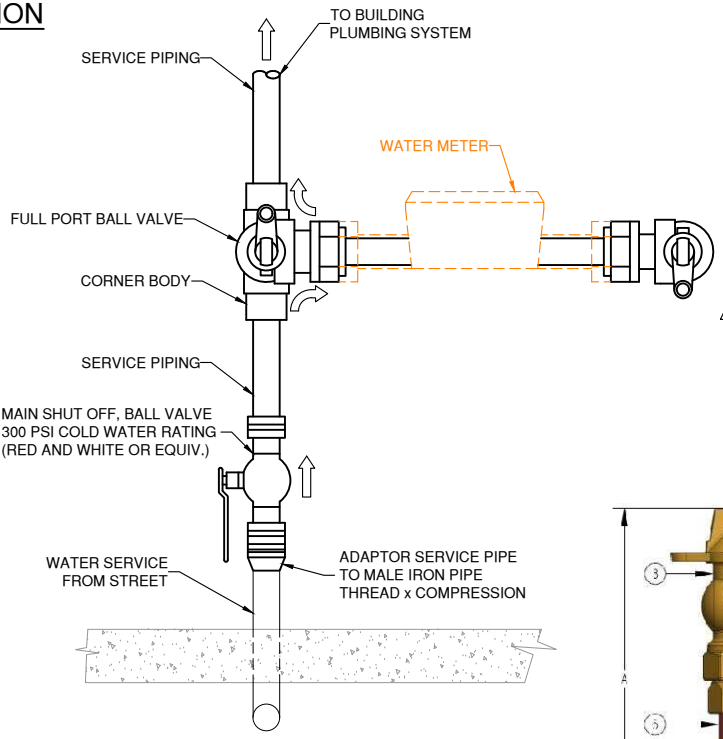
SAMPLE - BALL VALVE ON INLET & OUTLET OPTION (RETROFITS)







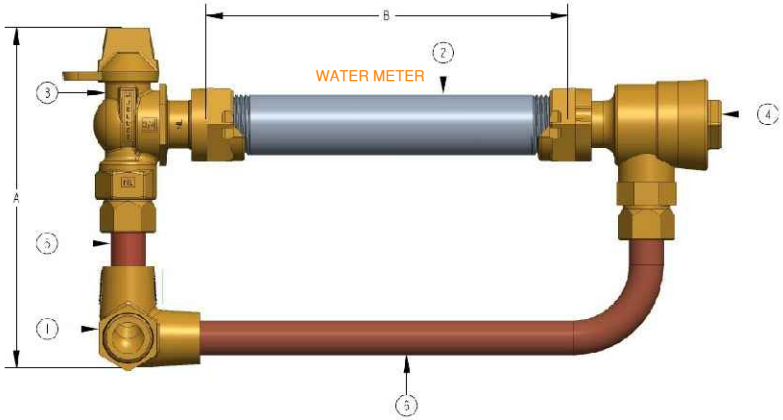
ITEM #	PART #	QUANTITY	DESCRIPTION
1	330B24265	2	1" FULL PORT BALL VALVE
2	525277E	1	1" CORNER BODY
3	681447E	1	INLET TUBE SUB ASSEMBLY *LLB*
4	681448E	1	OUTLET TUBE SUB ASSEMBLY *LLB*



SERVICE SIZE	METER SIZE (LAYING LENGTH)	ACCEPTABLE MANUFACTURER
19mm (3/4")	5/8"x3/4" (191mm)	
19mm (3/4")	3/4" (229mm)	
25mm (1")	1" (273mm)	
38mm (1.5")	1.5" (330mm)	
50mm (2")	2" (432/387mm)	

* REFER TO DESIGN DRAWINGS FOR METER TYPE

SAMPLE - BALL VALVE ON INLET ONLY (NEW INSTALLATIONS)



METER SIZE	5/8"	5/8" x 3/4"	3/4"	1"
A (minimum)	7 3/8"	7 3/8"	7 1/2"	9"
B	7 3/4"	7 3/4"	9 1/4"	11"
BODY	525276E	525276E	525319E	525277E
METER JUMPER	700220	700220	700439	700250
FULL PORT BALL VALVE	203B242655IN	215B242655IN	215B242655IN	330B24265N
ASSE DUAL ANGLE CHECK VALVE	203HI4244AN	215HI4244AN	215HI4244AN	330HI4244N

ITEM #	PART #	QUANTITY	DESCRIPTION
1		1	BODY
2		1	METER JUMPER
3	B242655IN	1	FULL PORT BALL VALVE
4	H14244AN	1	ASSE DUAL ANGLE CHECK VALVE
5		1	INLET TUBE SUB ASSEMBLY
6		1	OUTLET TUBE SUB ASSEMBLY

TOWN OF OSOYOOS

TYPICAL INSIDE WATER METER INSTALLATION c/w COPPER METER SETTER

Osoyoos
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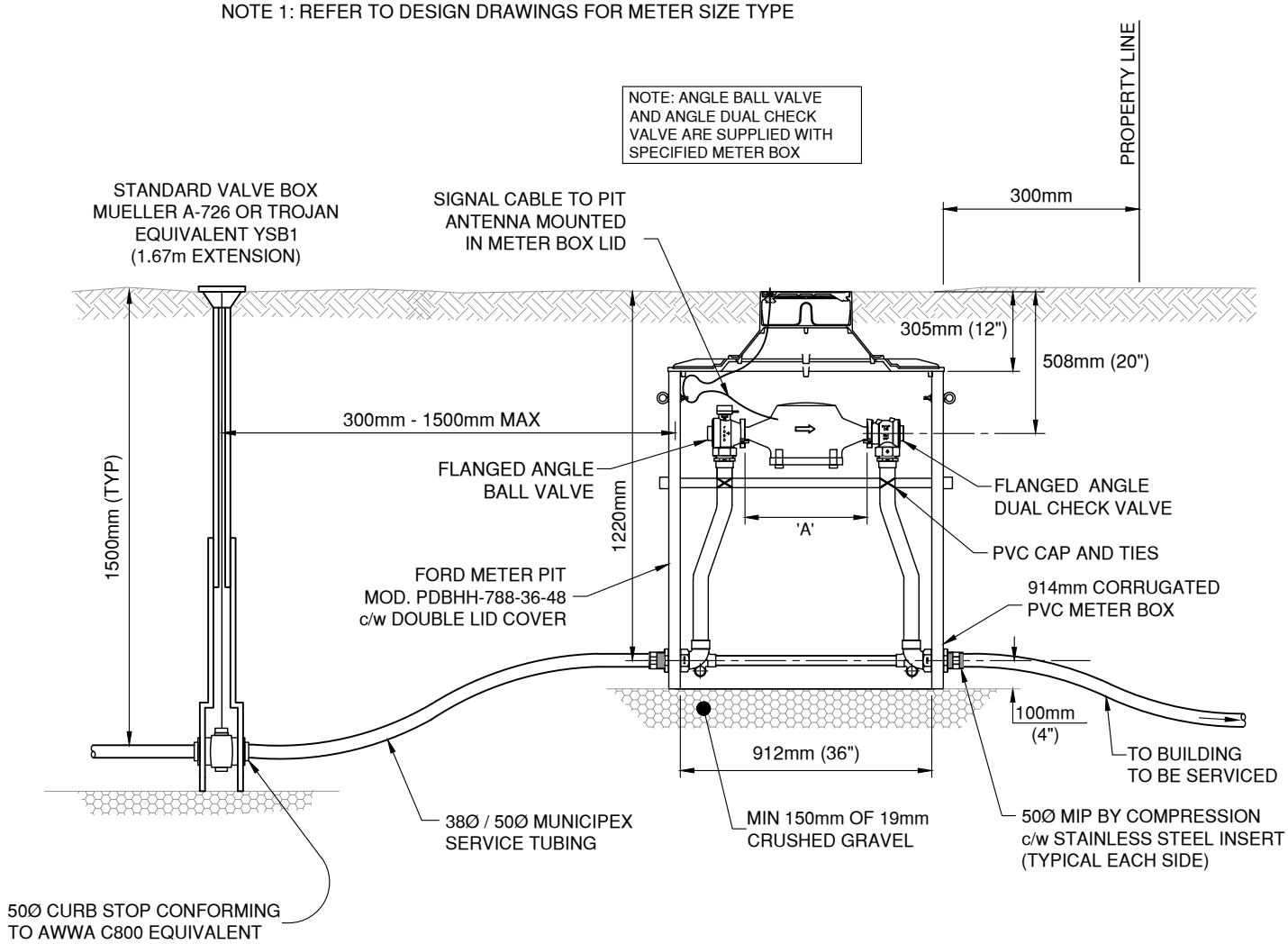
DWN. BY:	TT
CHK. BY:	SU
DATE:	APRIL 2023
SCALE:	N.T.S.
DWG. NO.:	W-11
REV.:	2

Acad Filename: Os-w-11.dwg

ITEM	38Ø (1½") SERVICE	50Ø (2") SERVICE	50Ø (2") SERVICE
METER TYPE (NOTE 1)	STANDARD	STANDARD or COMPOUND	
METER	NEPTUNE T-10	NEPTUNE T-10	NEPTUNE TRU/FLO
REGISTER	NEPTUNE E-CODER R900i (RW)	NEPTUNE E-CODER R900i (RW)	NEPTUNE E-CODER R900i (RW)
UNITS	CUBIC METRES	CUBIC METRES	CUBIC METRES
RADIO READ ANTENNA	NEPTUNE 20' PIT ANTENNA	NEPTUNE 20' PIT ANTENNA	NEPTUNE 20' PIT ANTENNA (2 REQ'D)
METER BOX	FORD PDBHH-688-36-48-KT	FORD PDBHH-788-36-48-KT	FORD PDBHH-788-36-48-KT
METER BOX LID	FORD W3	FORD W3	FORD W3
RING EXTENSION	FORD No.5 EXTENSION	FORD No. 5 EXTENSION	FORD No. 5 EXTENSION
LAYING LENGTH ('A' MIN)	330 mm	432 mm	387 mm

NOTE 1: REFER TO DESIGN DRAWINGS FOR METER SIZE TYPE



R2 (APR 2021) - METER PIT MOVED OFF PRIVATE PROPERTY

TOWN OF OSOYOOS

38mm & 50mm METER VAULT FOR NON-TRAFFIC AREAS

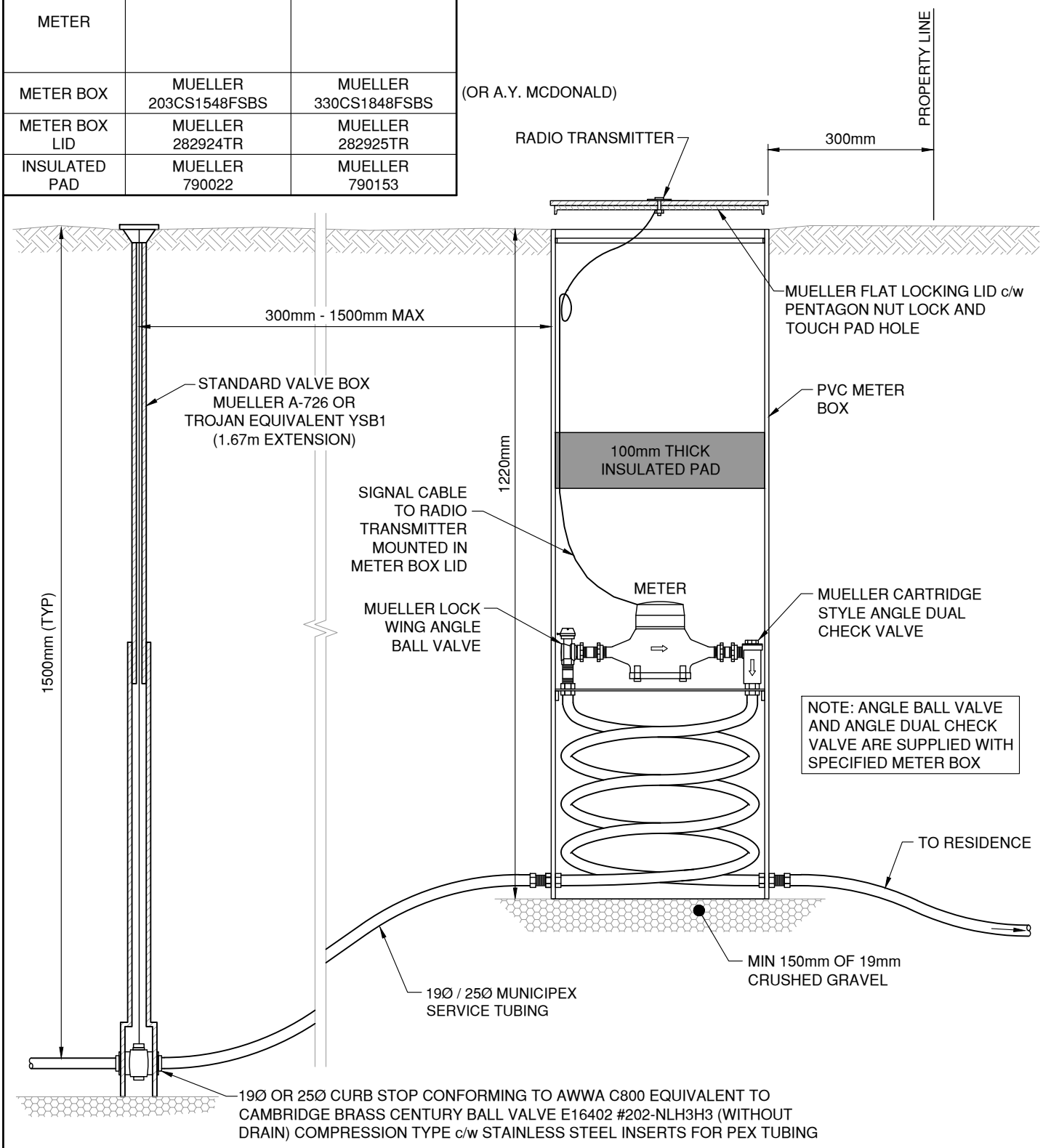
Osoyoos Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APR 2021
SCALE:	N.T.S.
DWG. NO.:	W-12
REV.:	2

Acad Filename:Os-w-12.dwg

ITEM	19Ø (3/4") SERVICE	25Ø (1") SERVICE
METER		
METER BOX	MUELLER 203CS1548FSBS	MUELLER 330CS1848FSBS
METER BOX LID	MUELLER 282924TR	MUELLER 282925TR
INSULATED PAD	MUELLER 790022	MUELLER 790153

(OR A.Y. MCDONALD)



R1 (APR 2021) - METER PIT MOVED OFF PRIVATE PROPERTY

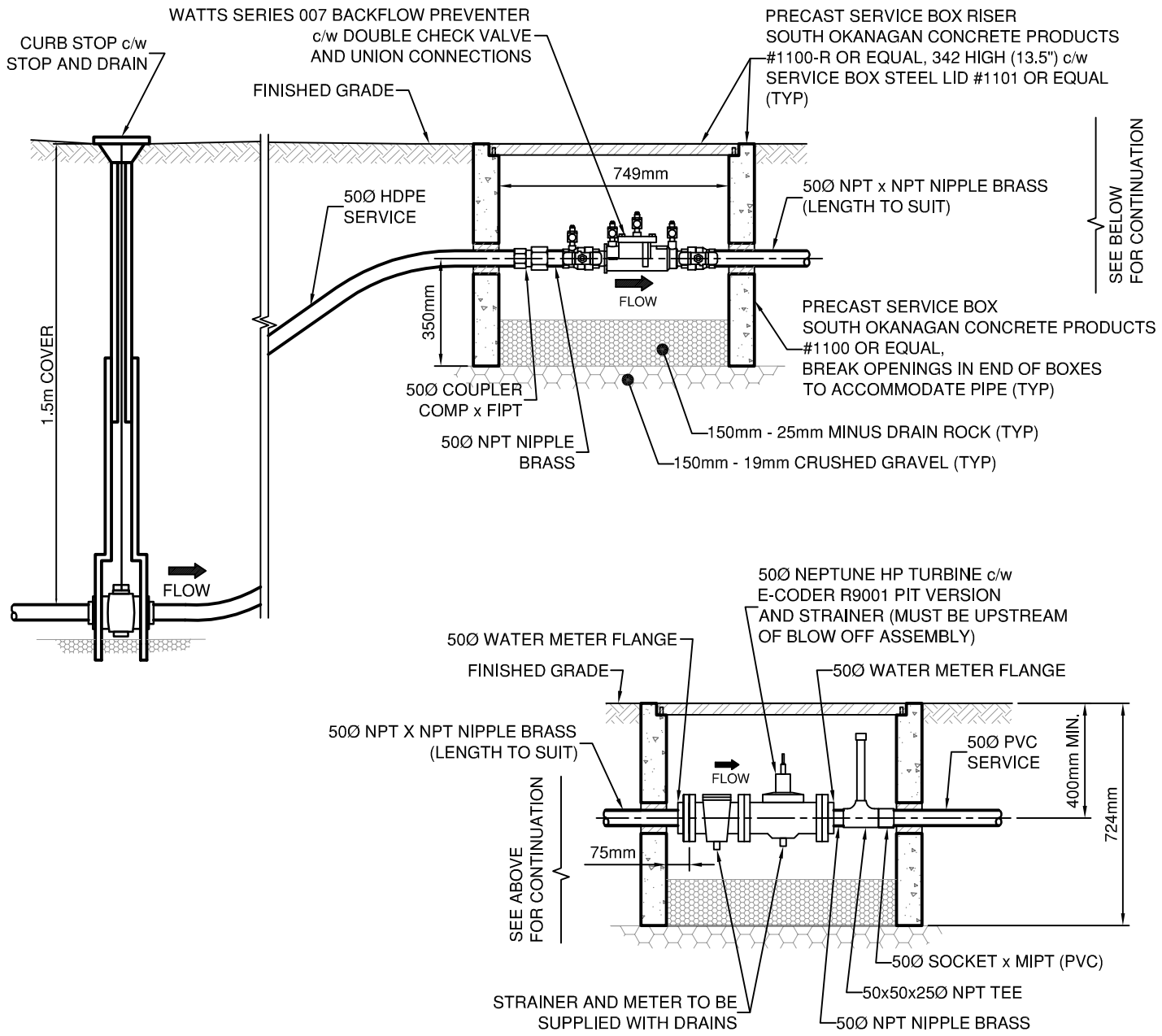
TOWN OF OSOYOOS

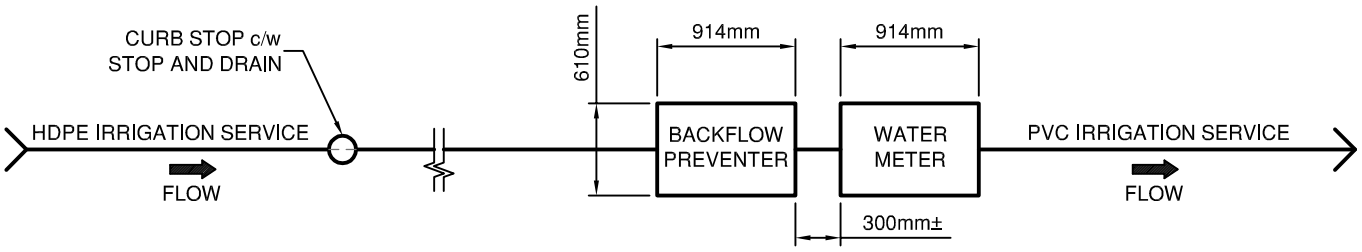
19mm & 25mm METER VAULT FOR NON-TRAFFIC AREAS

Osoyoos — Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APRIL 2023
SCALE:	N.T.S.
DWG. NO.:	W-13
REV.:	2

Acad Filename:Os-w-13.dwg





SCHEMATIC

SCALE 1:50

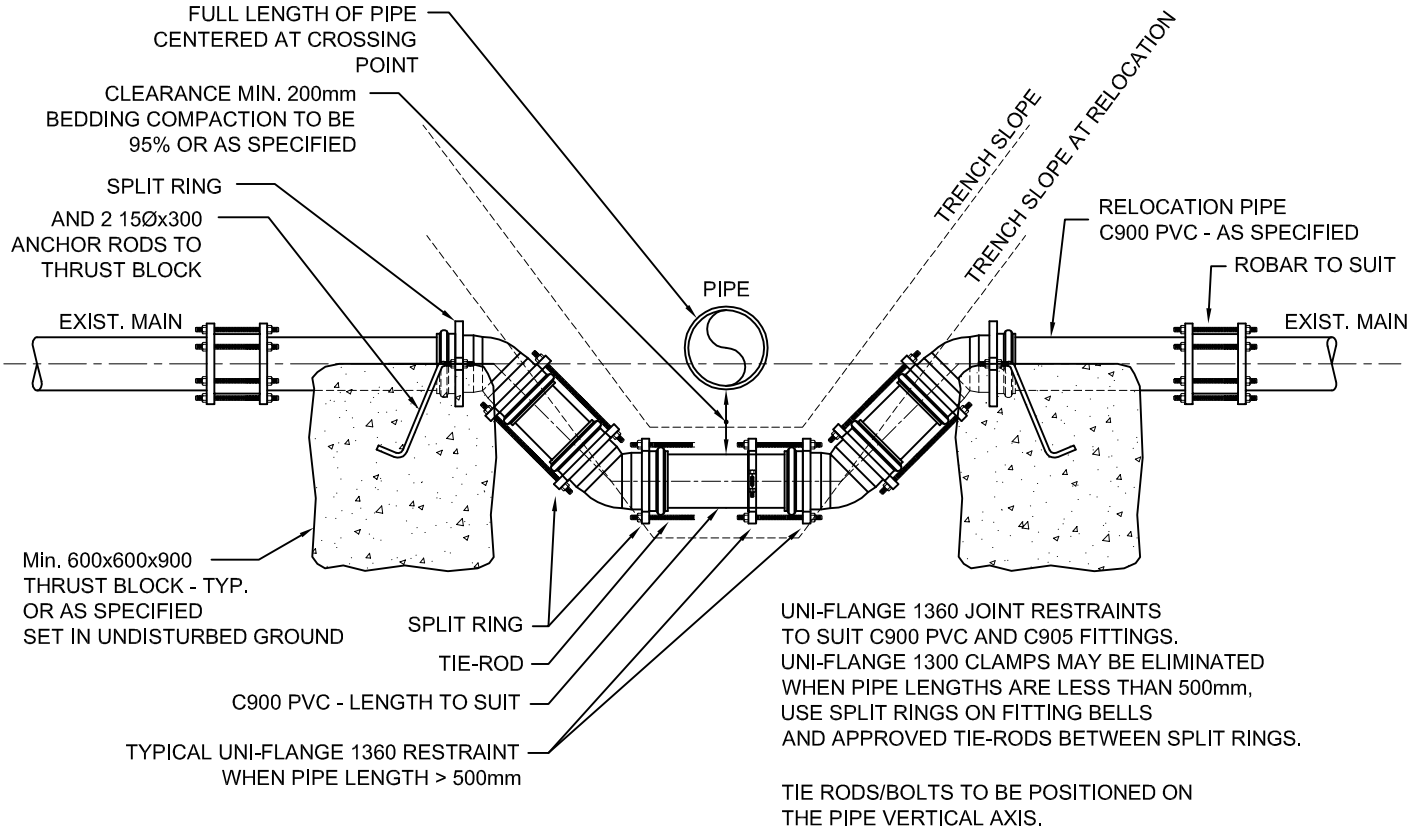
TOWN OF OSOYOOS

50mm METERED IRRIGATION SERVICE

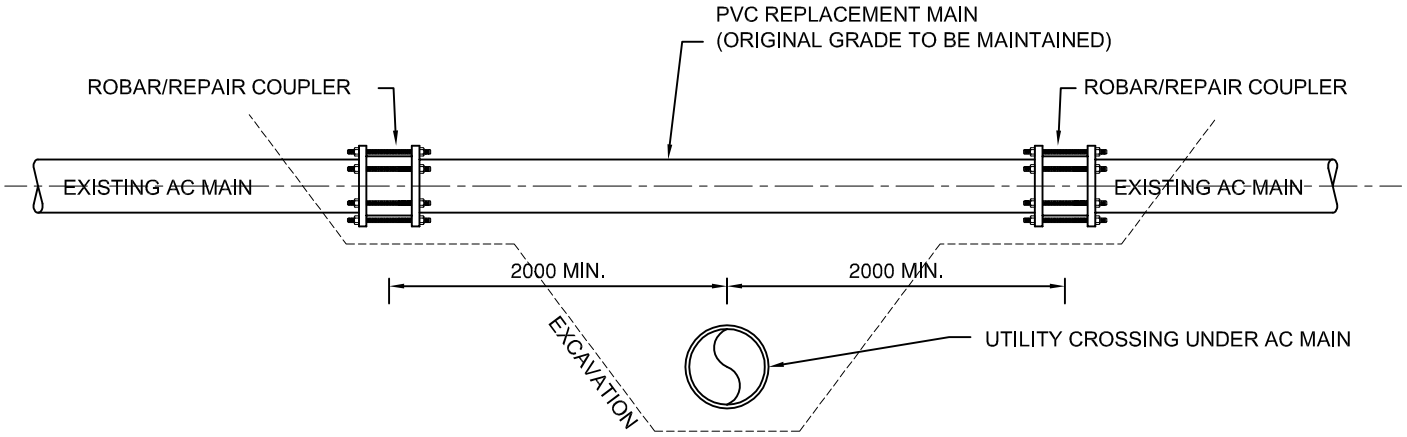
Osoyoos
Canada's warmest welcome

DWN. BY:	EB
CHK. BY:	TRU
DATE:	MAY 2015
SCALE:	1:20
DWG. NO.:	W-14
REV.:	

Acad FIlename:Os-w-14.dwg



RELOCATION UNDER UTILITY



REPLACEMENT OVER UTILITY

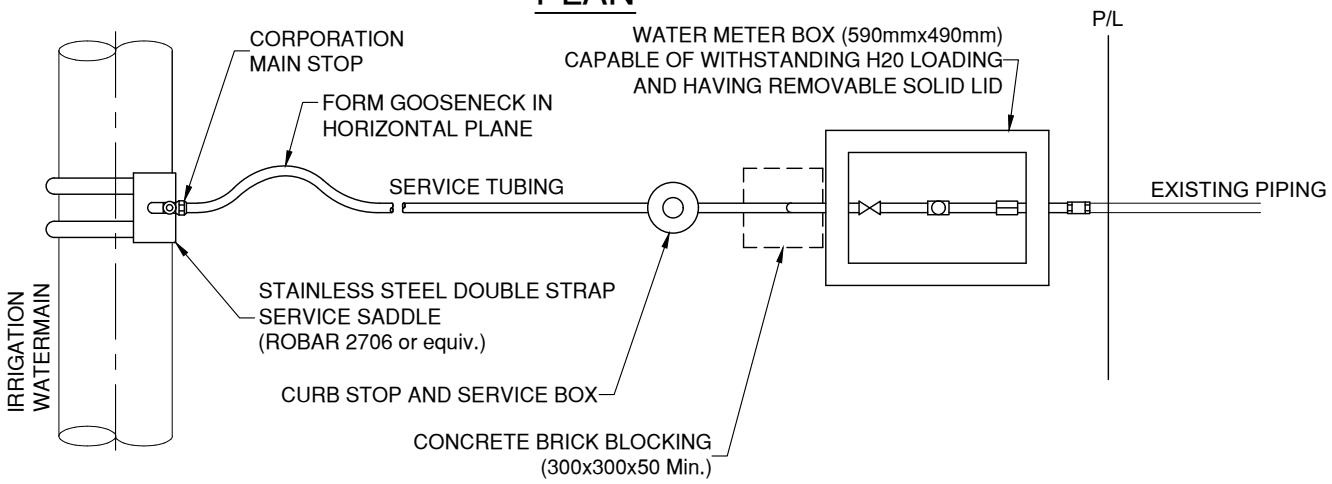
NOTES

1. ALL RELOCATION PIPE AND FITTINGS TO BE C900/C905 PVC AND MEET OR EXCEED EXISTING MAIN CLASS.
2. ALL RESTRAINERS TO BE UNI-FLANGE SERIES 1300/1360 FOR C900/C905 PIPE AND FITTINGS OR APPROVED EQUAL.
3. THRUST BLOCKS MAY BE ELIMINATED, BY RESTRAINING EXISTING PIPE JOINTS, AS DIRECTED AND APPROVED BY ENGINEER.
4. WHEN TYING TO EXIST A.C. MAINS THRUST BLOCKS MUST BE USED.
5. UNSHRINKABLE FILL OF MAX. 0.40MPa MAY BE USED IN RELOCATION ZONE WHEN APPROVED BY ENGINEER.

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: TT
WATERMAIN RELOCATION	Osoyoos Canada's warmest welcome ®*	DATE: AUG 2016
		SCALE: N.T.S.
		DWG. NO.: W-15 / REV.:

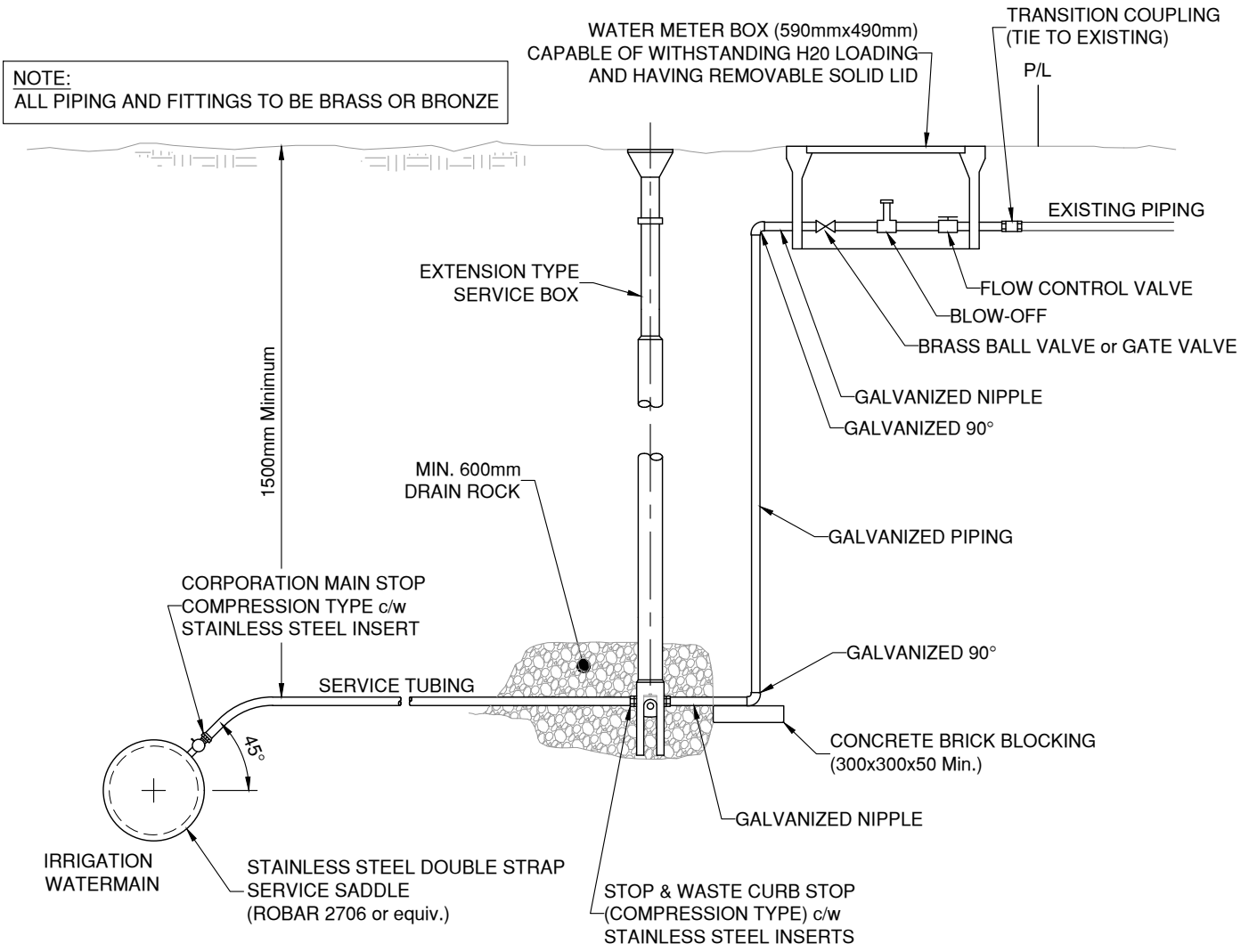
Acad Filename:Os-W-15.dwg

PLAN



ELEVATION

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



TOWN OF OSOYOOS

TYPICAL IRRIGATION SERVICE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JUNE 2021
SCALE:	N.T.S.
DWG. NO.:	W-16
REV.:	

Acad Filename:Os-w-03.dwg

Town of Osoyoos
Subdivision and Development Standards
Standards Drawings

Section C – General

S-Card Service Card
C-1 Standard Design Drafting Symbols

Section D – Storm Sewers and Drainage

D-1 Rainfall Intensity Duration/Frequency Design Curves
D-2 Overland Flow Time Curves
D-3 Sanitary or Storm Sewer Connections to Main Where Manholes are Required
D-4 Catch Basin Assembly Standard Type
D-5 Catch Basin Assembly Curb-Inlet Type
D-6 Catch Basin Installation Depressed Gutter
D-7 Drainage Drywell
D-8 Storm Sewer Outlet Structure
D-9 Storm Sewer Inlet Structure
D-10 Typical Storm Sewer Manhole

Section R – Roads

R-1 Arterial (Four Lanes)
R-2 Collector Road
R-3 Urban Residential Road
R-4 Urban Local Road (Low Volume)
R-5 Residential Cul - de - Sac
R-6 Industrial Road
R-7 Rural Residential Road
R-8 Typical Curb Types
R-9 Typical Wheelchair Ramp, Curb Radius and Corner Cut
R-10 Sidewalk Cross – Over & Finishing Details
R-11 Paving Stone Sidewalk Runner Bond Pattern
R-12 Paving Stone Sidewalk Railway Pattern
R-13 Extruded Concrete Curb for Islands and Medians
R-14 Concrete Sign Base and Signage
R-15 Protective Bollard
R-16 Typical Tree Planting Detail Softscape
R-17 Typical Boulevard Tree Planting
R-18 Concrete Sign Base and Signage for Round Post

Section S – Sanitary Sewer

S-1 Typical Pipe Bedding and Backfill within the Pipe Zone
S-2 Typical Trench Sections
S-3 Typical Sewer Manhole
S-4 Typical Exterior Drop Manhole
S-5 Typical Sewer Service Connection
S-6 Typical Sewermain Cleanout

S-7 Service Connection Detail in a Cul - de - Sac
S-8 Typical Manhole Benching
S-9 Typical Pressure Sewer Service
S-10 Typical Air Release and Air Vacuum Valve for Sewer Forcemains
S-11 Sewer Service Inspection Chamber

Section SL – Street Lighting

SL-1 Typical Street Light
SL-2 Typical Street Light Complete with Power Base
SL-3 Anchor Base for Street Light without Power Base
SL-4 Anchor Base for Street Light with Power Base
SL-5 Anchor Base for Walkway Light
SL-6 Non Metered Power Base Wiring Detail
SL-7 Power Base Wiring Metered Electrical Service
SL-8 Handhole Wiring Schematic 120v Street Light
SL-9 Metered Power Base Wiring Detail

Section W – Waterworks

W-1 Typical Pipe Bedding and Backfill within the Pipe Zone
W-2 Typical Trench Section
W-3 Typical Water Service
W-4 Typical Thrust Block Details
W-5 Typical Fire Hydrant Assembly
W-6 Above Ground Self-Draining Standpipe
W-7 Below Ground Watermain Blowoff
W-8 Typical Valve Box Details
W-9 Typical Air Release Valve for Watermains
W-9A Typical Air Release Valve and Interconnect for Watermains
W-10 Typical Lot Service Locations
W-11 Typical Inside Water Meter Installation c/w Copper Meter Setter
W-12 38mm and 50mm Meter Vault for Non-Traffic Areas
W-13 16mm and 25mm Meter Vault for Non-Traffic Areas
W-14 50mm Metered Irrigation Service
W-15 Watermain Relocation
W-16 Typical Irrigation Service

X

WATER AND SEWER SERVICE CONNECTION RECORD CARD

X	X	LOT X PLAN X
NAME	ADDRESS	LEGAL DESCRIPTION

X

REFERENCE AS-BUILT DRAWING X

X	X	TRUE
DRAWING NUMBER	DATE (M/Y)	BY

LEGEND

- -MANHOLE
- -CLEANOUT
- -SEWER MAIN
- -SEWER SERVICE
- -WATER MAIN
- -WATER SERVICE
- -VALVE
- -HYDRANT
- -CURB STOP
- -GAS MAIN
- -UNDERGROUND ELECTRIC

SEWER	
INSTALLATION DATE:	X
SIZE (mm)	X
TYPE	X
LENGTH (m)	X
INV ELEVATION AT PROPERTY LINE (m)	X
DEPTH AT PROPERTY LINE (m)	X
DISTANCE FROM MH TO FITTING AT MAIN (m)	X
MEASURE FROM MH (m)	X
RISER (Y/N)	X
BENDS X	X
FITTING AT MAIN	X
DIST. FROM P/L CNR (m)	X

WATER	
INSTALLATION DATE:	X
SIZE (mm)	X
TYPE	X
DISTANCE FROM MAIN TO CURB STOP (m)	X
DEPTH AT PROPERTY LINE (m)	X
DIST. FROM P/L CNR (m)	X

Osoyoos
Canada's warmest welcome ®*

DATE OF LAST REVISION	X

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	SANITARY MAIN	
	SANITARY FORCEMAIN	
	SANITARY MANHOLE	
	CLEANOUT	
	LIFT STATION	
	SEPTIC TANK	
	STORM MAIN	
D	STORM DITCH	D
	CULVERT	
	STORM MANHOLE	
	CATCHBASIN	
	STORM DRYWELL	
	WATER MAIN	
	WATER SERVICE	
	CURB STOP	
	VALVE	
	STANDPIPE	
	HYDRANT	
	AIR RELEASE VALVE	
	REDUCER	
	SPRINKLER	
IRR	IRRIGATION BOX	IRR
	END CAP	
P	POWER	P
T	TEL	T
C	CABLE	C
	STREET LIGHT	
G	GAS	G
	POWER POLE	
	LAMP STANDARD	
	LIGHT POST	
	POLE ANCHOR	
J	JUNCTION BOX	J
	TEST PIT	
	IRON PIN	
	SURVEY CONTROL	

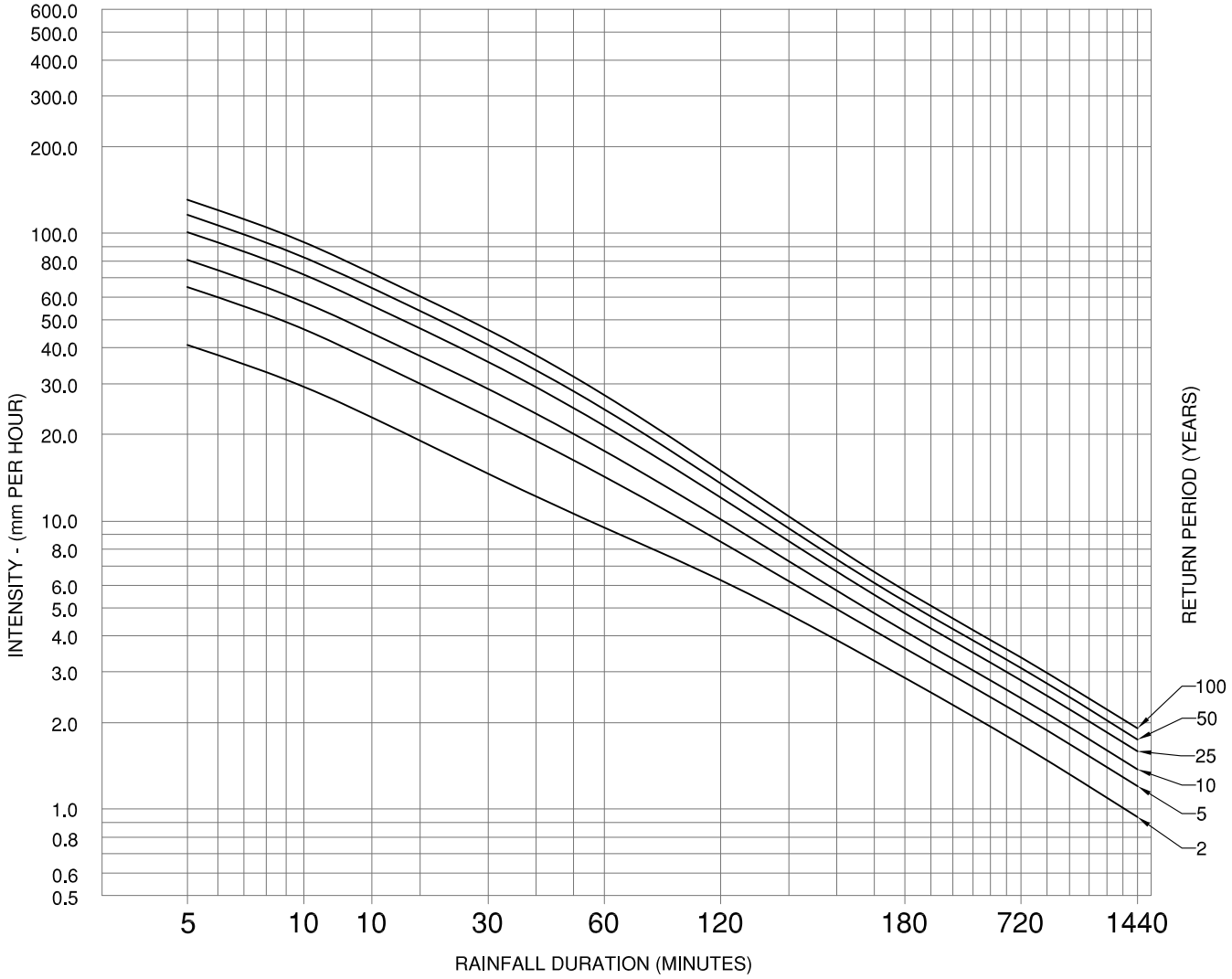
TOWN OF OSOYOOS

STANDARD DESIGN
DRAFTING SYMBOLS

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JUNE 2023
SCALE:	N.T.S.
DWG. NO.:	C-1
REV.:	

Acad Filename:Os-C-1.dwg



BASED ON RECORDING RAIN GAUGE DATA FOR THE PERIOD OF 1953 TO 2002
(45 YEARS) - PENTICTON AIRPORT

LATITUDE 49° 28'N, LONGITUDE 119° 36'W, ELEVATION 344m

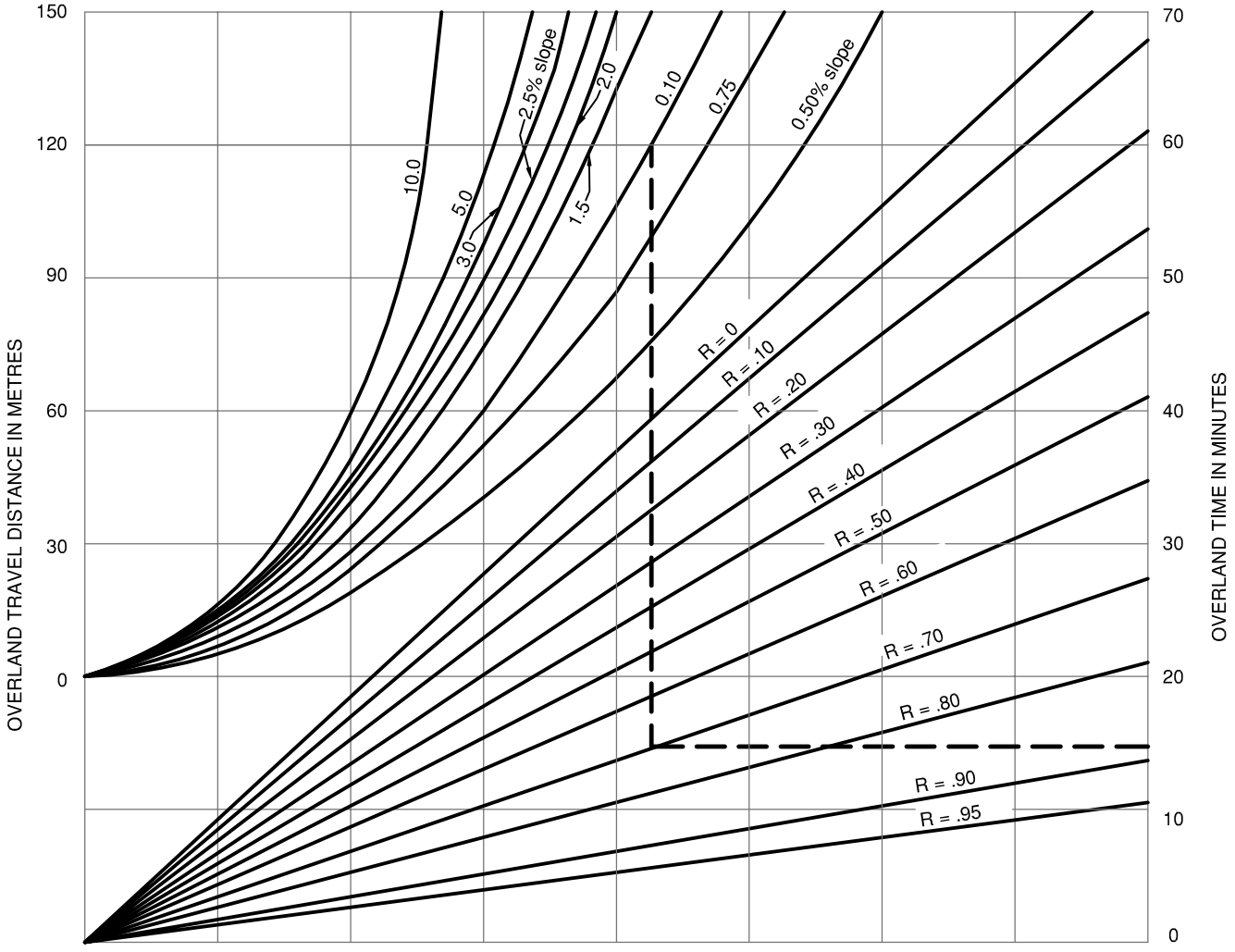
TOWN OF OSOYOOS

RAINFALL INTENSITY DURATION/FREQUENCY DESIGN CURVES

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEPT 2017
SCALE:	N.T.S.
DWG. NO.:	D-1
REV.:	1

Acad Filename:Os-D-1.dwg



OVERLAND FLOW CURVES FOR ESTIMATING FLOW TIMES.

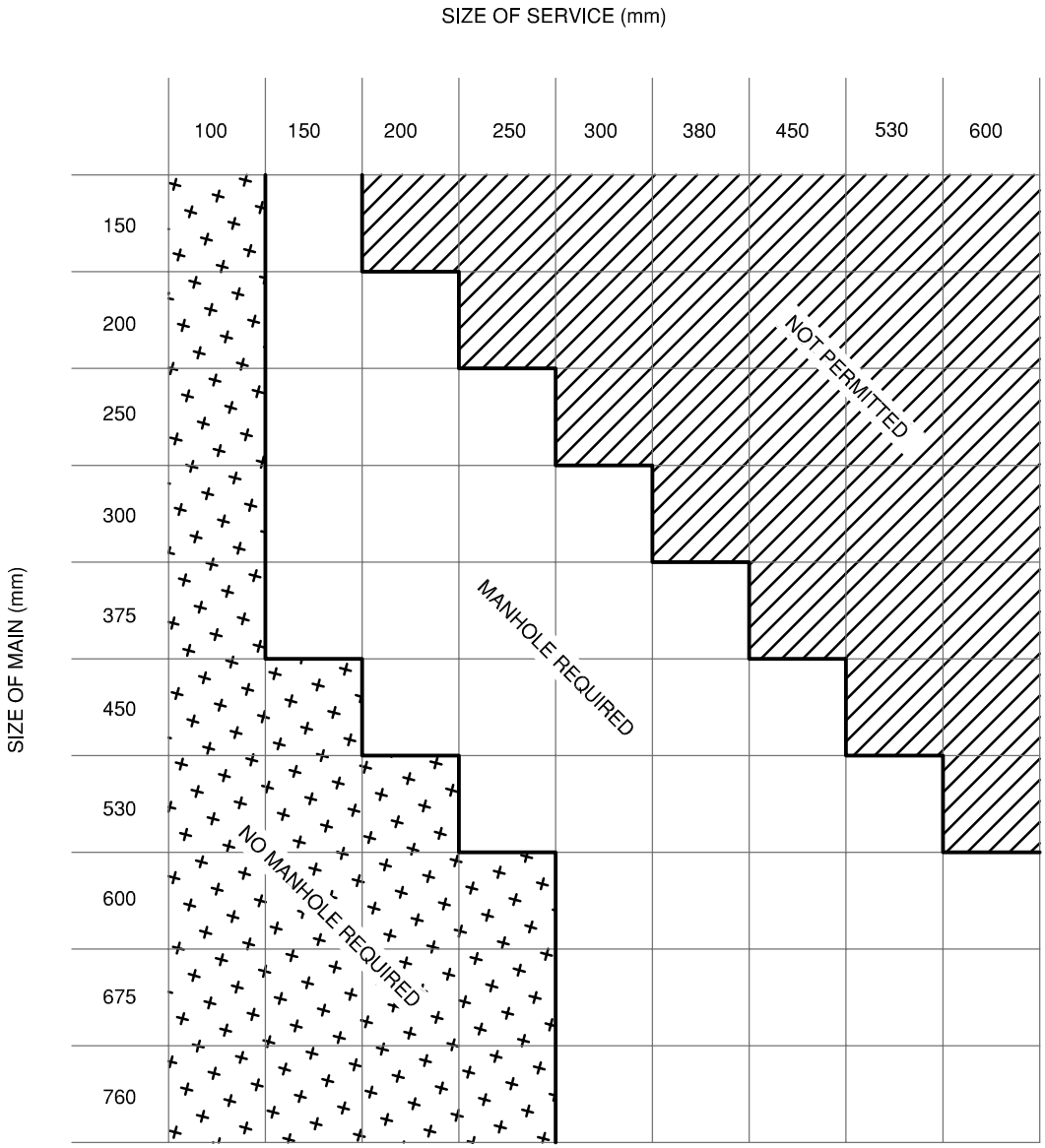
TOWN OF OSOYOOS

OVERLAND FLOW
TIME CURVES

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-2	

Acad Filename:\Os-D-2.dwg



THE ABOVE ARE GUIDELINES ONLY AND FOR CONNECTIONS TO EXISTING MAINS THE TYPE AND CONDITION OF EXISTING PIPE MAY DETERMINE WHEN A MANHOLE IS REQUIRED

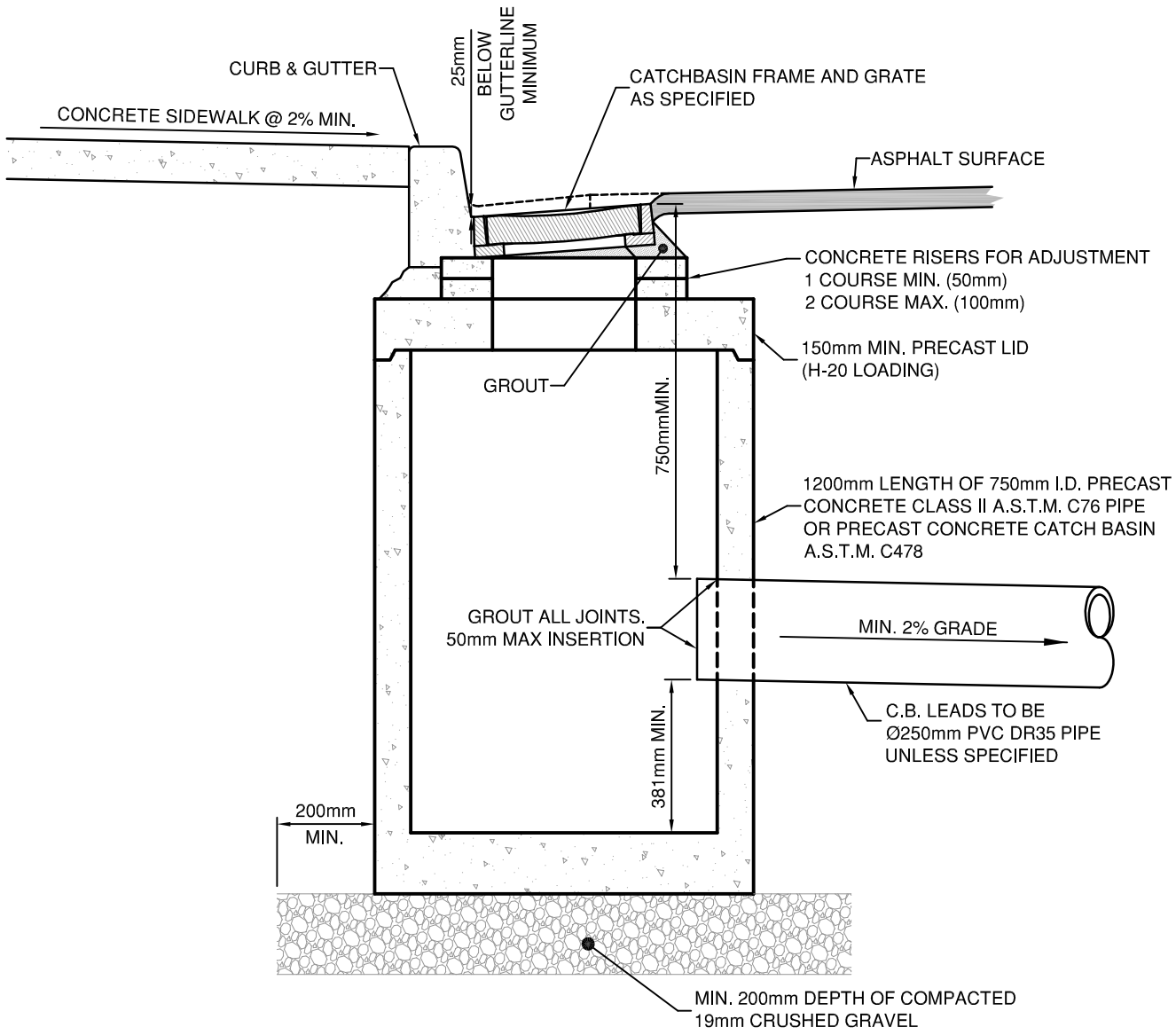
TOWN OF OSOYOOS

SANITARY OR STORM SEWER CONNECTIONS TO MAIN WHERE MANHOLES ARE REQUIRED

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-3	

Acad FIlename:\Os-D-3.dwg



CROSS-SECTION

APPROVED PATTERNS

MANUFACTURER	DESIGNATION	
	GRATE	FRAME
DOBNEY FOUNDRY CO. Ltd. SURREY & PENTICTON B.C.	B-18 B19A - Mod	B-19 B-19A
MINIMUM WEIGHTS	68 kg	86 kg
"OR APPROVED EQUIVALENTS"		

CASTING SPECIFICATIONS

THE CASTINGS SHALL BE TRUE TO PATTERN AND FREE FROM CRACKS, GAS HOLES, FLAWS, AND EXCESSIVE SHRINKAGE. SURFACES OF THE CASTINGS SHALL BE FREE FROM BURNT SAND AND SHALL BE REASONABLY SMOOTH. RUNNERS, RISER, FINS, AND OTHER CAST ON PIECES SHALL BE REMOVED.

- FRAME MATERIAL SPECIFICATION CAST IRON A.S.T.M. A-48 CLASS 20
- GRATE MATERIAL SPECIFICATION DUCTILE IRON A.S.T.M. A-445 OR CAST STEEL -Grade 60-90 (TABLE II A.S.T.M. DESIGNATION A-148)

Note: Grates Available in Both Left and Right Hand Patterns

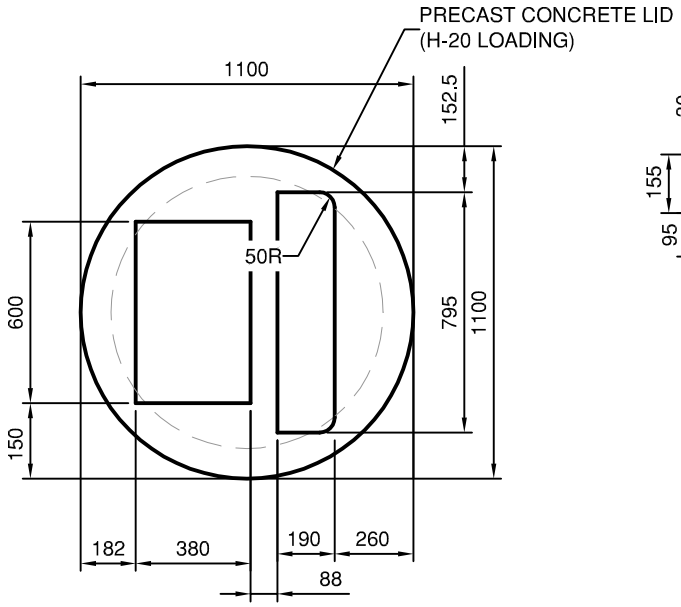
TOWN OF OSOYOOS

CATCH BASIN ASSEMBLY STANDARD TYPE

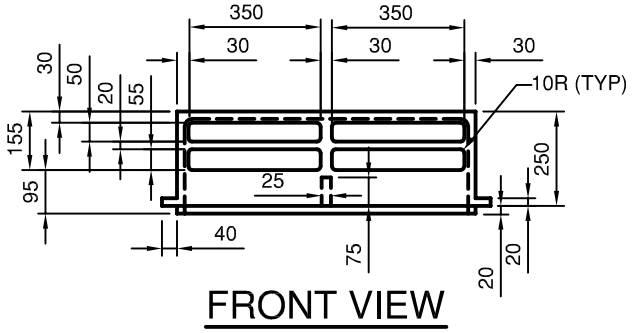
Osoyoos Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-4	

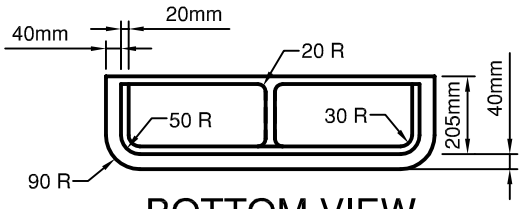
Acad Filename:\Os-D-4.dwg



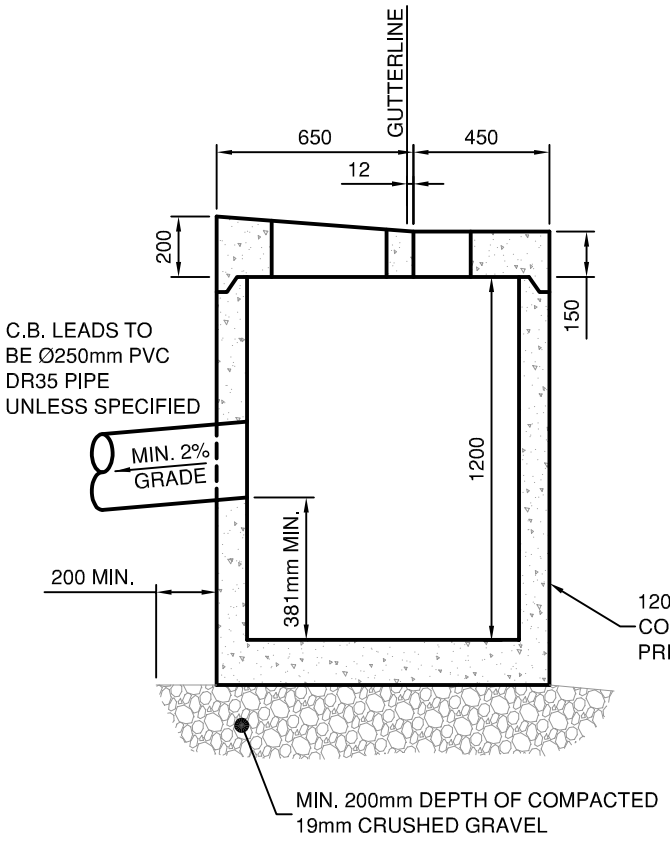
CONCRETE LID PLAN



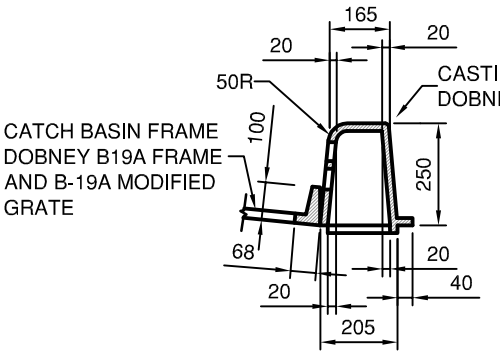
FRONT VIEW



BOTTOM VIEW



CROSS-SECTION



CROSS-SECTION

50mm MAX INSERTION OF CATCHBASIN LEAD

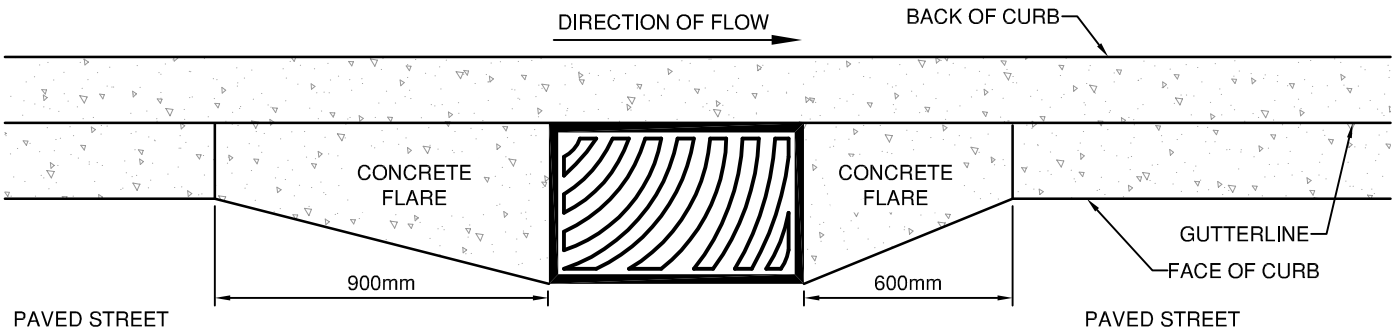
TOWN OF OSOYOOS

CATCH BASIN ASSEMBLY
CURB-INLET TYPE

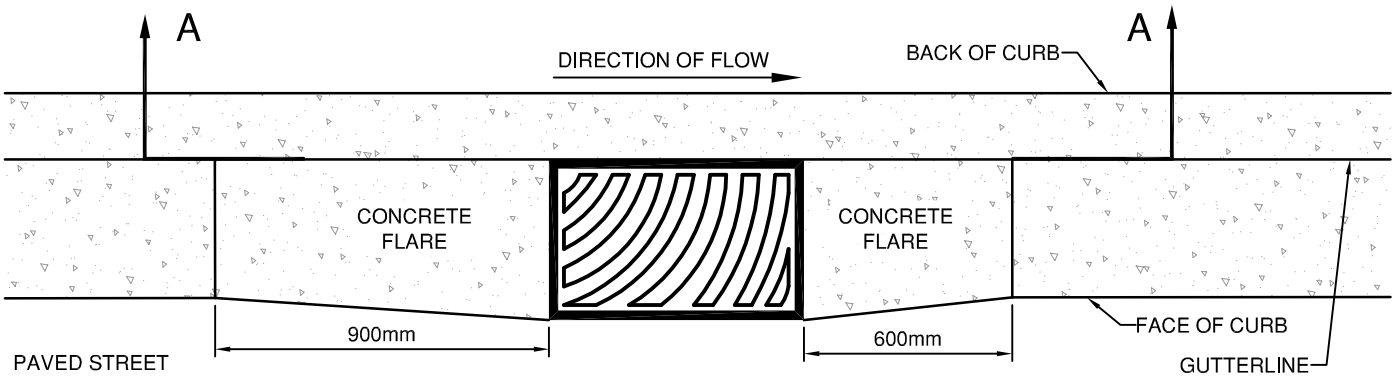
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-5	

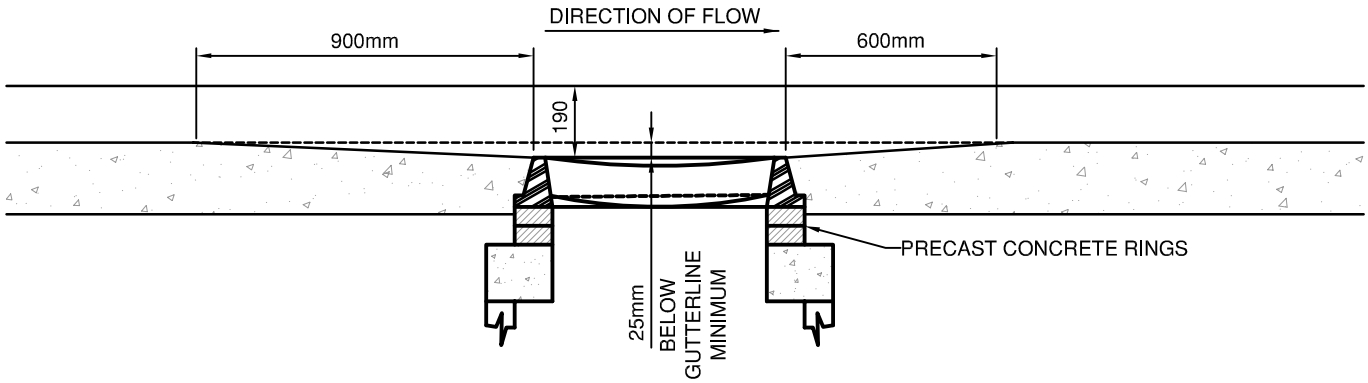
Acad Filename:\Os-D-5.dwg



ROLLED CURB AND GUTTER



STANDARD CURB AND GUTTER



SECTION A-A

NOTE: ALL DIMENSIONS ARE IN MILLIMETERS

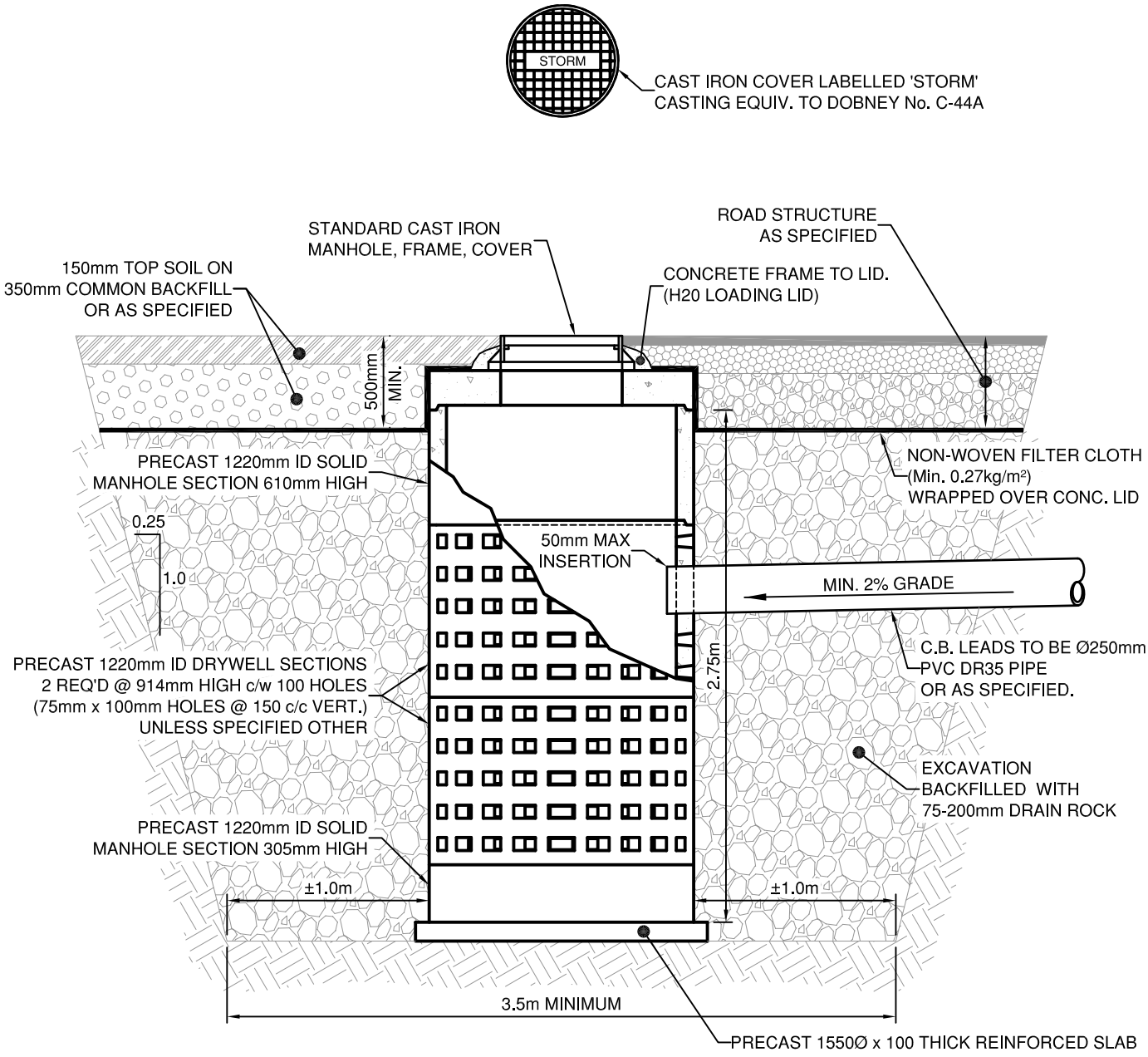
TOWN OF OSOYOOS

CATCH BASIN INSTALLATION
DEPRESSED GUTTER

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-6	

Acad FIlename:\Os-D-6.dwg



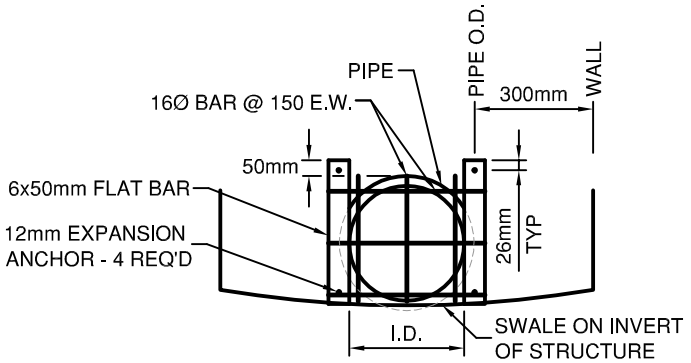
NOTES:

- THE NUMBER AND SPACING OF DRAINAGE DRYWELLS, WILL DEPEND UPON THE AREA BEING DRAINED, AND UPON GROUND CONDITIONS.
- PLACE Min. 150mm of 38mm DRAIN ROCK UNDER PRECAST SLAB FOR UNSTABLE BASE MATERIALS (or AS SPECIFIED by ENGINNER)
- WHEN UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED THE EXCAVATION SLOPE MAY BE MODIFIED. WHEN "FLOWING" SANDS OR GRAVELS ARE ENCOUNTERED, THE EXCAVATION SHALL BE LINED WITH FILTER CLOTH TO PREVENT THE MIGRATION OF NATIVE SOILS INTO THE DRAIN ROCK.

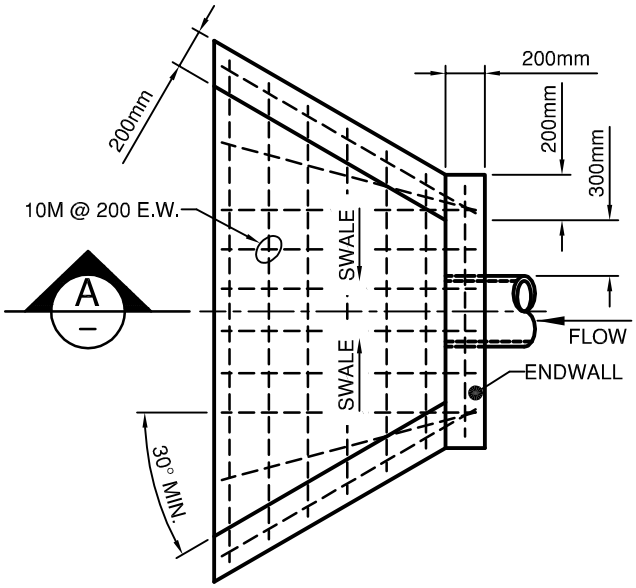
TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
DRAINAGE DRYWELL	Osoyoos Canada's warmest welcome	DATE: NOV 2014
		SCALE: N.T.S.
		DWG. NO.: D-7 / REV.:

Acad FIlename:Os-D-7.dwg

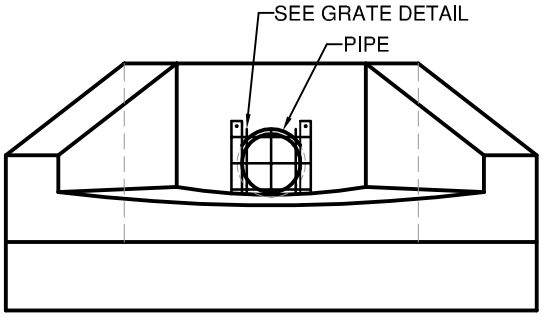
NOTE:
ALL GRATE MATERIALS FINISHED
c/w RUST RESISTANT PAINT.



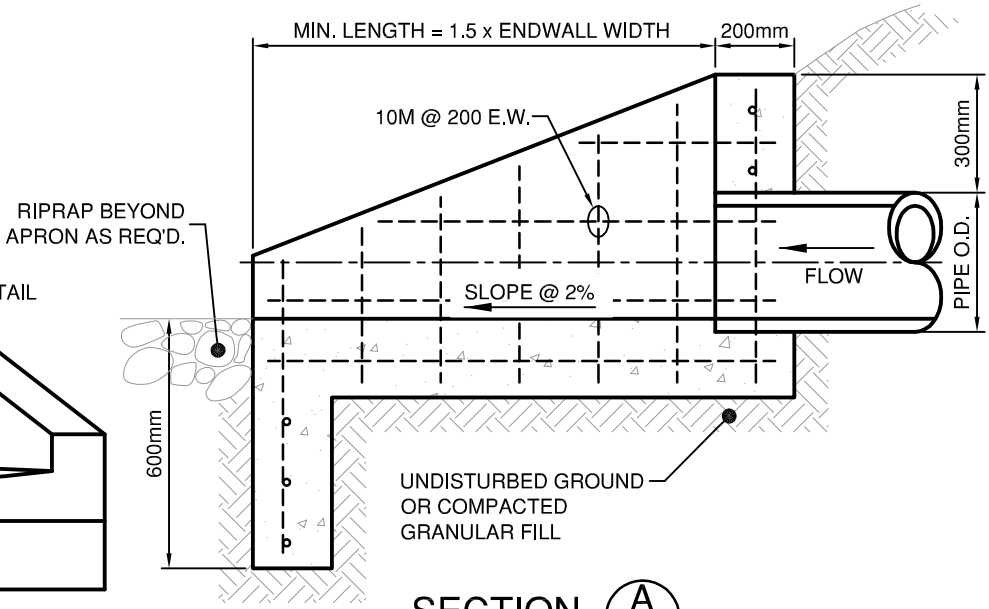
GRATE DETAIL



PLAN



ELEVATION



SECTION A

NOTES:
1. 10mm CHAMFER ON ALL EXPOSED EDGES.
2. ALL REINFORCING SPLICES TO BE 40 x BAR DIAMETER.
3. CONCRETE 20MPa @ 28 DAYS.

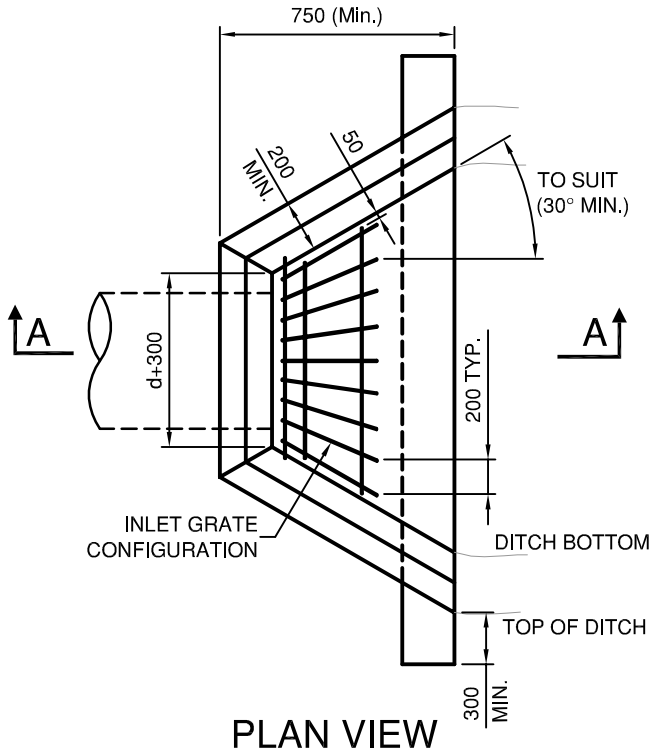
TOWN OF OSOYOOS

STORM SEWER
OUTLET STRUCTURE

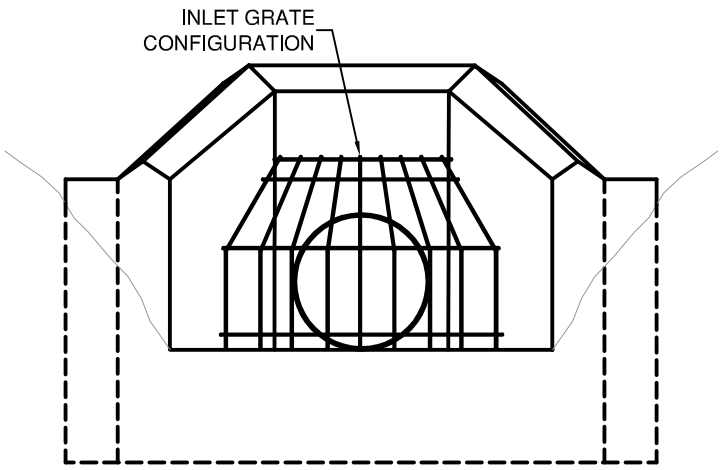
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	D-8
REV.:	

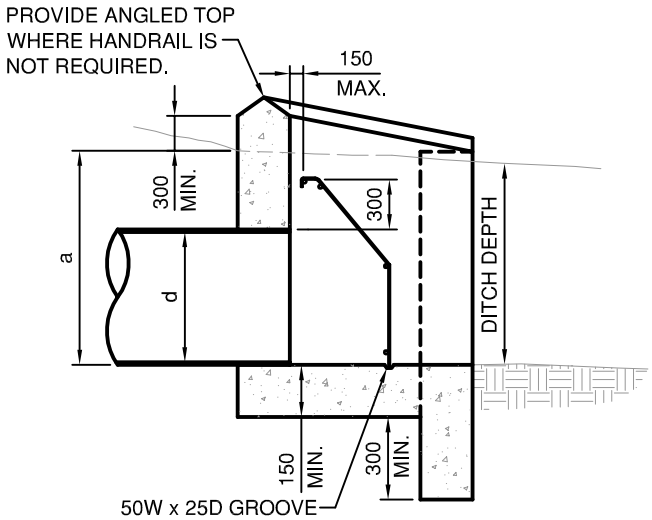
Acad FIlename:\Os-D-8.dwg



PLAN VIEW



FRONT VIEW



SECTION A-A

NOTES:

1. THIS DRAWING IS TO BE USED AS A GUIDE ONLY. THE DETAILED DESIGN SHALL CONSIDER EXISTING SITE AND SOIL CONDITIONS.
2. APPROVED HANDRAIL REQUIRED WHERE `a' EXCEEDS 1.2m.
3. MAXIMUM PIPE SIZE 600mm DIAMETER.
4. STEEL BAR GRILL TO BE 20M BARS WELDED TOGETHER.
5. ALL METAL TO BE HOT DIPPED GALVANIZED.
6. DESIGN TO INCLUDE STEEL REINFORCEMENT.
7. STEEL BAR GRILL TO BE REMOVABLE, WITHOUT TOOLS.

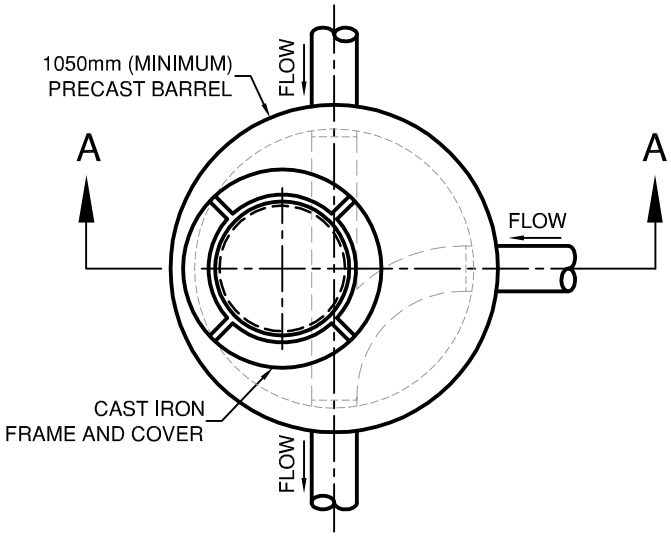
TOWN OF OSOYOOS

STORM SEWER
INLET STRUCTURE

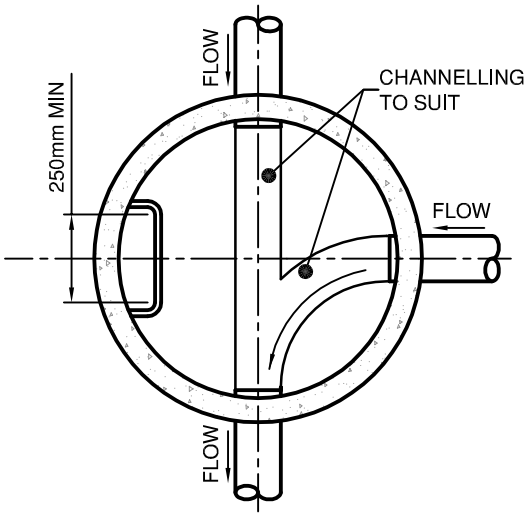
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-9	

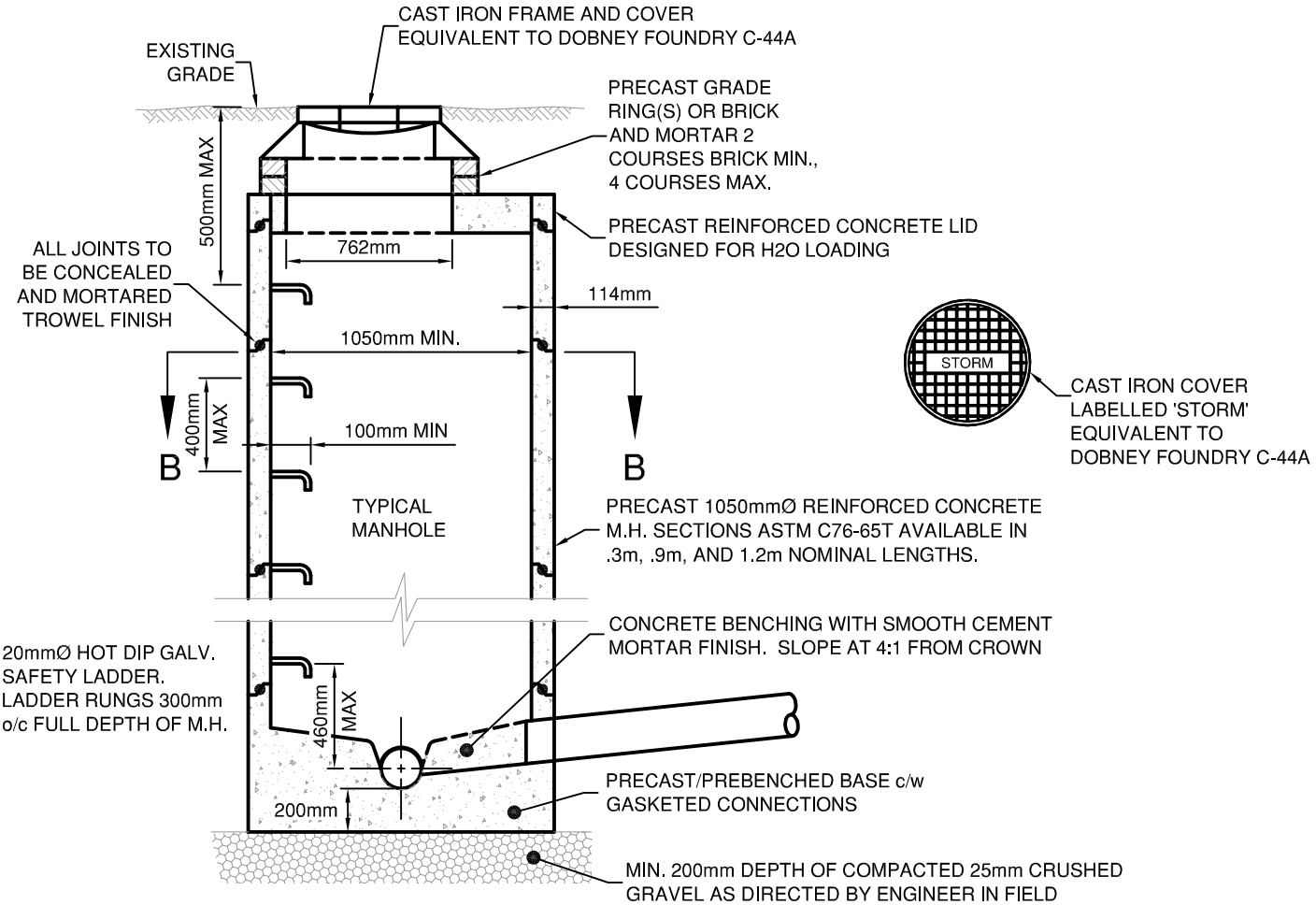
Acad FIlename:\Os-D-9.dwg



PLAN



SECTION B-B



SECTION A-A

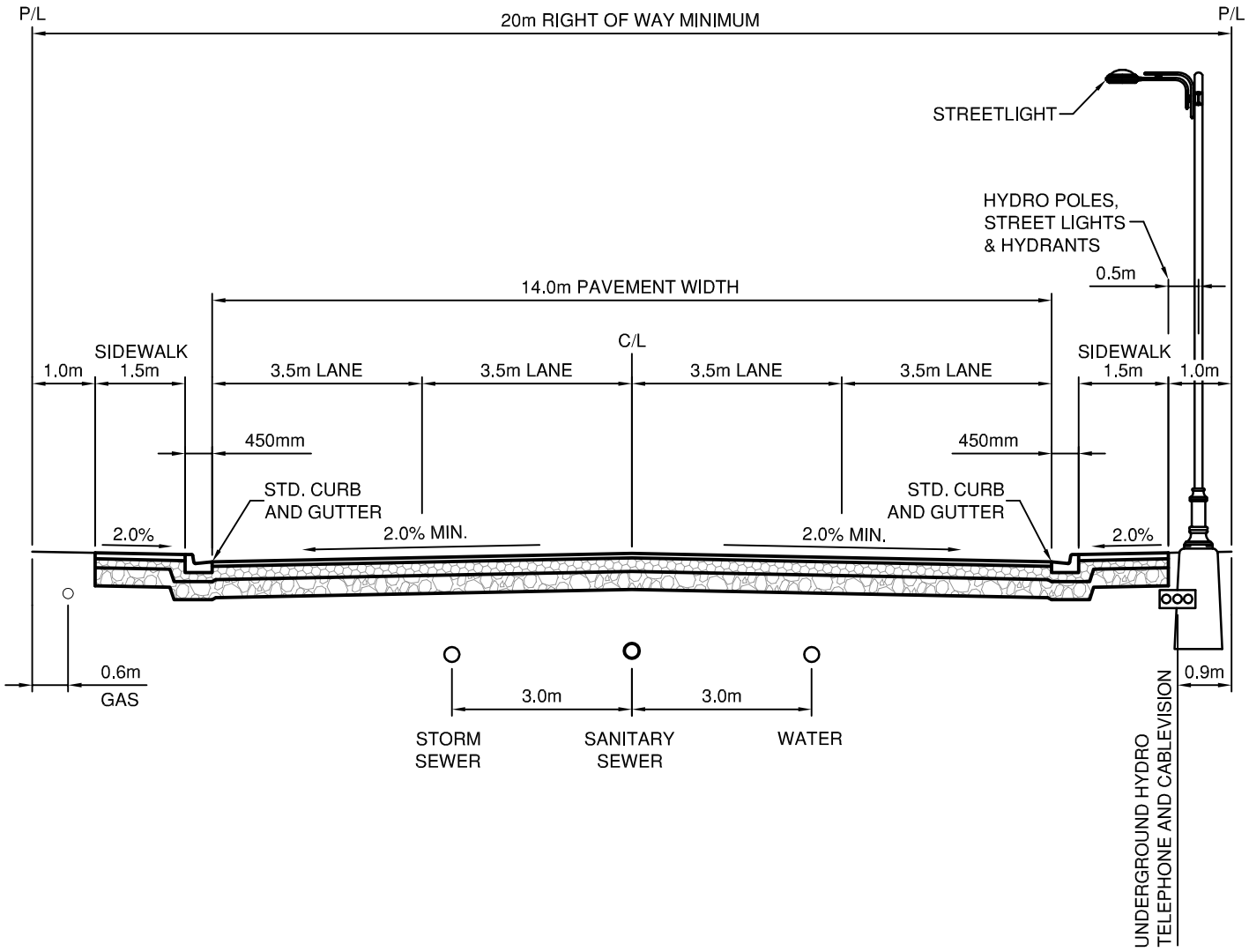
TOWN OF OSOYOOS

TYPICAL STORM SEWER MANHOLE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
D-10	

Acad FIlename:Os-D-10.dwg



NOTES:

1. PAVED SURFACE - 75mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 300mm PIT RUN GRAVEL (75mm MINUS)
4. STANDARD CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

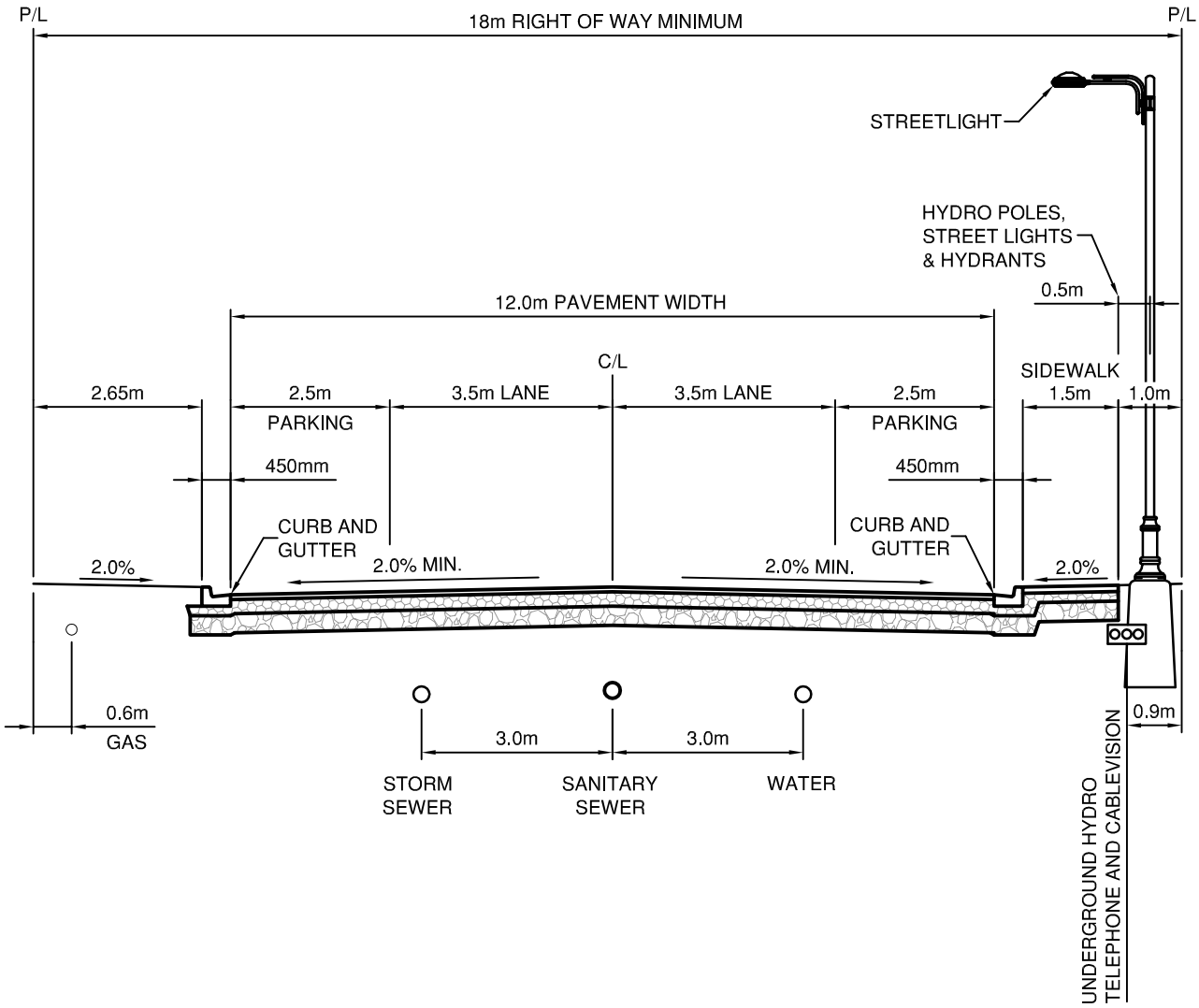
TOWN OF OSOYOOS

ARTERIAL ROAD (FOUR LANES)

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-1	

Acad Filename:\Os-R-1.dwg



NOTES:

1. PAVED SURFACE - 75mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 300mm PIT RUN GRAVEL (75mm MINUS)
4. STANDARD OR ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

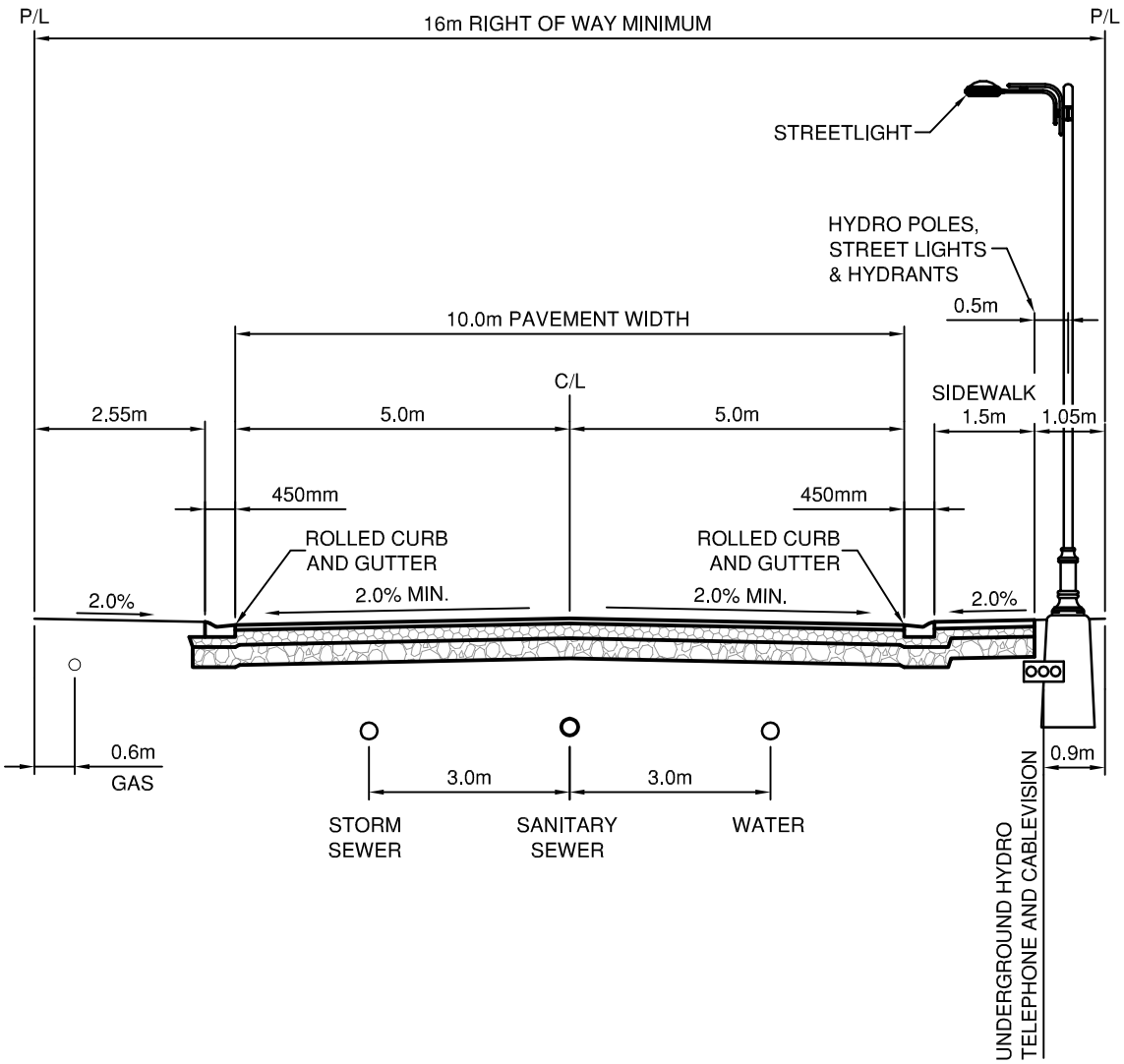
TOWN OF OSOYOOS

COLLECTOR ROAD

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-2	

Acad FIlename:\Os-R-2.dwg

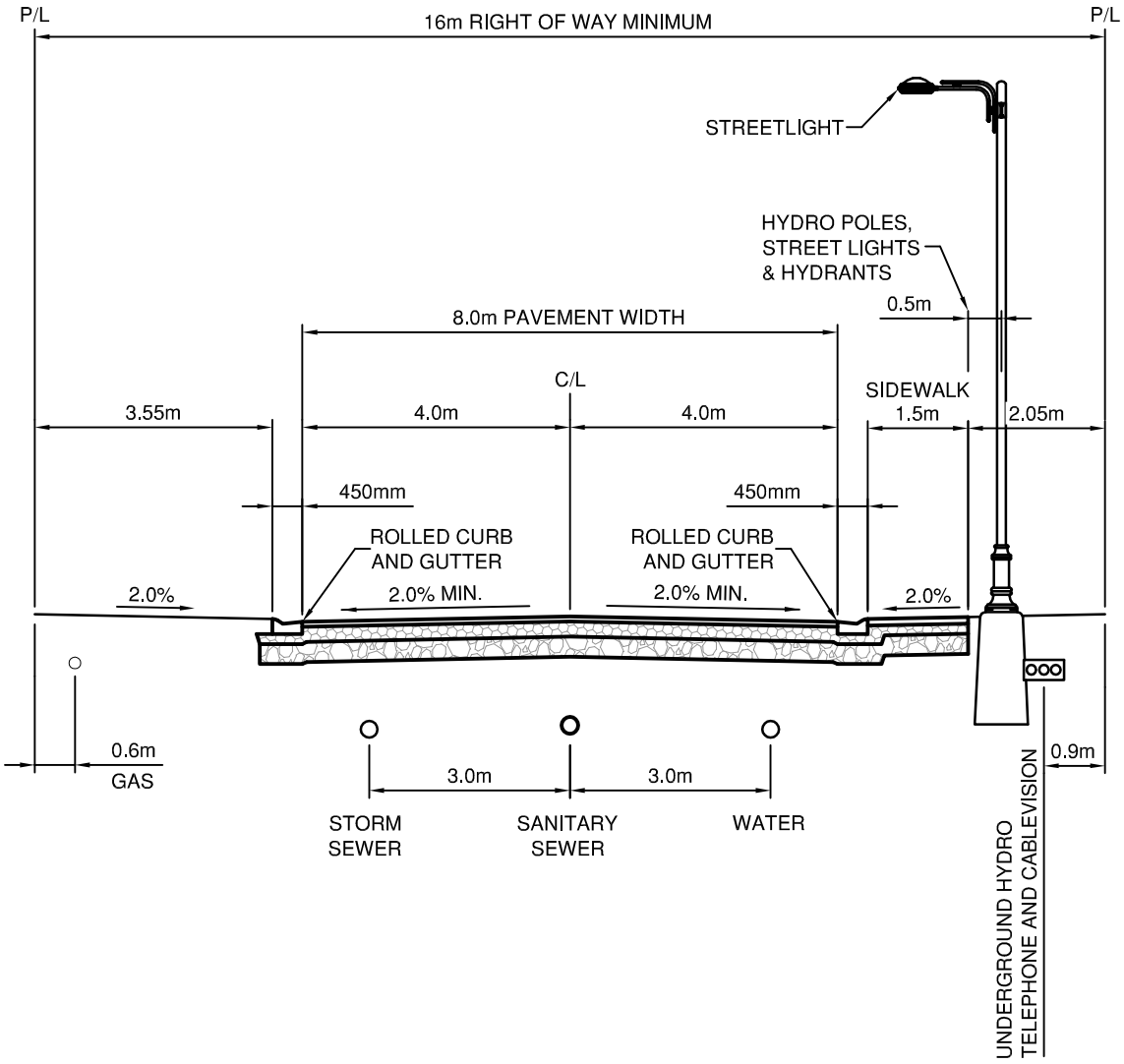


NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
URBAN RESIDENTIAL ROAD	Osoyoos Canada's warmest welcome ®*	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-3 / REV.:

Acad FIlename:\Os-R-3.dwg

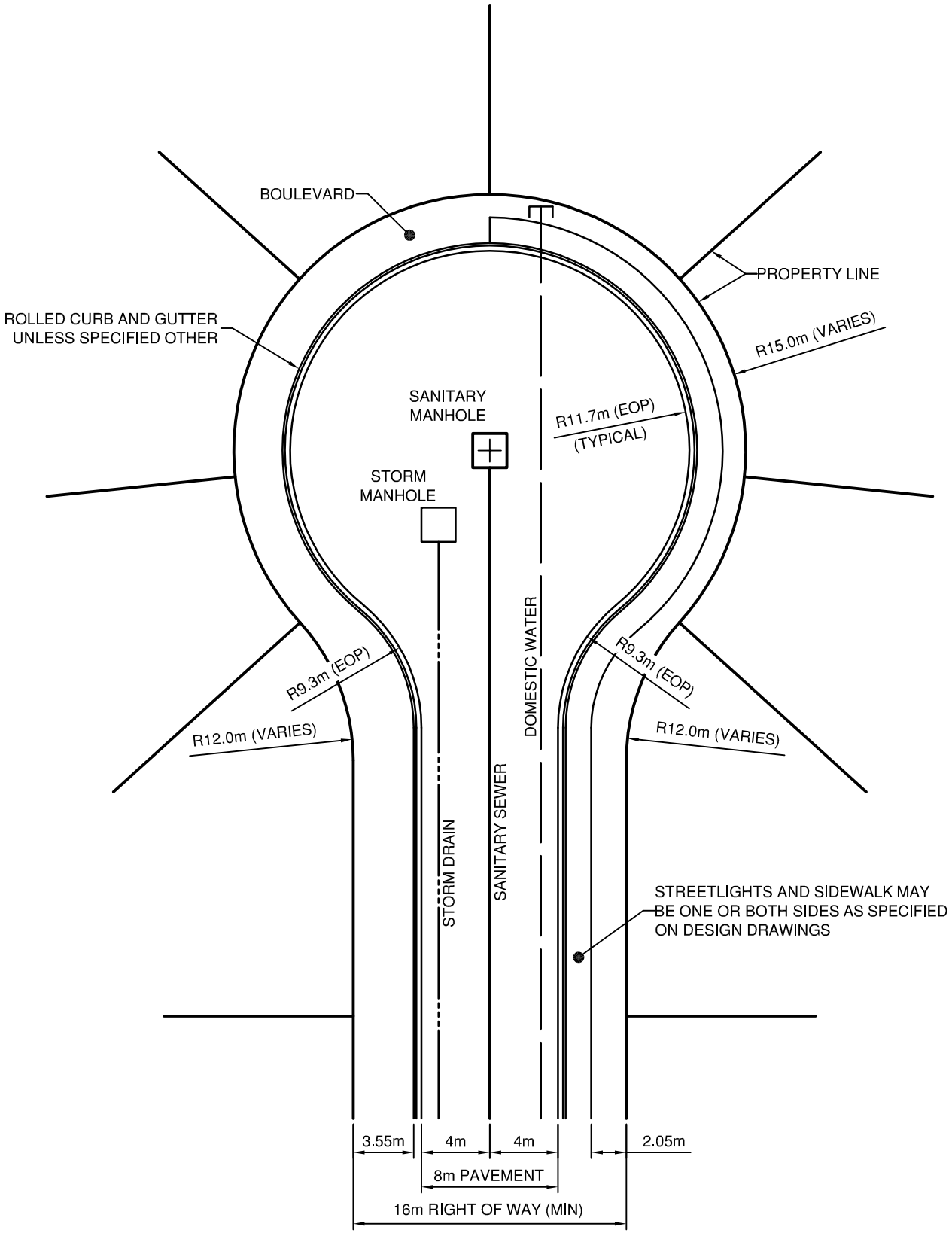


NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. ROLLED CURB AND GUTTER
5. STREETLIGHTS AND SIDEWALK MAY BE ONE OR BOTH SIDES AS SPECIFIED ON DESIGN DRAWINGS

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
URBAN LOCAL ROAD (LOW VOLUME)	Osoyoos Canada's warmest welcome	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-4 / REV.:

Acad Filename:\Os-R-4.dwg



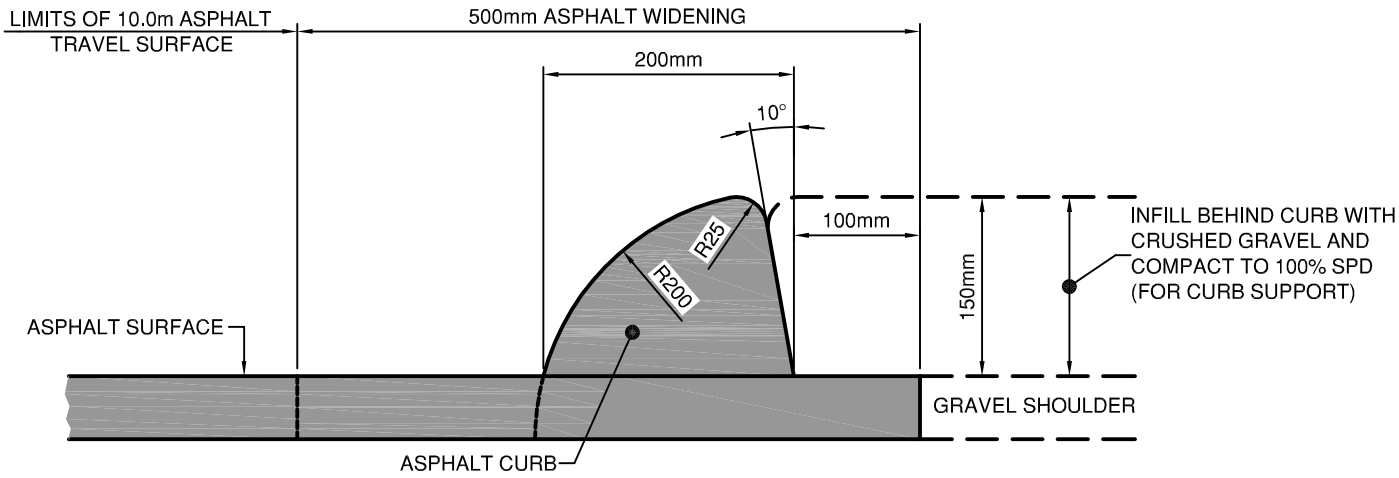
TOWN OF OSOYOOS

RESIDENTIAL
CUL-DE-SAC

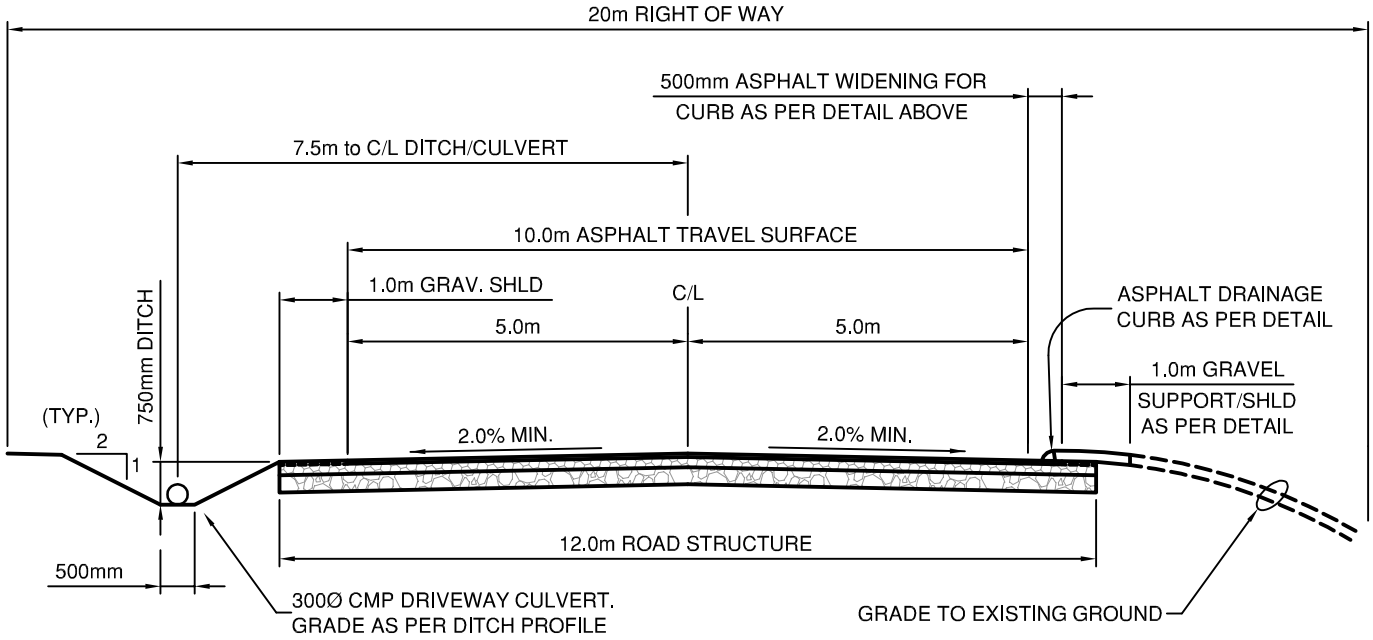
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-5	

Acad FIlename:\Os-R-5.dwg



DETAIL - ASPHALT DRAINAGE CURB



NOTE:

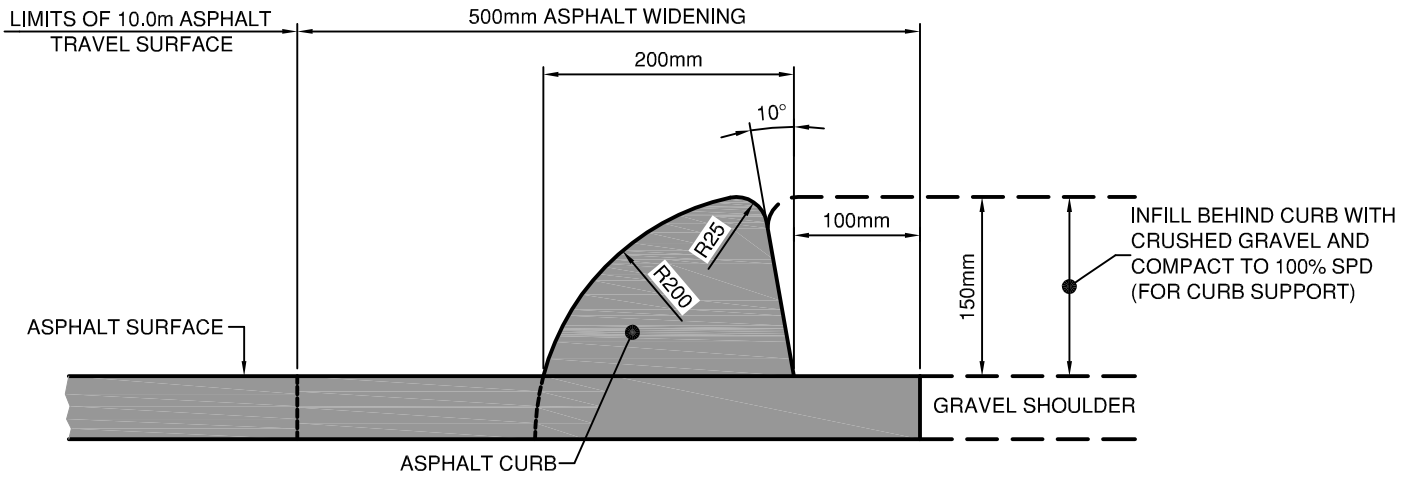
- DITCHES AND CURBS TO BE CONSTRUCTED AS REQUIRED AND MAY BE CONSTRUCTED ON ONE OR BOTH SIDES.

NOTES:

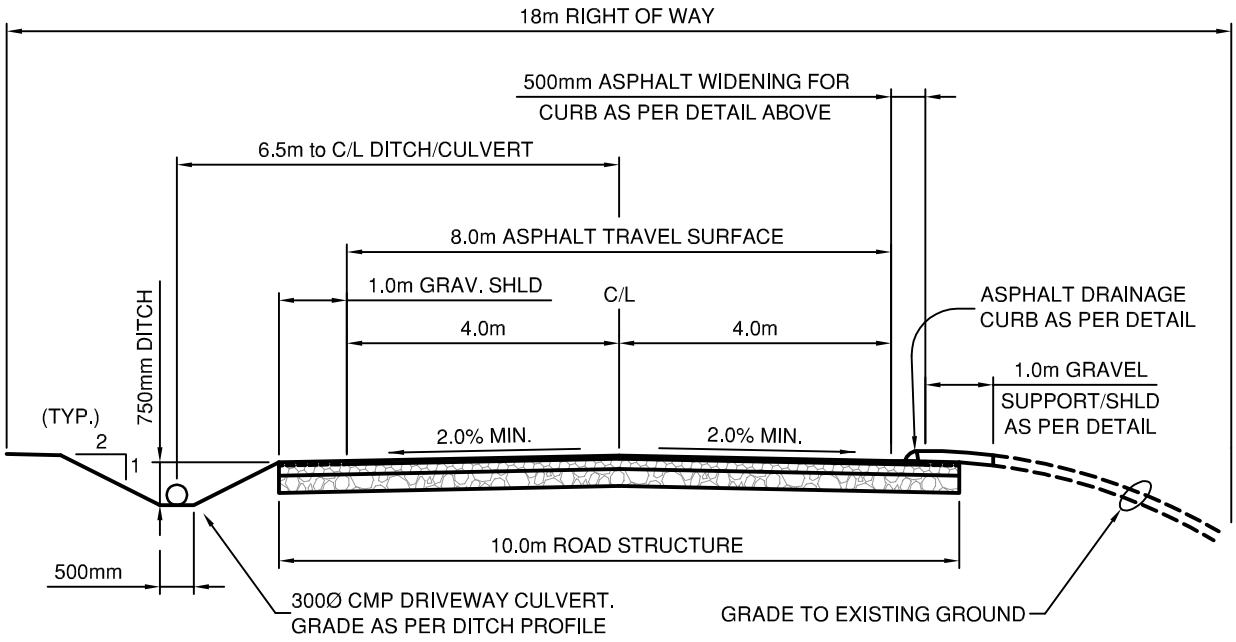
1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. SCARIFY UPPER 150mm OF SUBGRADE, COMPACT TO 100% SPD
5. SHOULDER MATERIAL TO BE 19mm CRUSHED GRAVEL COMPACTED TO 100% SPD

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: SU
INDUSTRIAL ROAD	Osoyoos Canada's warmest welcome	DATE: NOV 2012
		SCALE: N.T.S.
		DWG. NO.: R-6 / REV.:

Acad FIlename:\Os-R-6.dwg



DETAIL - ASPHALT DRAINAGE CURB



NOTE:

- DITCHES AND CURBS TO BE CONSTRUCTED AS REQUIRED AND MAY BE CONSTRUCTED ON ONE OR BOTH SIDES.

NOTES:

1. PAVED SURFACE - 50mm ASHPALT (COMPACTED THICKNESS)
2. BASE - 150mm CRUSHED GRAVEL (20mm MINUS)
3. SUB-BASE - 250mm PIT RUN GRAVEL (75mm MINUS)
4. SCARIFY UPPER 150mm OF SUBGRADE, COMPACT TO 100% SPD
5. SHOULDER MATERIAL TO BE 19mm CRUSHED GRAVEL COMPACTED TO 100% SPD

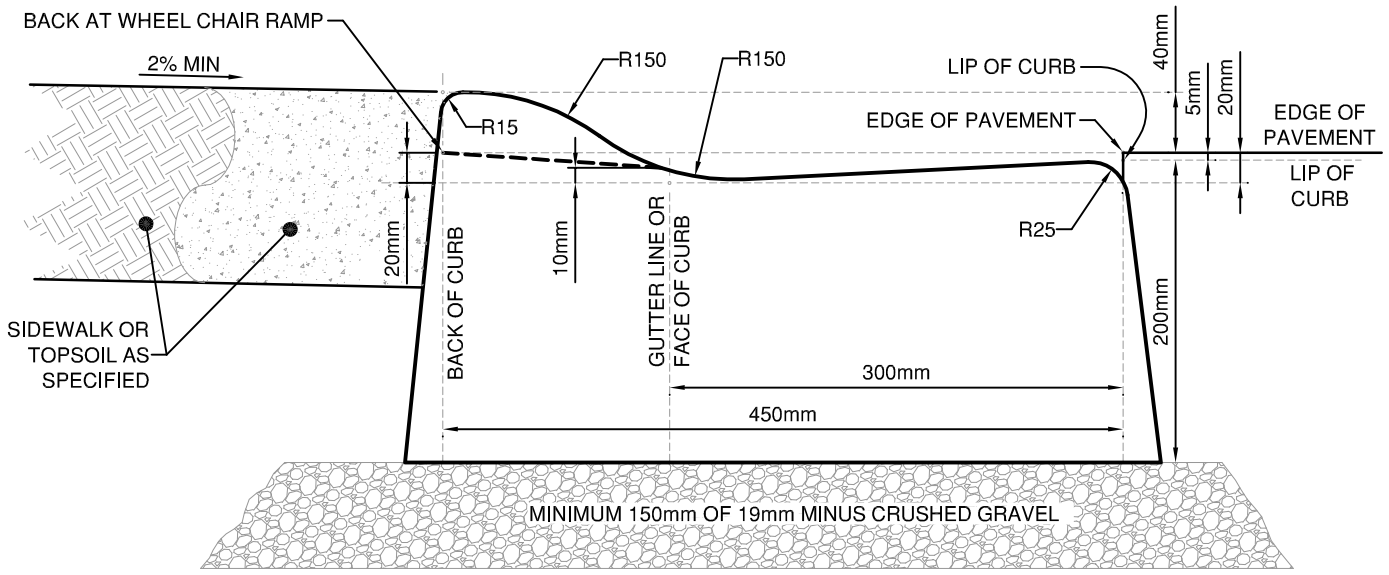
TOWN OF OSOYOOS

RURAL RESIDENTIAL ROAD

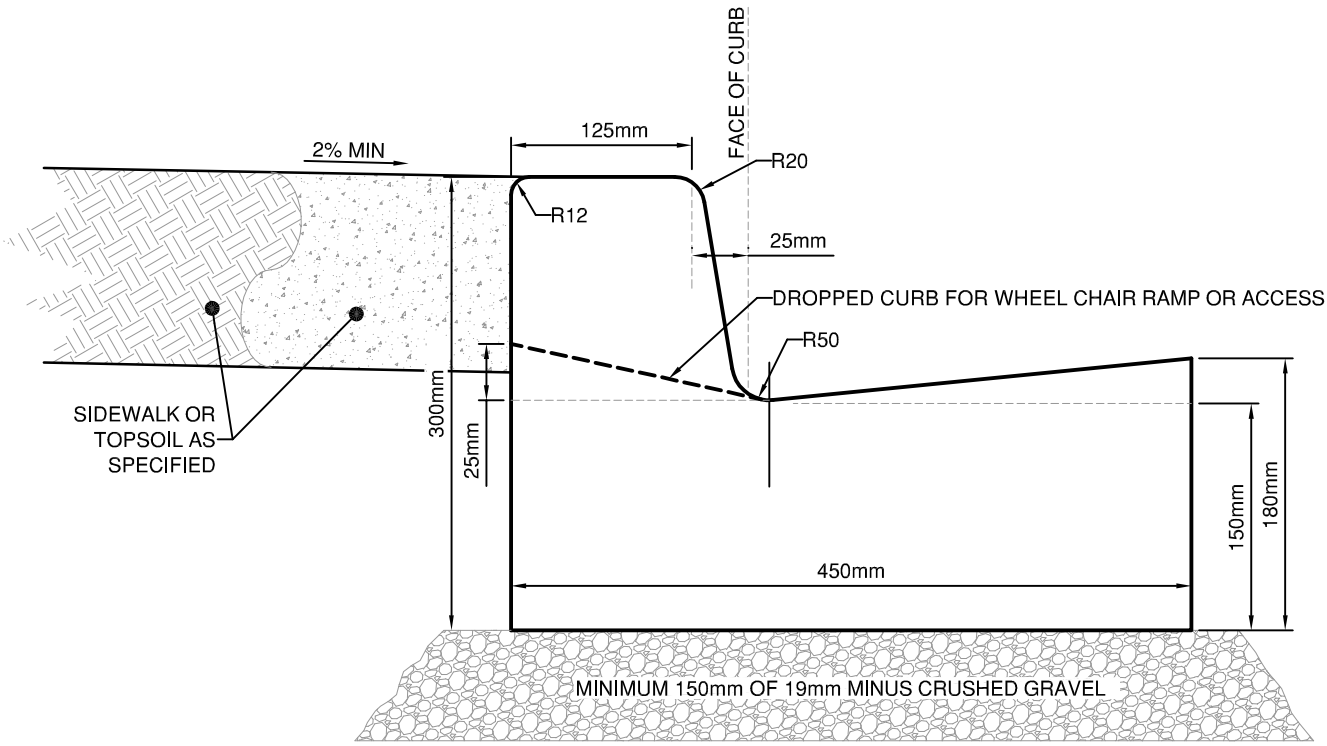
Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-7	

Acad Filename:\Os-R-7.dwg



ROLLED CURB AND GUTTER



STANDARD CURB AND GUTTER

NOTE:
ALL COMPACTION TO MINIMUM 100% OF OPTIMUM DRY DENSITY

TOWN OF OSOYOOS

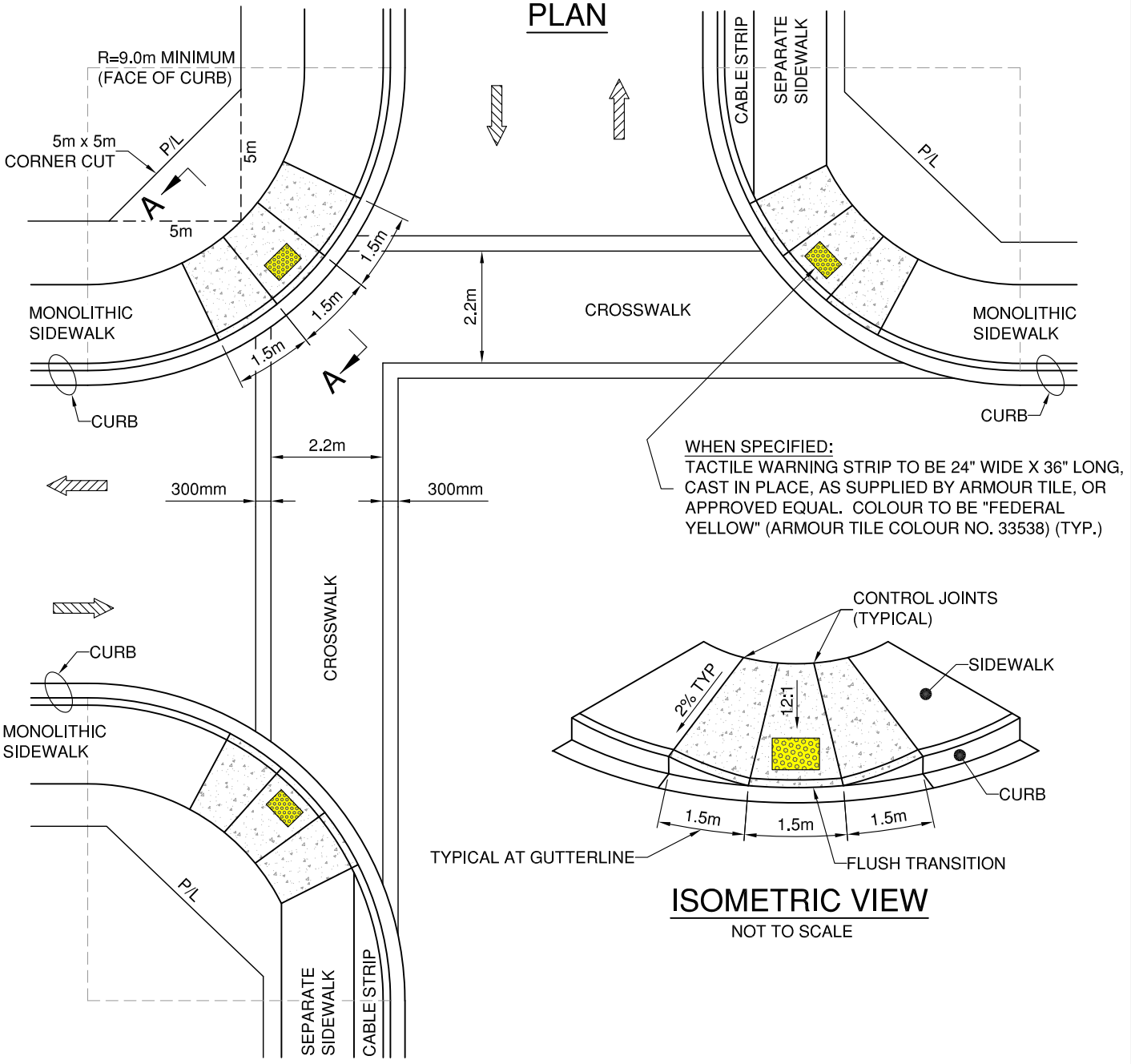
TYPICAL CURB TYPES

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-8	

Acad FIlename:\Os-R-8.dwg

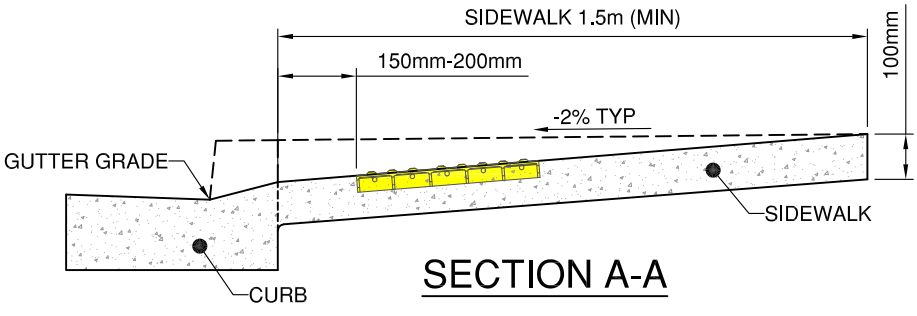
PLAN



WHEN SPECIFIED:
TACTILE WARNING STRIP TO BE 24" WIDE X 36" LONG, CAST IN PLACE, AS SUPPLIED BY ARMOUR TILE, OR APPROVED EQUAL. COLOUR TO BE "FEDERAL YELLOW" (ARMOUR TILE COLOUR NO. 33538) (TYP.)

ISOMETRIC VIEW

NOT TO SCALE



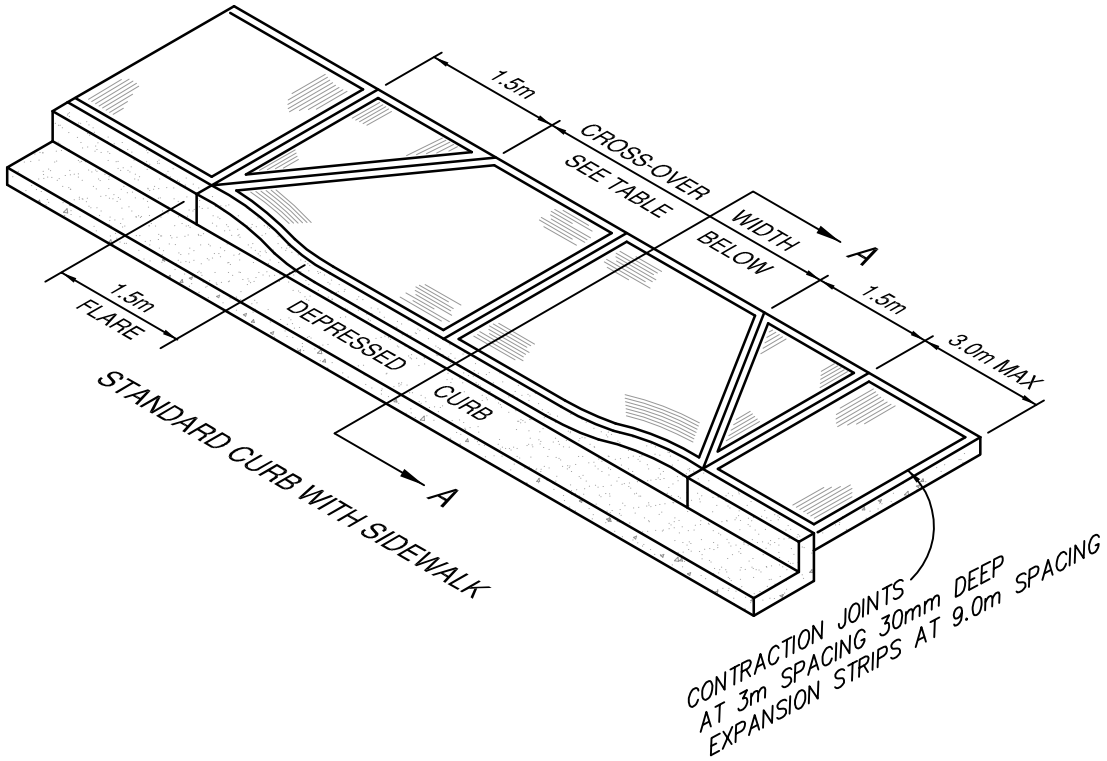
SECTION A-A

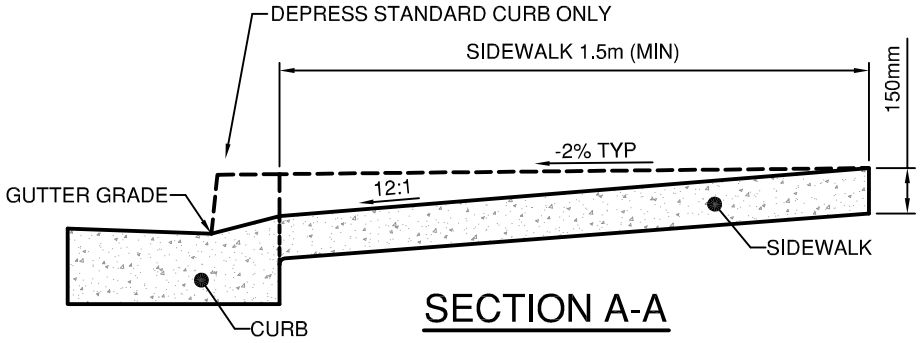
TOWN OF OSOYOOS

TYPICAL WHEELCHAIR RAMP,
CURB RADIUS AND CORNER CUT

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2017
SCALE:	N.T.S.
DWG. NO.:	R-9
REV.:	1

Acad Filename:Os-R-9.dwg





SECTION A-A

NOTE:
EXPANSION STRIPS SHALL BE
19mm THICK FIBRE BOARD

MINIMUM DISTANCES OR = CLEARANCE REQUIRED FROM TOP OF FLARE TO:
A) SIDE PROPERTY LINE = 0.3m
B) FLANKING PROPERTY LINE AT CORNERS = 10m
C) BETWEEN CROSS-OVERS = 1.0m
D) HYDRANTS OR STREET SIGNS = 1.0m

CROSS - OVER	COMMERCIAL	RESIDENTIAL	LANES
MIN. WIDTH	6.7m	4.0m	5.0m
MAX. WIDTH	9.0m	9.0m	5.0m
THICKNESS OF CONC.	190mm	150mm	190mm
MAX. No. ALLOWED PER PROPERTY	2	1 UNLESS APPROVED	-

TOWN OF OSOYOOS

SIDEWALK CROSS-OVER
& FINISHING DETAILS

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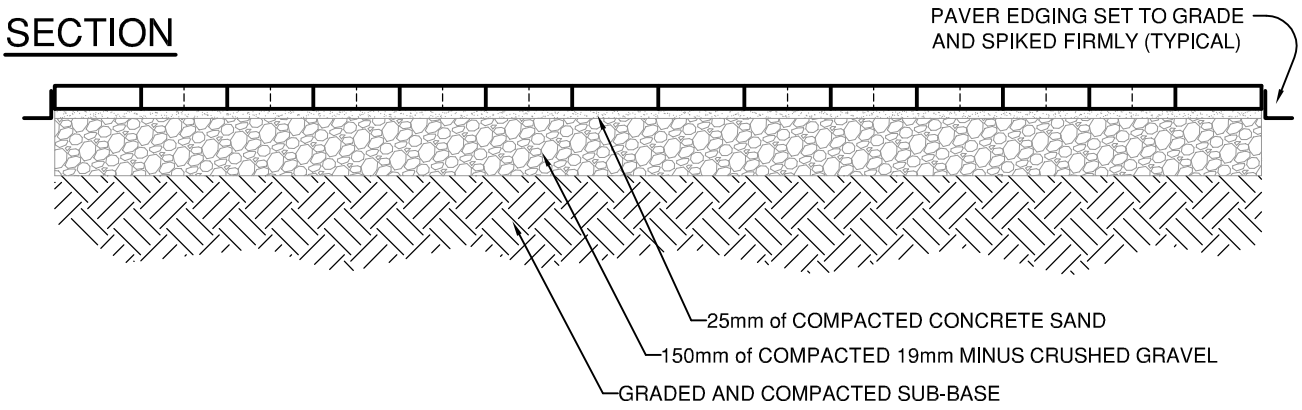
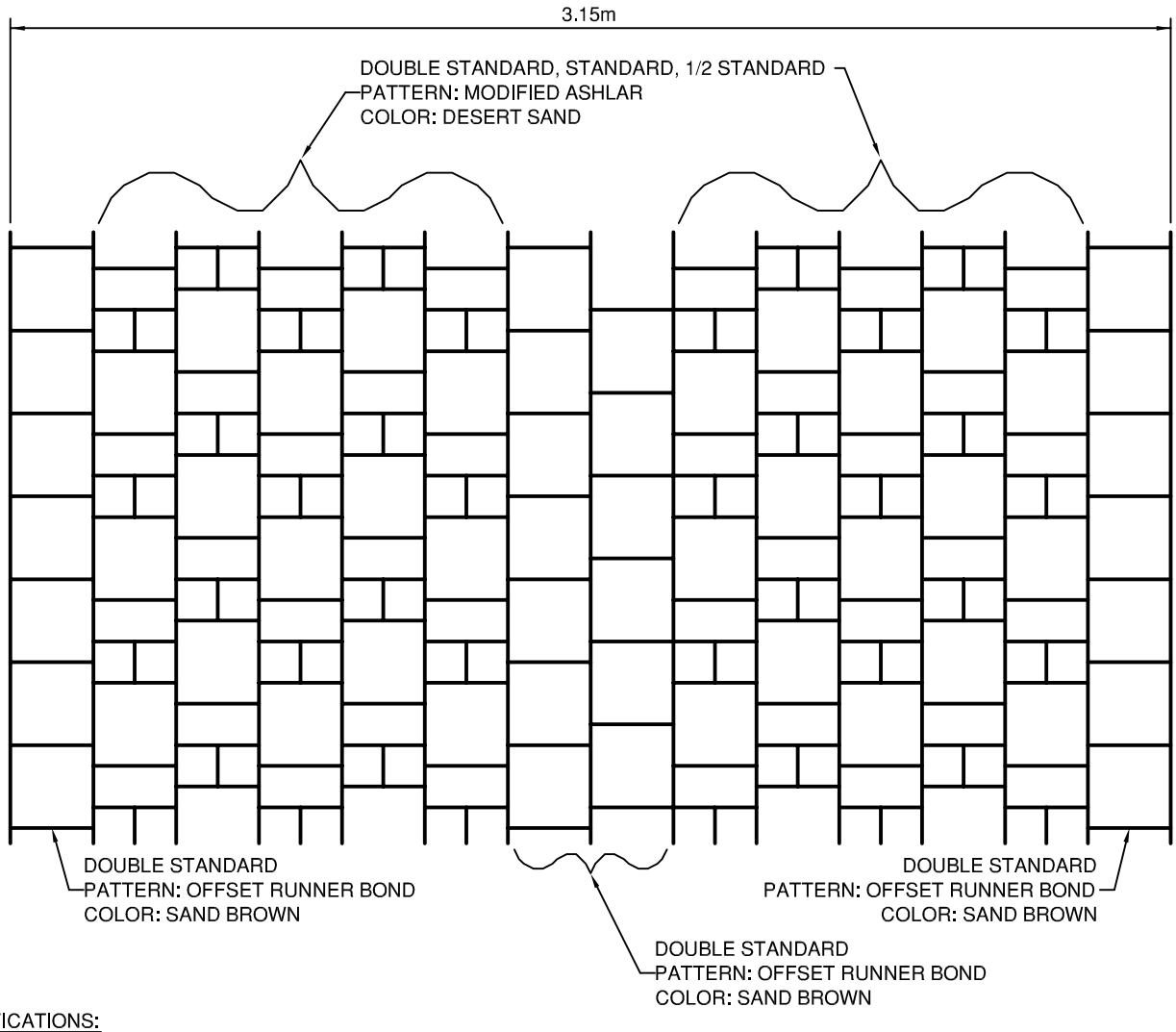
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-10	

Acad FIlename:Os-R-10.dwg

SECTION



PLAN



SPECIFICATIONS:

- AS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
- STANDARD CLASSIC SERIES 60mm THICKNESS

TOWN OF OSOYOOS

PAVING STONE SIDEWALK
RUNNER BOND PATTERN

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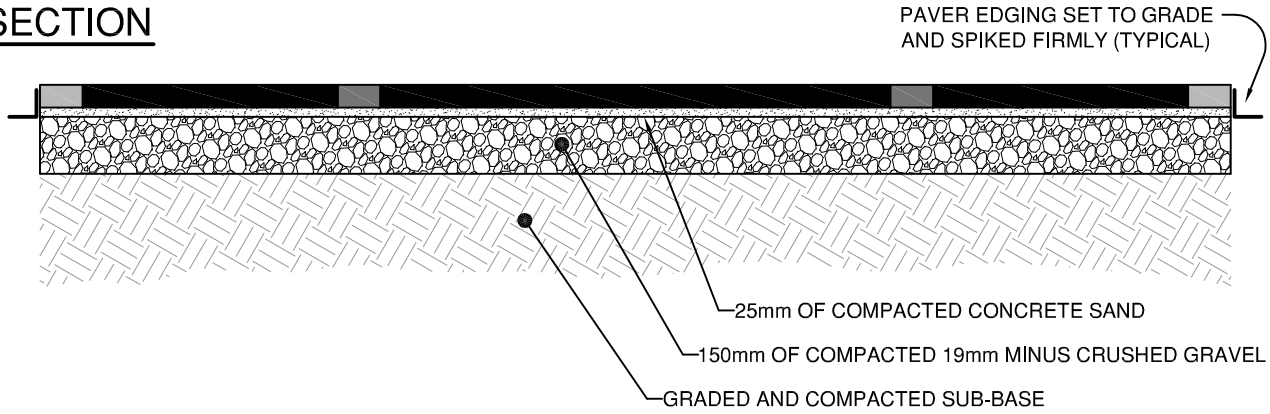
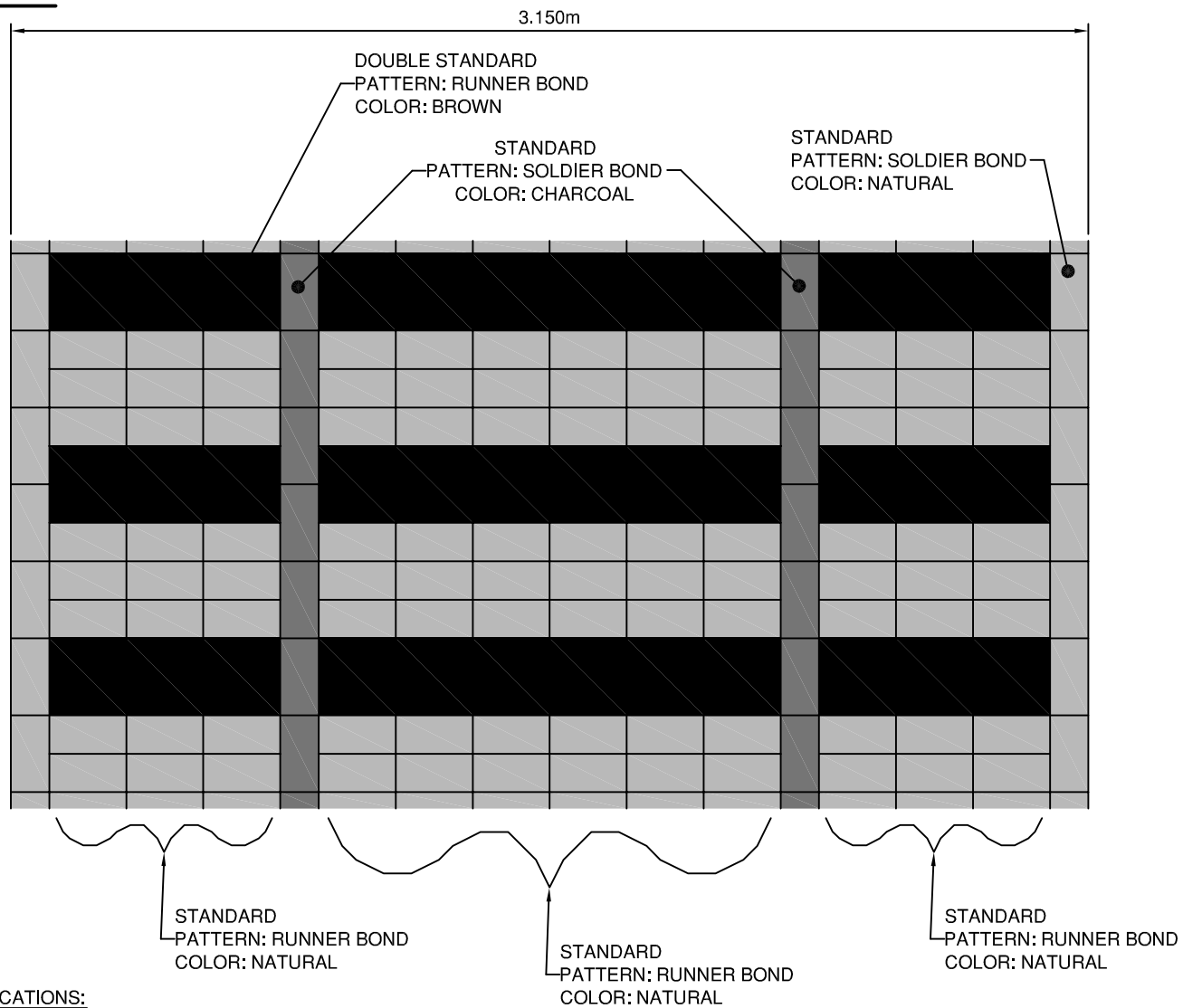
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-11	

Acad FIlename:Os-R-11.dwg

SECTION



PLAN



SPECIFICATIONS:

- AS SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
- STANDARD CLASSIC SERIES 60mm THICKNESS

TOWN OF OSOYOOS

PAVING STONE SIDEWALK
RAILWAY PATTERN

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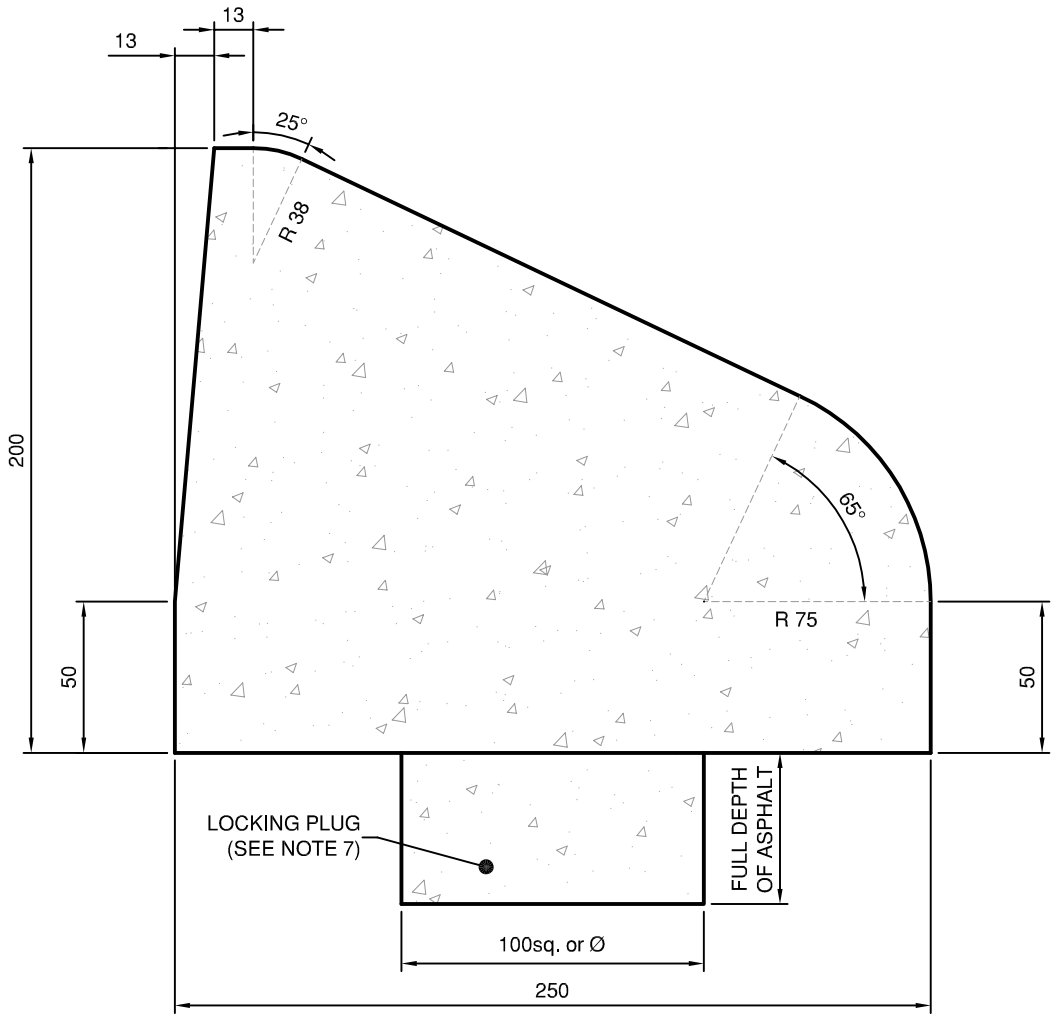
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	R-12
REV.:	

Acad FIlename:Os-R-12.dwg



NOTES:

THE CONCRETE INCORPORATED IN THE CURB SHALL HAVE:

1. MINIMUM COMPRESSIVE STRENGTH OF 30 MPa AT 28 DAYS.
2. COARSE AGGREGATE OF MAXIMUM PARTICLE SIZE NOT EXCEEDING 25mm.
3. MINIMUM CEMENT CONTENT OF 350 kg/m.
4. ENTRAINED AIR OF 6-8%
5. SLUMP: BETWEEN 0mm AND 10mm.
6. MAXIMUM WATER - CEMENT RATIO OF 0.45. CONTRACTION JOINTS SHALL BE CUT AND TOOLED INTO THE CONCRETE TO A DEPTH 60% OF THE THICKNESS OF THE CONCRETE AT INTERVALS OF 3m.
7. PROVIDE 'LOCKING PLUG' or APPROVED ALTERNATIVE. LOCKING PLUG TO BE POSITIONED 500mm EACH SIDE OF CONTROL JOINT. CONTROL JOINTS TO BE AT 3m o/s, MIDWAY ON RADII OVER 90° AND AT END OF RADIUS POINTS. FILL HOLES WITH CEMENT SLURRY AHEAD OF EXTRUDER.
   APPROVED ALTERNATIVE IS TO APPLY EPOXY TO ASPHALT AHEAD OF EXTRUSION. COVERAGE SHALL BE Min. 200mm WIDE WITH FULL COVERAGE AROUND ALL RETURNS AND AT 1m c/c ON TANGENTS. COVERAGE SHALL INCLUDE BOTH SIDES OF CONTRACTION JOINTS. APPROVED EPOXY "SIKADUR 32 Hi-Mod" APPLICATION CONDITIONS AS PER MANUF. SPECS.

TOWN OF OSOYOOS

EXTRUDED CONCRETE CURB FOR ISLANDS & MEDIANS

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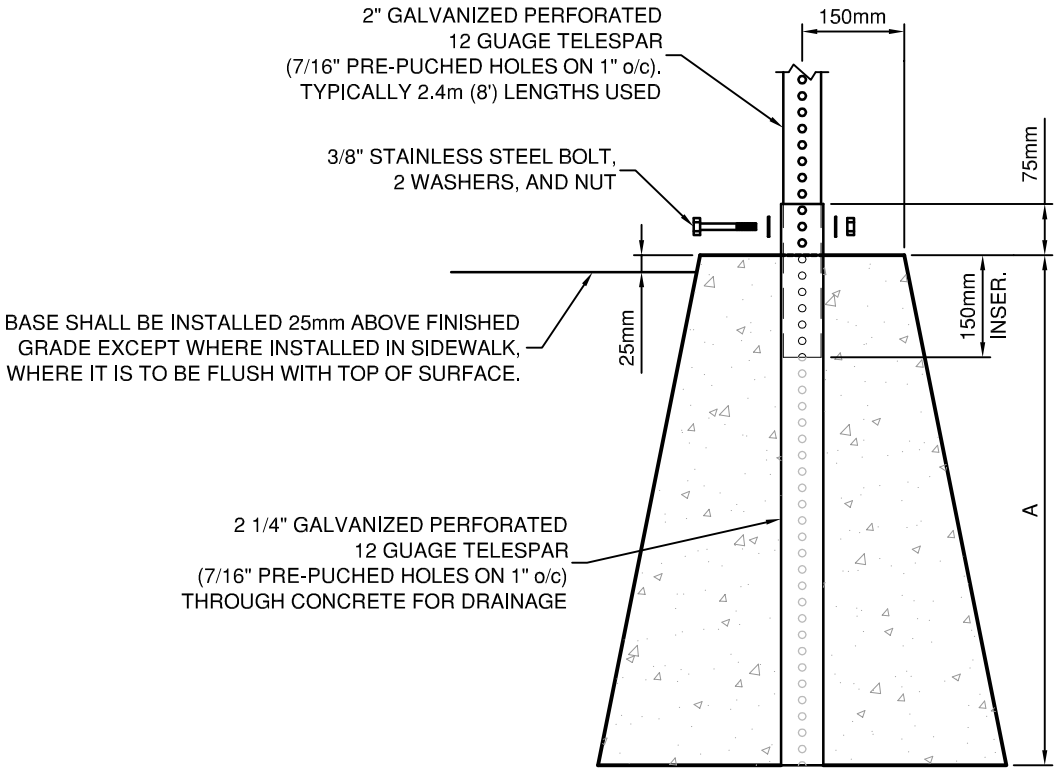
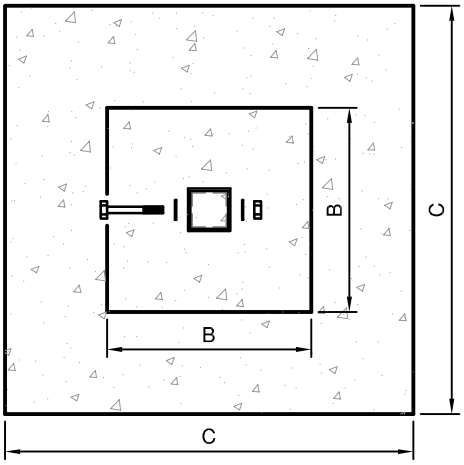
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-13	

Acad FIlename:Os-R-13.dwg



PLAN VIEW



FRONT VIEW

NOTES:

1. THE BOTTOM OF LOWEST SIGN SHALL BE 2.1m ABOVE THE SIDEWALK, SHOULDER ... UNLESS DIRECTED OTHERWISE.
2. ALL SIGNS SHOULD BE MOUNTED APPROXIMATELY AT RIGHT ANGLES TO THE TRAFFIC FLOW AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
3. SIGNS SHALL NOT OVERHANG ROADWAY / TRAVEL LANE.
4. SIGNS UP TO 750mm HEIGHT SHALL HAVE 2 BOLTS, LARGER SIGNS WILL HAVE A MINIMUM OF 3 BOLTS.
5. SIGNS SHALL BE MOUNTED WITH A 3/8" HEX BOLT, FLAT WASHER, AND NYLON WASHER AGAINST THE SIGN FACE. A FLAT WASHER AND NUT SHALL BE AGAINST THE TELESPAR. ALL FASTENERS ARE TO BE STAINLESS STEEL.
6. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

BASE TYPE	APPLICATION	A	B	C
1	SINGLE POST SIGNS IN PAVED ISLANDS OR CONCRETE SIDEWALKS	610	203	305
2	SINGLE OR TWO POST SIGNS IN GRAVEL SHOULDER	750	300	600

TOWN OF OSOYOOS

CONCRETE SIGN BASE AND SIGNAGE

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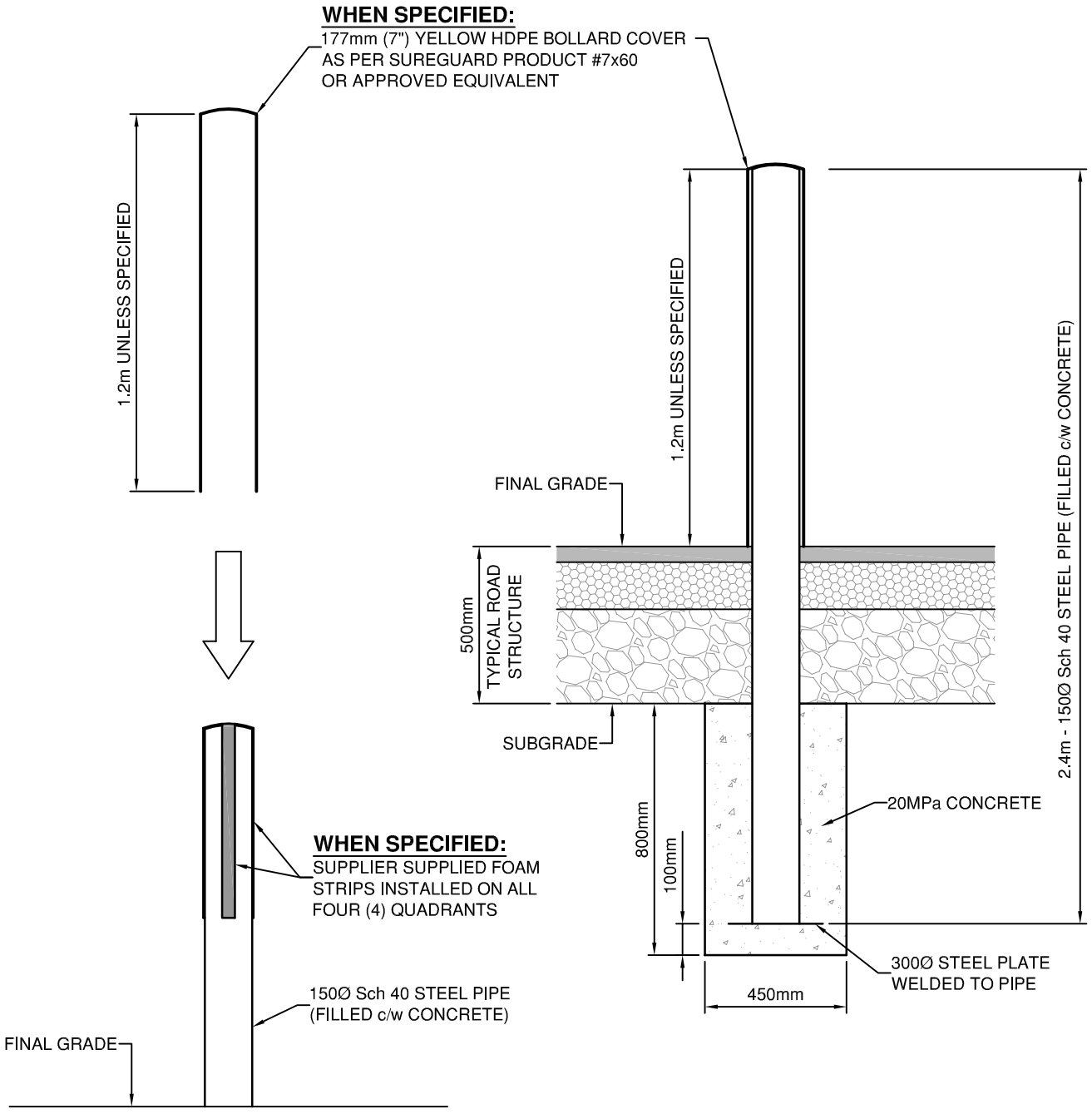
DWN. BY:	TT
CHK. BY:	SU
DATE:	DEC 2013
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-14	

Acad FIlename:Os-R-14.dwg



NOTE:
150Ø Sch 40 STEEL PIPE IS TO BE PAINTED c/w 2 COATS OF ENAMEL PAINT (IN PLACE OF HDPE BOLLARD COVER).
COLOR TO BE SAFETY YELLOW UNLESS SPECIFIED OTHERWISE.

TOWN OF OSOYOOS

PROTECTIVE BOLLARD

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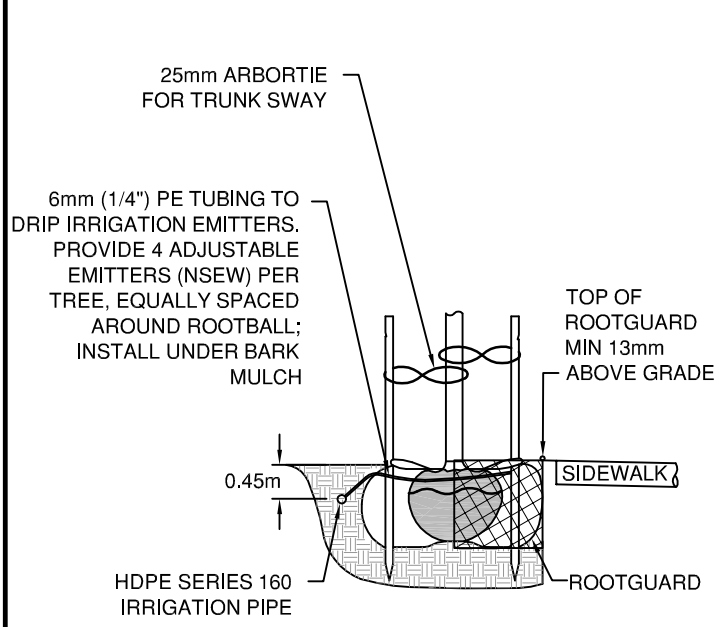
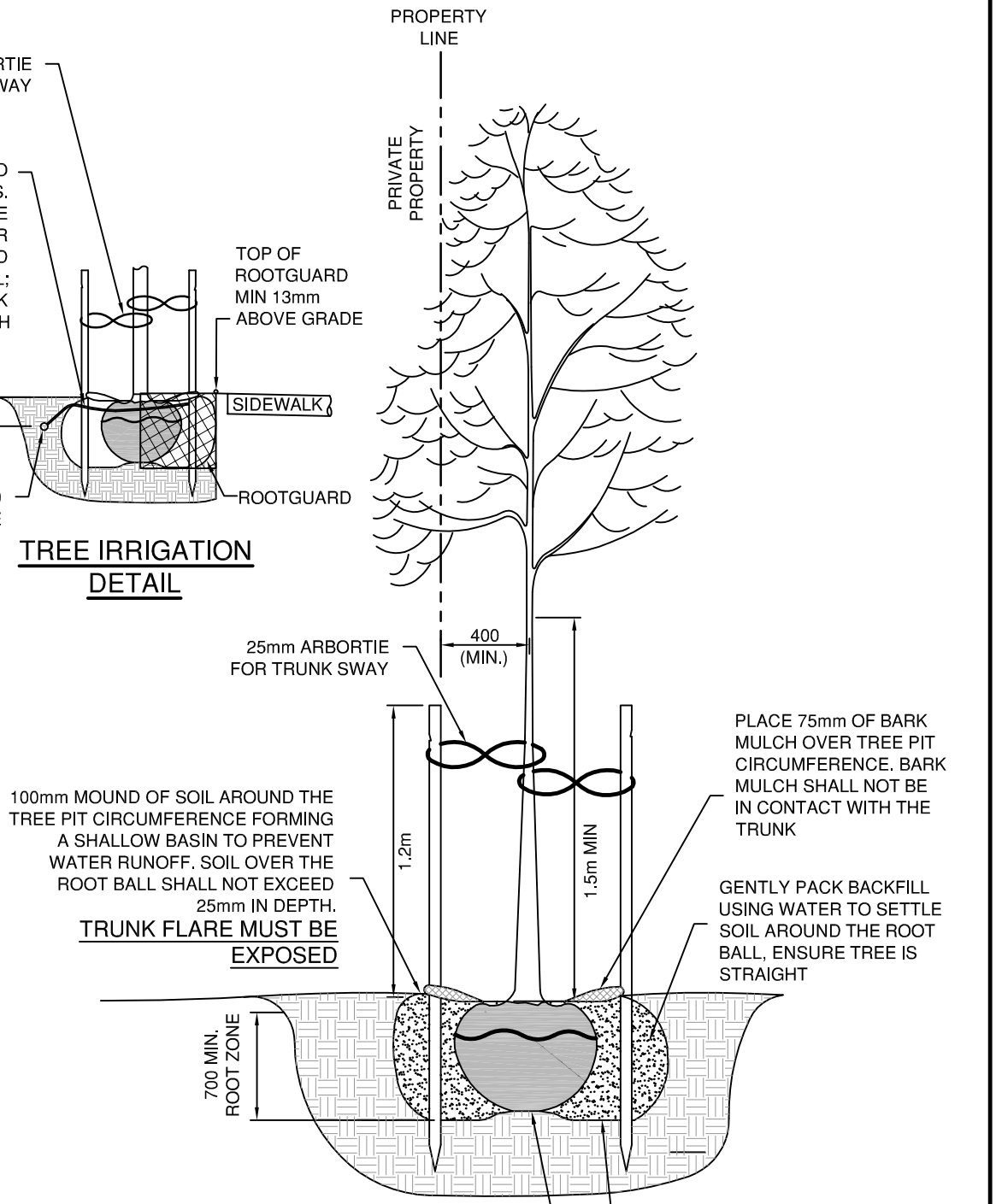
DWN. BY:	TT
CHK. BY:	TRU
DATE:	MAY 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-15	

Acad FIlename:Os-R-15.dwg



TREE IRRIGATION DETAIL



NOTES

- PRUNE ALL BROKEN AND DAMAGED BRANCHES
- TREE STAKES TO BE ALIGNED PARALLEL TO ROAD IF REQUIRED
- ALL PLANTING PITS TO BE DUG BY HAND OR VACUUM TRUCK AS UNDERGROUND SERVICES MAY EXIST NEAR STREET LOCATIONS.

TOWN OF OSOYOOS

TYPICAL TREE PLANTING DETAIL SOFTSCAPE

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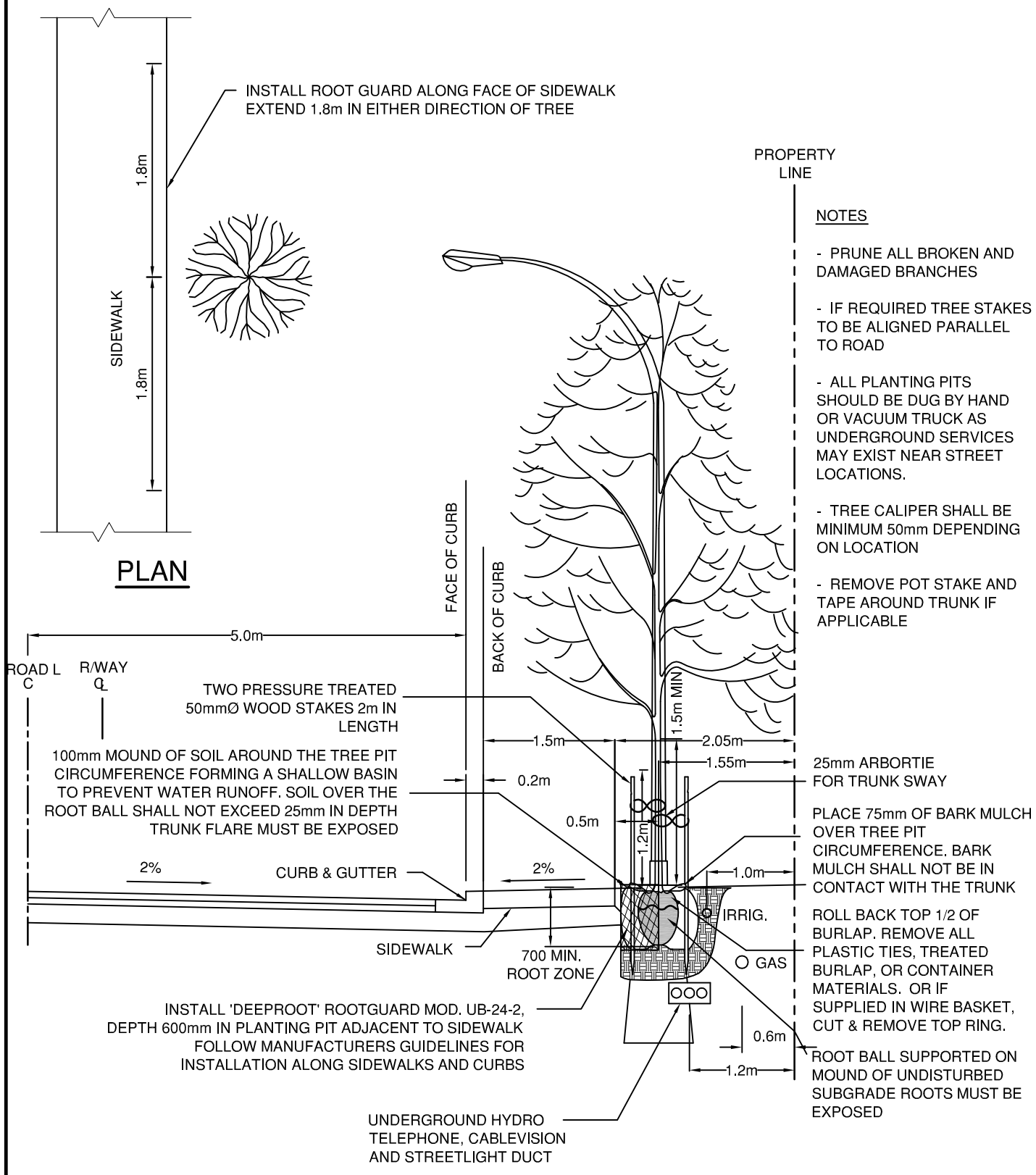
DWN. BY:	EB
CHK. BY:	TRU
DATE:	JUL 2015
SCALE:	N.T.S.
DWG. NO.:	R-16
REV.:	

Acad FIlename:Os-R-16.dwg



TOWN OF OSOYOOS

TYPICAL BOULEVARD TREE PLANTING

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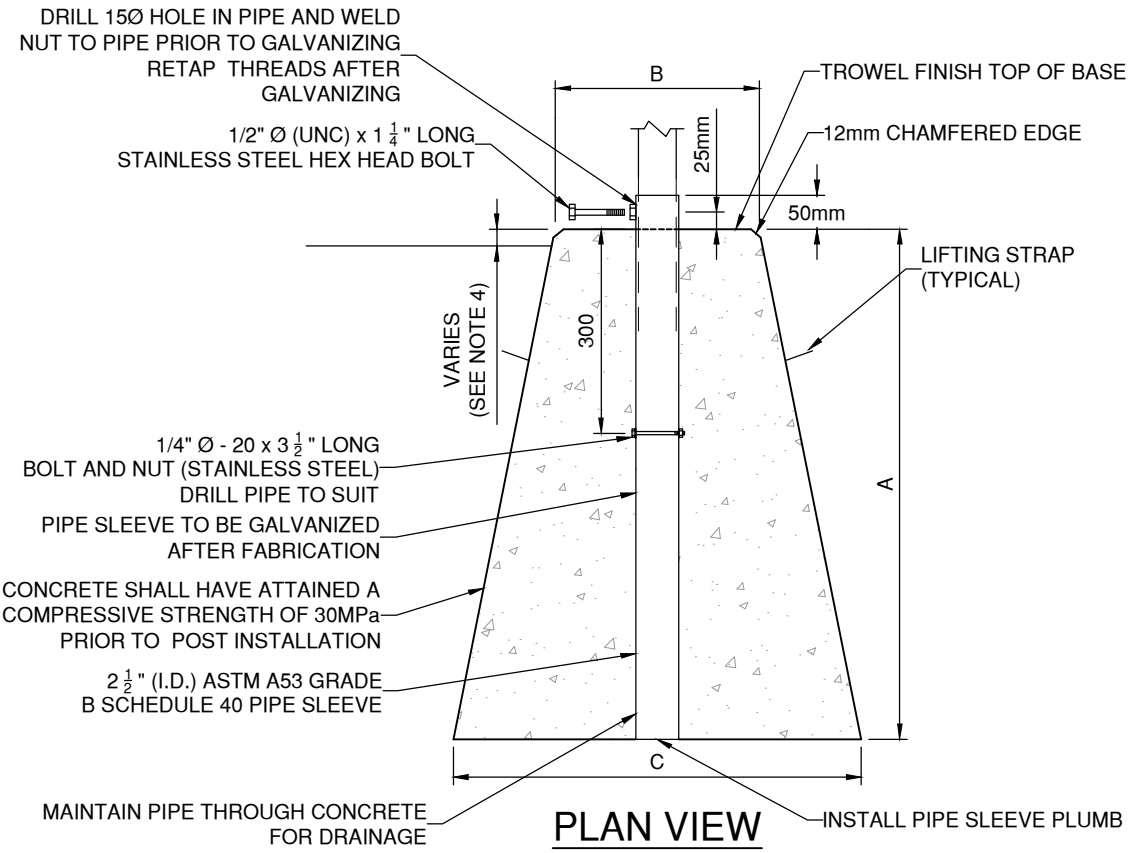
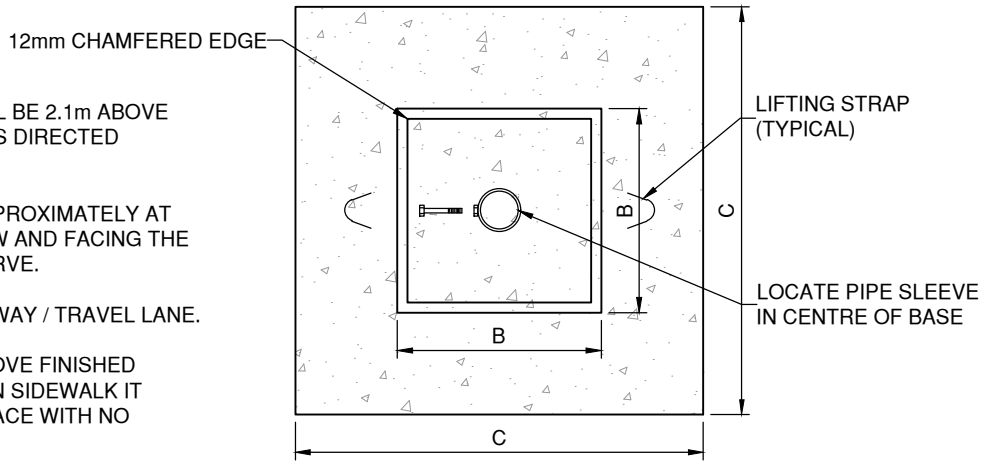
DWN. BY:	EB
CHK. BY:	TRU
DATE:	JUL 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-17	

Acad FIlename:Os-R-17.dwg





NOTES:

1. THE BOTTOM OF LOWEST SIGN SHALL BE 2.1m ABOVE THE SIDEWALK, SHOULDER ... UNLESS DIRECTED OTHERWISE.
2. ALL SIGNS SHOULD BE MOUNTED APPROXIMATELY AT RIGHT ANGLES TO THE TRAFFIC FLOW AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.
3. SIGNS SHALL NOT OVERHANG ROADWAY / TRAVEL LANE.
4. BASE SHALL BE INSTALLED 25MM ABOVE FINISHED GRADE EXCEPT WHERE INSTALLED IN SIDEWALK IT SHALL BE FLUSH WITH TOP OF SURFACE WITH NO CHAMFERED EDGE.
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

BASE TYPE	APPLICATION	APPROX. MASS	VOLUME OF CONCRETE	A	B	C
A	SINGLE POST SIGNS IN PAVED ISLANDS OR CONCRETE SIDEWALKS	34 kg	0.015 m^3	400	160	230
B	SINGLE OR TWO POST SIGNS IN GRAVEL SHOULDER UP TO 1.0 x 1.2m	166 kg	0.068 m^3	470	300	460
C	TWO POST SIGNS IN GRAVEL SHOULDER UP TO 1.0 X 1.2m $\leq$ 1.2 x 2.4m	390 kg	0.16 m^3	750	330	600

TOWN OF OSOYOOS

CONCRETE SIGN BASE AND SIGNAGE FOR ROUND POST

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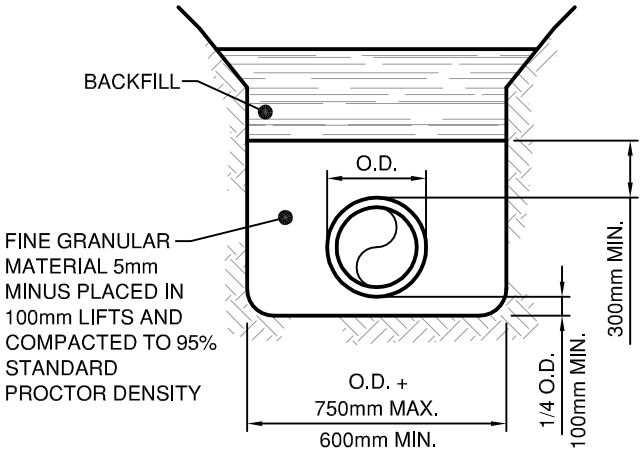
DWN. BY:	TT/DL
CHK. BY:	SU
DATE:	FEB 2019
SCALE:	N.T.S.
DWG. NO.:	REV.:
R-18	

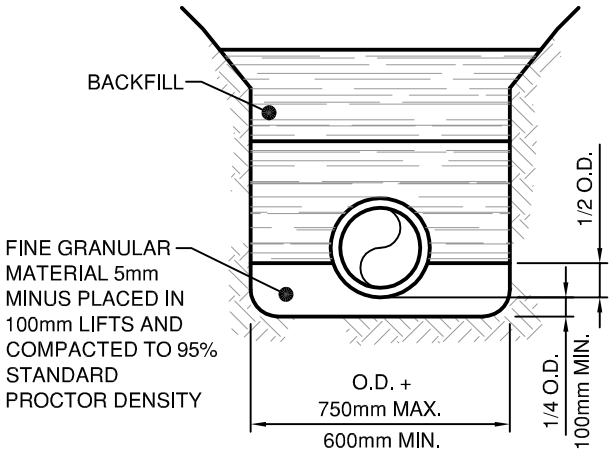
Acad Filename:Os-R-18.dwg

CLASS "B" BEDDING

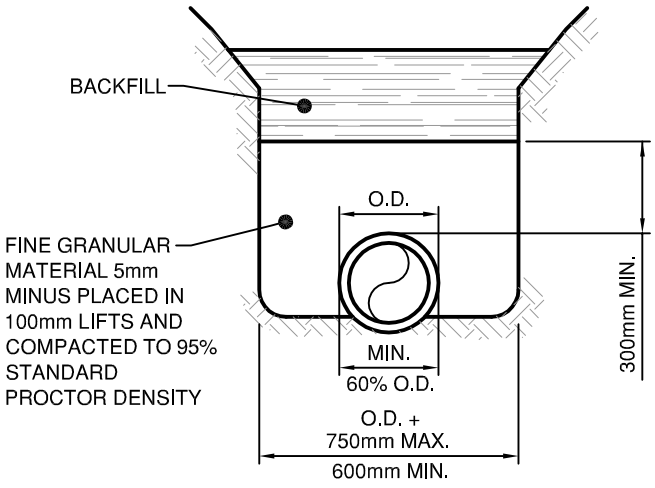
FOR PVC PIPE:



FOR ALL OTHER PIPE:



CLASS "C" BEDDING



TOWN OF OSOYOOS

TYPICAL PIPE BEDDING AND BACKFILL WITHIN PIPE ZONE

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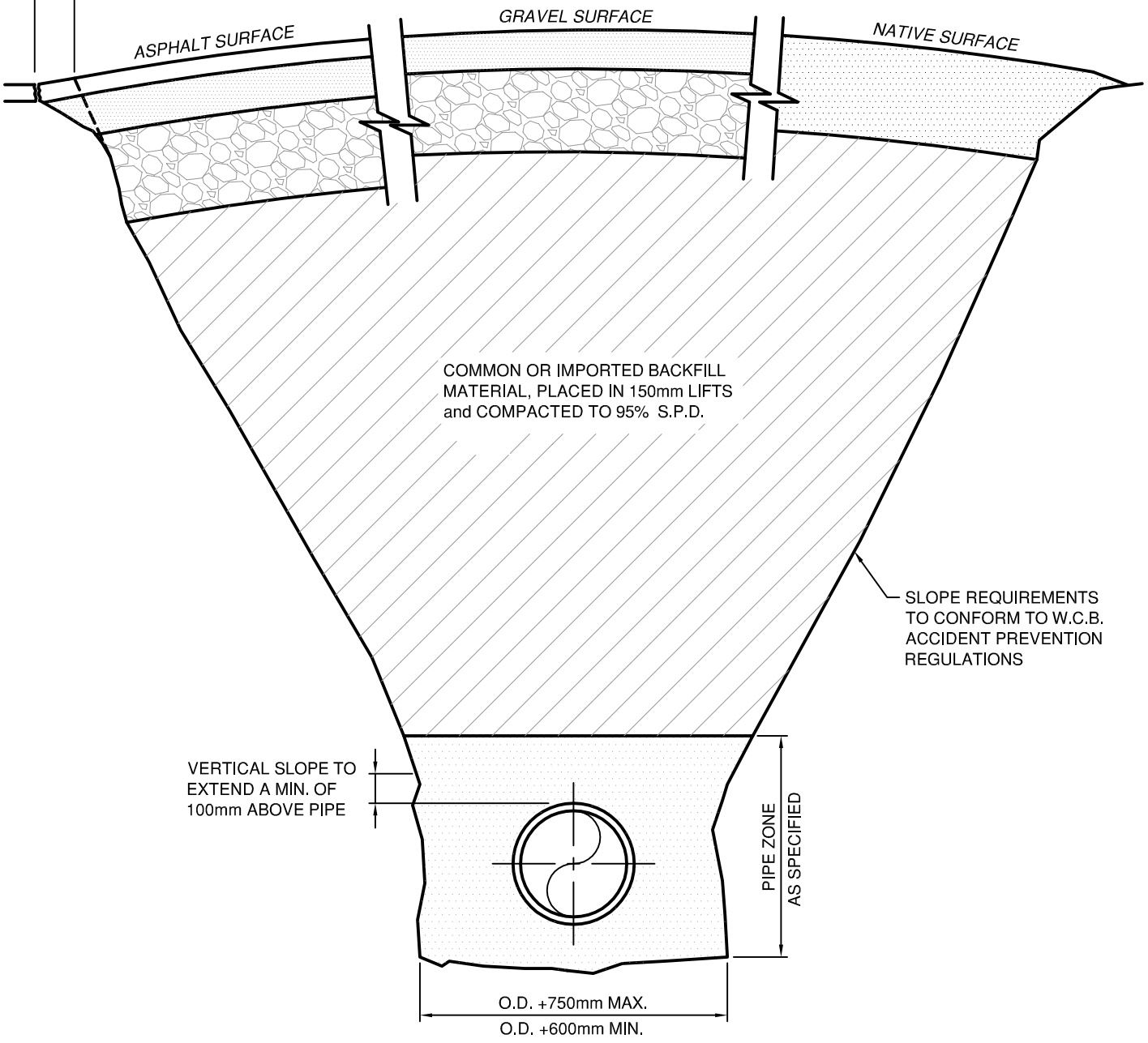
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	S-1
REV.:	

Acad Filename:Os-S-1.dwg

ASPHALT TIE:
AFTER THE INSTALLATION OF ROAD BASES, SAWCUT EXISTING ASPHALT BACK FROM EXCAVATION EDGE, COMPACT CRUSHED GRAVEL BASE COURSE TO 100% S.P.D. and PAINT CUT EDGE OF ASPHALT WITH AN APPROVED BITUMINOUS BONDING AGENT PRIOR TO ASPHALT PLACEMENT.

SURFACE RESTORATION and BASE GRAVELS AS PER SECTION 7 OF DEVELOPMENT AND SUBDIVISION STANDARDS AND SPECIFICATIONS MANUAL



TOWN OF OSOYOOS

TYPICAL TRENCH SECTION

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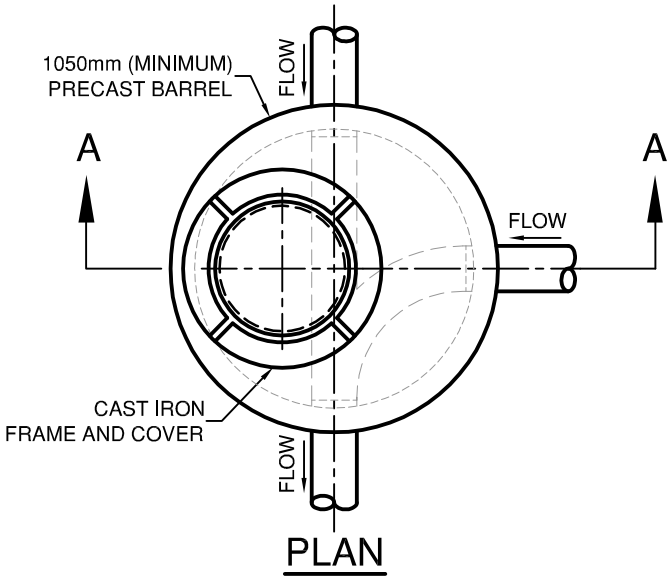
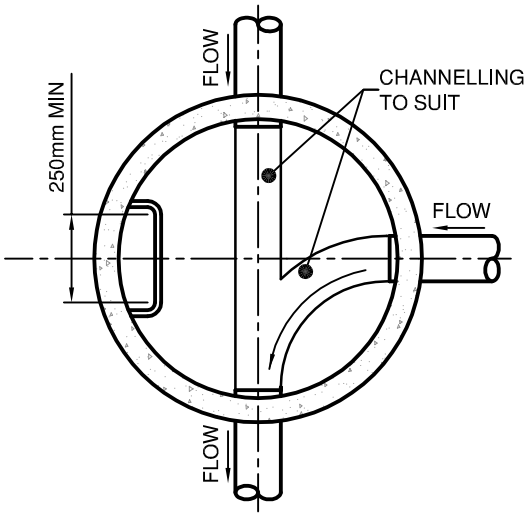
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-2	

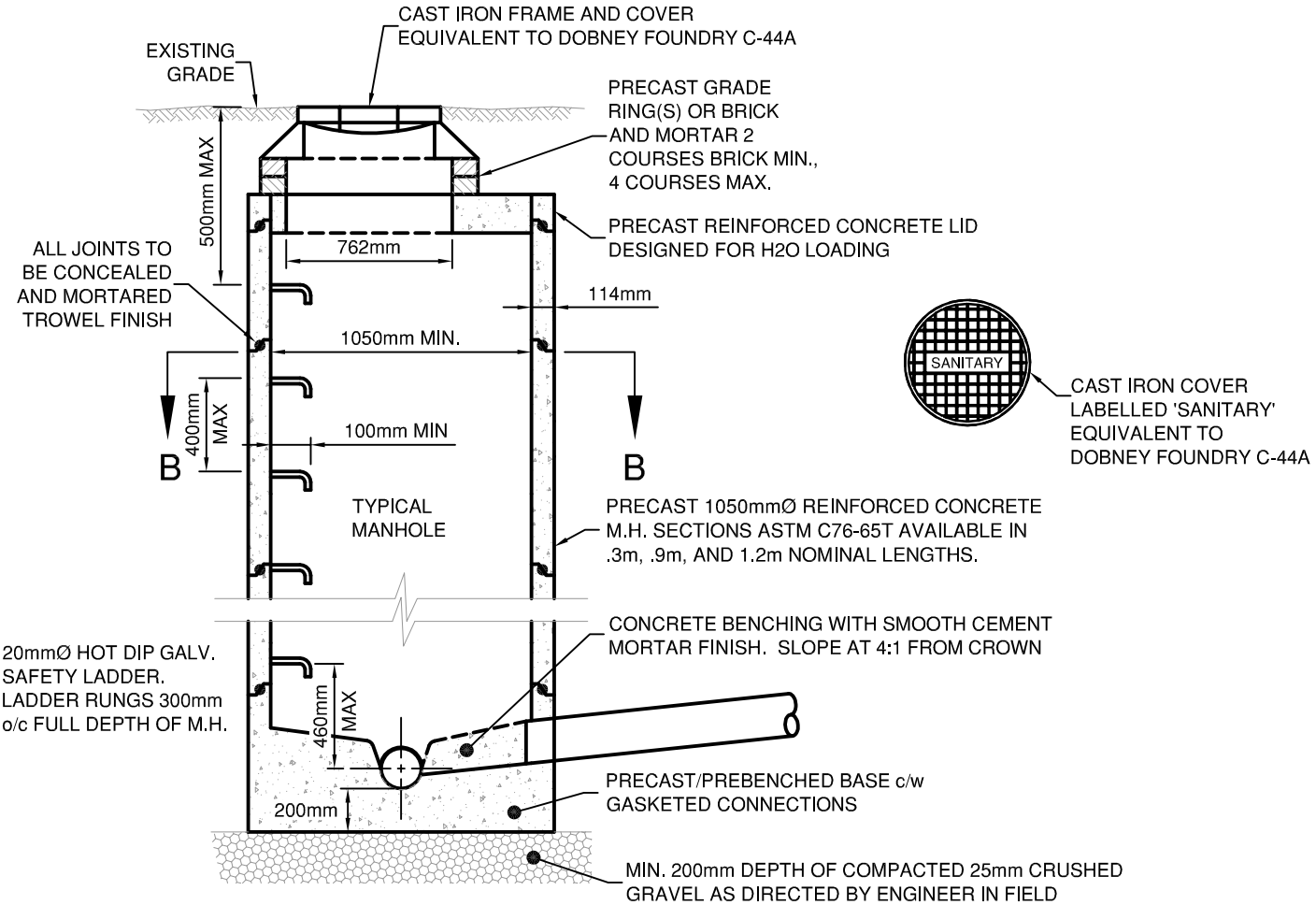
Acad Filename:Os-S-2.dwg



PLAN



SECTION B-B



SECTION A-A

TOWN OF OSOYOOS

TYPICAL SEWER MANHOLE

Osoyoos
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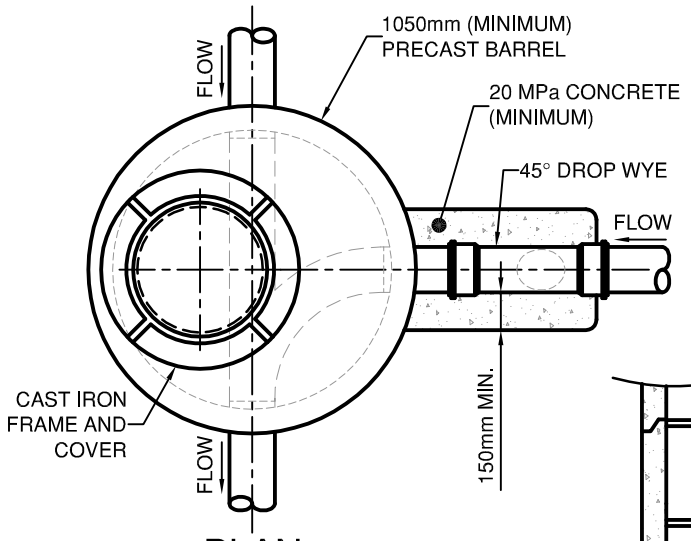
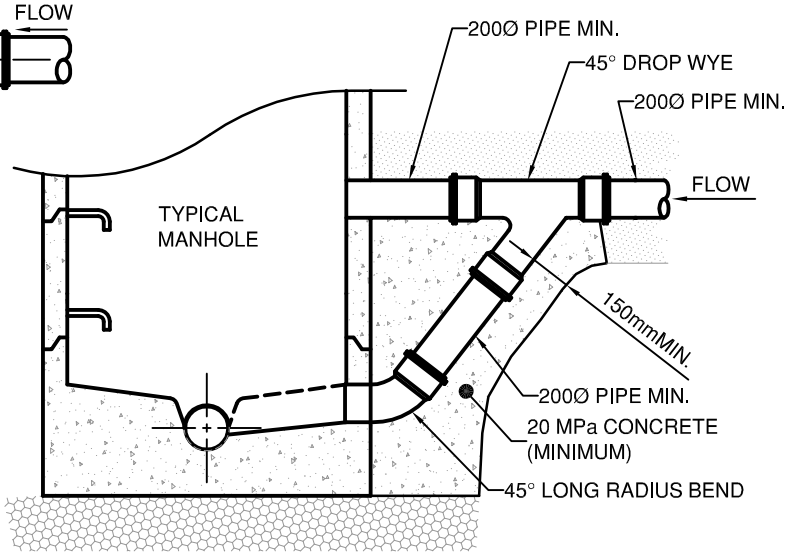
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-3	

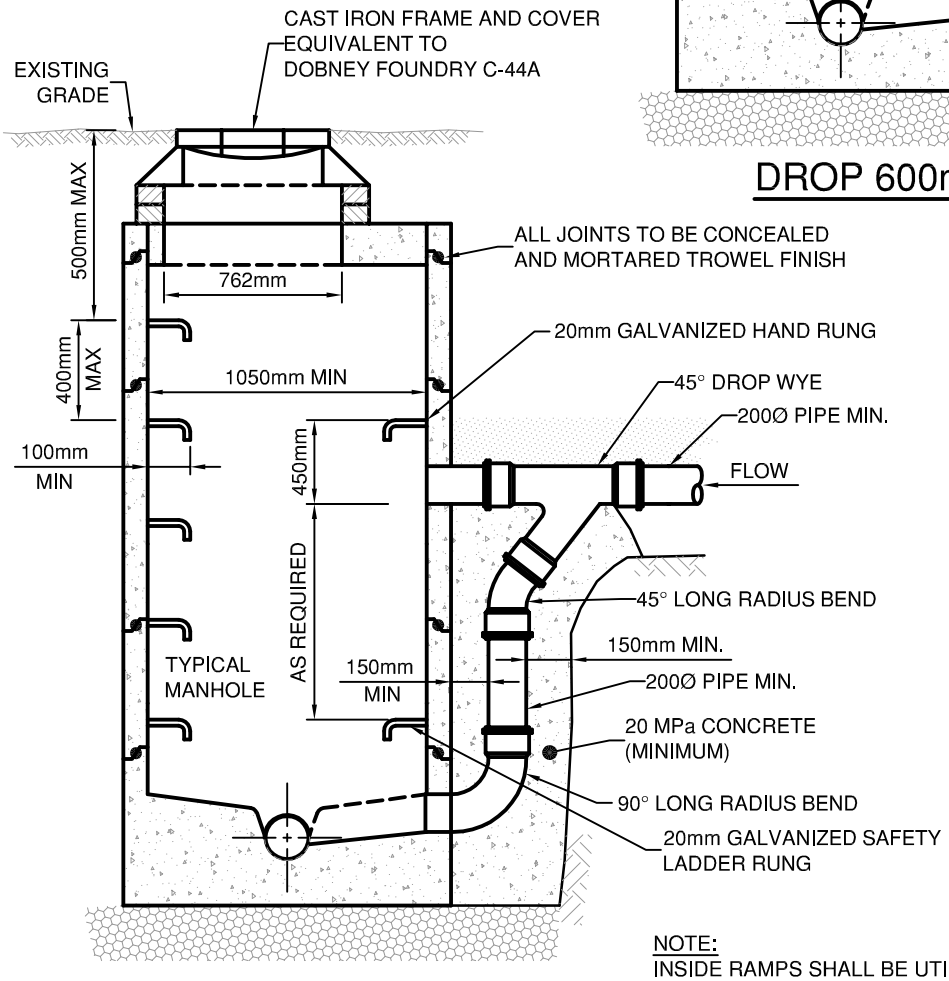
Acad Filename:Os-S-3.dwg



PLAN



DROP 600mm TO 1500mm



DROP GREATER THAN 1500mm

CAST IRON COVER
LABELLED 'SANITARY'
EQUIVALENT TO
DOBNEY FOUNDRY C-44A

20mmØ HOT DIP GALV.
SAFETY LADDER.
LADDER RUNGS 300mm
o/c FULL DEPTH OF M.H.

NOTE:
INSIDE RAMPS SHALL BE UTILIZED WHERE THE ELEVATION OF THE INVERT IS LESS THAN 600mm ABOVE THE INVERT OF THE CENTER OF THE MANHOLE.

TOWN OF OSOYOOS

TYPICAL EXTERIOR
DROP MANHOLE

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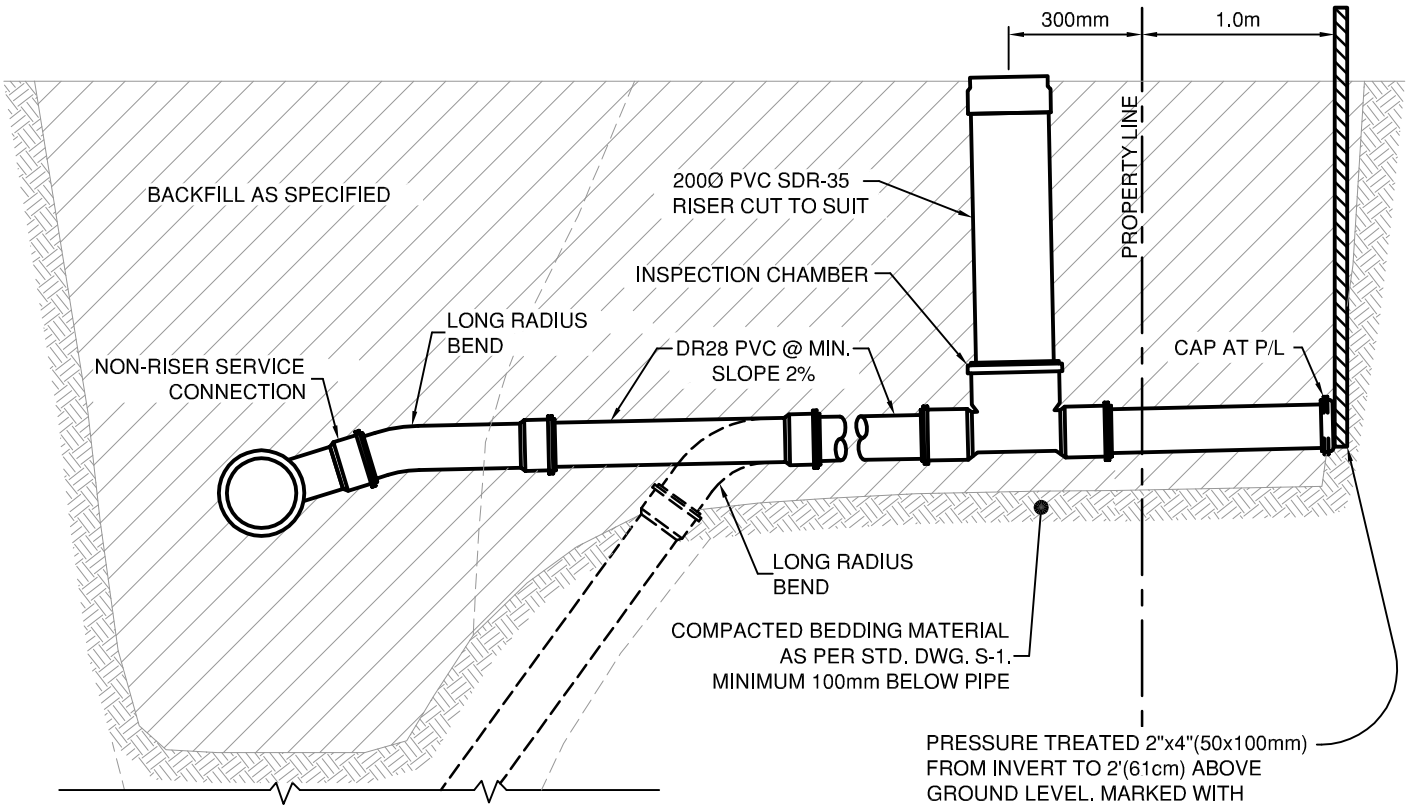
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-4	

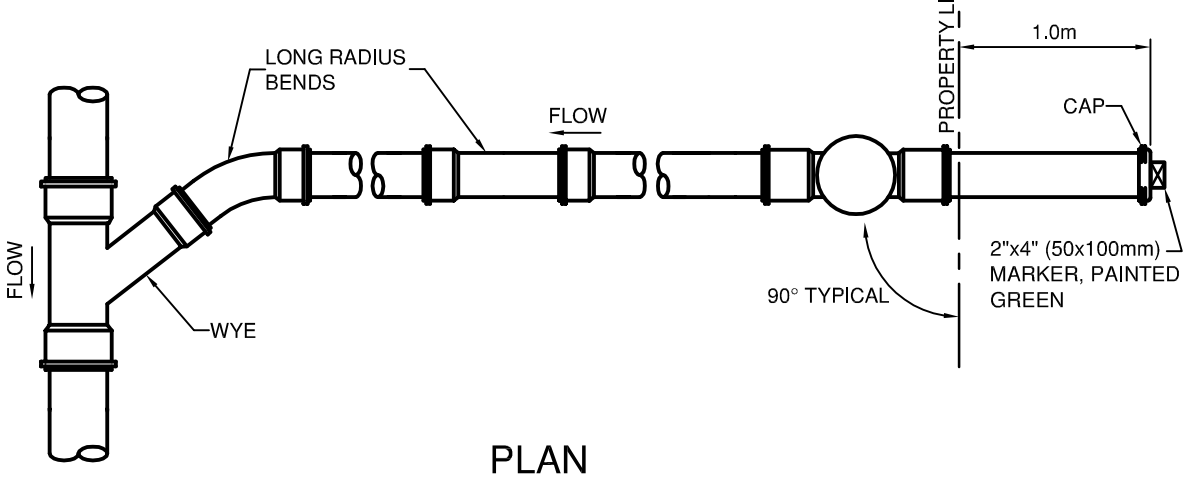
Acad Filename:Os-S-4.dwg



SECTION

NOTES:

1. USE MISSION CLAY BAND SEAL COUPLING PLUS APPROPRIATE BUSHING WHEN CONNECTING TO EXISTING PIPE AT PROPERTY LINE OR AT MAIN.
2. BEDDING BACKFILL SEE DWG.S-1



PLAN

TOWN OF OSOYOOS	
TYPICAL SEWER SERVICE CONNECTION	
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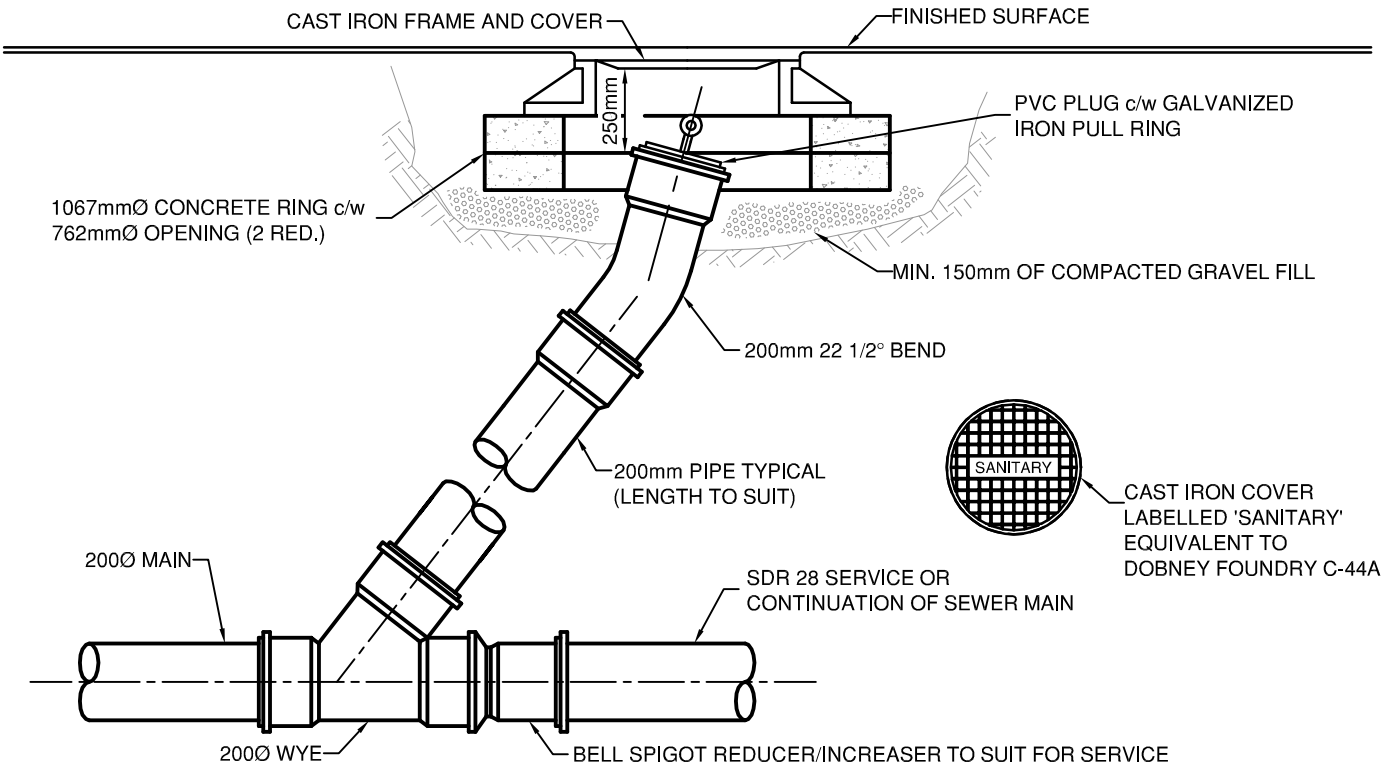
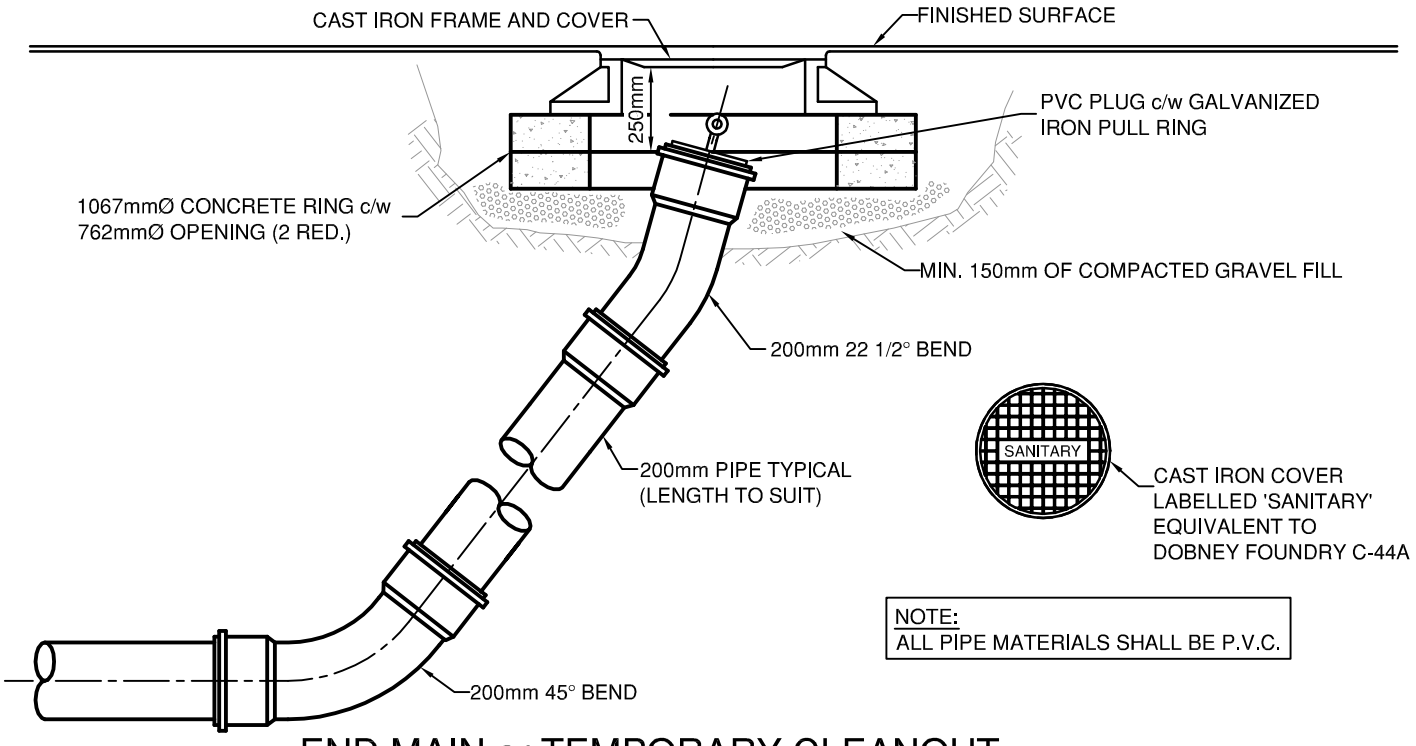
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-5	

Acad Filename:Os-S-5.dwg



MID-MAIN or END MAIN with SERVICE



NOTE:
ALL PIPE MATERIALS SHALL BE P.V.C.

END MAIN or TEMPORARY CLEANOUT

TOWN OF OSOYOOS

TYPICAL SEWERMAIN CLEANOUT

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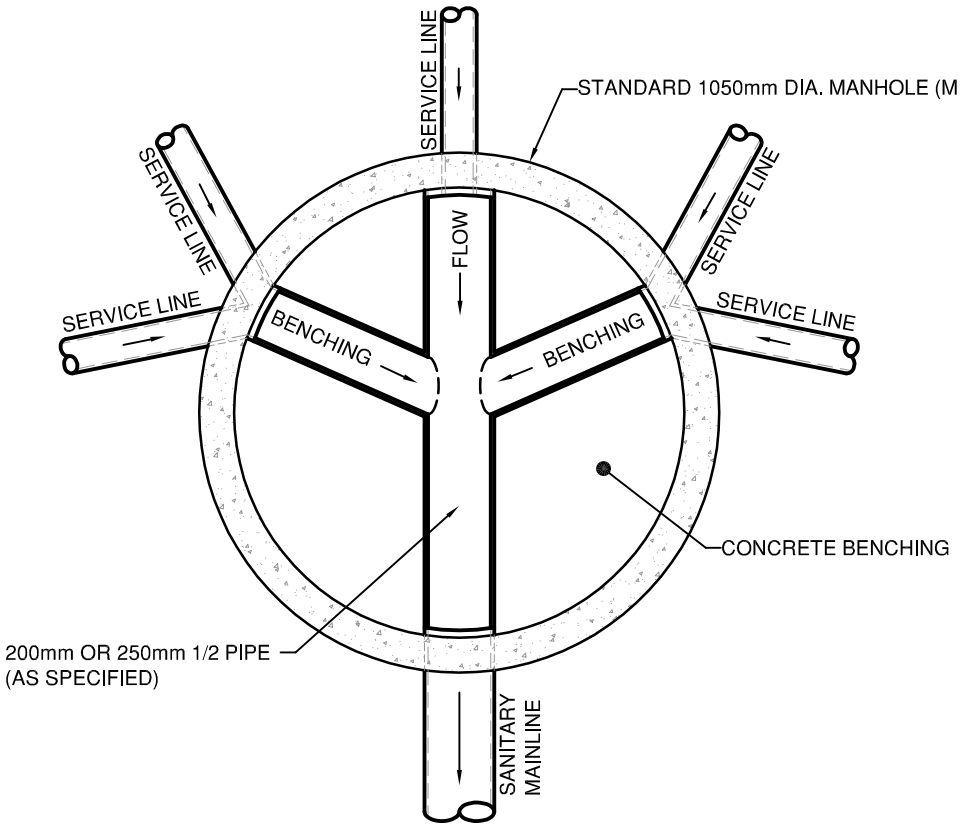
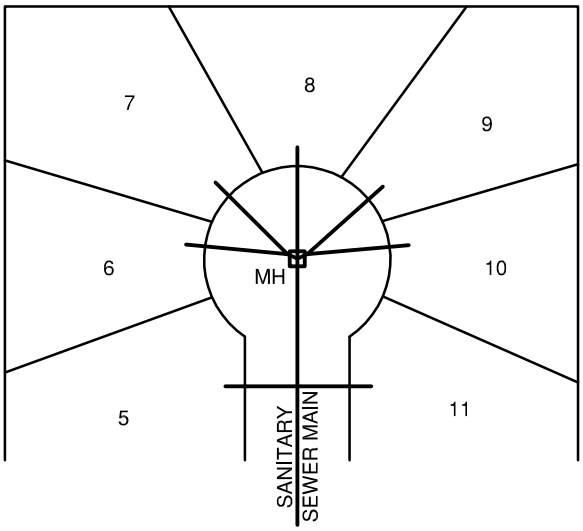
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-6
REV.:	

Acad Filename:Os-S-6.dwg



NOTE:

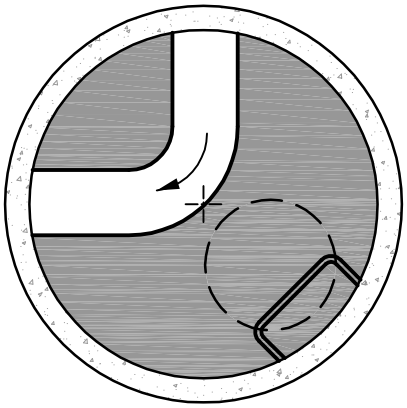
1. SANITARY MAIN TO GO STRAIGHT THROUGH MANHOLE WITH 1/2 PIPE TO OPPOSITE WALL.
2. MAXIMUM HEIGHT OF INLET 300mm ABOVE INVERT OF OUTLET



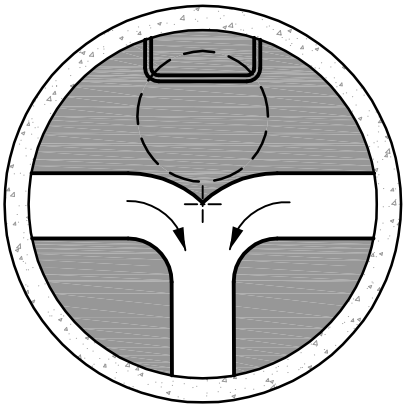
TYPICAL SITE PLAN

TOWN OF OSOYOOS	Osoyoos Canada's warmest welcome	DWN. BY: TT
		CHK. BY: SU
		DATE: NOV 2012
SERVICE CONNECTION DETAIL IN A CUL-DE-SAC		SCALE: N.T.S.
		DWG. NO.: S-7 / REV.:

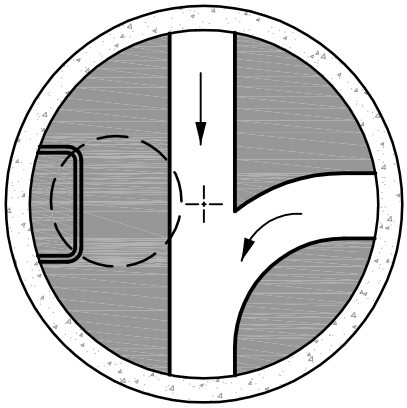
Acad Filename:Os-S-7.dwg



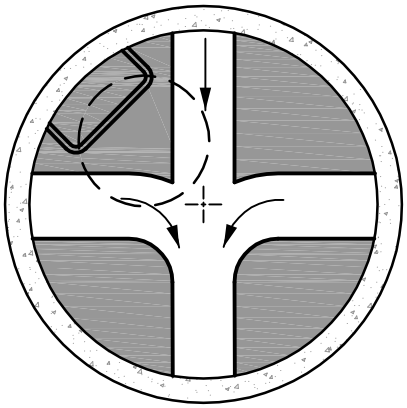
1. RIGHT ANGLE BEND



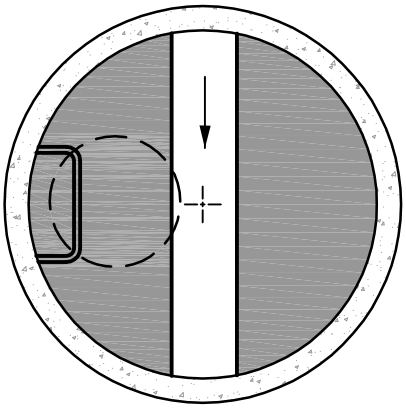
2. TEE CONNECTION



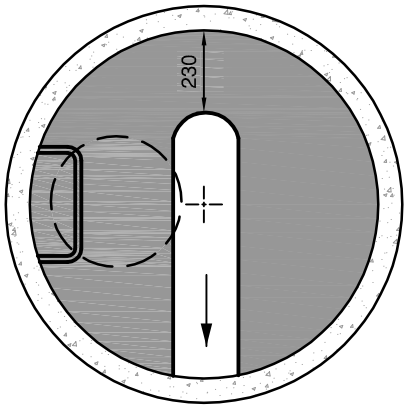
3. THREE WAY JUNCTION



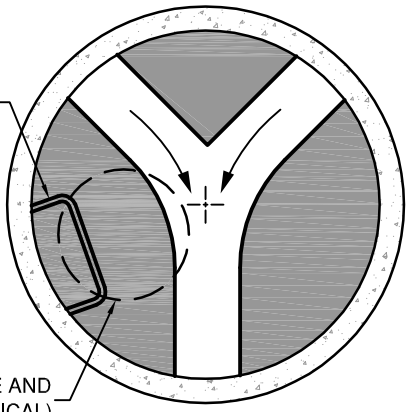
4. FOUR WAY JUNCTION



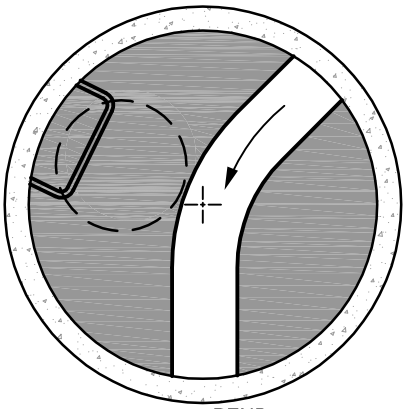
5. STRAIGHT THROUGH



6. DEAD END



7. WYE CONNECTION



8. 45° BEND

NOTES:

1. ALL CHANNELS SHALL BE TROWEL FINISHED. BENCHING (SHADED AREAS) SHALL BE BROOM FINISHED.
2. MANHOLE RUNG LOCATIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED ON THE CONSTRUCTION DRAWINGS.

CAST IRON COVER LABELLED 'SANITARY' OR 'STORM' EQUIVALENT TO DOBNEY FOUNDRY C-44A

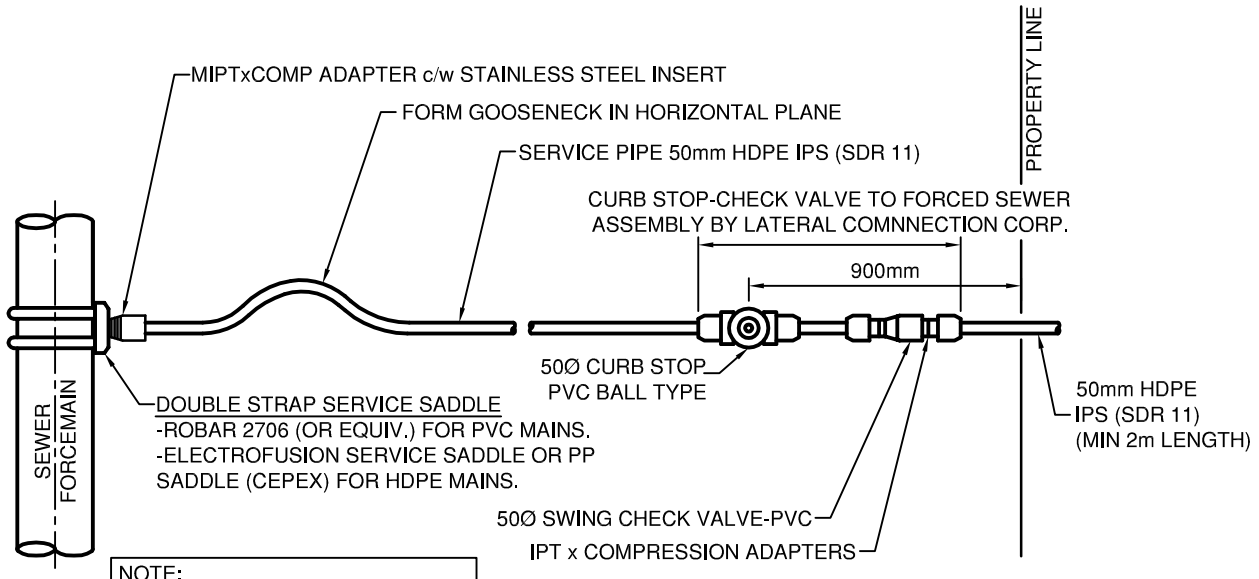
TOWN OF OSOYOOS

TYPICAL MANHOLE BENCHING

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-8	

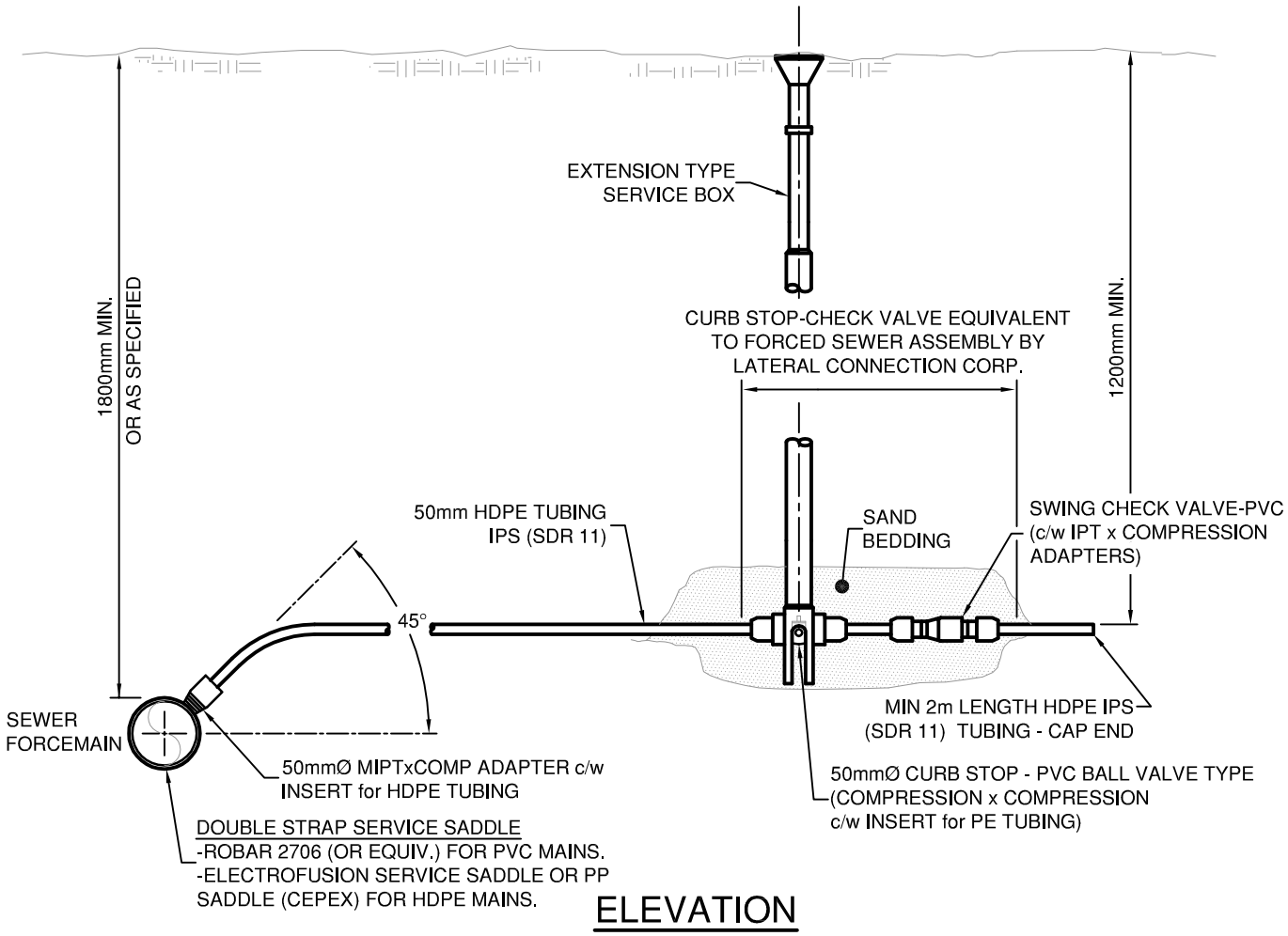
Acad Filename:Os-S-8.dwg



NOTE:
STAINLESS STEEL SERVICE SADDLE-DOUBLE STRAP 50mm IPT

PLAN

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



ELEVATION

TOWN OF OSOYOOS

TYPICAL PRESSURE SEWER SERVICE

Osoyoos
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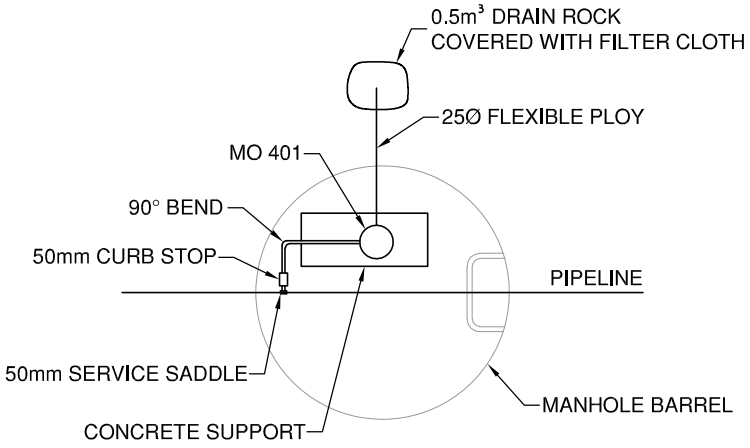
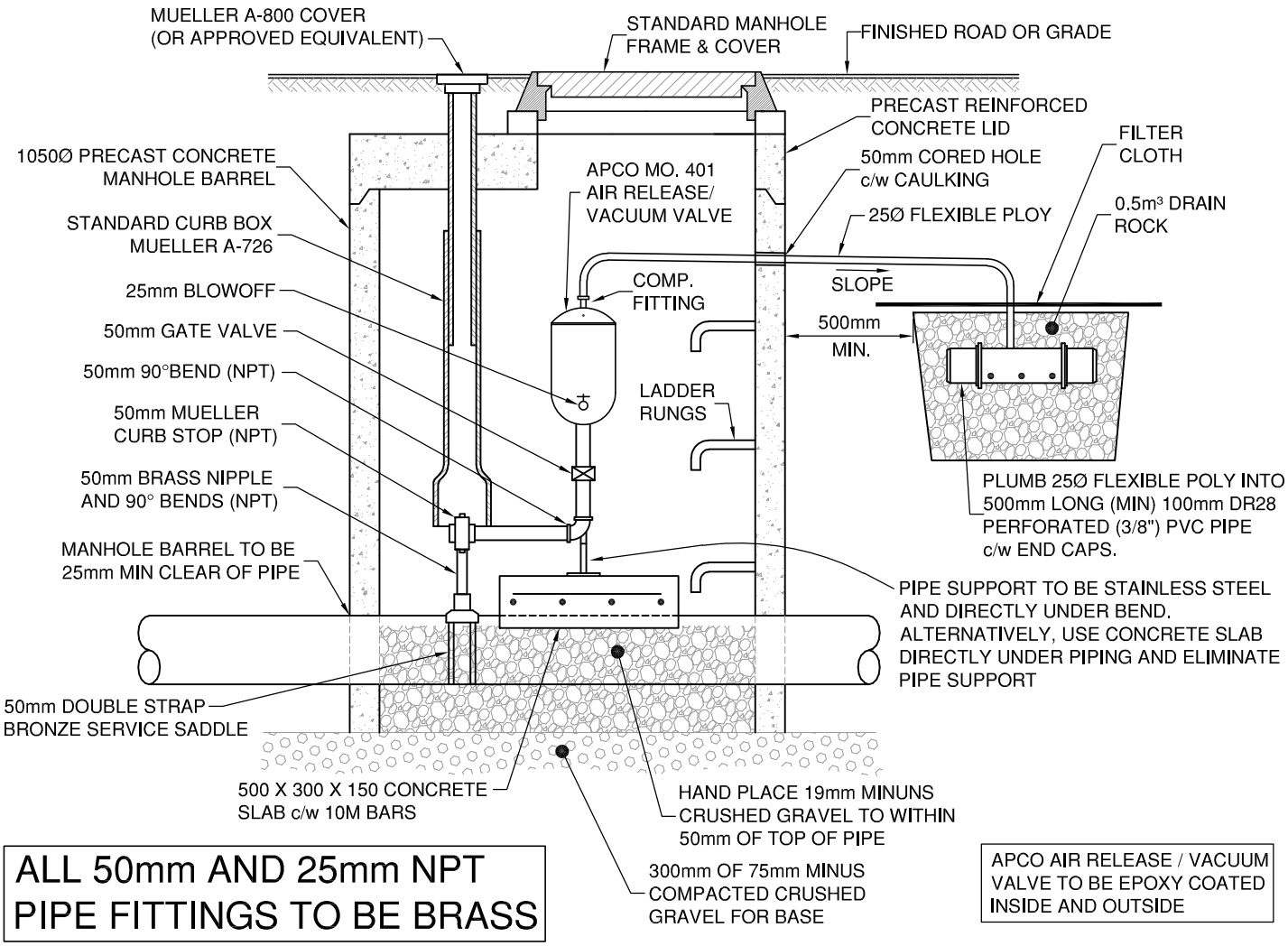
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	S-9
REV.:	

Acad Filename:Os-S-9.dwg



CAST IRON COVER
LABELLED 'SANITARY'
EQUIVALENT TO
DOBNEY FOUNDRY C-44A

SCHEMATIC OF PIPING LAYOUT-PLAN



ALL 50mm AND 25mm NPT PIPE FITTINGS TO BE BRASS

APCO AIR RELEASE / VACUUM VALVE TO BE EPOXY COATED INSIDE AND OUTSIDE

TOWN OF OSOYOOS

TYPICAL AIR RELEASE AND AIR VACUUM VALVE FOR SEWER FORCEMAINS

Osoyoos
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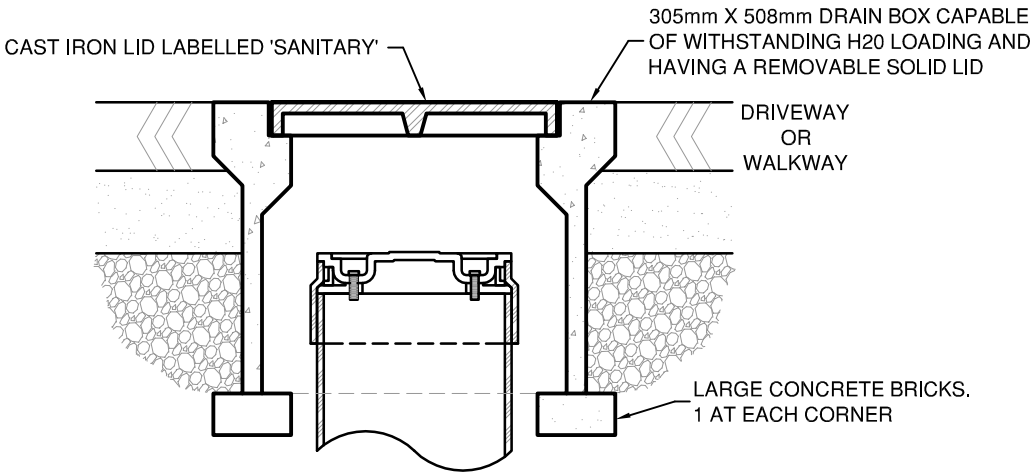
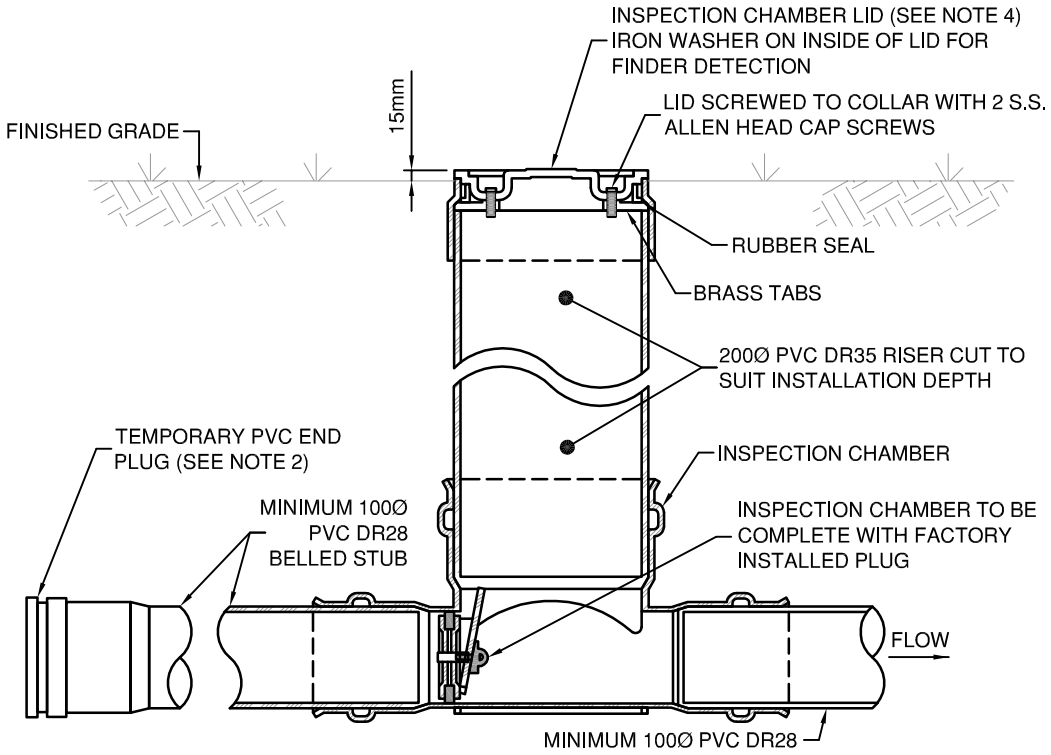
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	S-10
REV.:	

Acad Filename:Os-S-10.dwg



INSTALLATION IN DRIVEWAY



INSTALLATION IN BOULEVARD

NOTES:

1. INSPECTION CHAMBER TO BE APPROVED MANUFACTURED FITTING.
2. PAINT INSPECTION CHAMBER LID AND RISER RED (MIN 500mm).
3. PAINT UPSTREAM BELL AND END PLUG RED, FOR A MINIMUM OF 500mm BELOW BELL, AT TIME OF INSTALLATION.
4. REFER TO SPECIFICATION DRAWING S-5 TYPICAL 100mm SANITARY INSTALLATION.

TOWN OF OSOYOOS

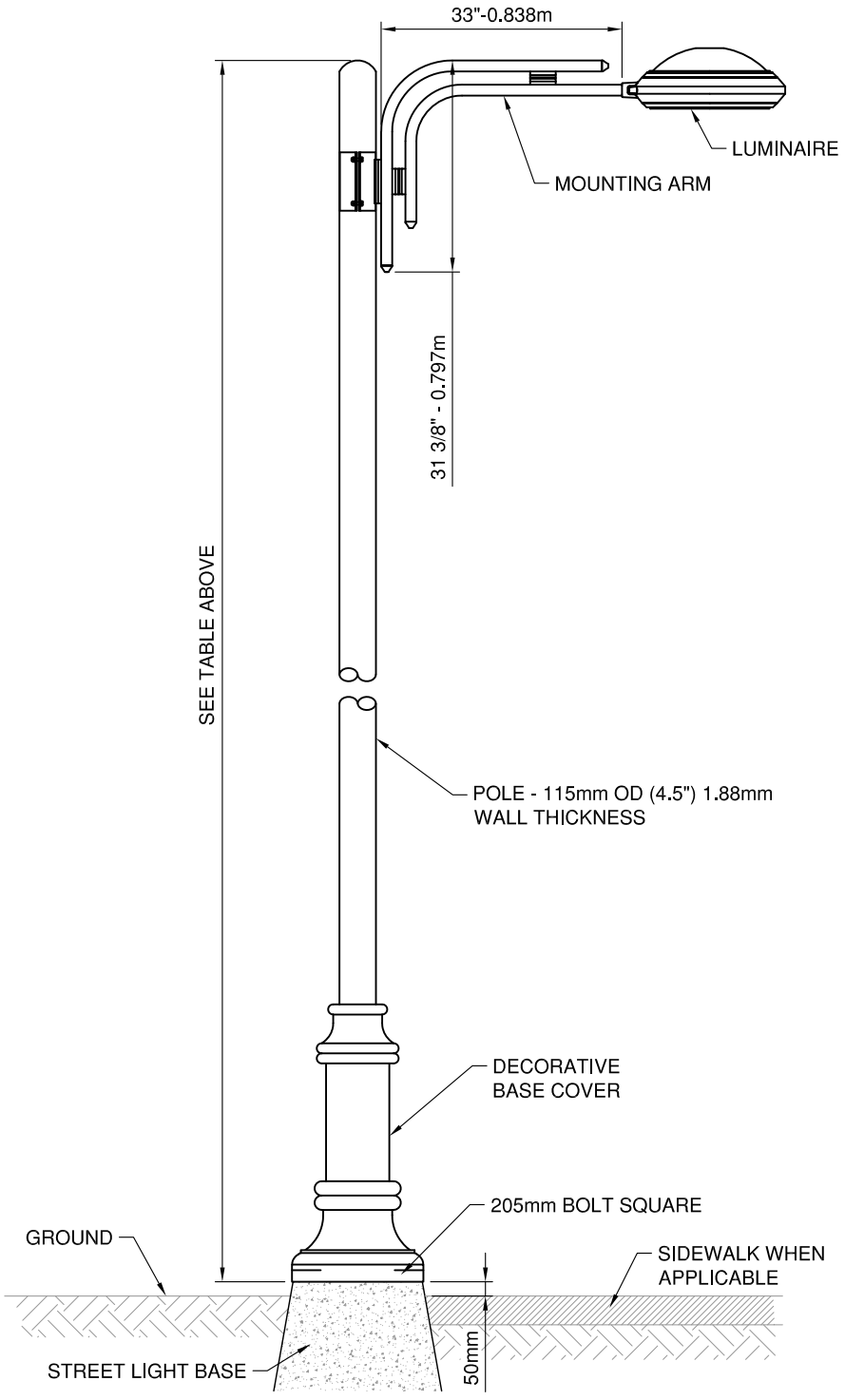
SEWER SERVICE
INSPECTION CHAMBER

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
S-11	

Acad FIlename:\Os-S-11.dwg

	COLLECTOR ARTERIAL	LOCAL RESIDENTIAL	WALKWAY
POLE HEIGHT	8.0m	6.0m	4.5m
POLE SPEC	NOVA POLE NSR 8m	NOVA POLE NSR 6m	NOVA POLE NSR 4.5m
BASE COVER	NOVA POLE NEWPORT 38	NOVA POLE NEWPORT 38	NOVA POLE NEWPORT 38
MOUNTING ARM	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44
LUMINAIRE	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401
VOLTAGE	240v OR 120v	240v OR 120v	240v OR 120v
LAMP	106W LED (UNLESS SPECIFIED)	48W LED (UNLESS SPECIFIED)	40W LED (UNLESS SPECIFIED)



NOTES:

1. POLE, BASE COVER AND MOUNTING ARM TO BE POWDER COATED WITH TIGER DRYLAC COLOR RAL 7034
2. ANCHOR BOLTS IN BASE TO BE 25mm

TOWN OF OSOYOOS

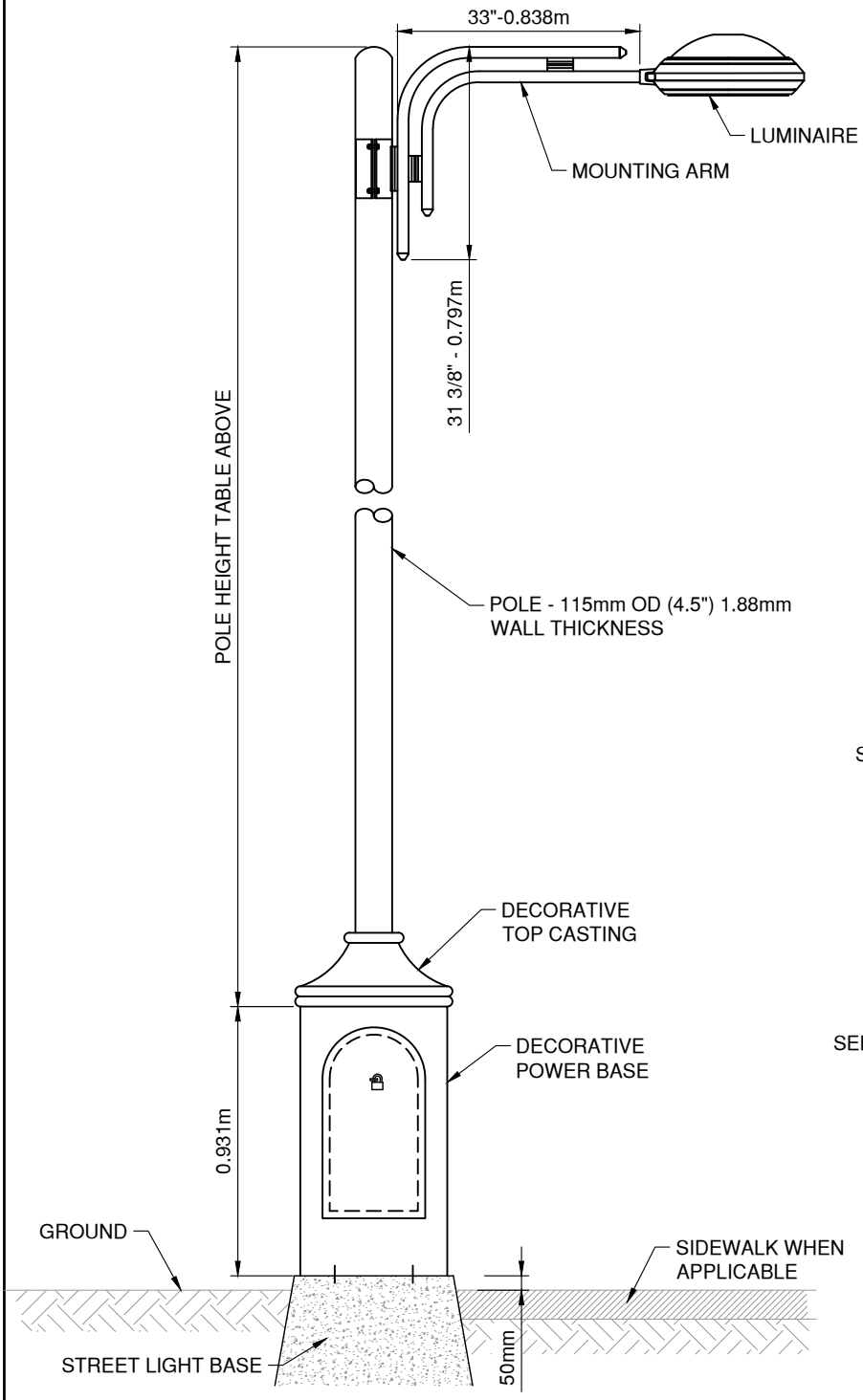
TYPICAL STREET LIGHT

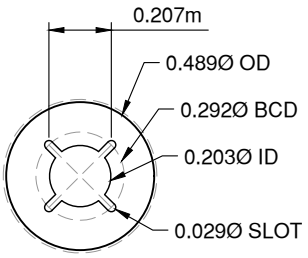
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2019
SCALE:	N.T.S.
DWG. NO.:	SL-1
REV.:	

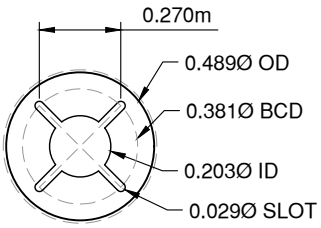
Acad Filename:Os-SL-01.dwg

	COLLECTOR ARTERIAL	LOCAL RESIDENTIAL	WALKWAY
POLE HEIGHT	7.1m	5.1m	3.6m
POLE SPEC	NOVA POLE NSR 8M	NOVA POLE NSR 6M	NOVA POLE NSR 4.5M
POWER BASE	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING	NOVA POLE DTB-36 c/w DECORATIVE TOP CASTING
MOUNTING ARM	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44	LUMCA CONCEPT 10 CF44
LUMINAIRE	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401	LUMCA CONCEPT 10 CP 0401
VOLTAGE	240v OR 120v	240v OR 120v	240v OR 120v
LAMP	106W LED (UNLESS SPECIFIED)	48W LED (UNLESS SPECIFIED)	40W LED (UNLESS SPECIFIED)





SERVICE BASE TOP PLATE PLAN



SERVICE BASE BOTTOM PLATE PLAN

NOTES:

1. POLE, BASE COVER AND MOUNTING ARM TO BE POWDER COATED WITH TIGER DRYLAC COLOR RAL 7034
2. ANCHOR BOLTS IN BASE TO BE 25mm

TOWN OF OSOYOOS

TYPICAL STREET LIGHT c/w POWER BASE

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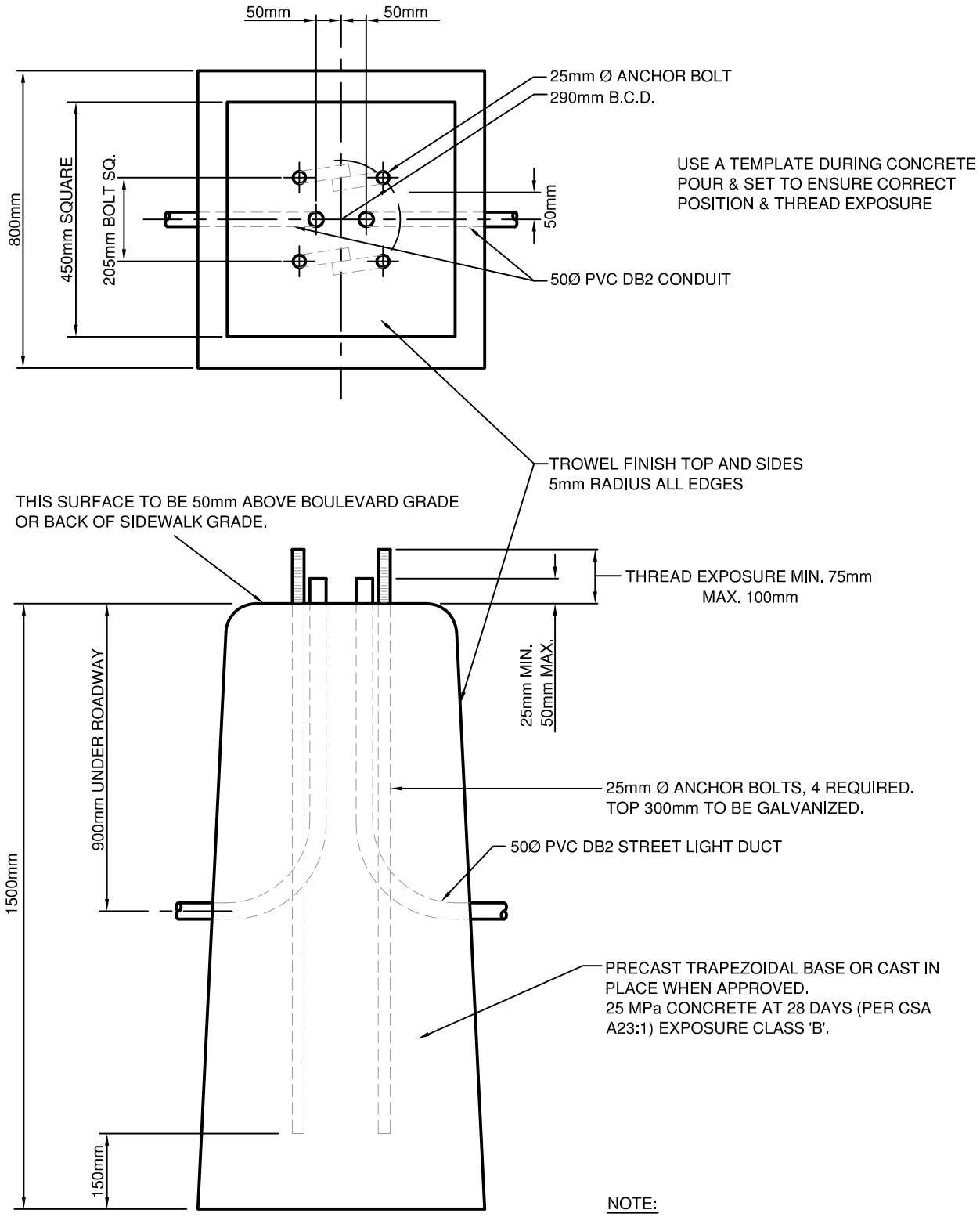
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-2	

Acad Filename:Os-SL-02.dwg



USE A TEMPLATE DURING CONCRETE POUR & SET TO ENSURE CORRECT POSITION & THREAD EXPOSURE

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL CONFIRM ADEQUACY OF BASE.

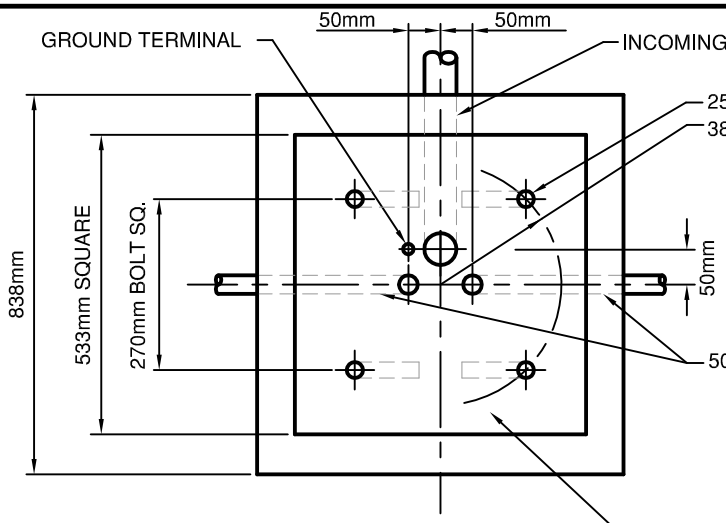
TOWN OF OSOYOOS

ANCHOR BASE FOR STREET LIGHT WITHOUT POWER BASE

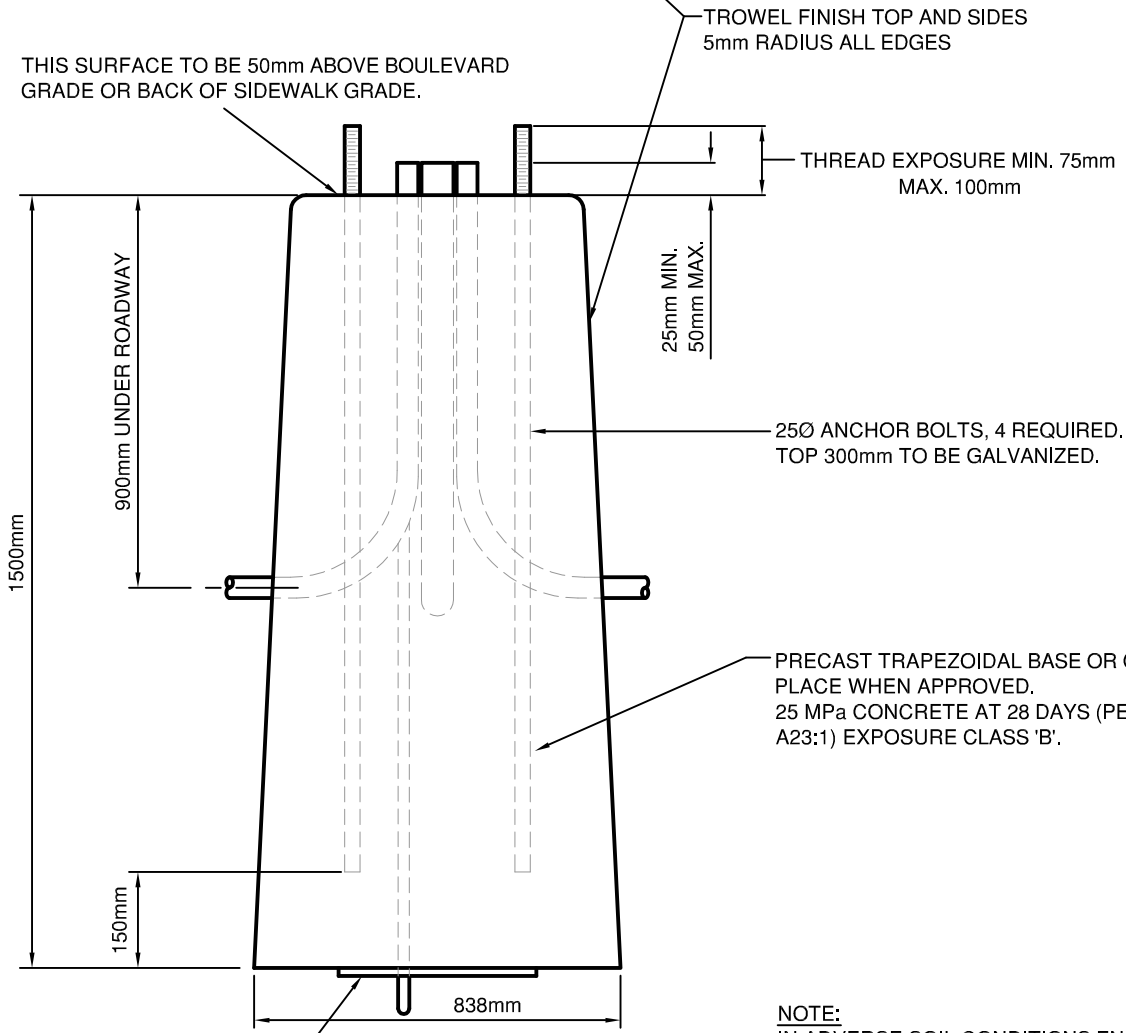
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-3	

Acad FIlename:Os-SL-03.dwg



USE A TEMPLATE DURING CONCRETE POUR & SET TO ENSURE CORRECT POSITION & THREAD EXPOSURE



NO.6 STRANDED GROUND WIRE TO A COPPERWELD PLATE ELECTRODE HAVING NOT LESS THAN 0.2m² OF SURFACE AREA AND SHALL BE NOT LESS THAN 1.5mm IN THICKNESS.

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL CONFIRM ADEQUACY OF BASE

TOWN OF OSOYOOS

ANCHOR BASE FOR STREET LIGHT WITH POWER BASE

Osoyoos
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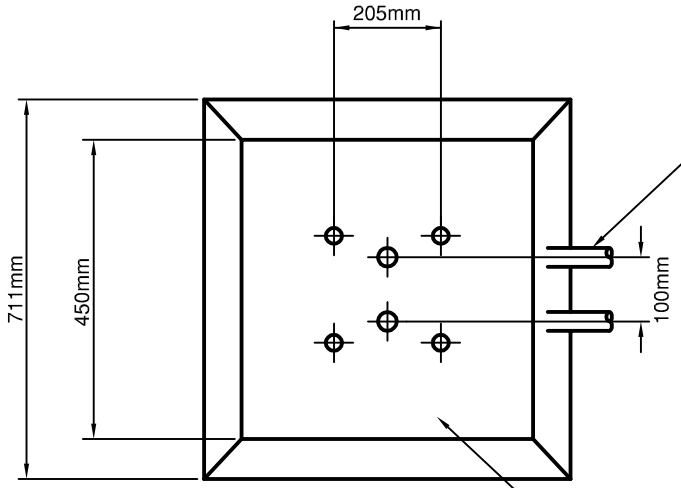
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-4	

Acad FIlename:Os-SL-04.dwg

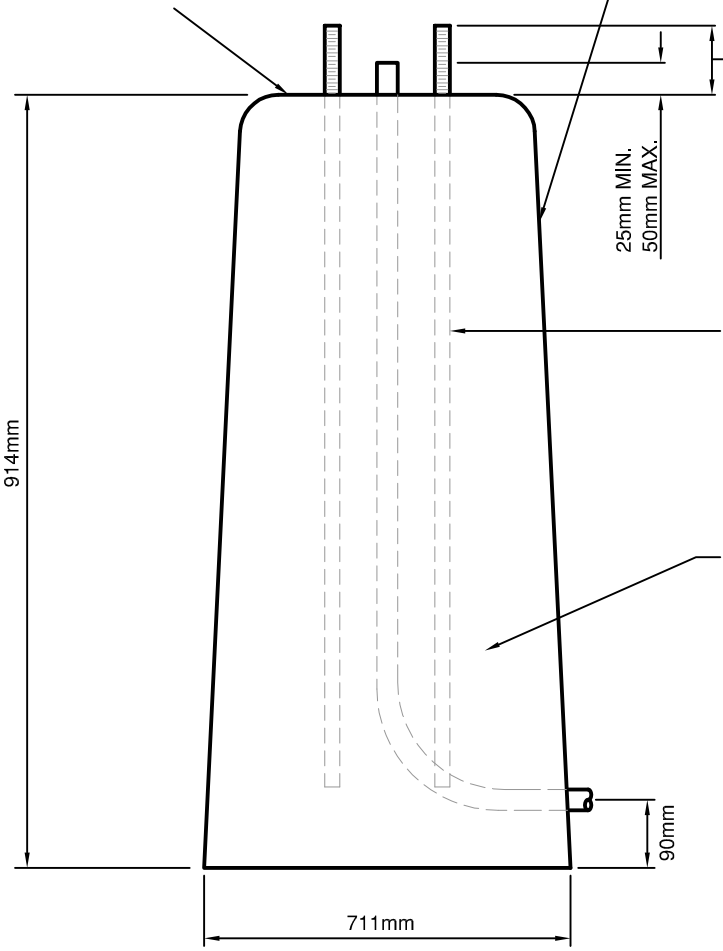


50Ø PVC DB2 DUCT
(ORIENTATE DUCTS TO SUIT LAYOUT)

USE A TEMPLATE DURING CONCRETE POUR
& SET TO ENSURE CORRECT POSITION &
THREAD EXPOSURE

TROWEL FINISH TOP AND SIDES
5mm RADIUS ALL EDGES

THIS SURFACE TO BE 75-100mm ABOVE BOULEVARD GRADE
OR BACK OF SIDEWALK GRADE.



THREAD EXPOSURE MIN. 75mm
MAX. 100mm

25mm Ø ANCHOR BOLTS, 4 REQUIRED.
TOP 300mm TO BE GALVANIZED.
OVERALL LENGTH 900mm MIN.

PRECAST TRAPEZOIDAL BASE OR CAST IN
PLACE WHEN APPROVED.
25 MPa CONCRETE AT 28 DAYS (PER CSA A23:1)
EXPOSURE CLASS 'B'.

MIN. 75mm WELL COMPACTED DRAIN ROCK ROCK
UNDER LAMP BASE

NOTE:
IN ADVERSE SOIL CONDITIONS ENGINEER SHALL
CONFIRM ADEQUACY OF BASE.

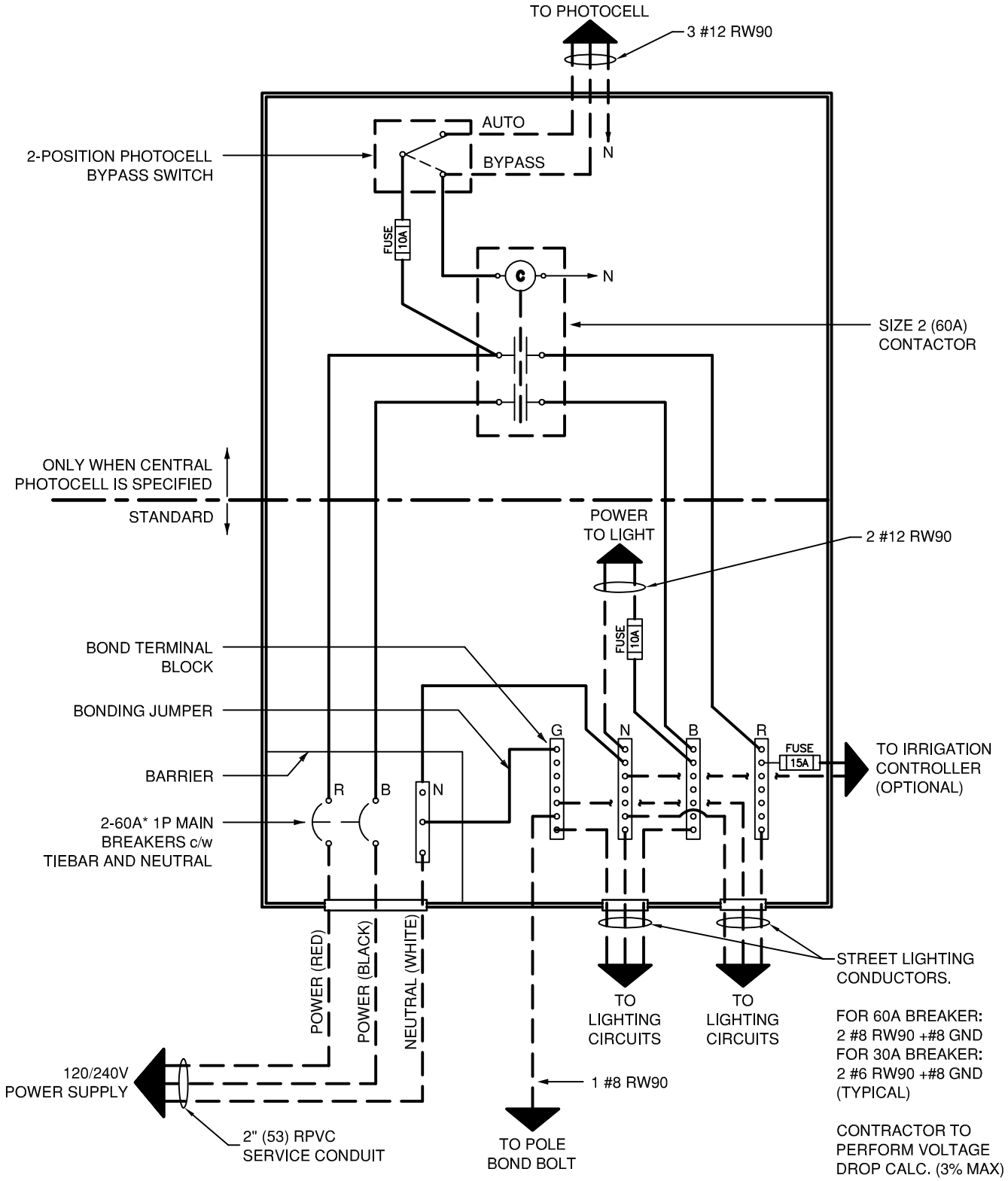
TOWN OF OSOYOOS

ANCHOR BASE FOR WALKWAY LIGHT

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-5	

Acad FIlename:Os-SL-05.dwg



* USE 60A MAIN BREAKER FOR >10 LIGHTS PER DIRECTION.
USE 30A MAIN BREAKER FOR MAX. 10 LIGHTS PER DIRECTION.

TOWN OF OSOYOOS

NON METERED POWER BASE WIRING DETAIL

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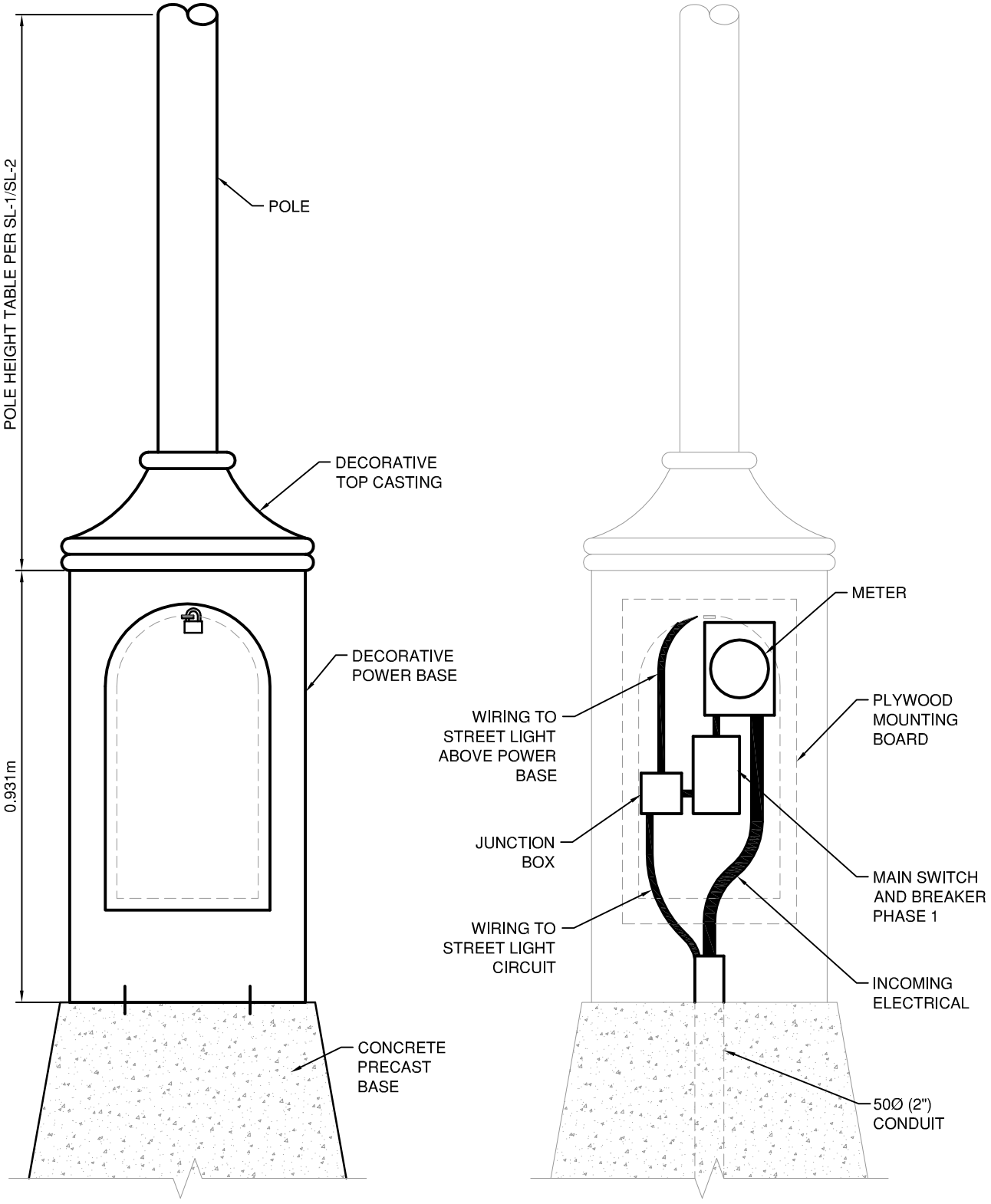
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	SL-6
REV.:	

Acad FIlename:Os-SL-06.dwg



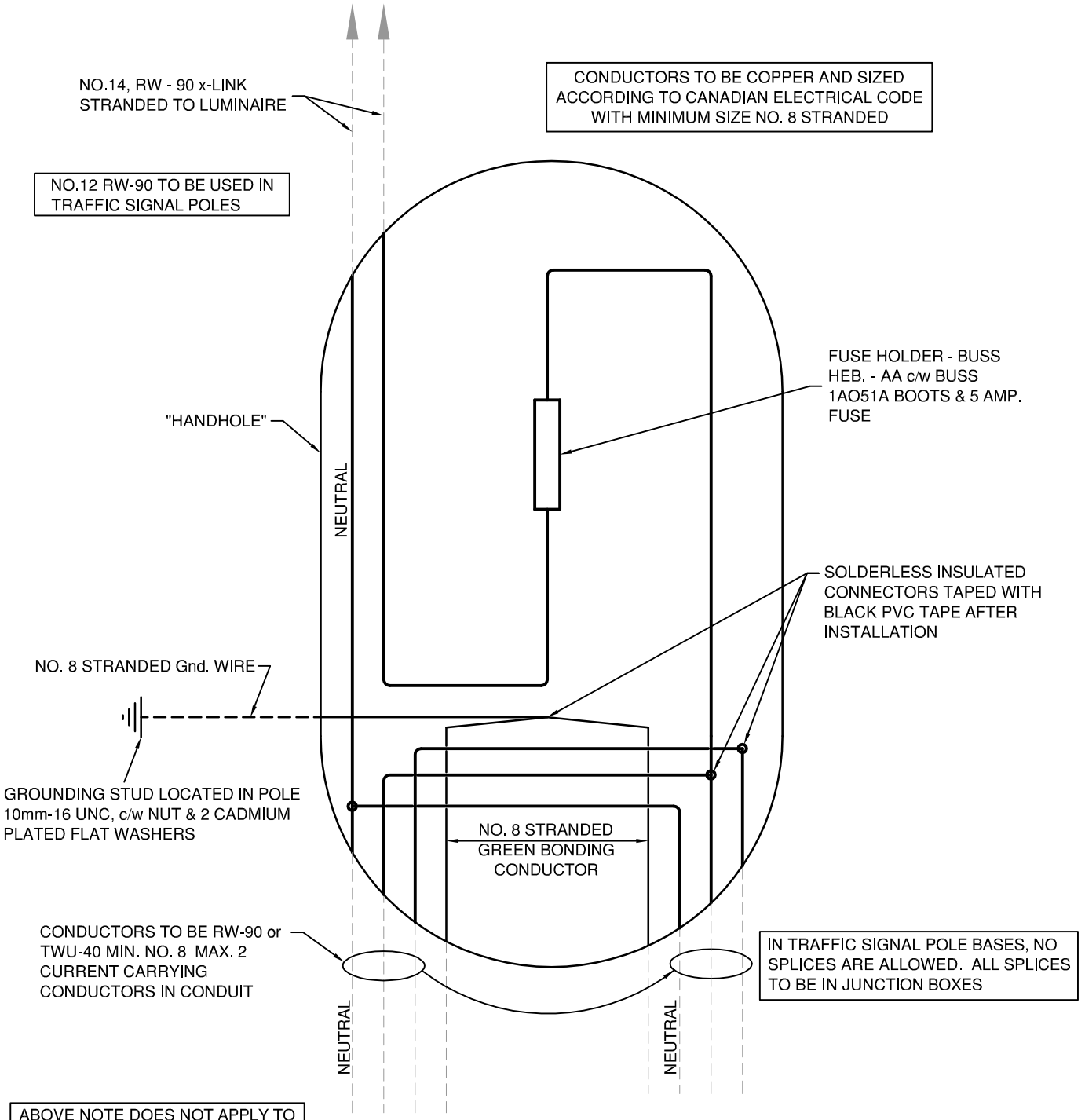
TOWN OF OSOYOOS

POWER BASE WIRING
METERED ELECTRICAL SERVICE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	SL-7
REV.:	

Acad FIlename:Os-SL-07.dwg



SEE POLE & DWGS. FOR SERVICE BASE SPECS. THIS WILL BE NECESSARY WHEN MORE THAN 2 CONDUITS ENTER A POLE

GROUND ELECTRODE ONLY REQUIRED AT MAIN SERVICE. ONLY BONDING REQUIRED AT EACH POLE

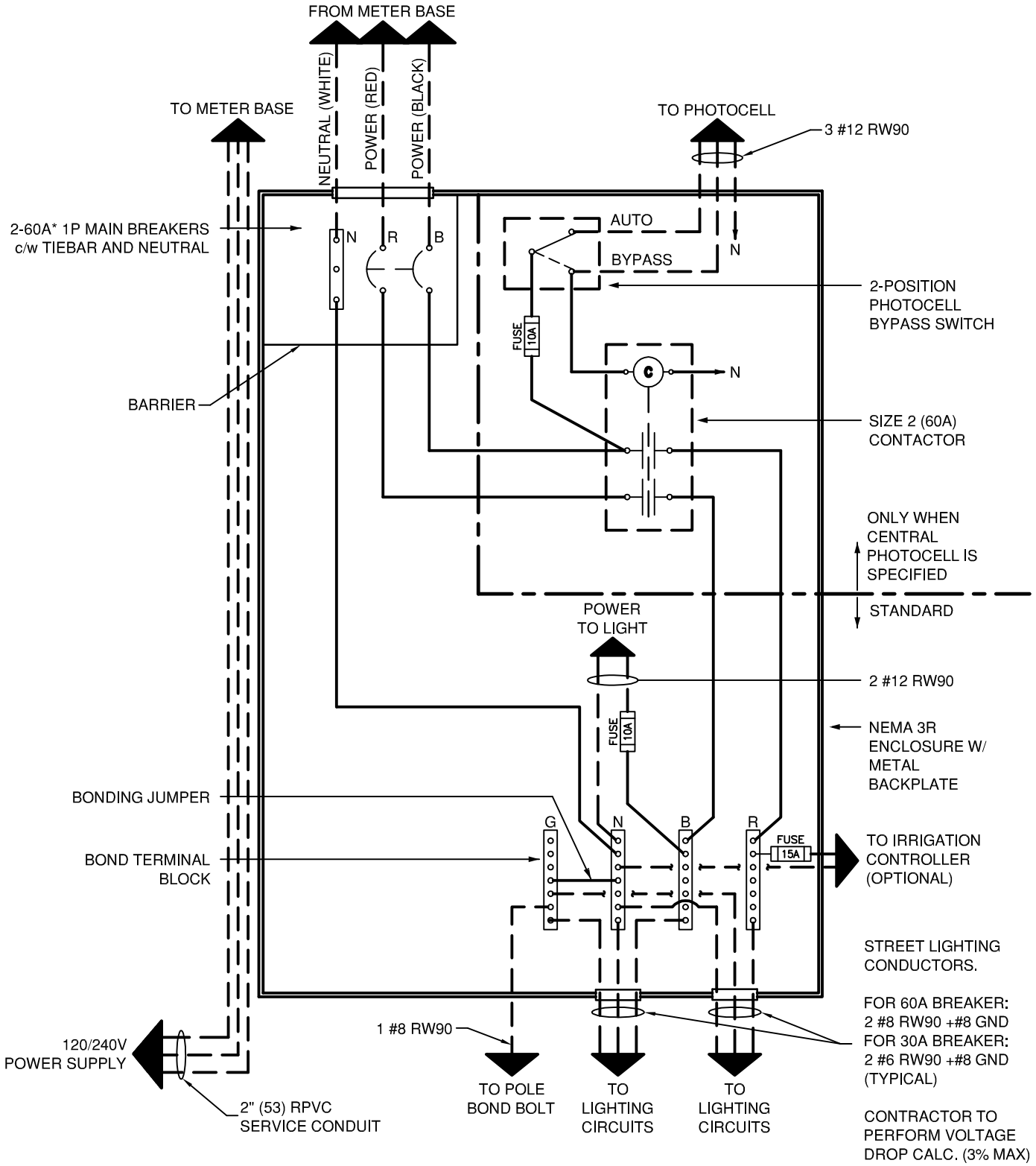
TOWN OF OSOYOOS

HANDHOLE WIRING SCHEMATIC 120V STREET LIGHT

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-8	

Acad FIlename:Os-SL-08.dwg



* USE 60A MAIN BREAKER FOR >10 LIGHTS PER DIRECTION.
USE 30A MAIN BREAKER FOR MAX. 10 LIGHTS PER DIRECTION.

TOWN OF OSOYOOS

METERED POWER BASE WIRING DETAIL

Osoyoos
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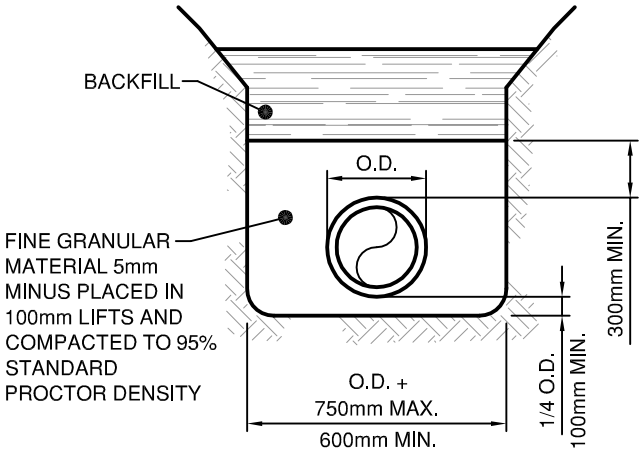
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
SL-9	

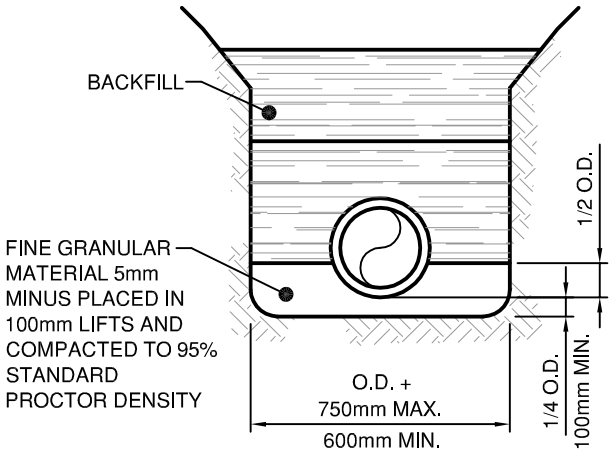
Acad FIlename:Os-SL-09.dwg

CLASS "B" BEDDING

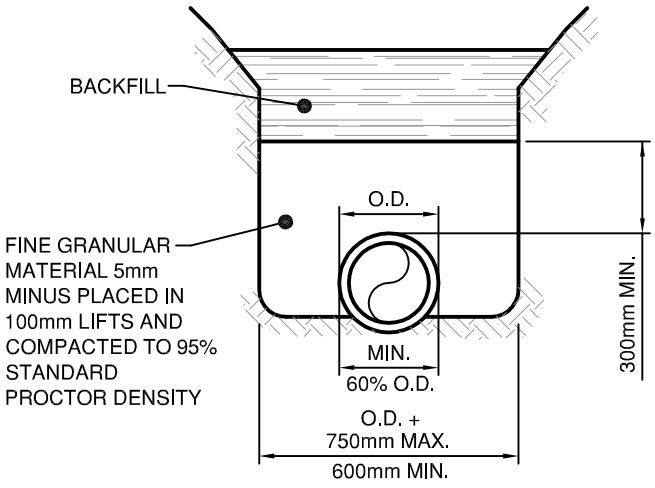
FOR PVC PIPE:



FOR ALL OTHER PIPE:



CLASS "C" BEDDING



TOWN OF OSOYOOS

TYPICAL PIPE BEDDING AND BACKFILL WITHIN THE PIPE ZONE

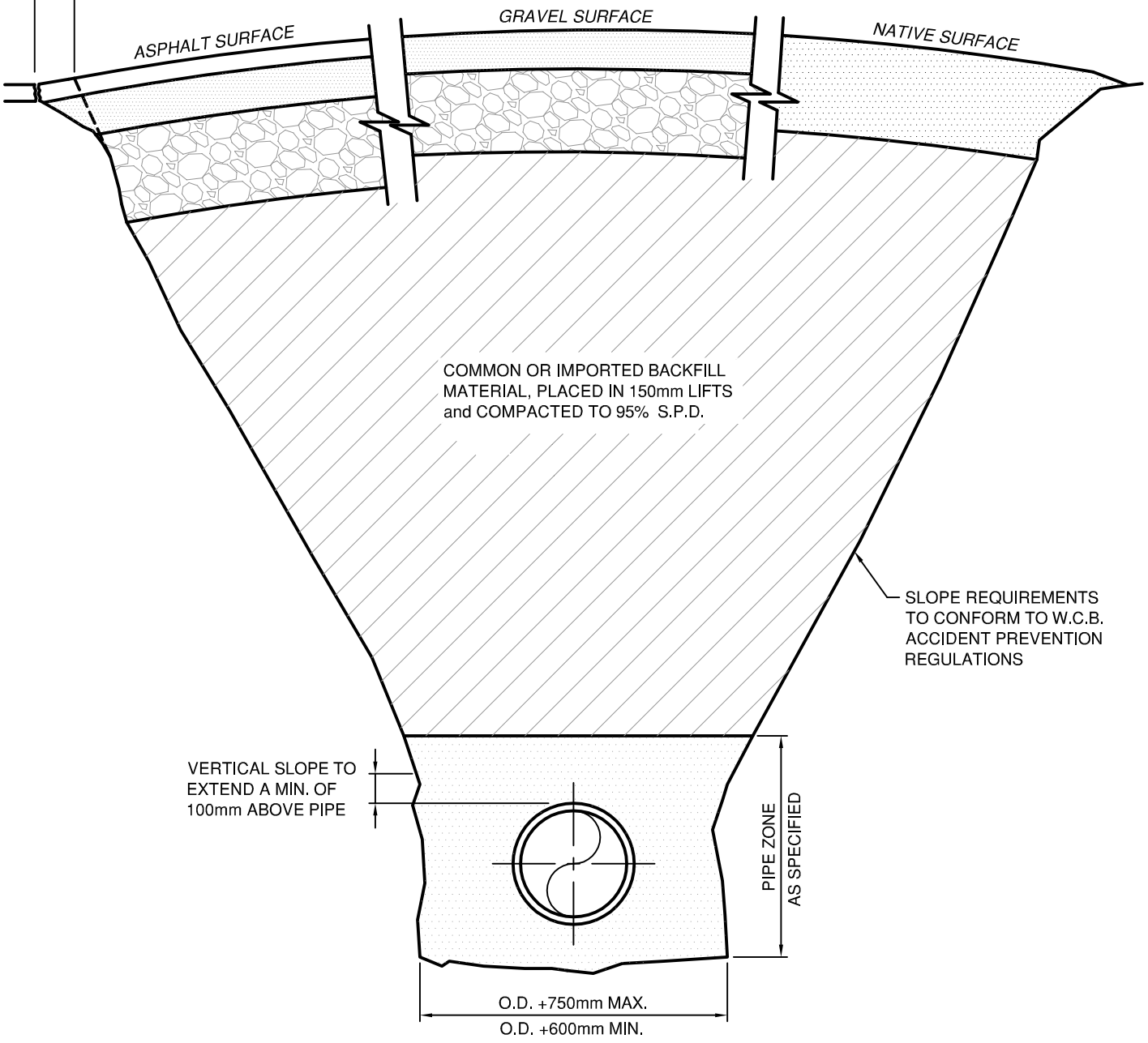
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-1	

Acad FIlename:Os-w-01.dwg

ASPHALT TIE:
AFTER THE INSTALLATION OF ROAD BASES, SAWCUT EXISTING ASPHALT BACK FROM EXCAVATION EDGE, COMPACT CRUSHED GRAVEL BASE COURSE TO 100% S.P.D. and PAINT CUT EDGE OF ASPHALT WITH AN APPROVED BITUMINOUS BONDING AGENT PRIOR TO ASPHALT PLACEMENT.

SURFACE RESTORATION and BASE GRAVELS AS PER SECTION 7 OF DEVELOPMENT AND SUBDIVISION STANDARDS AND SPECIFICATIONS MANUAL



TOWN OF OSOYOOS

TYPICAL TRENCH SECTION

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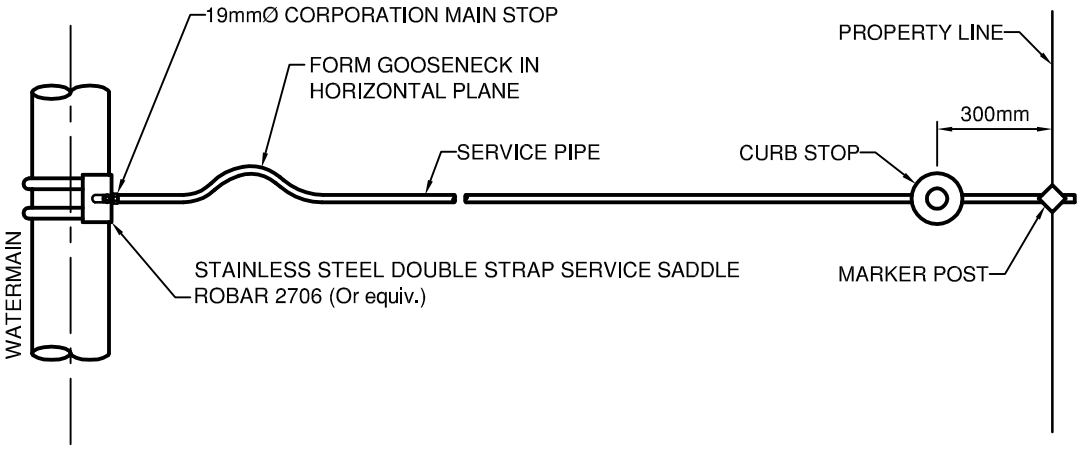
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	W-2
REV.:	

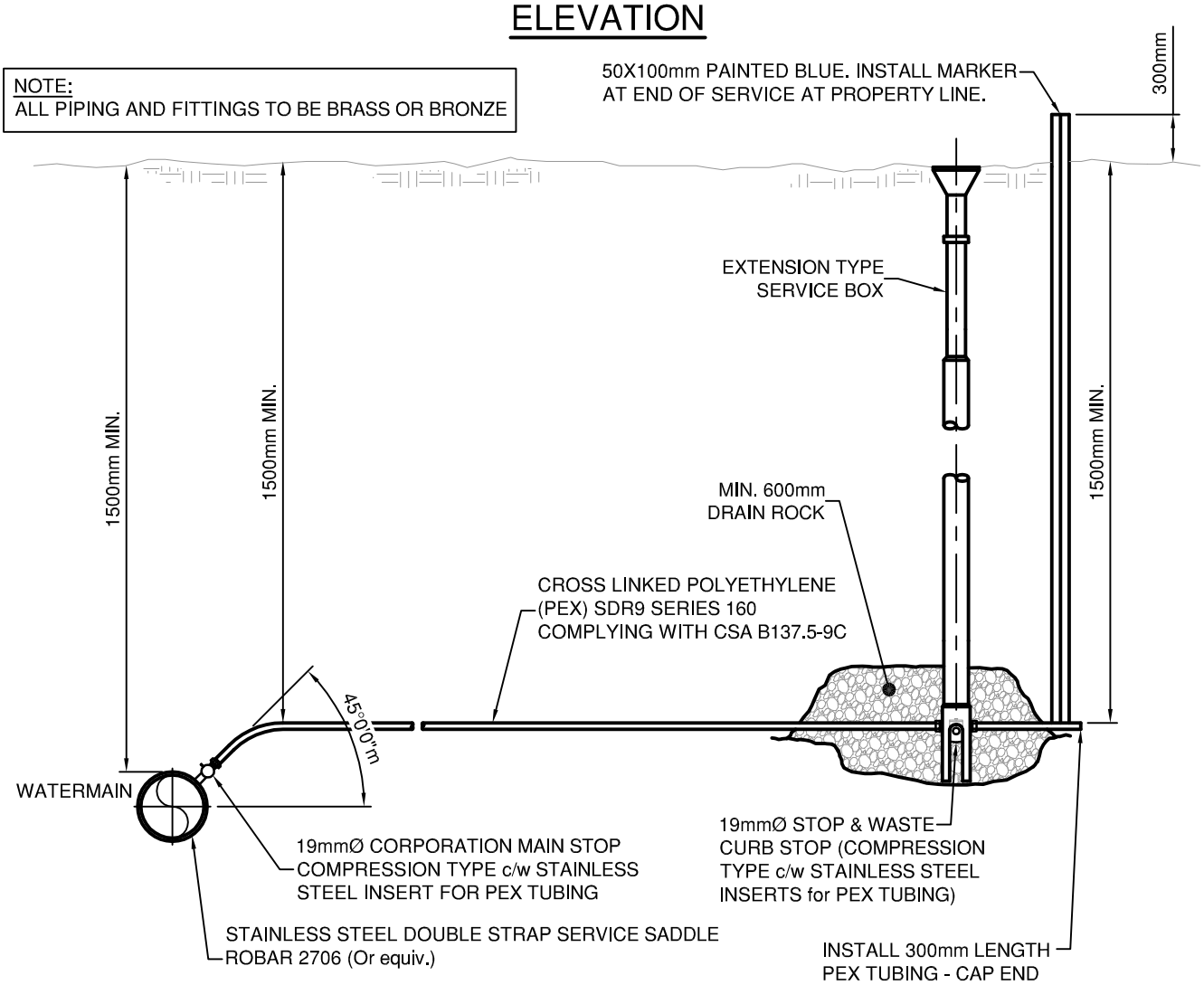
Acad FIlename:Os-w-02.dwg

PLAN



ELEVATION

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



TOWN OF OSOYOOS

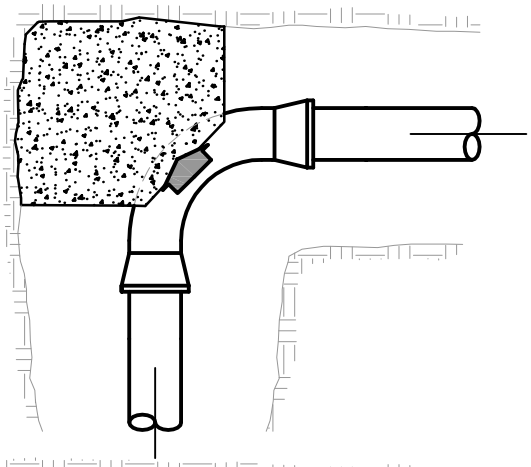
TYPICAL WATER SERVICE

Osoyoos
Canada's warmest welcome

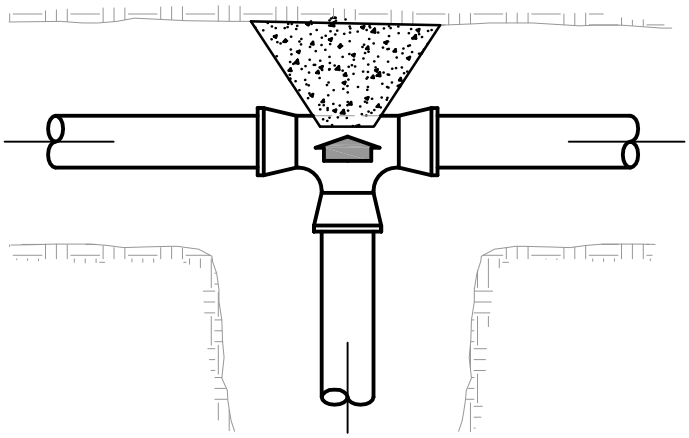
DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-3	

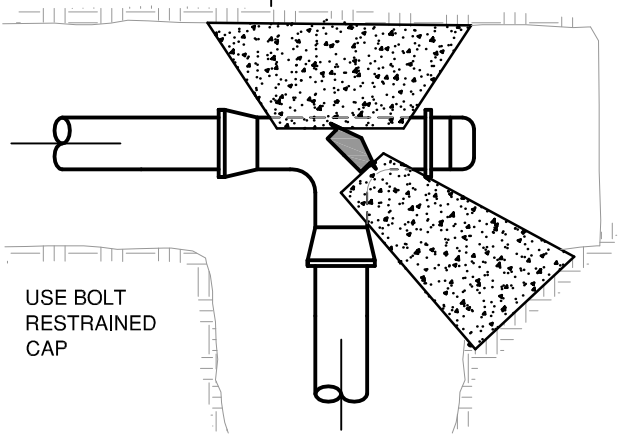
Acad Filename:Os-w-03.dwg

HORIZONTAL 90° BEND

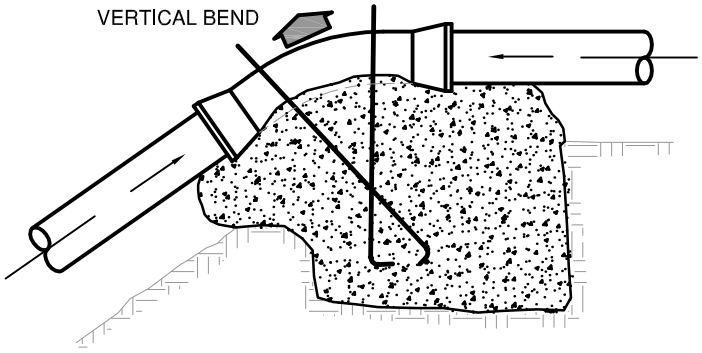


TEE

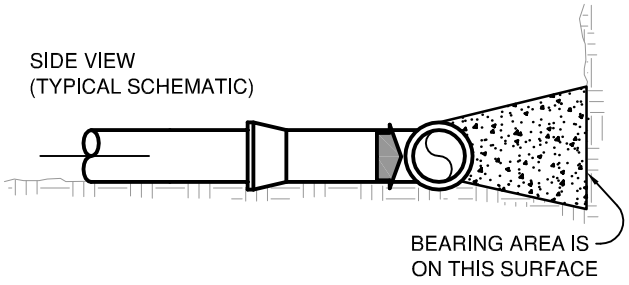




VERTICAL BEND



SIDE VIEW
(TYPICAL SCHEMATIC)



NOTES:

1. ⌂ DENOTES THRUST DIRECTION
2. CONCRETE STRENGTH - 25 MPa @ 28 DAYS
3. BEARING AREAS BASED ON 1050 KPa TEST PRESSURES
4. FOR GREATER TEST PRESSURES INCREASE BEARING AREA BY RATIO TP/1050
5. ALL THRUST BLOCK BEARING AREAS ON UNDISTURBED GROUND.
6. BEARING AREA BASED ON SOFT CLAY (0.048 MPa OR 1000 LBS/FT^2)
7. PROVIDE POLYETHYLENE BARRIER BETWEEN FITTING AND CONCRETE

THRUST BLOCK BEARING AREA IN m^2				
PIPE SIZE	TEES/ DEAD ENDS	90° BENDS	45° BENDS & VERTICAL BEND	22 1/2° BEND & SMALLER
100	0.2	0.3	0.15	0.1
150	0.4	0.6	0.30	0.15
200	0.7	1.0	0.55	0.30
250	1.2	1.6	0.9	0.45
300	1.6	2.2	1.2	0.60

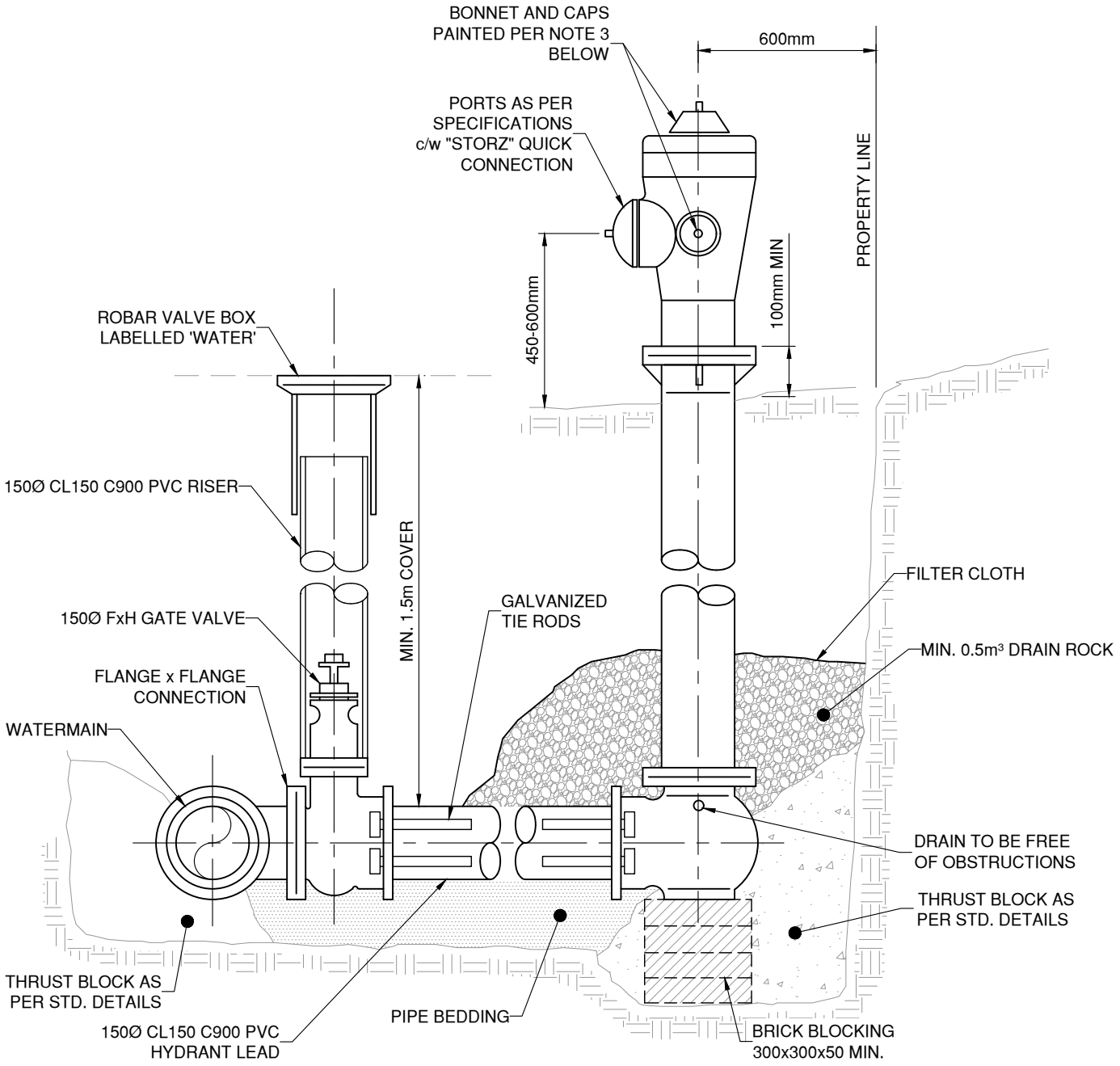
TOWN OF OSOYOOS

TYPICAL THRUST BLOCK DETAILS

Osoyoos
Canada's warmest welcome ®*

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-4	

Acad FIlename:Os-w-04.dwg



1. FIRE HYDRANTS SHALL BE 150Ø COMPRESSION TYPE and EACH SHALL CONTAIN
   a) 1 PUMPER PORT : 146mm O.D. (5.7609 inch) - 4 THREADS PER INCH
   b) 2 -(2 1/2") 65.5mm OUTLETS B.C. FIRE HOSE THREAD STANDARDS
2. MANUFACTURER: TERMINAL CITY C71-P
3. HYDRANT BODY TO BE PAINTED RED or as SPECIFIED.
   BONNET AND CAPS PAINTED AS FOLLOWS
   0 TO 500 GPM (CLASS C) - RED
   500 TO 999 GPM (CLASS B) - ORANGE
   1,000 TO 1,499 GPM (CLASS A) - GREEN
   1,500 TO 1,500+ GPM (CLASS AA) - LIGHT BLUE
4. THRUST BLOCK AND/OR TIE ROD SUPPORT TO MAIN VARY PENDING CONDITIONS AND ENGINEERS DIRECTION.
5. HYDRANT TO BE INSTALLED WITH PUMPER PORT FACING STREET.
6. HYDRANTS NOT IN USE MUST BE KEPT 'BAGGED' with SUITABLE BURLAP or BLACK POLY.
7. PROVIDE SUITABLE SUPPORT TO THE HYDRANT TO MAINTAIN PLUMBNESS DURING SET UP OF THRUST BLOCK.

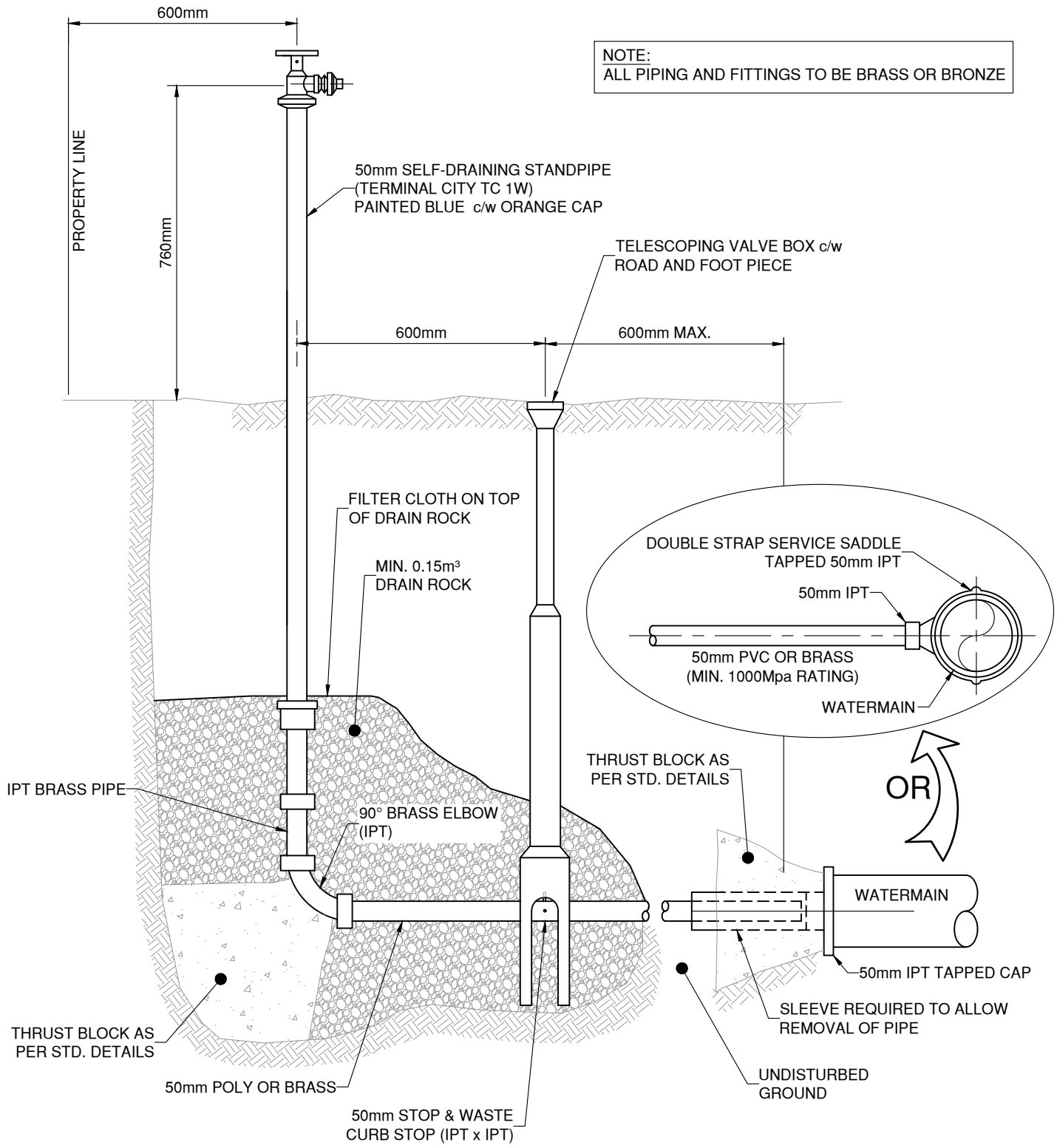
TOWN OF OSOYOOS

TYPICAL FIRE HYDRANT ASSEMBLY

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-5	

Acad Filename:Os-w-05.dwg



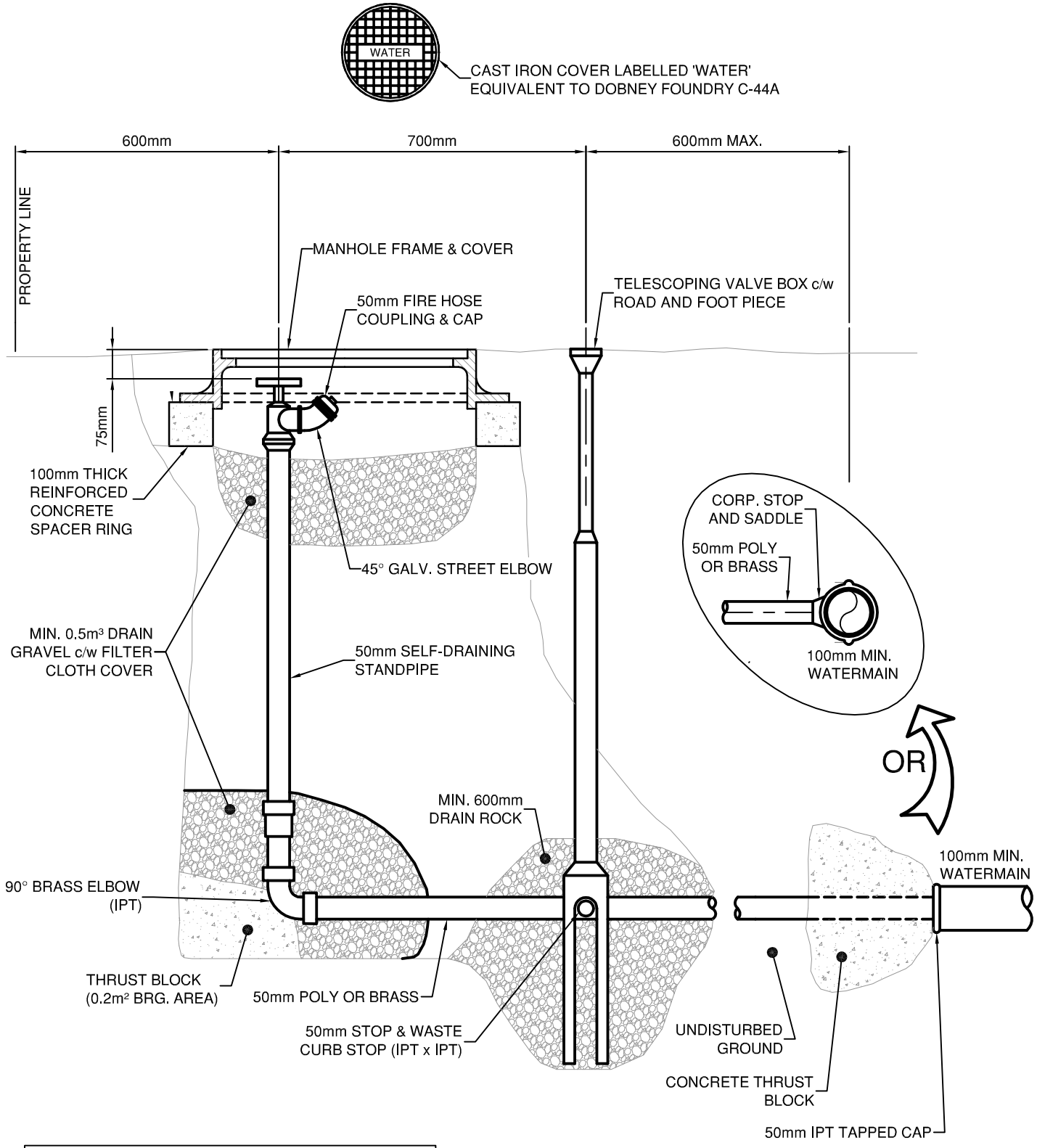
TOWN OF OSOYOOS

ABOVE GROUND SELF-DRAINING STANDPIPE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-6	

Acad Filename:Os-w-06.dwg



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

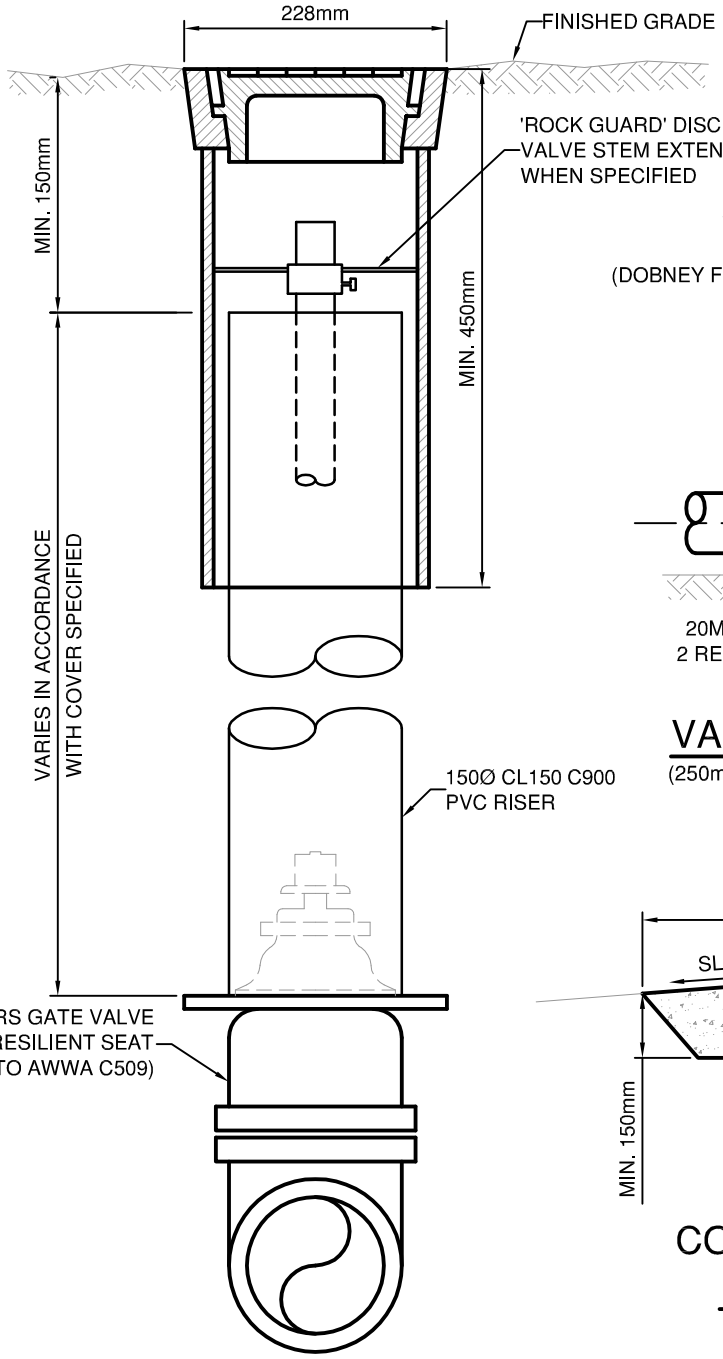
TOWN OF OSOYOOS

BELOW GROUND WATERMAIN BLOWOFF

Osoyoos
Canada's warmest welcome

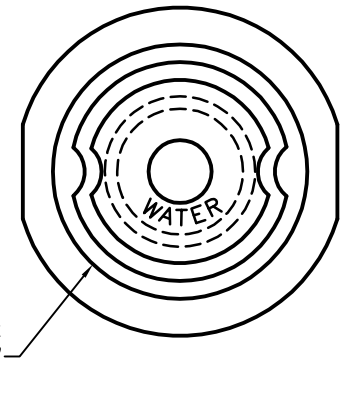
DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	W-7
REV.:	

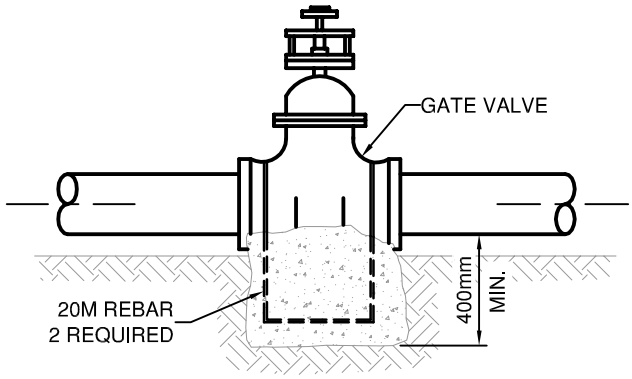
Acad FIlename:Os-w-07.dwg



SECTION

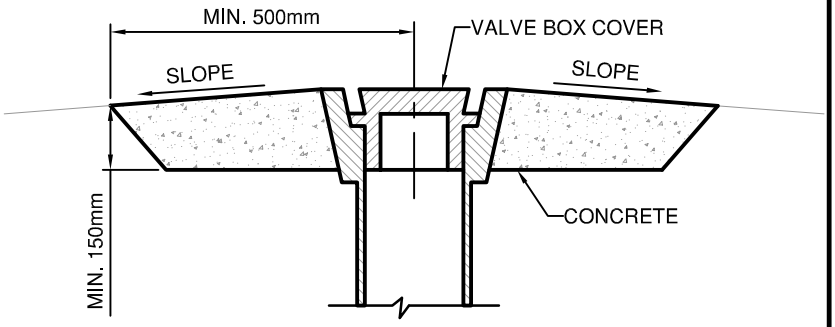
N.T.S.





VALVE ANCHORAGE DETAIL

(250mm VALVES and LARGER or WHERE SPECIFIED)



CONCRETE APRON DETAIL FOR UNPAVED AREAS

(WHERE SPECIFIED)

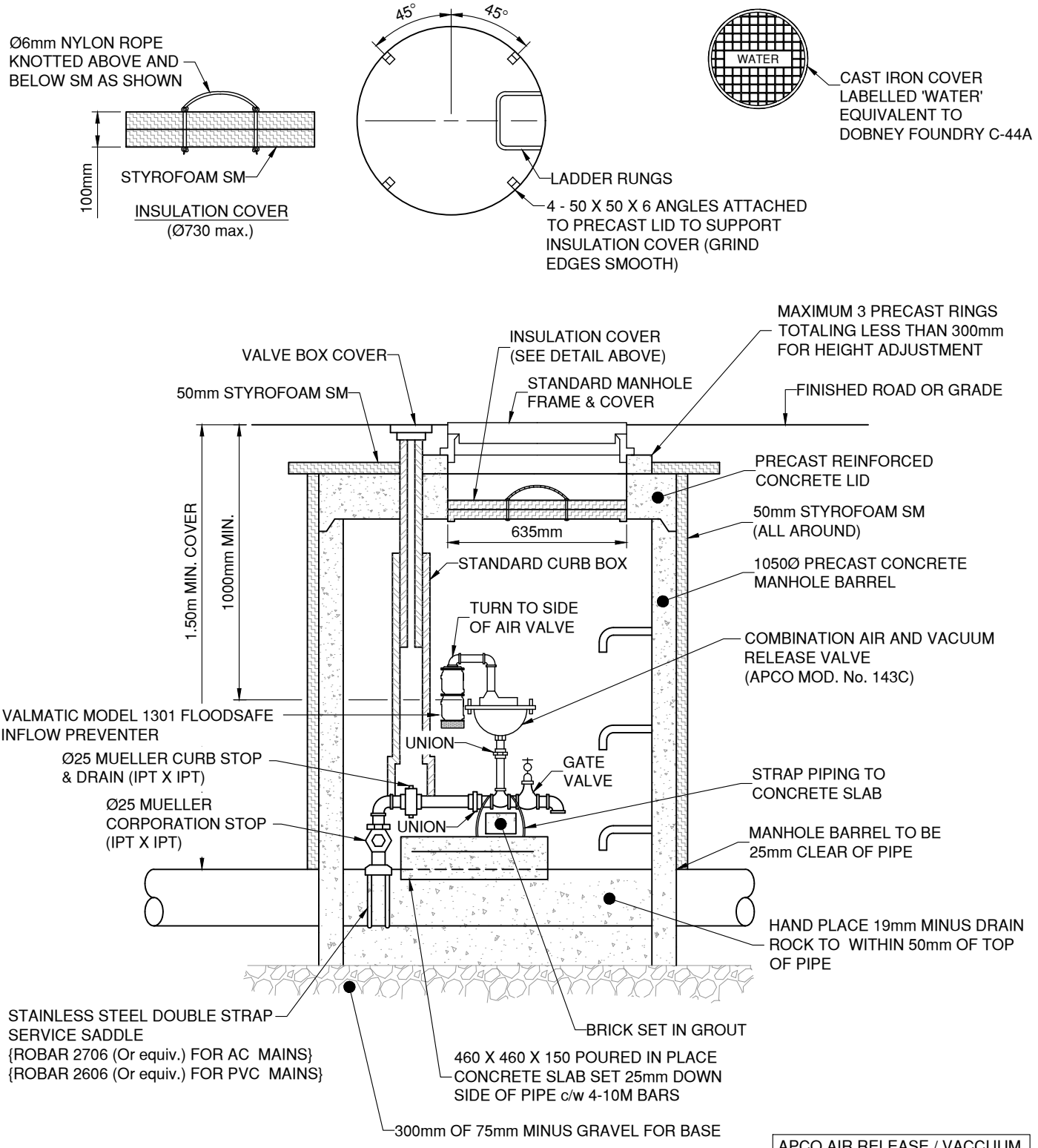
TOWN OF OSOYOOS

TYPICAL VALVE BOX DETAILS

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	SEP 2015
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-8	

Acad FIlename:Os-w-08.dwg



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

APCO AIR RELEASE / VACCUUM
VALVE TO BE EPOXY COATED
INSIDE AND OUTSIDE

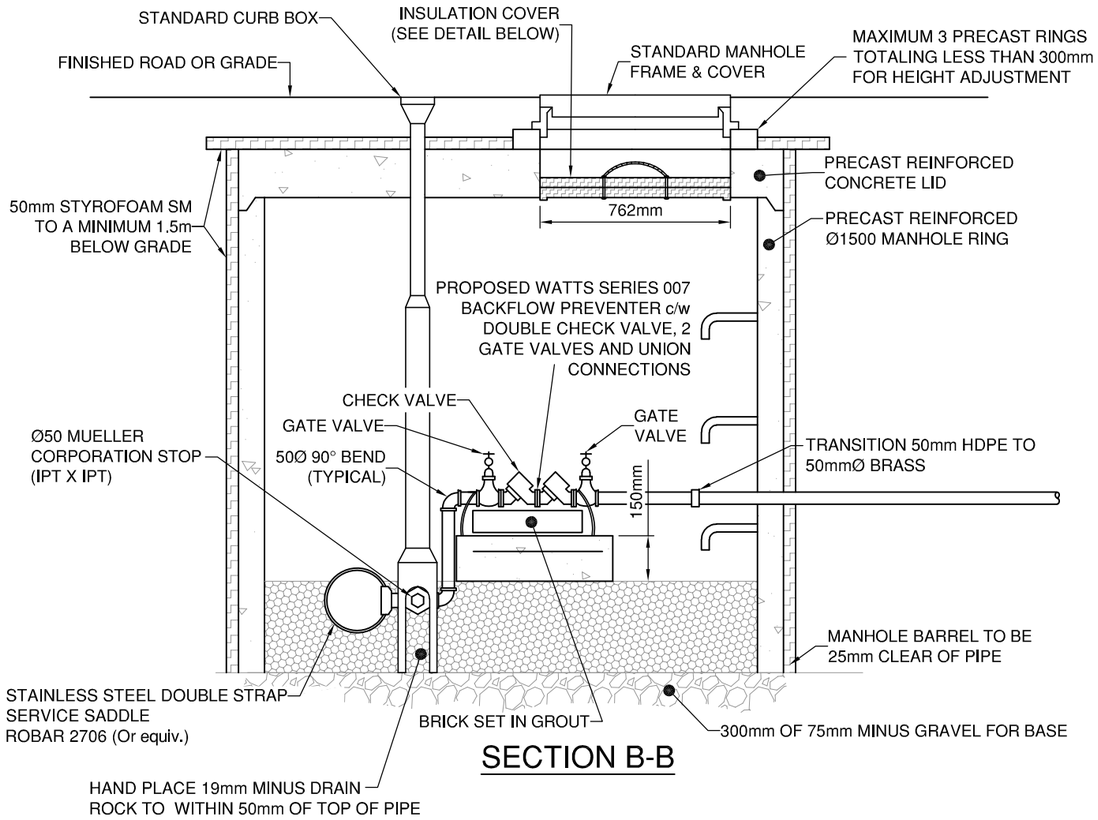
TOWN OF OSOYOOS

TYPICAL AIR RELEASE VALVE FOR WATERMAINS

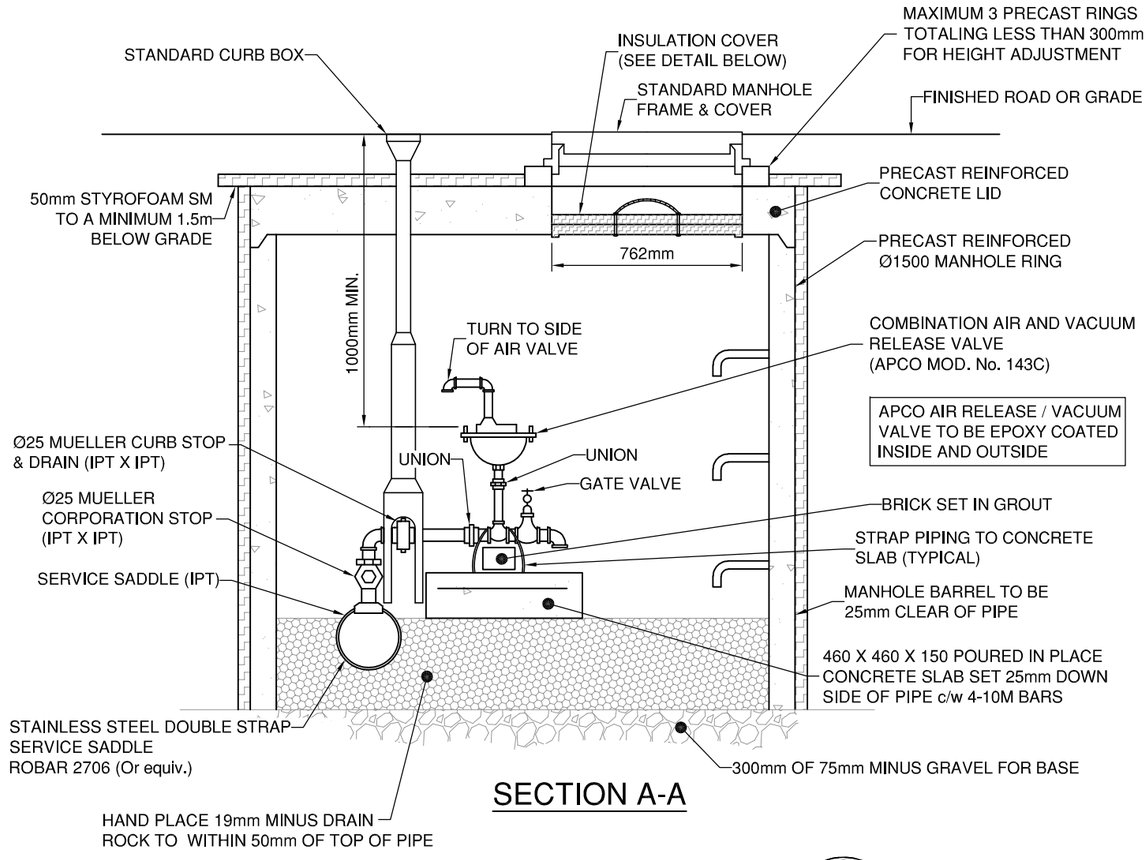
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2020
SCALE:	N.T.S.
DWG. NO.:	REV.:
W-9	

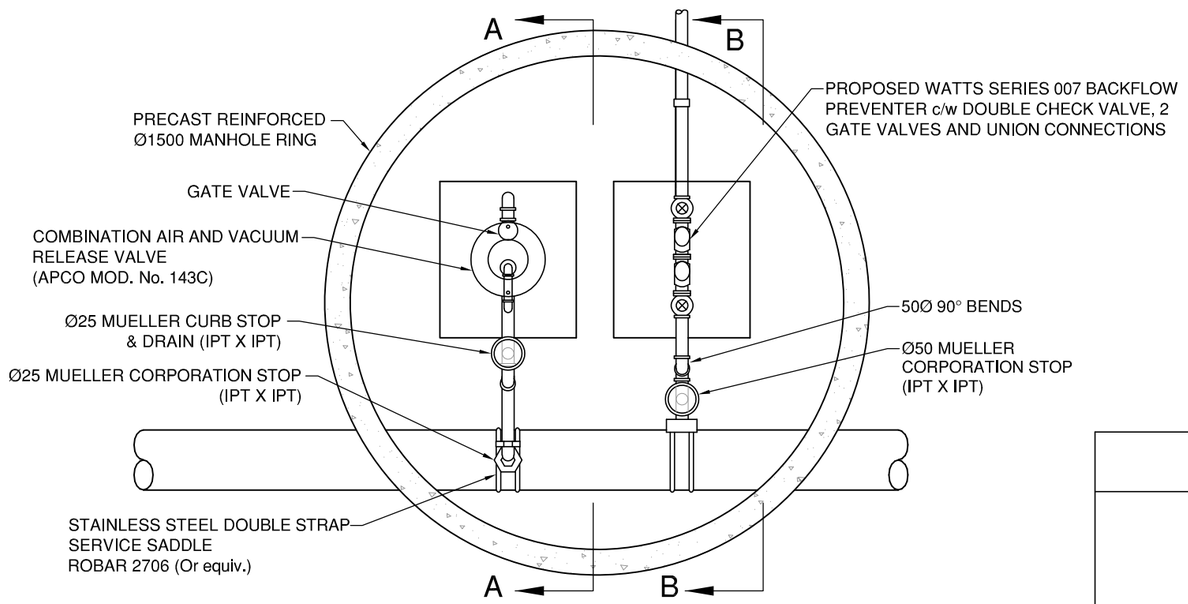
Acad Filename:Os-w-09.dwg



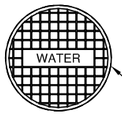
SECTION B-B



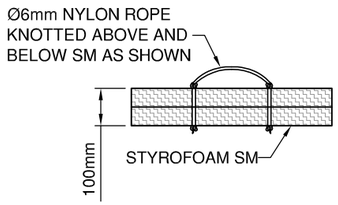
SECTION A-A



NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE

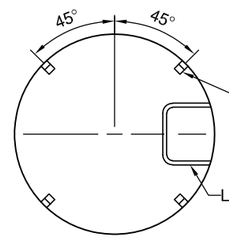


CAST IRON COVER LABELLED 'WATER' EQUIVALENT TO DOBNEY FOUNDRY C-44A



INSULATION COVER

(Ø730 MAX)



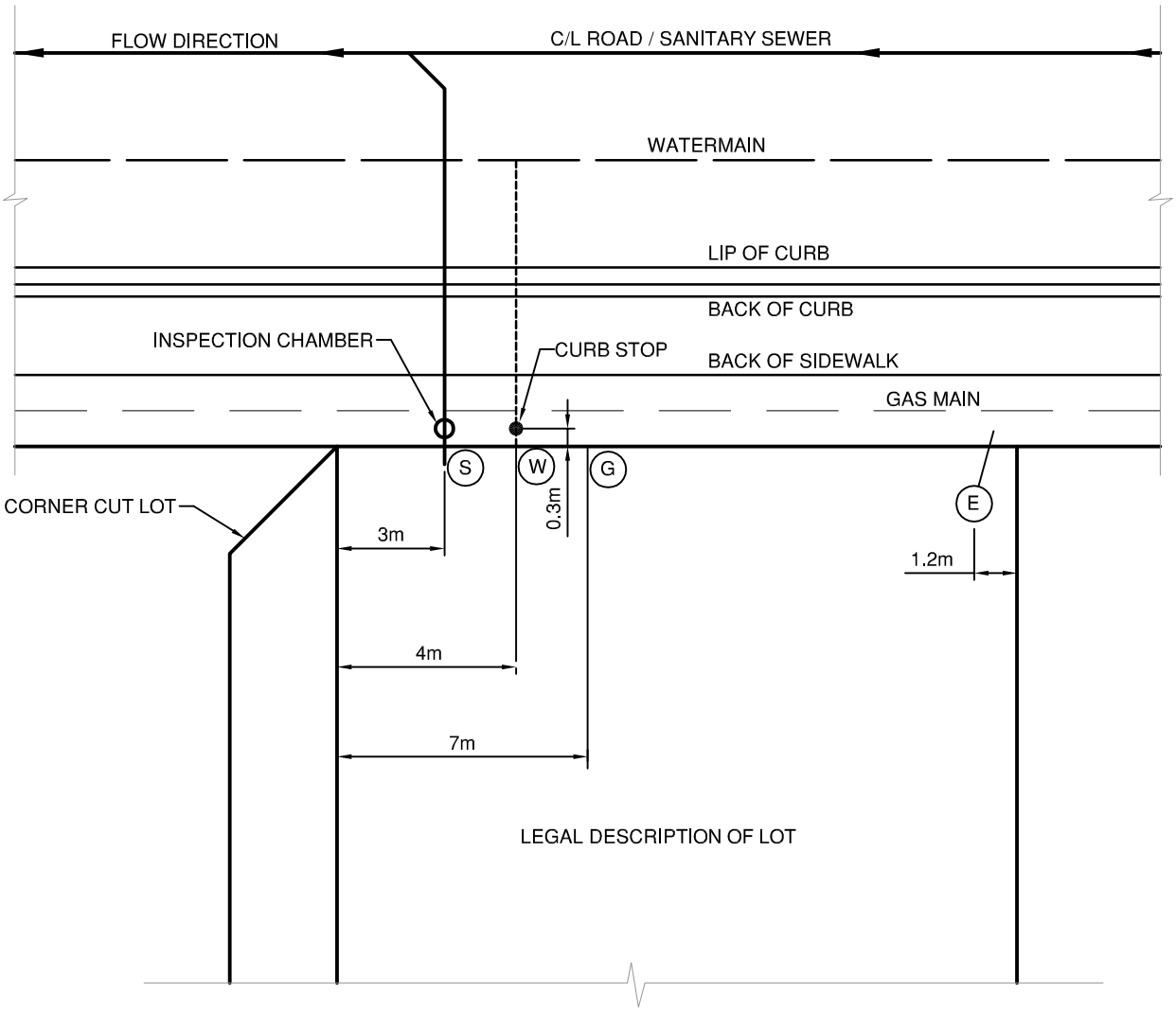
TOWN OF OSOYOOS

TYPICAL AIR RELEASE VALVE AND INTERCONNECT FOR WATERMAINS

Osoyoos — Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JAN 2016
SCALE:	N.T.S.
DWG. NO.:	W-9A
REV.:	

Acad Filename: Os-w-09A.dwg



(S) SANITARY SERVICE

(W) WATER SERVICE

(G) GAS SERVICE

(E) ELECTRICAL SERVICE

TOWN OF OSOYOOS

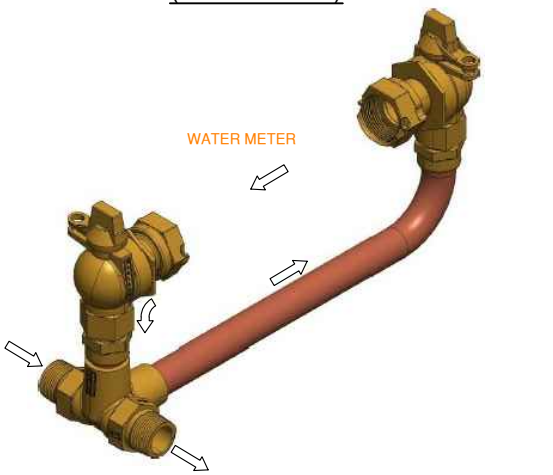
TYPICAL LOT SERVICE LOCATIONS

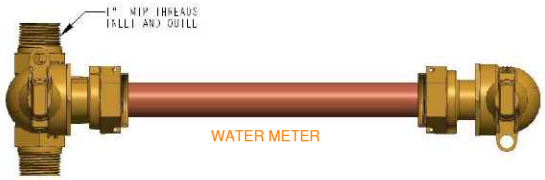
Osoyoos
Canada's warmest welcome ®*

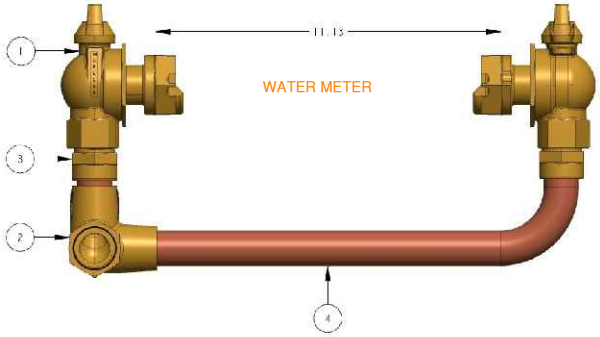
DWN. BY:	TT
CHK. BY:	SU
DATE:	NOV 2012
SCALE:	N.T.S.
DWG. NO.:	W-10
REV.:	

Acad FIlename:Os-w-10.dwg

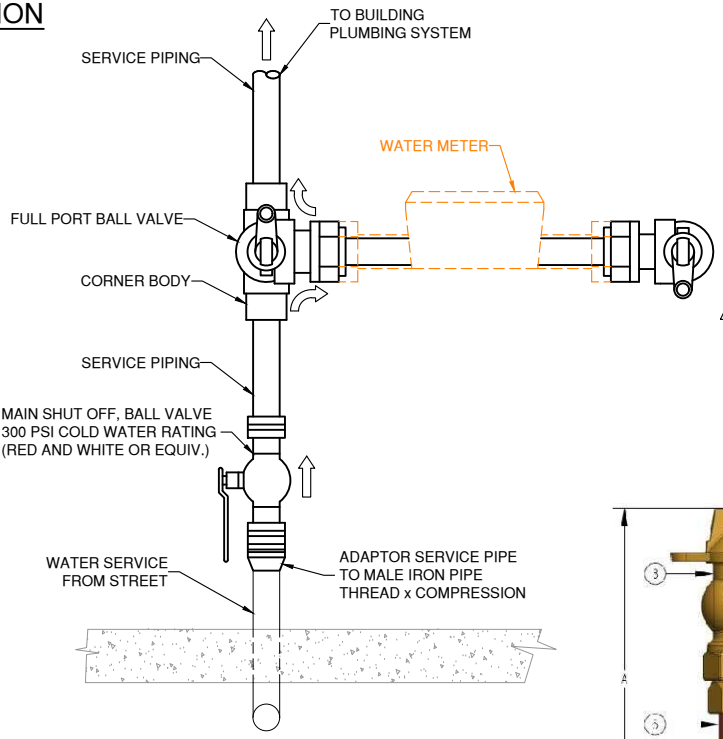
SAMPLE - BALL VALVE ON INLET & OUTLET OPTION (RETROFITS)







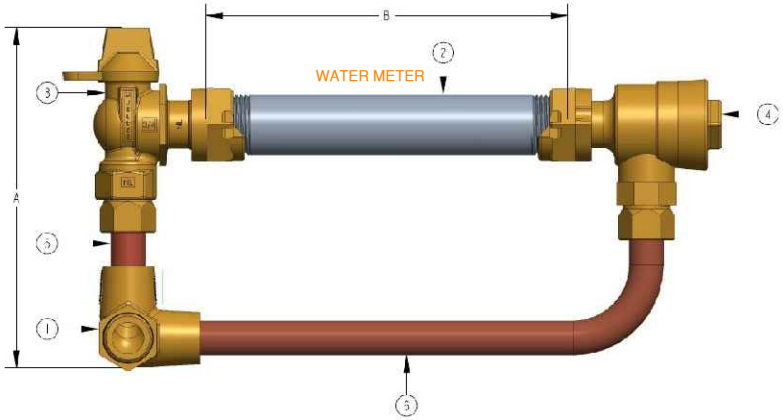
ITEM #	PART #	QUANTITY	DESCRIPTION
1	330B24265	2	1" FULL PORT BALL VALVE
2	525277E	1	1" CORNER BODY
3	681447E	1	INLET TUBE SUB ASSEMBLY *LLB*
4	681448E	1	OUTLET TUBE SUB ASSEMBLY *LLB*



SERVICE SIZE	METER SIZE (LAYING LENGTH)	ACCEPTABLE MANUFACTURER
19mm (3/4")	5/8"x3/4" (191mm)	
19mm (3/4")	3/4" (229mm)	
25mm (1")	1" (273mm)	
38mm (1.5")	1.5" (330mm)	
50mm (2")	2" (432/387mm)	

* REFER TO DESIGN DRAWINGS FOR METER TYPE

SAMPLE - BALL VALVE ON INLET ONLY (NEW INSTALLATIONS)



METER SIZE	5/8"	5/8" x 3/4"	3/4"	1"
A (minimum)	7 3/8"	7 3/8"	7 1/2"	9"
B	7 3/4"	7 3/4"	9 1/4"	11"
BODY	525276E	525276E	525319E	525277E
METER JUMPER	700220	700220	700439	700250
FULL PORT BALL VALVE	203B242655IN	215B242655IN	215B242655IN	330B24265N
ASSE DUAL ANGLE CHECK VALVE	203HI4244AN	215HI4244AN	215HI4244AN	330HI4244N

ITEM #	PART #	QUANTITY	DESCRIPTION
1		1	BODY
2		1	METER JUMPER
3	B242655IN	1	FULL PORT BALL VALVE
4	H14244AN	1	ASSE DUAL ANGLE CHECK VALVE
5		1	INLET TUBE SUB ASSEMBLY
6		1	OUTLET TUBE SUB ASSEMBLY

TOWN OF OSOYOOS

TYPICAL INSIDE WATER METER INSTALLATION c/w COPPER METER SETTER

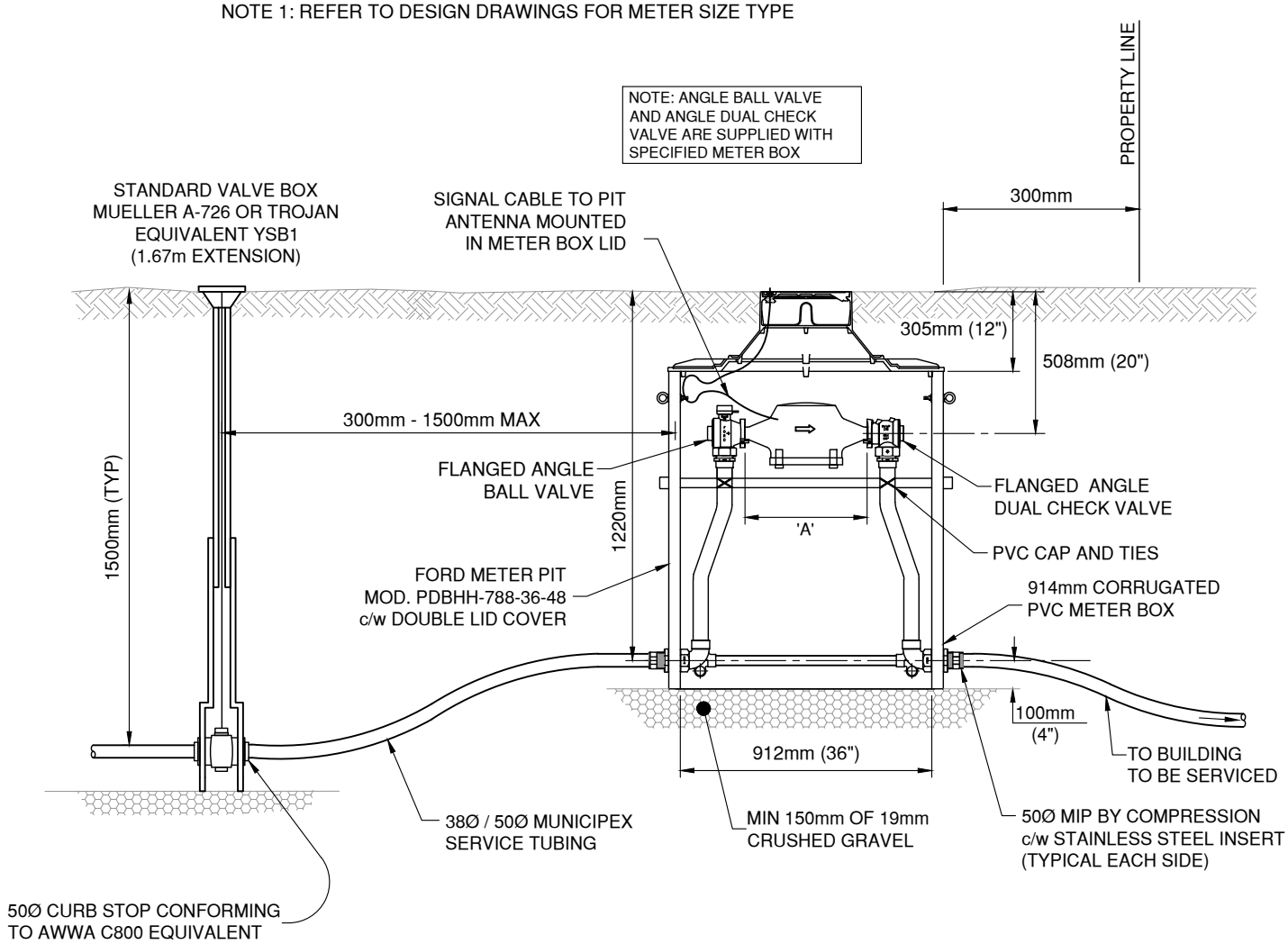
Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APRIL 2023
SCALE:	N.T.S.
DWG. NO.:	W-11
REV.:	2

Acad Filename: Os-w-11.dwg

ITEM	38Ø (1½") SERVICE	50Ø (2") SERVICE	50Ø (2") SERVICE
METER TYPE (NOTE 1)	STANDARD	STANDARD or COMPOUND	
METER	NEPTUNE T-10	NEPTUNE T-10	NEPTUNE TRU/FLO
REGISTER	NEPTUNE E-CODER R900i (RW)	NEPTUNE E-CODER R900i (RW)	NEPTUNE E-CODER R900i (RW)
UNITS	CUBIC METRES	CUBIC METRES	CUBIC METRES
RADIO READ ANTENNA	NEPTUNE 20' PIT ANTENNA	NEPTUNE 20' PIT ANTENNA	NEPTUNE 20' PIT ANTENNA (2 REQ'D)
METER BOX	FORD PDBHH-688-36-48-KT	FORD PDBHH-788-36-48-KT	FORD PDBHH-788-36-48-KT
METER BOX LID	FORD W3	FORD W3	FORD W3
RING EXTENSION	FORD No.5 EXTENSION	FORD No. 5 EXTENSION	FORD No. 5 EXTENSION
LAYING LENGTH ('A' MIN)	330 mm	432 mm	387 mm

NOTE 1: REFER TO DESIGN DRAWINGS FOR METER SIZE TYPE



R2 (APR 2021) - METER PIT MOVED OFF PRIVATE PROPERTY

TOWN OF OSOYOOS

38mm & 50mm METER VAULT FOR NON-TRAFFIC AREAS

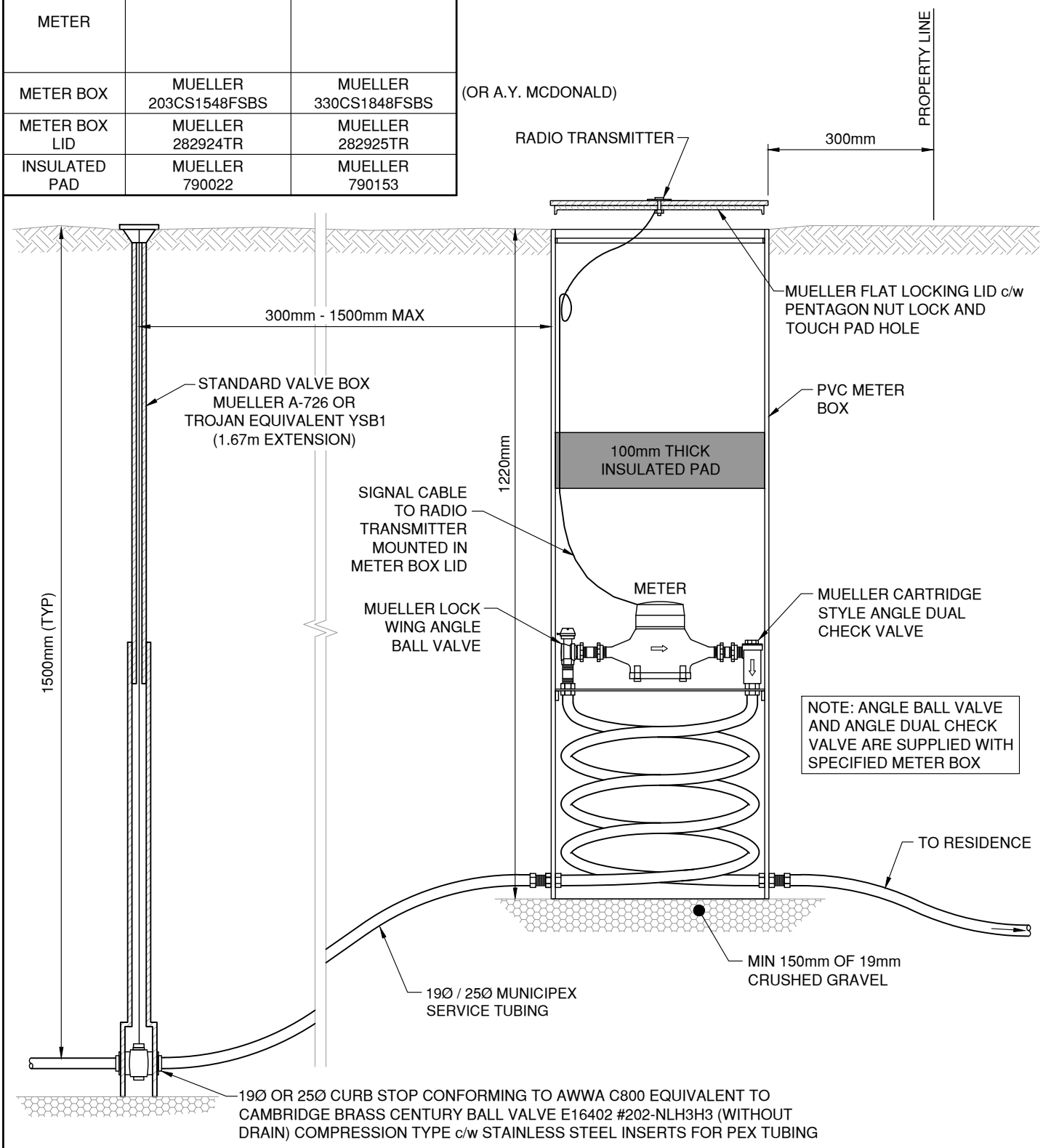
Osoyoos Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APR 2021
SCALE:	N.T.S.
DWG. NO.:	W-12
REV.:	2

Acad Filename:Os-w-12.dwg

ITEM	19Ø (3/4") SERVICE	25Ø (1") SERVICE
METER		
METER BOX	MUELLER 203CS1548FSBS	MUELLER 330CS1848FSBS
METER BOX LID	MUELLER 282924TR	MUELLER 282925TR
INSULATED PAD	MUELLER 790022	MUELLER 790153

(OR A.Y. MCDONALD)



R1 (APR 2021) - METER PIT MOVED OFF PRIVATE PROPERTY

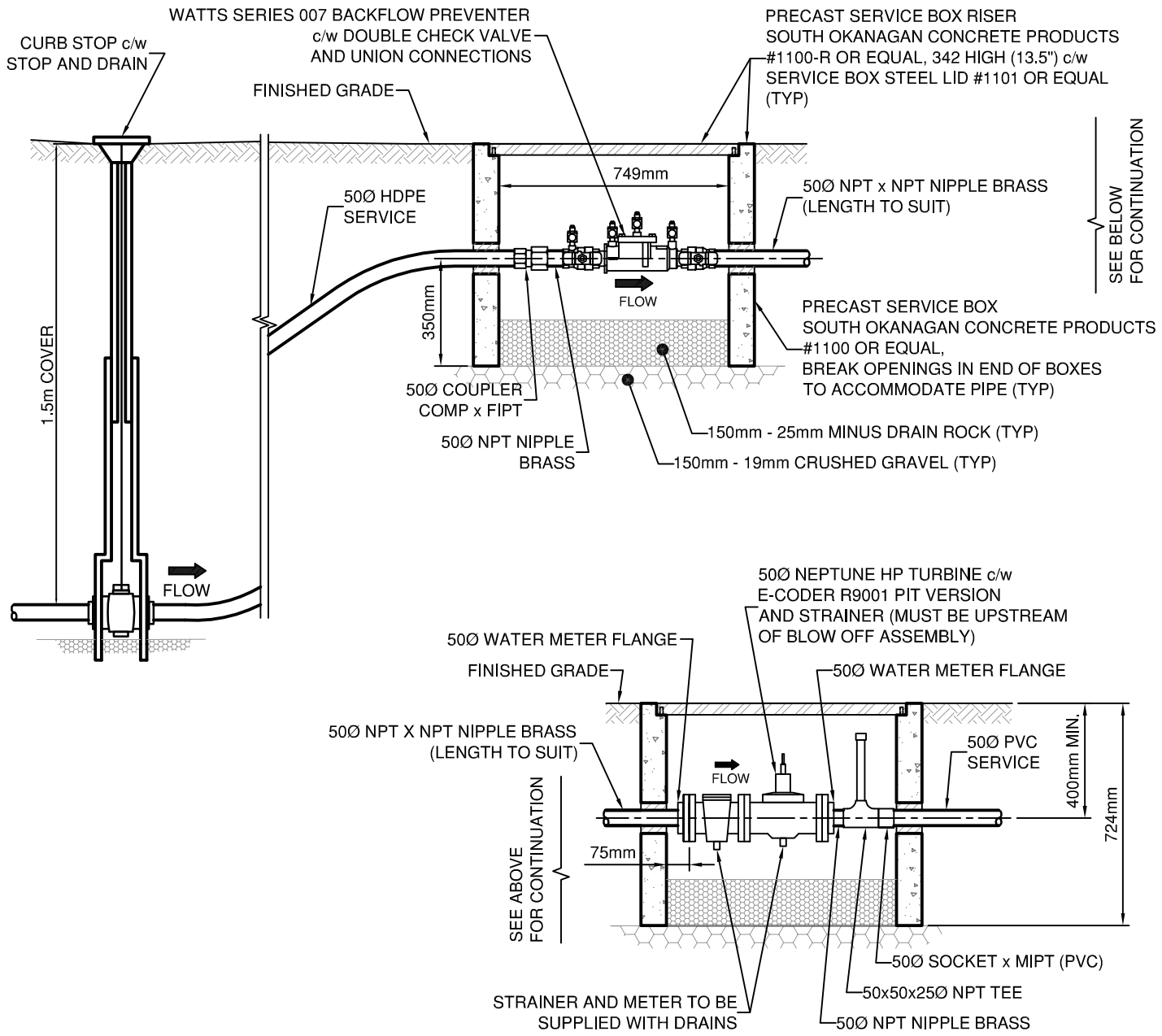
TOWN OF OSOYOOS

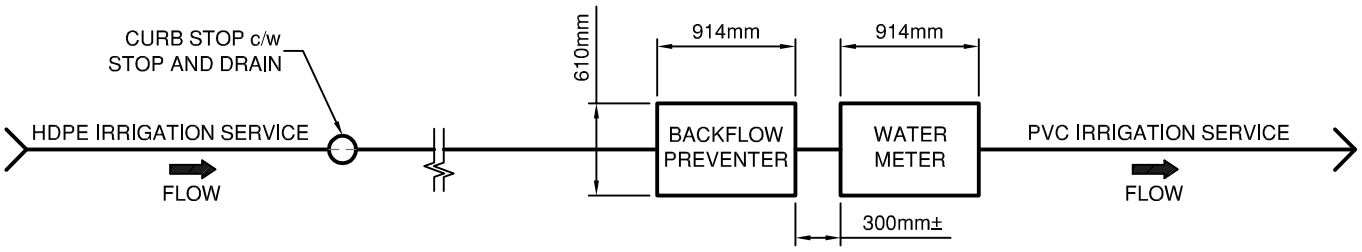
19mm & 25mm METER VAULT FOR NON-TRAFFIC AREAS

Osoyoos — Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	APRIL 2023
SCALE:	N.T.S.
DWG. NO.:	W-13
REV.:	2

Acad Filename:Os-w-13.dwg





SCHEMATIC

SCALE 1:50

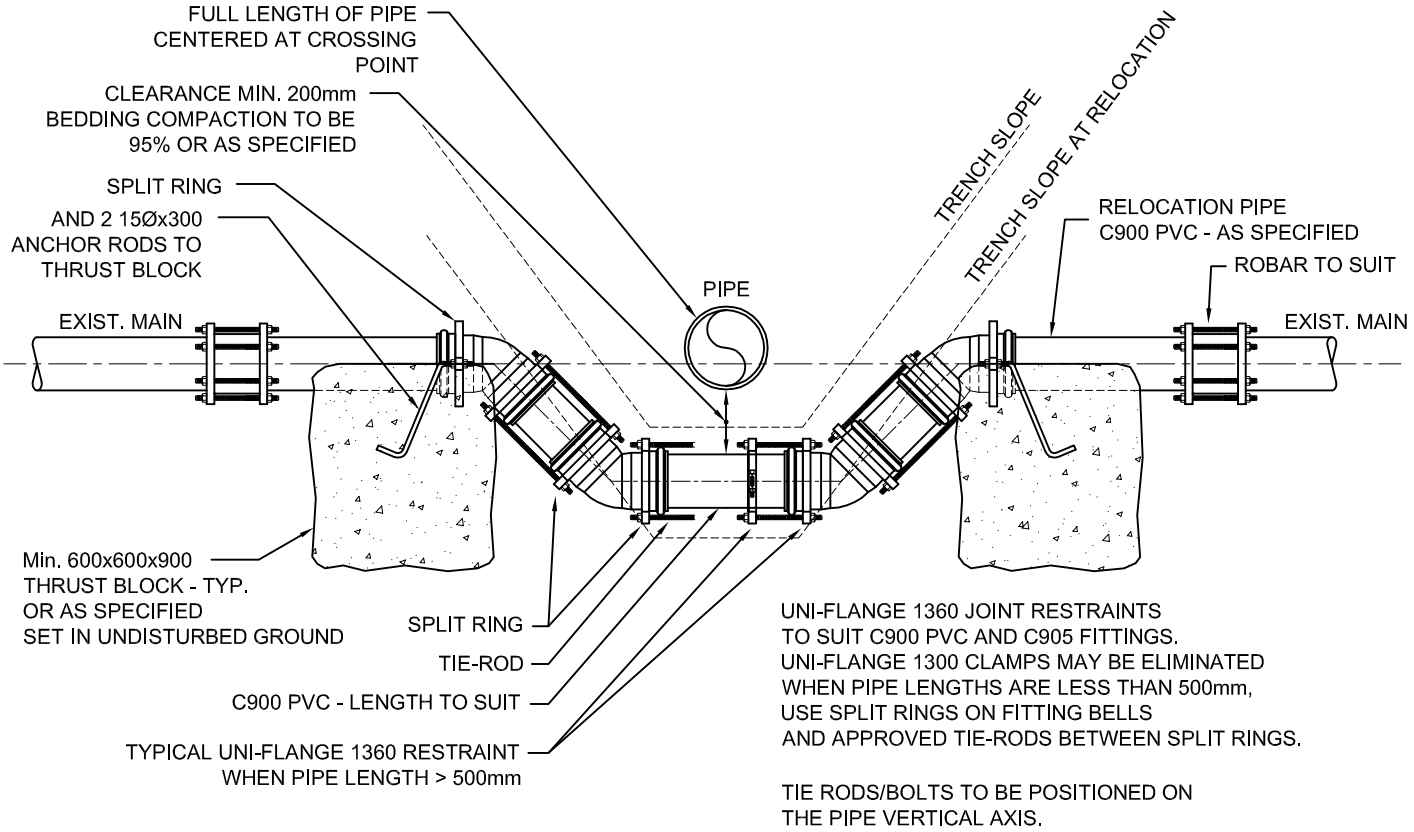
TOWN OF OSOYOOS

50mm METERED IRRIGATION SERVICE

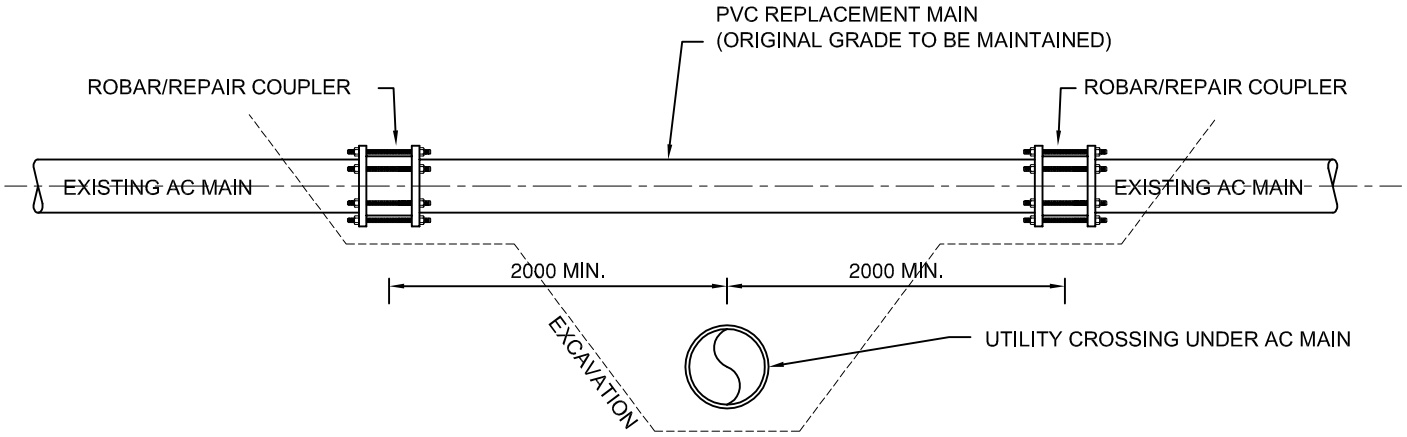
Osoyoos
Canada's warmest welcome

DWN. BY:	EB
CHK. BY:	TRU
DATE:	MAY 2015
SCALE:	1:20
DWG. NO.:	W-14
REV.:	

Acad FIlename:Os-w-14.dwg



RELOCATION UNDER UTILITY



REPLACEMENT OVER UTILITY

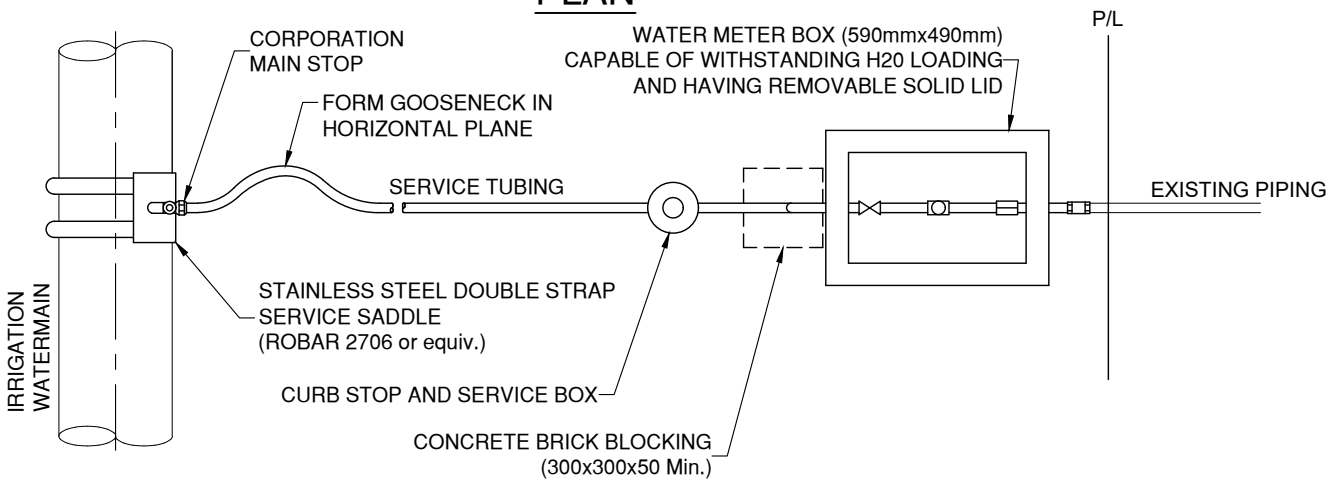
NOTES

1. ALL RELOCATION PIPE AND FITTINGS TO BE C900/C905 PVC AND MEET OR EXCEED EXISTING MAIN CLASS.
2. ALL RESTRAINERS TO BE UNI-FLANGE SERIES 1300/1360 FOR C900/C905 PIPE AND FITTINGS OR APPROVED EQUAL.
3. THRUST BLOCKS MAY BE ELIMINATED, BY RESTRAINING EXISTING PIPE JOINTS, AS DIRECTED AND APPROVED BY ENGINEER.
4. WHEN TYING TO EXIST A.C. MAINS THRUST BLOCKS MUST BE USED.
5. UNSHRINKABLE FILL OF MAX. 0.40MPa MAY BE USED IN RELOCATION ZONE WHEN APPROVED BY ENGINEER.

TOWN OF OSOYOOS		DWN. BY: TT
		CHK. BY: TT
WATERMAIN RELOCATION	Osoyoos Canada's warmest welcome ®*	DATE: AUG 2016
		SCALE: N.T.S.
		DWG. NO.: W-15 / REV.:

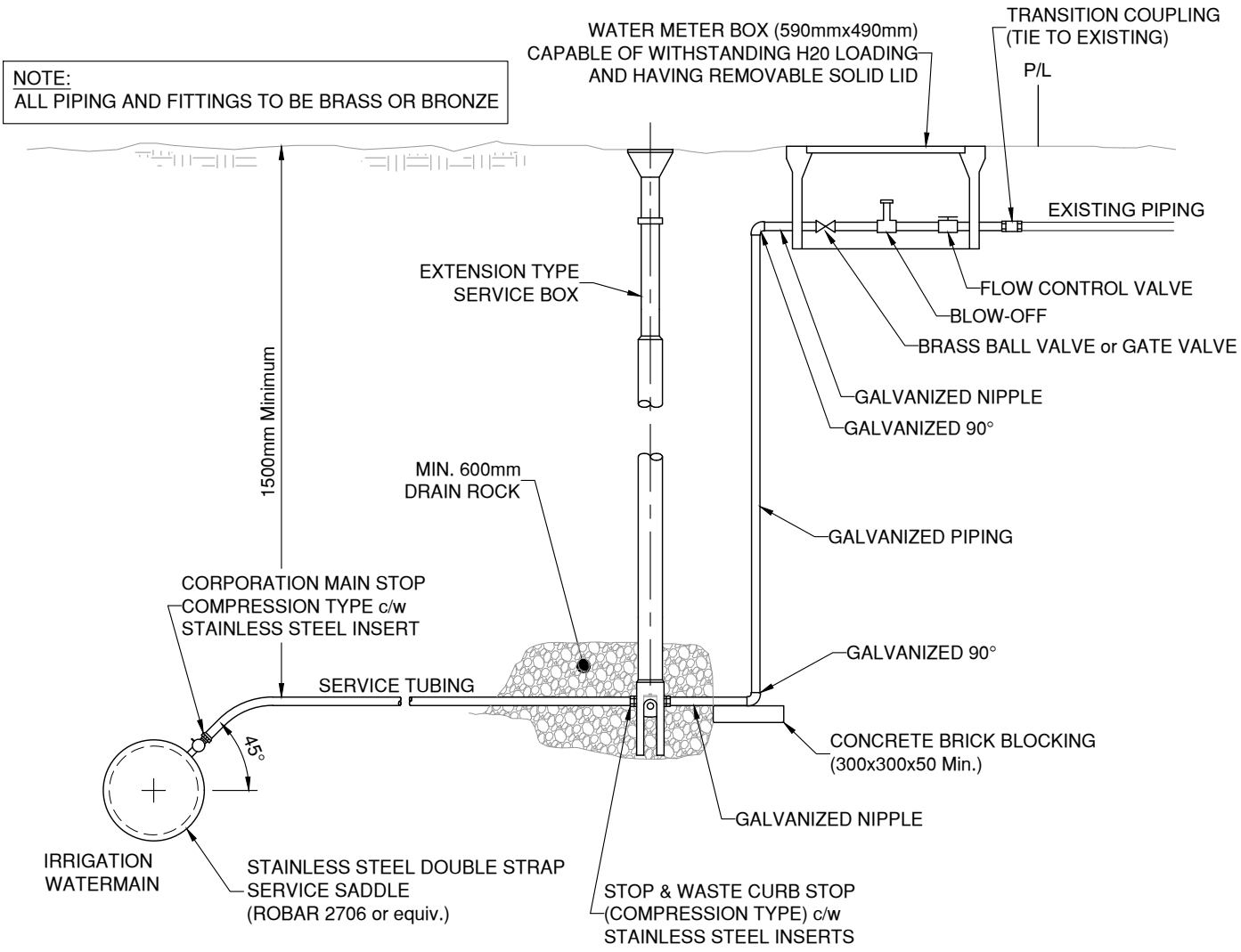
Acad Filename:Os-W-15.dwg

PLAN



ELEVATION

NOTE:
ALL PIPING AND FITTINGS TO BE BRASS OR BRONZE



TOWN OF OSOYOOS

TYPICAL IRRIGATION SERVICE

Osoyoos
Canada's warmest welcome

DWN. BY:	TT
CHK. BY:	SU
DATE:	JUNE 2021
SCALE:	N.T.S.
DWG. NO.:	W-16
REV.:	

Acad Filename:Os-w-03.dwg

TOWN OF OSOYOOS

BYLAW NO. 1235.10, 2025

A Bylaw to amend the Land Use Procedures Bylaw No. 1235, 2007

WHEREAS Council deems it desirable to amend the Land Use Procedures Bylaw.

NOW THEREFORE BE IT RESOLVED THAT the Council of the Town of Osoyoos in open meeting assembled **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Land Use Procedures Amendment Bylaw No. 1235.10, 2025".

2. The "Osoyoos Land Used Procedures (LUP) Bylaw No. 1235, 2007," is amended by:

    i) adding a new sub-section 3(f)(ii) (Site Surveys) under Part 2 (General Application Requirements) to read as follows:

        ii) for a subdivision application seeking to create new parcels, a current sketch plan, certified by a BC Land Surveyor, in metric and at a scale of not less than 1:200, and showing the following shall be provided:

            1. the estimated dimensions and areas of any proposed new or altered parcels;
            2. each highway which is proposed to be created;
            3. the location of all existing buildings, structures, sanitary disposal facilities, watercourses and slopes with a gradient exceeding 30%;
            4. the location of existing easements and underground services; and
            5. contours when the site being subdivided or developed has irregular topography.

READ A FIRST, SECOND AND THIRD TIME this _____ day of _____, 2025.

ADOPTED this _____ day of _____, 2025.

_____ _____

Mayor Corporate Officer

BRITISH COLUMBIA | Ministry of Transportation and Transit

DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION

Your File #: Bylaw No. 1395.06
eDAS File #: 2025-02973
Date: June 26, 2025

Town of Osoyoos
8711 Main Street
PO Box 3010
Osoyoos, BC V0H 1V0

Attention: Claudia Lenz, Planning & Community Development Services

Re: Proposed Text Amendment Bylaw 1395.06, 2025 for:
Parking Exemption for an area located in downtown Osoyoos, BC

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions please feel free to call Penticton Development Services at (250) 712-3660.

Yours truly,

Rob Bitte
Development Officer

Local District Address
Penticton Area Office 102 Industrial Place Penticton, BC V2A 7C8 Canada Phone: (250) 712-3660 Fax: (250) 490-2231

FORTISBC ENERGY (GAS) TRANSMISSION PROPERTY REFERRAL RESPONSE

FEI File No:	2025-751
Applicant's File No.:	Z25-03
Date of Comment:	June 26, 2025
Respond By:	July 23, 2025
Civic/Legal Description:	Bylaw Amendment 1375.08 & 1395.06

FortisBC has reviewed the subject proposal and provides the following comments within the applicable sections below. Transmission Pressure pipeline that runs through one or more of the properties affected by this proposal. Please note any work done within 30m or crossing this pipeline, and/or within the right of way will require FortisBC Energy approval. You can apply for a permit at www.fortisbc.com/rightofway.

SUBDIVISION – NO ROAD DEDICATION

FortisBC strongly encourages that all subdivision proposals that affect a FortisBC Statutory Right of Way (SRW) give consideration to incorporating the FortisBC SRW into the design as a green belt or designated linier park. Additionally, FortisBC recommend that property lines terminate at the FortisBC SRW boundaries. Implementing these design guidelines mitigate the potential for future concerns for the property owner associated with unauthorized activities, encroachments as well access and maintenance activities by FortisBC within its SRW.

Please be advised that a fence will not be permitted to be constructed closer than 2.5 meters from a FortisBC pipeline when situated within a FortisBC SRW. This also applies to a fence running parallel to the pipeline. For this reason FortisBC encourages that property lines terminate at SRW boundaries.

Lot services should be designed not to run parallel within the FortisBC SRW.

Site Specific Comments:

ROAD DEDICATION / RELINQUISHMENT OF SRW

FortisBC **will not consider road dedication** requests to extinguish its statutory right of way for subdivision proposals where FortisBC was not consulted with respect to the design of the space. FortisBC encourages property lines to terminate at the FortisBC Statutory Right of Way boundary, and encourages its SRW to be utilized as linier green spaces. FortisBC will make available resources to support subdivision proposal requests.

If there will be any new road dedications or are any of the current road boundaries being widened, the very first step is to acquire the approval for any new road dedications over FortisBC right-of-way.

Therefore, it is FortisBC's suggestion to not proceed with any other works prior to obtaining an approval from FortisBC regarding any new road dedications.

Please note that prior to FortisBC relinquishing its Statutory Right of Way (SRW) and consenting to road dedication, the applicant will be required to provide FortisBC with a design drawing illustrating the proposed road dedication area over FortisBC's current right of way boundaries. Acceptance of all road dedication requests will be subject to FortisBC review and consideration as to its interests and operational requirements and not be approved in all instances.

Compensation for right of way value will be required from the proponent should FortisBC consent to relinquishing its SRW for road dedication.

Site Specific Comments:

DEVELOPMENT AND REZONING

If there are any proposed roads or driveways over the right of way or pipeline, detailed engineer drawings must be submitted for review. An engineering assessment will be required to establish the potential impact to the FortisBC pipeline to establish any potential upgrades to the pipeline required to address the change in land use. The applicant/proponent may be responsible for costs associated with the application and engineering assessment and any subsequent pipeline improvements required from the proposal.

There is to be no deterioration of soil stability or drainage patterns within or adjacent to the right of way. Any preloading within or adjacent to the right of way requires an engineering review. No buildings foundations or structures within the right of way. This includes overhanging roofs, tree canopies, decks, etc. Storage of any kind is prohibited within the right of way. If any heavy machinery will be crossing over the pipeline or in the right of way, a permit is required.

Any work done within 30m or crossing this pipeline, and/or within the right of way may require FortisBC approval. If you are crossing the Transmission Pressure pipeline with any heavy machinery a temporary equipment crossing permit will be required. FortisBC prohibits the storage of materials in the right of way. This will include any trees, soil and other debris or vegetation that need to be removed for your investigation. You can apply for a permit at www.fortisbc.com/rightofway.

Site Specific Comments:

FortisBC understands The Town is looking to update their by-laws and mapping amendments related to the Official Community Plan. FortisBC does not have concerns with the submitted bylaw amendment proposal.

Please note FortisBC's permitting requirements:
Transmission Pressure Gas Pipeline (TP)

Any work within 10m of a FortisBC Transmission Pressure (TP) gas pipeline and/or within a FortisBC right-of-way requires a permit. However, a LOA (Letter of Authorization) will be required for works outside the permit zone but within 30m. Please kindly obtain a BC 1 Call Ticket number to determine whether a permit or an LOA would be required.

Intermediate Pressure Gas Pipeline (IP)

Any work within 2m of a FortisBC Intermediate Pressure (IP) gas pipeline and/or within a FortisBC right-of-way requires a permit. However, a LOA (Letter of Authorization) will be required for works outside the permit zone but within 30m. Please kindly obtain a BC 1 Call Ticket number to determine whether a permit or an LOA would be required.

Distribution Pressure Gas Pipeline (DP)

Please be aware that FortisBC operates Distribution pressure natural gas pipeline(s) in the vicinity of the high-pressure natural gas pipelines. Refer to our website for further information regarding working around Distribution pressure natural gas pipelines.

To arrange for an onsite distribution representative, the applicant can contact 604-576-7212.

Process to Apply for an Online Permit Application

To complete and submit an application, please go to:

www.fortisbc.com/rightofway
How to apply for a right of way permit
online permit application

Permit Inspection Fees

The applicant will be charged for inspection costs that require a FortisBC representative to be on site to meet the contractor's needs beyond the two (2) days of normal working hours. See details regarding “More about fee structure for site inspection” on this link - Applying for a right of way permit (fortisbc.com) [fortisbc.com]

If you have questions, please email us at **protectionandpermitting@fortisbc.com**. You can also visit our website to learn more about Pipeline and right of way permits (fortisbc.com) [fortisbc.com].