

Unique Circumstances for Subdivision

5.1. Despite section 5.1, where an *owner* is making an application to adjust *lot* lines, and the *lot* line adjustment does not create any additional *parcels*, the *owner* shall:

- (a) extend the existing services to the adjusted *parcel lot* line;
- (b) provide a drawing, prepared by a *surveyor*, indicating the locations of all existing and extended services, including power, water, sewer, and onsite disposal, if applicable; and
- (c) identify which *parcel* will connect to which service.

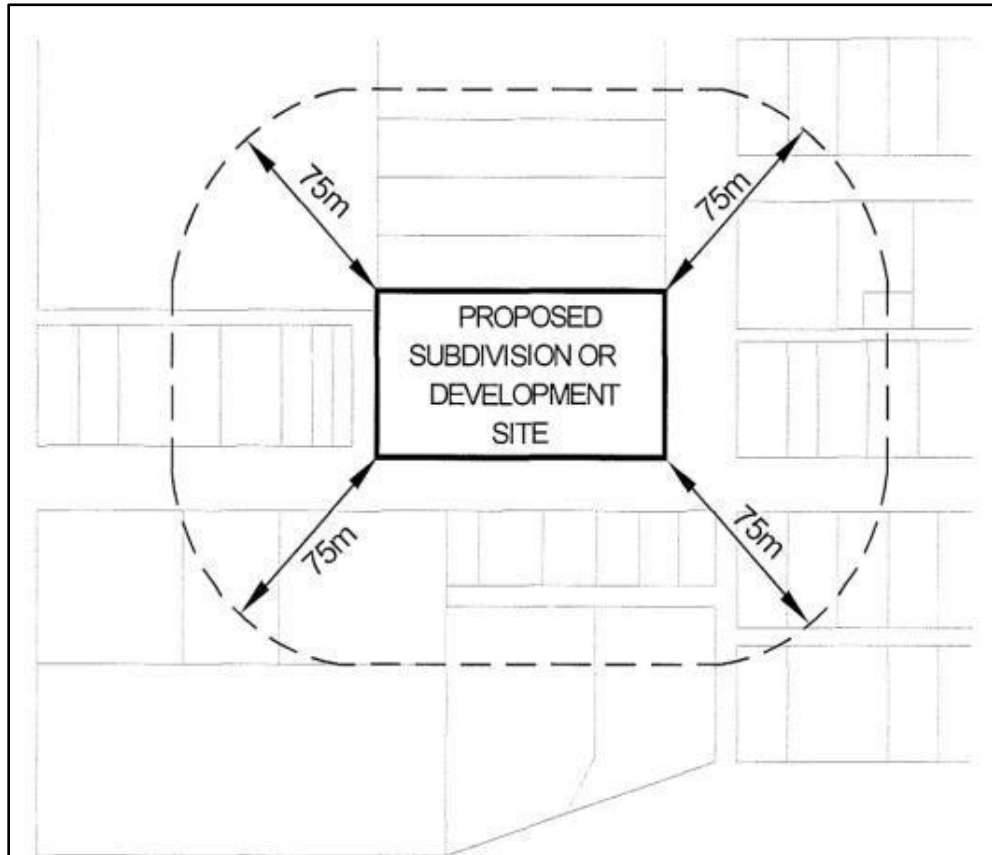
If a service is not located in a dedicated *road* right of way or within the *parcel* that it will service, the location and access to that service shall be protected by an easement.

5.2. Despite the requirements in Part 4, an *owner* of land zoned **RU1, RU2, RU3, A1, A2, CR1, RSD1, RSD1(i), RSD2, RSD3, or RMH, or RDH**, will not be required to *construct* or install one or more of the following servicing Bylaw requirements: drainage, street lighting, underground wiring, fire hydrants, water, curb, gutter, or sidewalk on the abutting *highway* if:

- (a) the **subdivision** is not within 75 meters of an area as determined using the method shown on Figure 5.1 where an equivalent level of works is constructed or installed or is required to be constructed and installed; and
- (b) the total *highway frontage* abutting the *subdivision* or *development* is less than 70 meters; and
- (c) the *subdivision* creates not more than one new *parcel* and the new *parcel* and the remainder have no further *subdivision* potential under the current zoning; and
- (d) new streets or street extensions are not required to service the *development*; **and**
- (e) the *Director* agrees that the existing standard of *works and services* are adequate to service the *subdivision*.

Exemption for each servicing requirement will be determined independently of the others based on the above criteria. An exemption from one servicing requirement in no way implies an exemption from any or all of the other servicing requirements.

Figure 5.1 Illustration of 75m Measurements



Exemptions from Services at Building Permit

5.3. *Works and Services* requirements of this bylaw do not apply to a *building permit* for internal alterations of a building and/or structure where the principal use of the building and/or structure, or part thereof, is not changing.

5.4. *Works and Services* requirements of this bylaw do not apply to a *building permit* being issued for construction of one or more detached buildings resulting in a total of 2 or less dwelling units (single detached house, ½ duplex, suite, carriage house, etc.) on a single lot. In all cases, a building permit being issued for the construction of a secondary suite is exempt from the *Works and Services* requirements of this bylaw.

Unique Circumstances for Building Permit

5.5. Despite the requirements in Part 4, if a *building permit* is being issued for *construction* of a building on land zoned ~~RSD1, RSD1(i), RSD2, RSD3~~, **RU1, RU2, RU3**, A1, A2, CR1, **RDH**, or RMH, the *Owner* shall:

- (a) **Service the land with domestic water/well and sanitary sewer/septic as outlined by this bylaw if the subject lands had not been serviced prior; and**
- (b) comply with the provisions of Schedule D subsection 1.10 - Removal and Disposal of Accumulated Soils; and
- (c) comply with the provisions of the Sanitary Sewer Regulation Bylaw of the *District* of Summerland as amended from time to time; and
- (d) No other provisions of the *Subdivision and Development Servicing* Bylaw shall apply