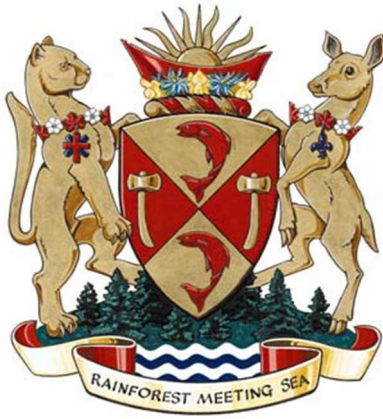




Subdivision and Development Standards Bylaw, 2025

THE CORPORATION OF THE DISTRICT OF SOOKE

BYLAW No. 925, *SUBDIVISION AND DEVELOPMENT STANDARDS BYLAW, 2025*

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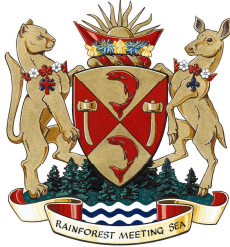
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INCLUDING ROAD CLASSIFICATION CROSS-SECTION ELEMENTS AND URBAN
TRAIL CROSS-SECTION ELEMENTS



**DISTRICT OF SOOKE
SUBDIVISION AND DEVELOPMENT STANDARDS
BYLAW No. 925, 2025**

A bylaw to regulate and require the provision of Works and Services in respect of the subdivision and development of land in the District of Sooke.

WHEREAS pursuant to Part 14 of the *Local Government Act*, Council of the District of Sooke may, by bylaw, regulate, and require the provision of works and services in respect of the subdivision and development of land and may require connection to a community water or sewer system or a drainage collection or disposal system and may require the owner of land to provide excess or extended works and services as a condition of subdivision or the issue of a building permit.

The Council of the District of Sooke, in an open meeting assembled, enacts as follows:

1. Citation

- 1.1. This Bylaw may be cited as Subdivision and Development Servicing Bylaw No.925, 2025.

2. Definitions

- 2.1. In this bylaw,

“**Accessory use**” has the same meaning as in the Zoning Bylaw;

“**Approving Officer**” means the person appointed by Council as the approving officer under the *Land Title Act* and includes a person appointed by Council as their deputy;

“**Certified Irrigation Designer**” means an individual who is certified as an irrigation designer – turf commercial classification by The Irrigation Industry Association of British Columbia (IIABC) or The Irrigation Association (IA), if recognized by the IIABC;

“**Construction Completion Certificate**” means a document issued by the Municipal Engineer to accept the Works and Services on behalf of the District as complete and functional except for minor deficiencies;

“**Construction Specifications**” means the construction specifications in the attached Schedule 3;

“Cul-de-sac” means a highway of which one end is designed to be closed to motor vehicles, and which provides a vehicular turning area;

“Development” means an improvement that requires the issuance of a building permit;

“Dwelling Unit” has the same meaning as in the Zoning Bylaw;

“District” means the Corporation of the District of Sooke;

“Fees and Charges Bylaw” means the Fees and Charges Bylaw No. 752, 2019 and as amended;

“Final Acceptance Certificate” means a document issued by the Municipal Engineer to accept the Works and Services as complete;

“Frontage Improvements” means works and services located within that portion of highway immediately adjacent to a parcel comprising highway, transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation, traffic calming measures, sidewalks, curb, gutter, catch basins and leads, street signs, boulevard improvements and landscaping, boulevard crossings, street lighting, underground wiring and driveway letdowns;

“Irrigation Standards” mean the standards attached as Schedule 5;

“Landscape Architect” means an individual who is a member and in good standing with The British Columbia Society of Landscape Architects and who is qualified to design, supervise construction and certify landscaping Works and Services;

“Lot Line Adjustment” means an adjustment or alteration of the boundaries between existing Parcels that does not result in any additional Parcels;

“Master Municipal Design Guidelines” means the Design Guidelines 2022 published by the Master Municipal Construction Documents Association, as amended or replaced from time to time;

“Master Municipal Specifications” means the Master Municipal Specifications contained in the Master Municipal Construction Documents (MMCD) 2019 published by the Master Municipal Construction Documents Association, as amended or replaced from time to time;

“Master Municipal Standard Detail Drawings” means the Master Municipal Standard Detail Drawings contained in the Master Municipal Construction Documents (MMCD) 2019 published by the Master Municipal Construction Documents Association, as amended or replaced from time to time;

“Municipal Engineer” means the person appointed or authorized to act as head of the District’s Operations Department and any employee authorized to act on their behalf;

“Owner” has the same meaning as in the Community Charter and includes any agent authorized in writing to act on behalf of the Owner;

“Parcel” means a lot, block or other area in which land is held or into which land is subdivided;

“Professional Engineer” means an individual who is registered and in good standing with the Association of Professional Engineers and Geoscientists of the Province of British Columbia as a professional engineer or geoscientist, entitled under the Professional Governance Act to engage in the practice of professional engineering or geoscience as applicable;

“Qualified Professional” means an individual registered and in good standing with a regulatory body that is governed by the Professional Governance Act who possesses the necessary skills, education, and experience to provide an assessment or perform a specific task safely and competently;

“Road Classification” means Highway 14, Town Centre, Arterial, Collector, Local and Laneway as identified in Schedule 1;

“Service Area” means the Town Centre, Suburban Area or Rural Area as identified in Schedule 1;

“Security” means a cash deposit or unconditional irrevocable, automatically renewable, letter of credit issued by a Canadian Chartered Bank or Credit Union:

- (a) in the amount of not less than 110% of the cost to complete the Works and Services, including all construction, engineering and administrative costs;
- (b) as estimated and certified by a Professional Engineer on behalf of the owner and to the satisfaction of the Municipal Engineer;
- (c) to ensure the completion of Works and Services required by this bylaw;

“Sewer Specified Area” or **“SSA”** has the same meaning as “Sooke Core Sewer Specified Area” in the Sooke Core Sewer Specified Area Bylaw 2003, No. 147 and as amended;

“Statutory Right-of-Way” means an easement without a designated dominant tenement registrable under section 218 of the *Land Title Act*;

“Street Tree” means any tree located within a boulevard, park, parklet or trail and includes naturalized and planted trees;

“Single-family Dwelling” has the same meaning as in the Zoning Bylaw;

“Subdivision” means the division of land into two or more Parcels, whether by plan, apt descriptive words or otherwise. It includes Lot Line Adjustments.

“Suite” has the same meaning as in the Zoning Bylaw;

“Supplementary Design Guidelines” means the attached Schedule 2;

“Supplementary Standard Detail Drawings” means the drawings identified in and attached as Schedule 6;

“Third Party Utility” means any utility provider other than the District that provides a service including electric power distribution, telephone, cable and data services, gas distribution, and water provided by the Capital Regional District or an improvement district;

“Warranty Period” means a minimum period of one year commencing from issuance of the Construction Completion Certificate until issuance of the Final Acceptance Certificate;

“Water Service Area” means the area within the District in which the Capital Regional District provides water services, either directly or through the Kemp Lake Waterworks District;

“Water Service Utility” means the Capital Regional District, Kemp Lake Waterworks District or another local government or improvement district that provides water services;

“Works and Services” include:

- (a) highways, transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation, traffic calming measures, sidewalks, curb, gutter, catch basin, catch basin leads, street signs, boulevard improvements and landscaping, including Street Trees, trails, parklets, boulevard crossings, street lighting, underground wiring, driveway letdowns;
- (b) stormwater drainage collection and disposal systems;
- (c) water distribution systems and fire hydrant systems;
- (d) sewage collection, treatment, and disposal systems;
- (e) sustainable design features that provide for energy and water conservation, reduction of greenhouse gas emissions and climate resilience;

“Works and Services Agreement” means an agreement with the District to construct and install Works and Services by a specified date or forfeit Security to the District; and

“Zoning Bylaw” means the District of Sooke Zoning Bylaw No. 600, 2013 and as amended.

3. General Requirements

- 3.1.** This bylaw applies to Owners who apply for approval of a Subdivision or Development within the District of Sooke.
- 3.2.** As a condition of the approval of Subdivision or Development of land, the Owner must provide Works and Services in accordance with the standards established in this bylaw to the satisfaction of the Municipal Engineer.
- 3.3.** The Owner is responsible for coordinating design and construction work with Third Party Utilities.
- 3.4.** Every application for Subdivision or Development must:
 - (a) be in writing and signed by the Owner; be accompanied by the applicable fees prescribed in the Fees and Charges Bylaw No. 752, 2019; and
 - (b) include all reports, designs, drawings, specifications and supporting documentation related to the provision of Works and Services and the requirements of this bylaw.
- 3.5.** No Works and Services may be constructed unless and until the Municipal Engineer accepts the signed and sealed reports, design drawings, specifications and supporting documentation.
- 3.6.** Subject to a requirement to provide excess or extended services, Works and Services must be located within:
 - (a) that portion of highway immediately adjacent to the parcel being subdivided or developed; or
 - (b) the site being developed pursuant to a Statutory Right-of-Way granted to the District, of sufficient width and access to and from the Works and Services, and on terms satisfactory to the Municipal Engineer.
- 3.7.** Unless the Owner enters into a Works and Services Agreement and provides Security, the Works and Services must be completed and a Construction Completion Certificate issued prior to approval of Subdivision or issuance of a building permit.

4. Water Service

4.1. Every parcel created by subdivision or to be developed:

- (a) in a Water Service Area; and
- (b) within 30 metres from the terminus of Water Service Utility infrastructure must connect to the Water Service Utility distribution system.

4.2. Every parcel created by subdivision or to be developed that is:

- (a) outside of a Water Service Area; or
- (b) within the Water Service Area but more than 30 metres from the terminus of the Water Service Utility infrastructure
- (c) requires water service from either:
- (d) the Water Service Utility distribution system; or
- (e) an individual well, constructed on the parcel, for which the requirements set out in Schedule 2 Section 2.0 Water Distribution have been met; or
- (f) a connection to a private water utility approved by the Province, for which the requirements set out in Schedule 2 Section 2.0 Water Distribution have been met.

5. Sewer Service Capacity Assessment

5.1. Subject to section 5.3, within the Sewer Specified Area every parcel created by Subdivision or to be developed must be connected to the District's sanitary sewage collection, treatment and disposal system.

5.2. Prior to Subdivision or Development, the Owner must apply to the District for a sanitary serviceability review (on the form prescribed by the Municipal Engineer) with the fee specified in the District's Fees and Charges Bylaw, to assess whether the proposed Subdivision or Development can be adequately accommodated by the existing system.

5.3. If the District's existing sanitary sewage collection, treatment or disposal system lacks capacity to accommodate the proposed flows, then the serviceability study will be used to identify what Works and Services upgrades are required to service the proposed Subdivision or Development. Subject to section 11, all required upgrades to the District's sanitary sewage collection, treatment and disposal system will be at the Owner's expense.

5.4. The Municipal Engineer may determine that the District does not need to undertake a sanitary serviceability review if one was recently undertaken and the data is current and reliable.

6. Traffic Impact Assessment

- 6.1.** Prior to Subdivision or Development, the Owner must provide the District with a traffic impact assessment (TIA) prepared by a Qualified Professional, that assesses the impacts the proposed Subdivision or Development may have on the District's transportation network, including highways, transportation infrastructure that supports walking, bicycling, public transit or other alternative forms of transportation.
- 6.2.** For a proposed Development comprising fewer than 25 Dwelling Units or less than 2320 square metres of non-residential gross floor area or a Subdivision comprising fewer than 7 parcels, the TIA must include comments and recommendations with respect to anticipated traffic generated by the proposed subdivision or development, confirm that the proposed parcels and development may be accessed safely and identify opportunities to connect walking, cycling or transit infrastructure either as Frontage Improvements or beyond.
- 6.3.** For a proposed development comprising 25 Dwelling Units or more than 2320 square metres of non-residential gross floor area or a Subdivision comprising of 7 parcels or more a comprehensive TIA is required that includes traffic analysis studying the impacts of development traffic on nearby intersections that address the existing, post development and 20 year horizons.
- 6.4.** For TIAs required for any proposed subdivision or development taking place within 800 metres of Highway 14, and/or that would otherwise require approval from the Ministry of Transportation and Transit under Section 52 of the Transportation Act, Section 505 of the Local Government Act, the Owner must provide the District with terms of reference developed in collaboration with the Ministry of Transportation and Transit.

7. Stormwater Management Assessment and Plan

- 7.1.** Prior to Subdivision or Development, the Owner must provide the District with a stormwater management plan, prepared by a Professional Engineer, that:
 - (a) takes into account the existing drainage conditions in the entire watershed in which the Subdivision or Development is located so that for all events up to the predicted 1:100-year rainfall event there is no increase in water levels or rates of erosion at any point in the water shed as a the result of Subdivision or Development compared to the pre-existing conditions prior to removal of any natural vegetation from the site;
 - (b) includes an assessment of the land's contours extending a minimum of 200 metres outside the Subdivision or Development site;
 - (c) indicates any areas of cut or fill with existing property pin elevations and proposed elevations. Fill over 0.5 metres is to be shaded with fill over 1 metre highlighted;

- (d) the proposed building envelope for each Parcel along with the minimum building elevation (MBE);
- (e) the minor (1:10-year) storm drainage system with the flows;
- (f) the major (1:100-year) storm drainage system with the flows;
- (g) provides for potential upstream Development;
- (h) includes all swales and ditches as well as existing channels required to manage stormwater;
- (i) identifies any Statutory Right-of-Way that may be necessary to permit directed drainage from the proposed Subdivision or Development; and
- (j) prevents any increase in surface drainage flowing off site over adjacent lands.

8. Standards

8.1. All Works and Services must:

- (a) take into account, as applicable to the proposed Subdivision or Development, the sewer serviceability review, TIA, and stormwater management plan;
- (b) subject to sections 8.2 and 8.4, be designed by a Professional Engineer;
- (c) be constructed and installed:
 - (i) in accordance with:
 - A. the Master Municipal Design Guidelines as supplemented or replaced by the Supplementary Design Guidelines;
 - B. the Master Municipal Specifications as supplemented or replaced by the Construction Specifications; and
 - C. the Master Municipal Standard Detail Drawings as supplemented or replaced by the Supplementary Standard Detail Drawings;
 - (ii) under the supervision of a Professional Engineer;

8.2. Landscaping, including planting and protection of Street Trees, must be:

- (a) designed by a Landscape Architect in accordance with the Landscaping Standards or other Qualified Professional;
- (b) undertaken under the supervision of a Landscape Architect or other Qualified Professional;
- (c) using materials and products that are approved by the Municipal Engineer.

8.3. Irrigation works must be:

- (a) designed by a Certified Irrigation Designer in accordance with the Irrigation Standards;
- (b) installed under the supervision of a Certified Irrigation Designer;
- (c) using materials and products that are approved by the Municipal Engineer.

8.4. Prior to construction of any Works and Services, the Owner must:

- (a) provide the District with design drawings that have been signed and sealed by a Professional Engineer, Landscape Architect or Certified Irrigation Designer, as applicable, together with certification that the proposed Works and Services meet the standards of this bylaw and constitute good engineering practice; and
- (b) enter into a written agreement with the District, or have its contractor enter into such agreement, to be the prime contractor for the purposes of the *Workers Compensation Act*, RSBC 2019, c.1.

8.5. The Municipal Engineer is authorized to vary the Works and Service standards set out in this section for a particular Subdivision or Development if the Municipal Engineer is satisfied with the condition of the existing Works and Services.

9. Exemptions and Cash-in-Lieu

9.1. Despite section 3.2:

- (a) an Owner is exempt from providing Works and Services including Frontage Improvements with respect to:
 - (i) Development that comprises:
 - A. Accessory Uses including a secondary Suite and a small Suite;
 - B. alterations or extensions that do not otherwise result in a change of use;
 - C. a Single-family Dwelling and;
 - (ii) Subdivision for a Lot Line Adjustment.
- (b) an Owner is exempt from providing Frontage Improvements with respect to:
 - (i) Development that comprises of a commercial or industrial or institutional use with construction value less than \$500,000 as confirmed by the District's Chief Building Official; and
 - (ii) Subdivision that results in no more than a total of three parcels unless the parcel being subdivided was created within the previous ten (10) years.

9.2. In either of the following cases, the Municipal Engineer may allow an Owner to pay cash in lieu of actual construction of Frontage Improvements, in an amount equal to the estimated cost of construction calculated in accordance with the District's Fees and Charges bylaw:

- (a) a highway improvement project in the District's financial plan includes Frontage Improvements directly attributable to the land being subdivided or developed; or,
- (b) the Municipal Engineer considers Frontage Improvements could more practically and efficiently be constructed at a later date due to scheduling, coordination, economies of scale and other technical considerations.

10. Minimum Frontage

- 10.1.** The Approving Officer is authorized to exempt a Parcel from the minimum frontage required under section 512(1) of the *Local Government Act*.

11. Excess and Extended Services

- 11.1.** The Municipal Engineer may:

- (a) require that the Owner of land that is to be subdivided or developed provide excess or extended services, as defined in section 507 of the *Local Government Act*;
- (b) determine whether the District's costs to provide all or part of any excess or extended services is excessive, so that the Owner of the land being subdivided or developed must pay for them;
- (c) determine the proportion of the cost of providing the highway or water, sewage or stormwater drainage facilities that they consider constitutes the excess or extended services;
- (d) determine which part of the excess or extended services will benefit each of the Parcels that will be served by the excess or extended services; and
- (e) impose, as a condition of an Owner connecting to or using the excess or extended services, a latecomer charge related to the benefit determined under paragraph 508(1)(b) of the *Local Government Act*.

- 11.2.** The Municipal Engineer is authorized to execute latecomer and front ender agreements on behalf of the District.

12. Construction Requirements and Acceptance of Works and Services

- 12.1.** The Owner must ensure that one or more of the following prepare inspection reports during construction of Works and Services:

- (a) Professional Engineer;
- (b) Landscape Architect, with respect to landscaping, including Street Trees; and

- (c) Certified Irrigation Designer, with respect to irrigation works;

and that such reports are provided to the Municipal Engineer on a weekly basis or as may be requested.

12.2. Following construction of the Works and Services, if the Municipal Engineer is satisfied that the Works and Services have been substantially completed in accordance with the requirements of this bylaw, are fully tested, functional and in good working order, then the Municipal Engineer will issue a Construction Completion Certificate.

12.3. To apply for a Construction Completion Certificate, the Owner must:

- (a) complete a Construction Completion Certificate application form, as prescribed by the Municipal Engineer;
 - (i) provide documentation in support and to the satisfaction of the Municipal Engineer including:
 - (ii) record drawings of the Works and Services; and
 - (iii) one or more statements prepared, signed and sealed by:
 - A. a Professional Engineer;
 - B. a Landscape Architect with respect to landscaping including Street Trees;
 - C. Certified Irrigation Designer with respect to irrigation works

certifying that the Works and Services have been constructed in accordance with accepted design drawings and other requirements of this bylaw and any agreements entered into pursuant to this bylaw and that the Works and Services are fully tested, functional and in good working order.

12.4. During the Warranty Period:

- (a) the Owner is responsible for remedying any material or workmanship defects and correcting any deficiencies with respect to the Works and Services;
- (b) the Municipal Engineer may give the Owner written notice of any defects or deficiencies and the Owner must, within 30 days of such notice, remedy or correct such defects or deficiencies;
- (c) if the Owner fails or refuses to remedy or correct any defects or deficiencies, then District may carry out the work at the Owner's expense, the District will invoice the Owner and the Owner must reimburse the District within 30 days;
- (d) the District may remedy or correct any defects or deficiencies at the Owner's expense and without notice to the Owner if, in the opinion of the Municipal Engineer, the work must be done immediately because of a hazard of any kind to the public and the District will invoice the Owner and the Owner must reimburse the District within 30 days.

- 12.5.** One year after the issuance of the Construction Completion Certificate, if the Municipal Engineer is satisfied that the Works and Services are complete, free of defects or deficiencies and in good working order, then the Municipal Engineer will issue a Final Acceptance Certificate.
- 12.6.** To apply for a Final Acceptance Certificate, the Owner must:
- (a) complete a Final Acceptance Certificate application form, as prescribed by the Municipal Engineer;
 - (b) arrange a site inspection of the Works and Services with the Municipal Engineer no earlier than 11 months following issuance of the Construction Completion Certificate;
 - (c) provide CCTV footage taken no earlier than 11 months following the issuance of the Construction Completion Certificate of any District owned or to be owned stormwater drainage and sanitary sewer mains; and
 - (d) provide one or more statements prepared, signed and sealed by:
 - (i) a Professional Engineer;
 - (ii) a Landscape Architect or other Qualified Professional with respect to landscaping including the planting and protection of Street Trees;
 - (iii) Certified Irrigation Designer with respect to irrigation works

certifying that the Works and Services are free of defects or deficiencies.

13. Works and Services Agreements

- 13.1.** The Municipal Engineer is authorized to settle the terms and execute Works and Services Agreements on behalf of the District.
- 13.2.** If the Works and Services are not constructed within the time specified in the Works and Services Agreement, then the District may draw upon the Security to complete all or any part of the Works and Services and undertake such work as may be necessary to construct the Works and Services to the satisfaction of the Municipal Engineer.
- 13.3.** Following issuance of the Construction Completion Certificate, the District will return the Security less:
- (a) any amount drawn down by the District to construct all or any part of the Works and Services; and
 - (b) the Warranty Security, in the amount of not less than 10% of the original Works and Services accepted cost estimate.
- 13.4.** If during the Warranty Period the Works and Services as constructed prove to be in any way defective or not operate to the satisfaction of the Municipal Engineer, then the District may draw upon the Warranty Security to carry out repairs, remedy any defects and correct any deficiencies.

- 13.5.** Following the issuance of the Final Acceptance Certificate, the District will return the Warranty Security less any amount drawn down by the District to carry out repairs, remedy any defects or correct any deficiencies with the Works and Services.

14. Offences and Enforcement

- 14.1.** A person must not obstruct a bylaw inspector engaged in the enforcement of this bylaw.

- 14.2.** A person who:

- (a) violates or fails to comply with any provision of this bylaw;
- (b) permits, suffers or allows any action or thing to be done in violation of any provision of this bylaw; or
- (c) fails or neglects to do anything required to be done under this bylaw

contravenes this bylaw and, when the contravention is a continuing one, each day that the contravention continues constitutes a separate contravention.

- 14.3.** Any person who contravenes this bylaw commits an offence and is liable upon conviction by way of a prosecution under the Offence Act to a fine of up to \$50,000.00. Each day during which a contravention of this bylaw continues will be deemed to be a separate offence.

15. Severability

- 15.1.** If any section, subsection, paragraph, clause, phrase or word within this Bylaw is for any reason held to be invalid by the decision of a court or competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.

16. Repeal

- 16.1.** District of Sooke Subdivision and Development Standards Bylaw No. 404 is hereby repealed.

Read a first time this 26th day of May, 2025.

Read a second time this 26th day of May, 2025.

Read a third time this 26th day of May, 2025.

Adopted on this 14th day of July, 2025.

Mayor

Corporate Officer

SCHEDULE 1

HIGHWAY AND TRANSPORTATION INFRASTRUCTURE AND SERVICES
Including Level of Service Areas and Road Classifications

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HIGHWAY AND TRANSPORTATION INFRASTRUCTURE WORKS AND SERVICES

Highways

District of Sooke Bylaw No. 925 Schedule 1 – Highway and Transportation Infrastructure Works and Services	Highways	Page of 2025
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1.0 Highways

Service Areas

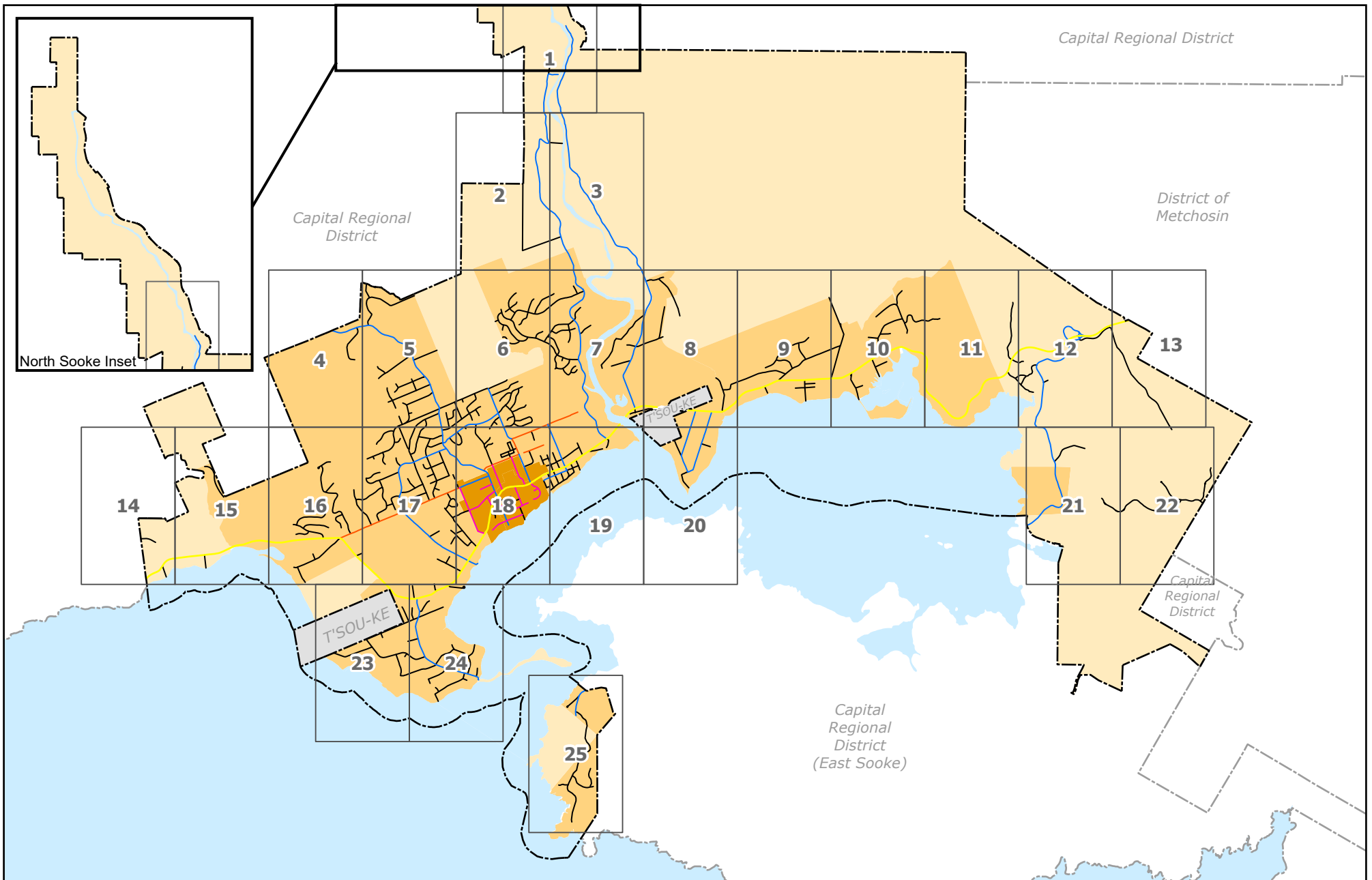
- Town Centre
- Suburban Area
- Rural Area

Highway Classifications

- Highway
- Arterial
- Collector
- Town Centre
- Local
- Laneway

Note:

Road Classification cross-sections are located in Schedule 6 – Supplementary Standard Detail Drawings
Pages 15 - 23



Scale: 1:65,000
 Coordinate System: NAD 1983 UTM Zone 10N
 Map File: SDS Bylaw

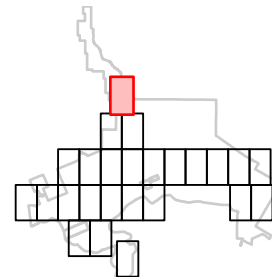
SDS Bylaw Overview Map

- | | | |
|----------------------------|----------------------|--------------------|
| Road Classification | Service Areas | Mapsheet |
| Highway | Town Centre | Mapsheet |
| Town Centre | Suburban Area | Municipal Boundary |
| Collector | Rural Area | |
| Arterial | | |
| Local | | |



SDS Bylaw Mapbook

Page Number: 1



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

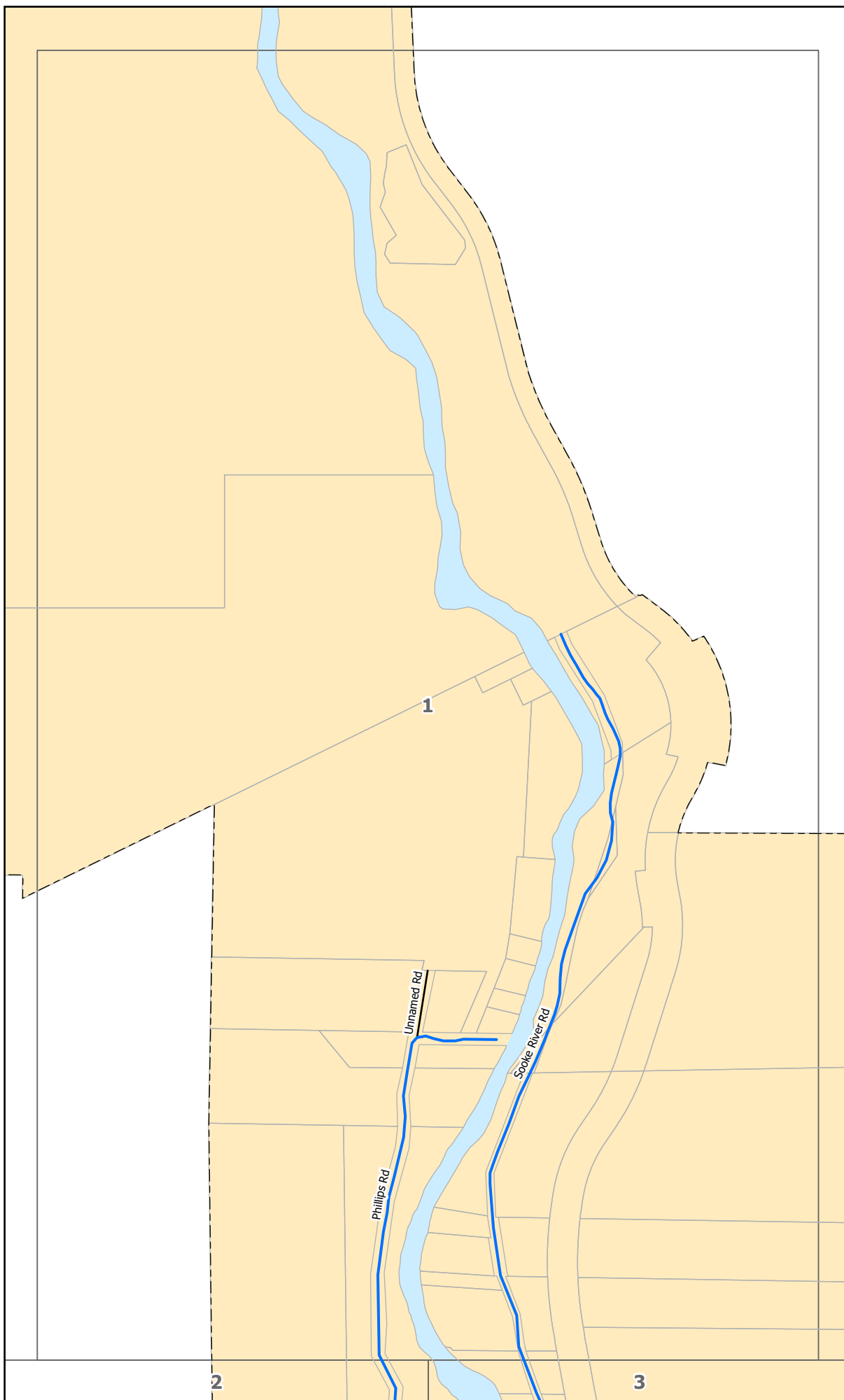
Service Areas

- Town Centre
- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection



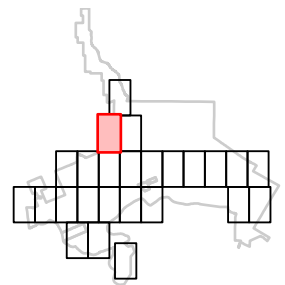
Note: All roads, upgraded or new, within the Town Centre Boundary, will be to Town Centre Cross-Section.

Scale: 1:8,000
Coordinate System:
NAD 1983 UTM Zone 10N
Map File: SDS Bylaw



SDS Bylaw Mapbook

Page Number: 2



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

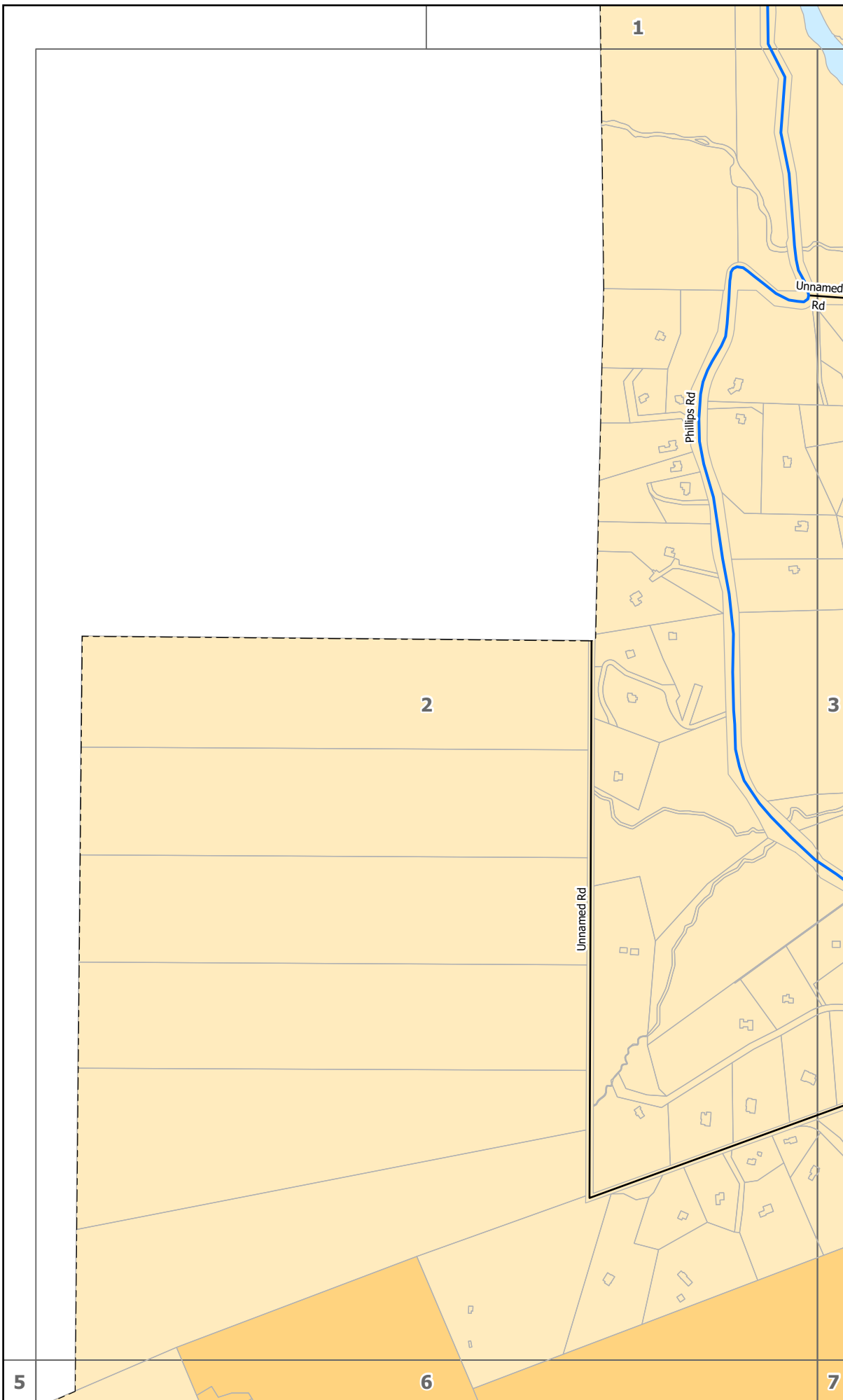
Service Areas

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- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection



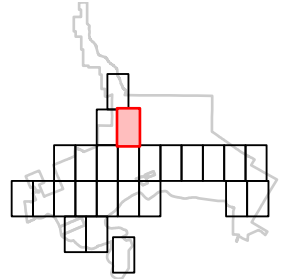
Note: All roads, upgraded or new, within the Town Centre Boundary, will be to Town Centre Cross-Section.

Scale: 1:8,000
Coordinate System:
NAD 1983 UTM Zone 10N
Map File: SDS Bylaw



SDS Bylaw Mapbook

Page Number: 3



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

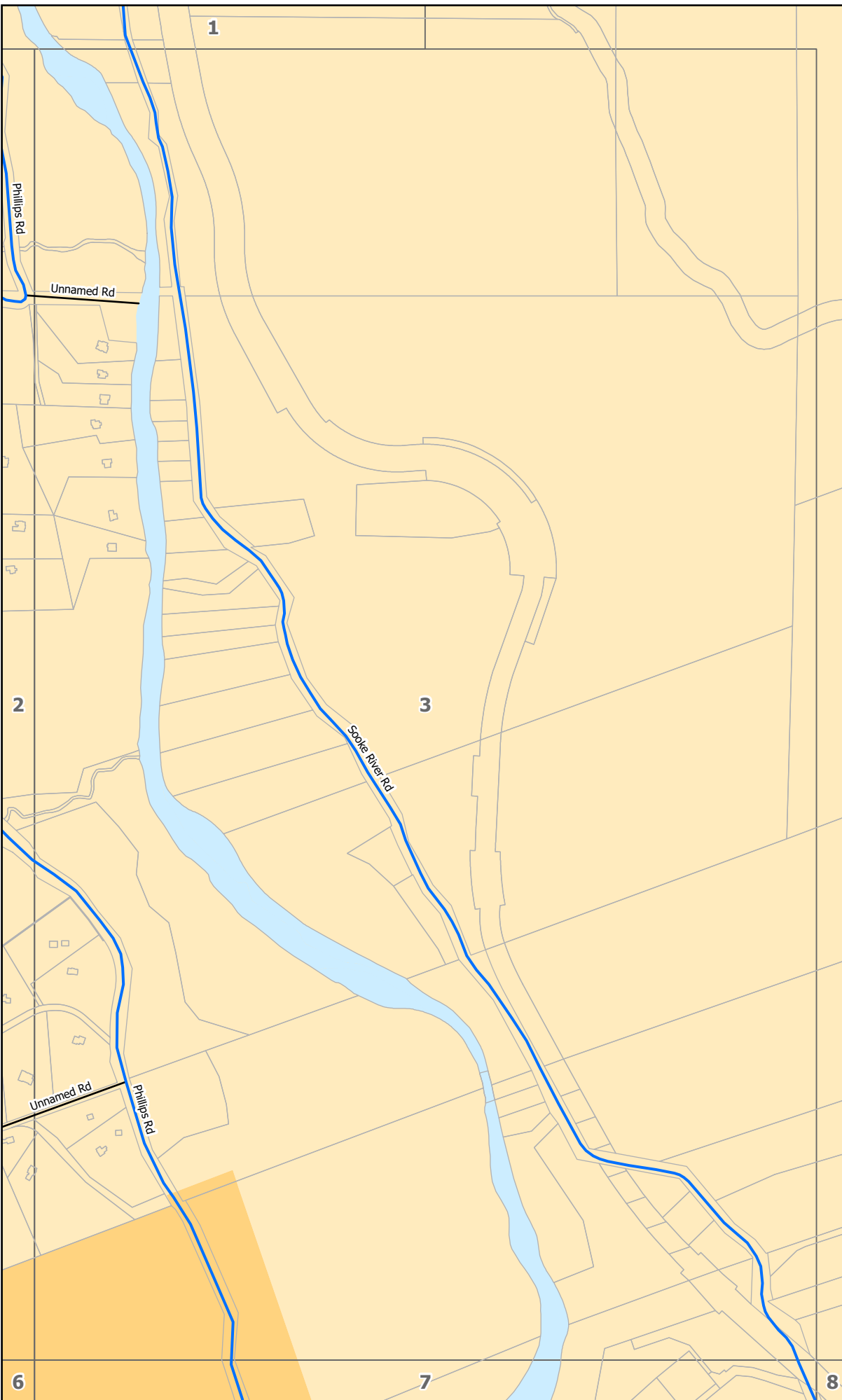
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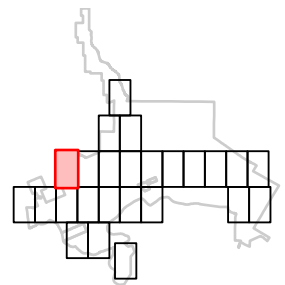
Note: All roads, upgraded or new, within the Town Centre Boundary, will be to Town Centre Cross-Section.

Scale: 1:8,000
Coordinate System:
NAD 1983 UTM Zone 10N
Map File: SDS Bylaw



SDS Bylaw Mapbook

Page Number: 4



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

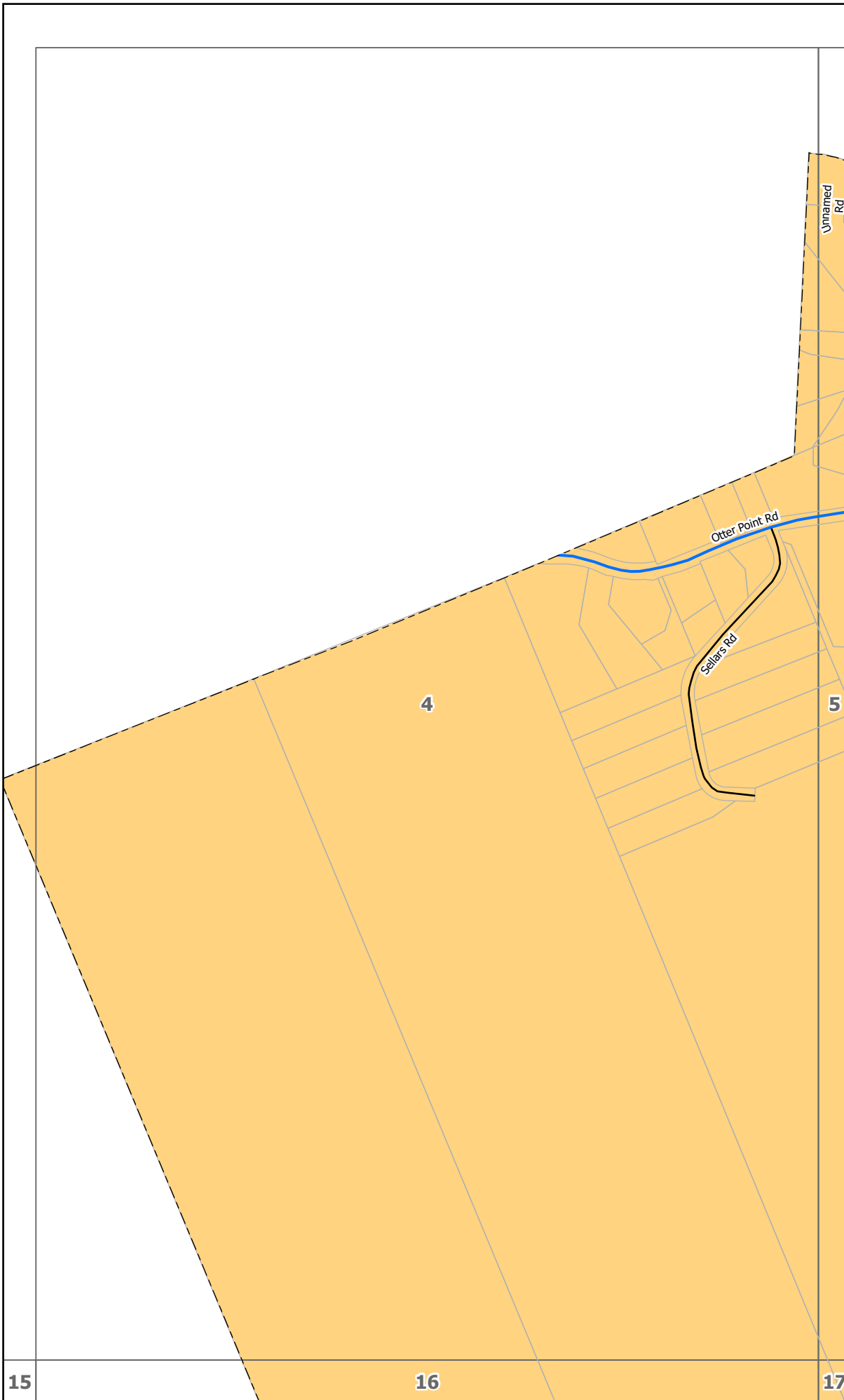
Service Areas

- Town Centre
- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection



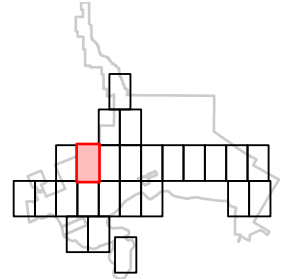
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SDS Bylaw Mapbook

Page Number: 5



Road Classification

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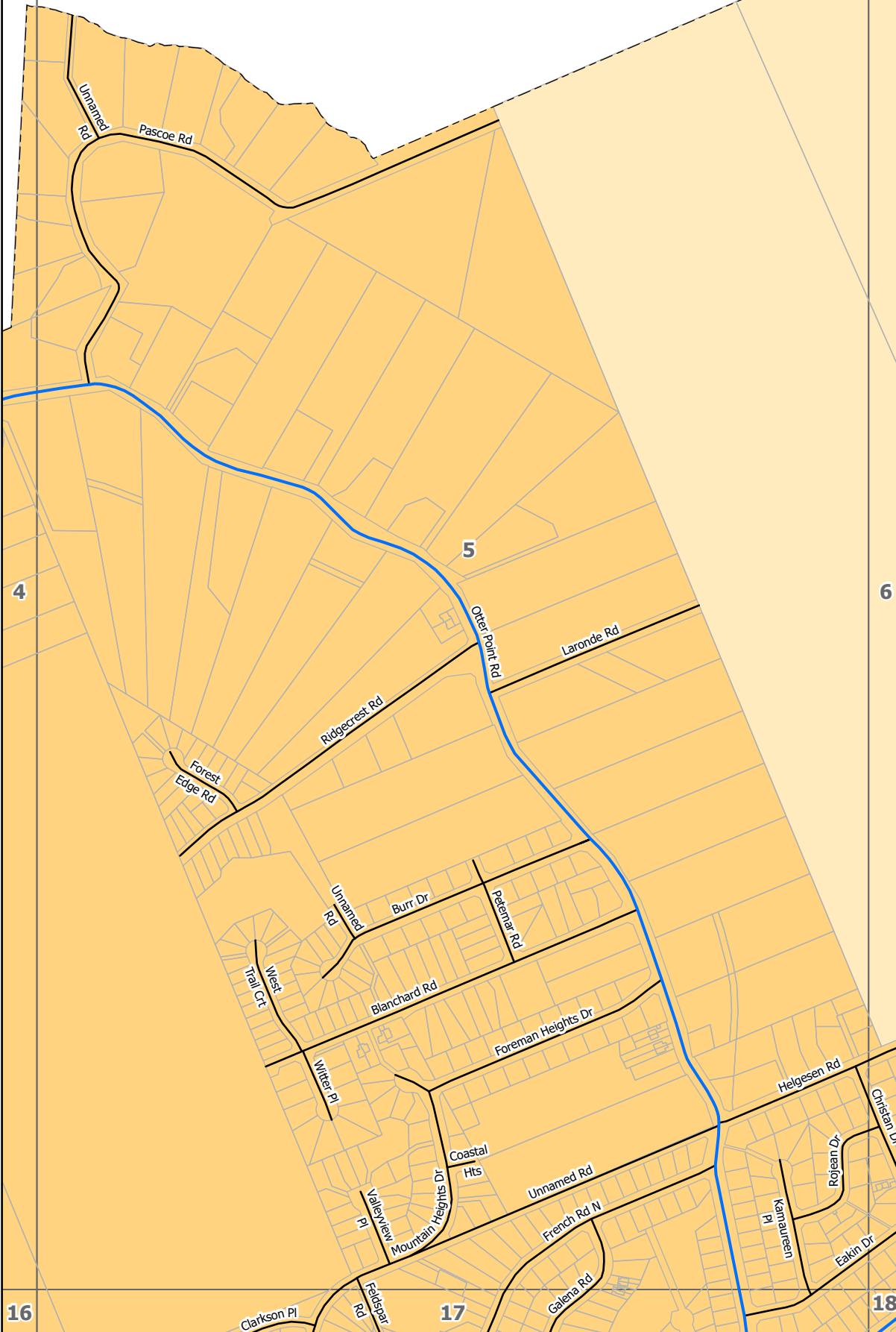
Service Areas

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- Rural Area
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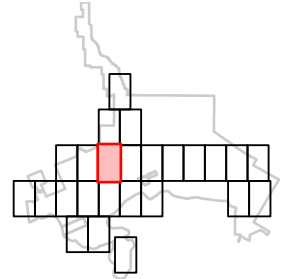
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SDS Bylaw Mapbook

Page Number: 6



Road Classification

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- Collector
- Arterial
- Local

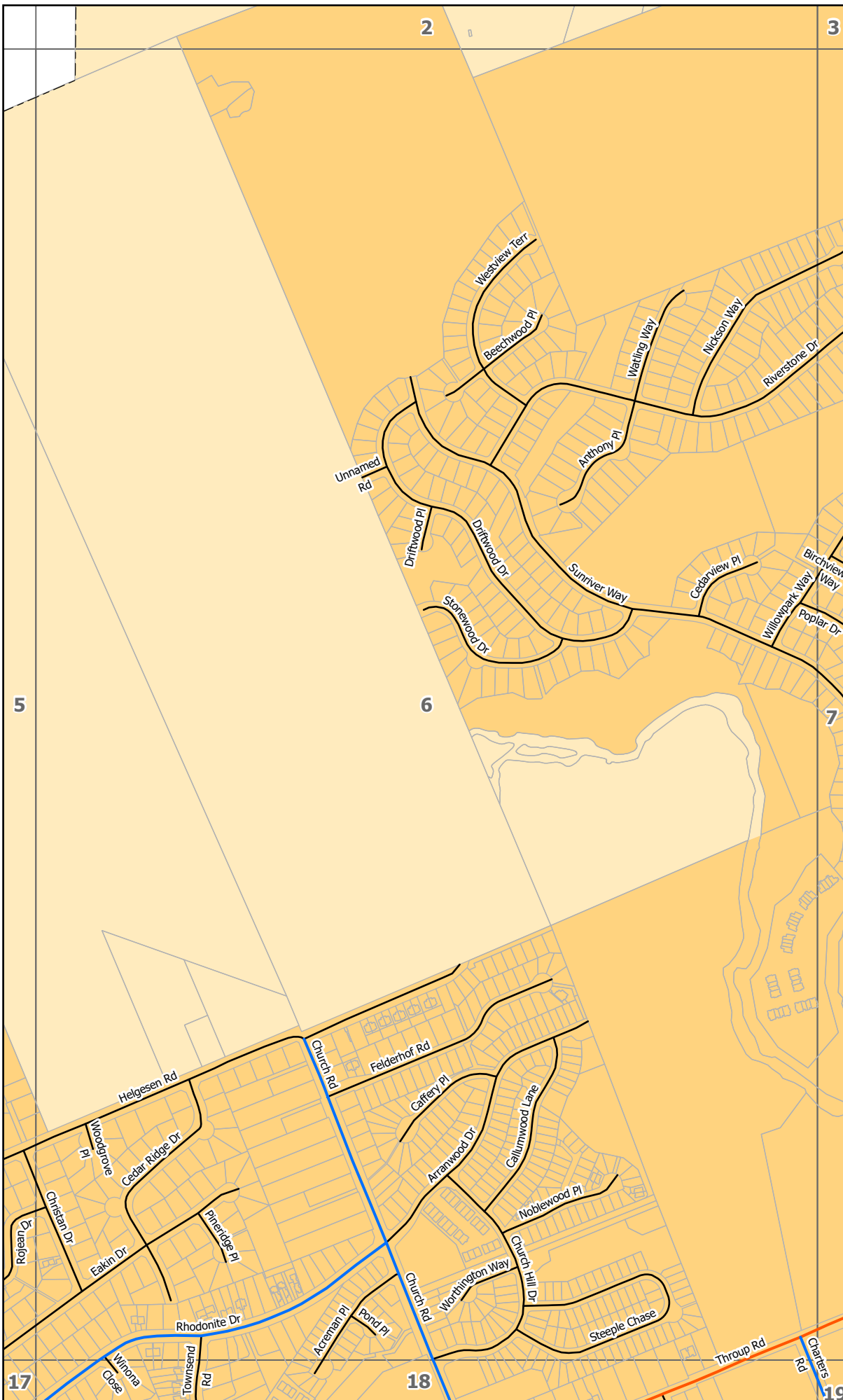
Service Areas

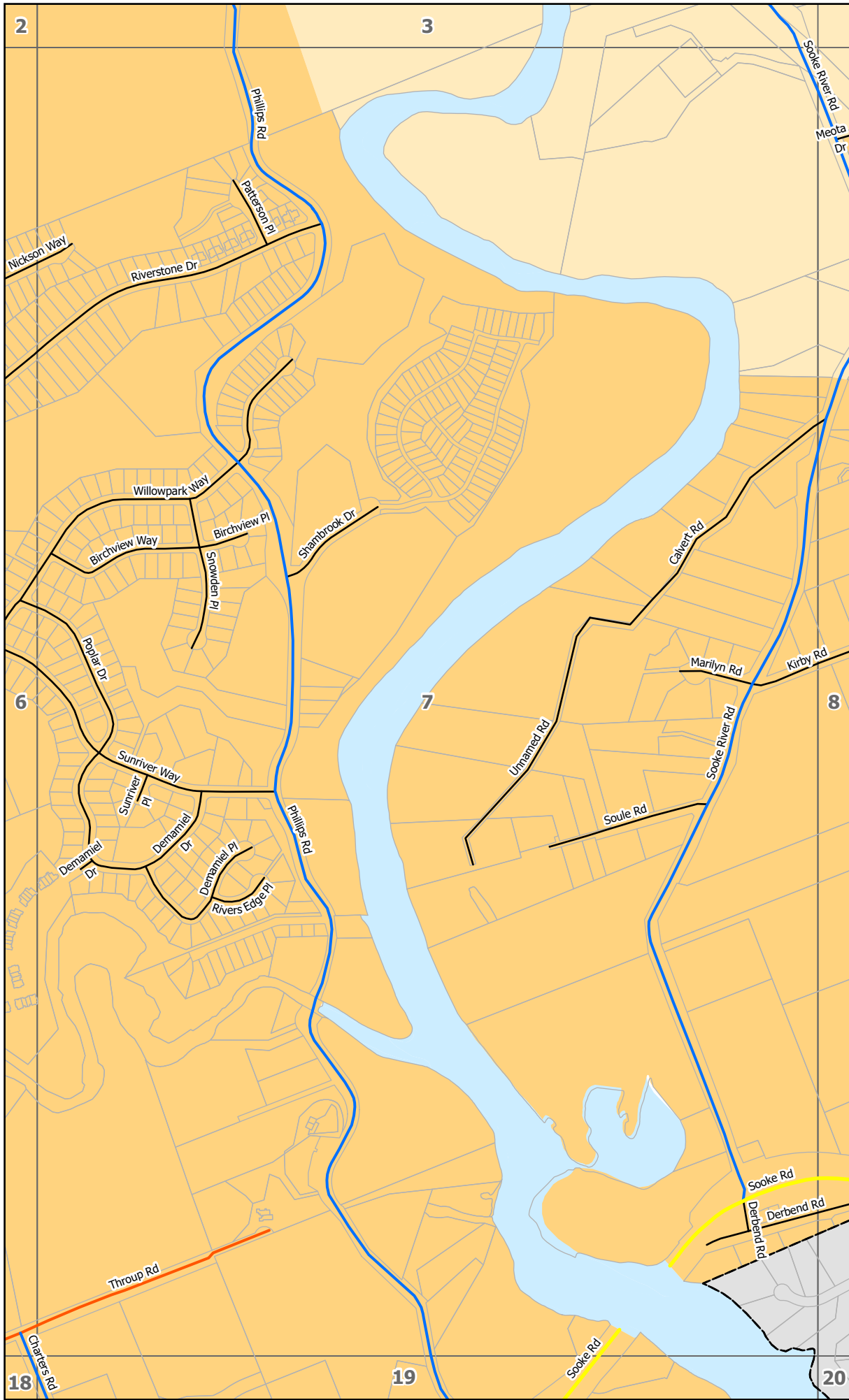
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- Rural Area
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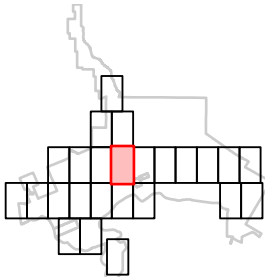
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SDS Bylaw Mapbook

Page Number: 7



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

Service Areas

- Town Centre
- Suburban Area
- Rural Area

- Municipal Boundary
- Mapsheet
- Water selection

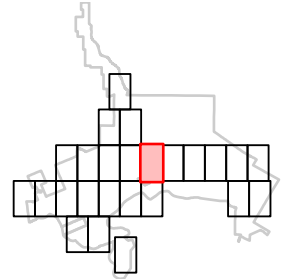


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SDS Bylaw Mapbook

Page Number: 8



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

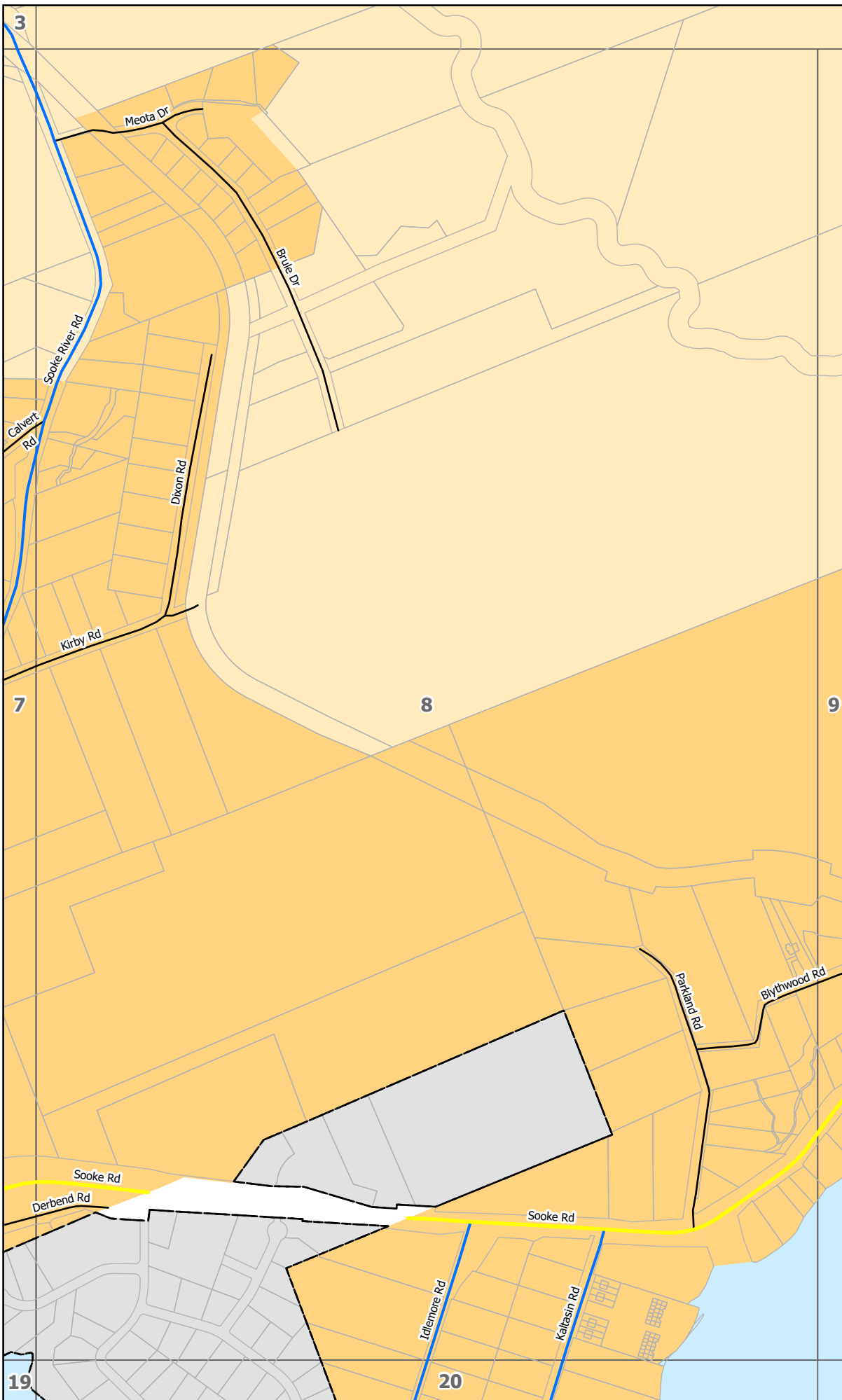
Service Areas

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- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection



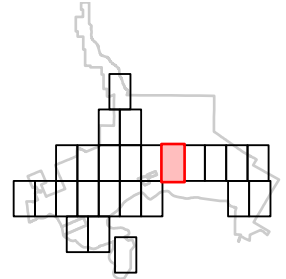
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SDS Bylaw Mapbook

Page Number: 9



Road Classification

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- Town Centre
- Collector
- Arterial
- Local

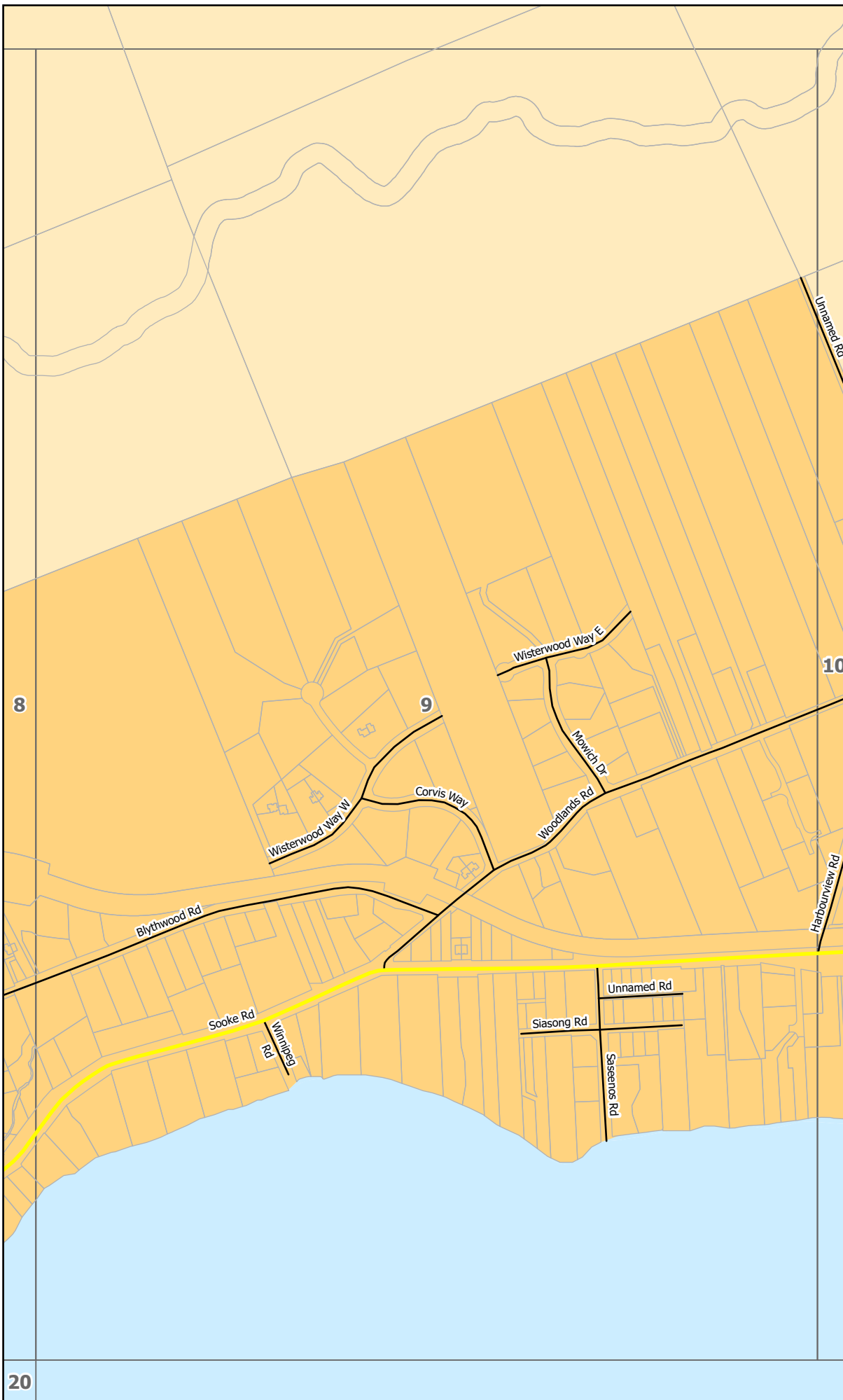
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- Town Centre
- Suburban Area
- Rural Area

Municipal Boundary

Mapsheet

Water selection

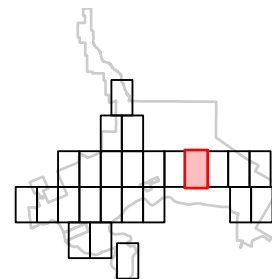


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SDS Bylaw Mapbook

Page Number: 10



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

Service Areas

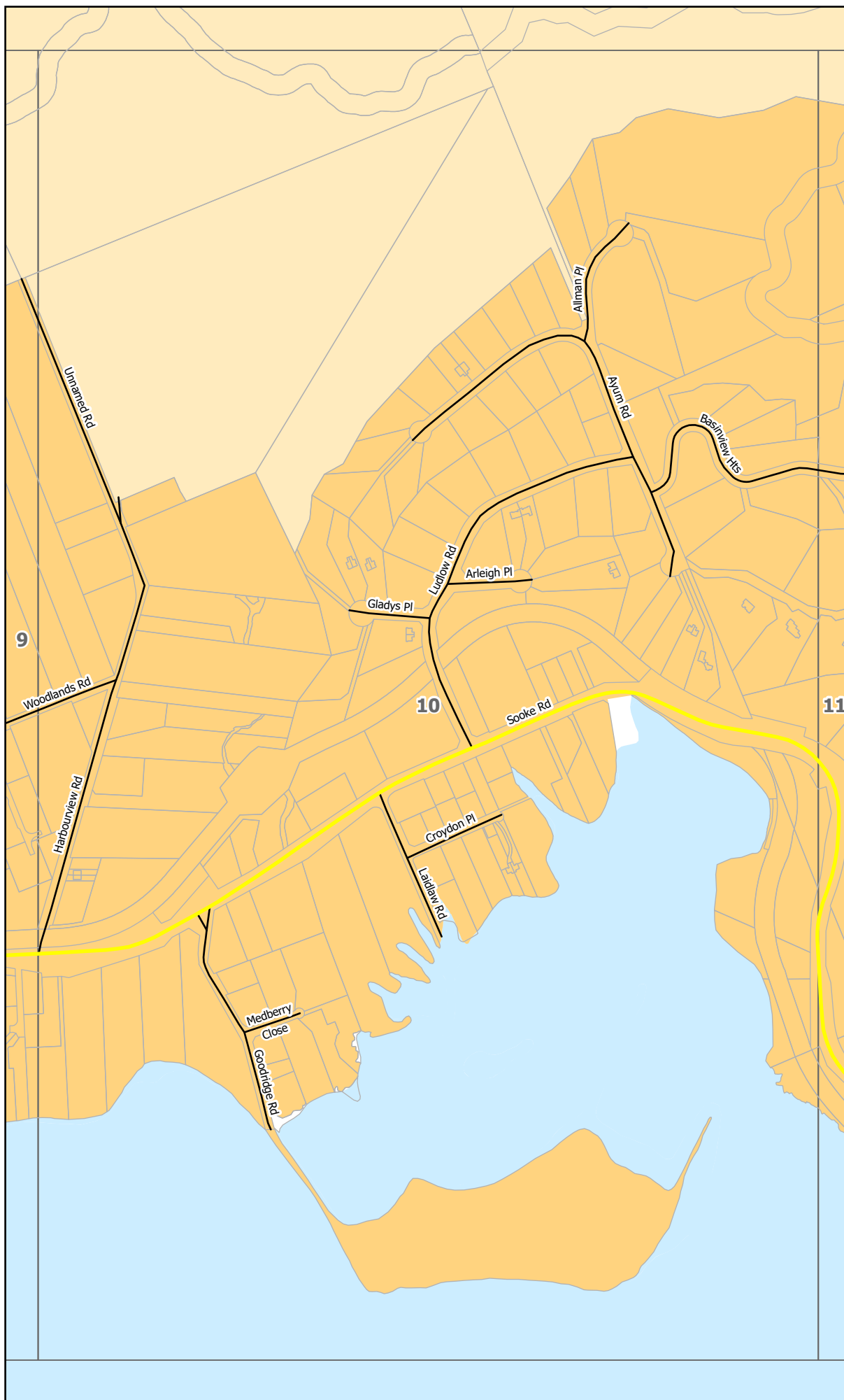
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- Rural Area

- Municipal Boundary
- Mapsheet
- Water selection



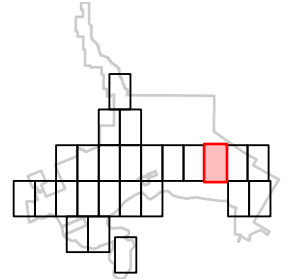
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SDS Bylaw Mapbook

Page Number: 11



Road Classification

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- Arterial
- Local

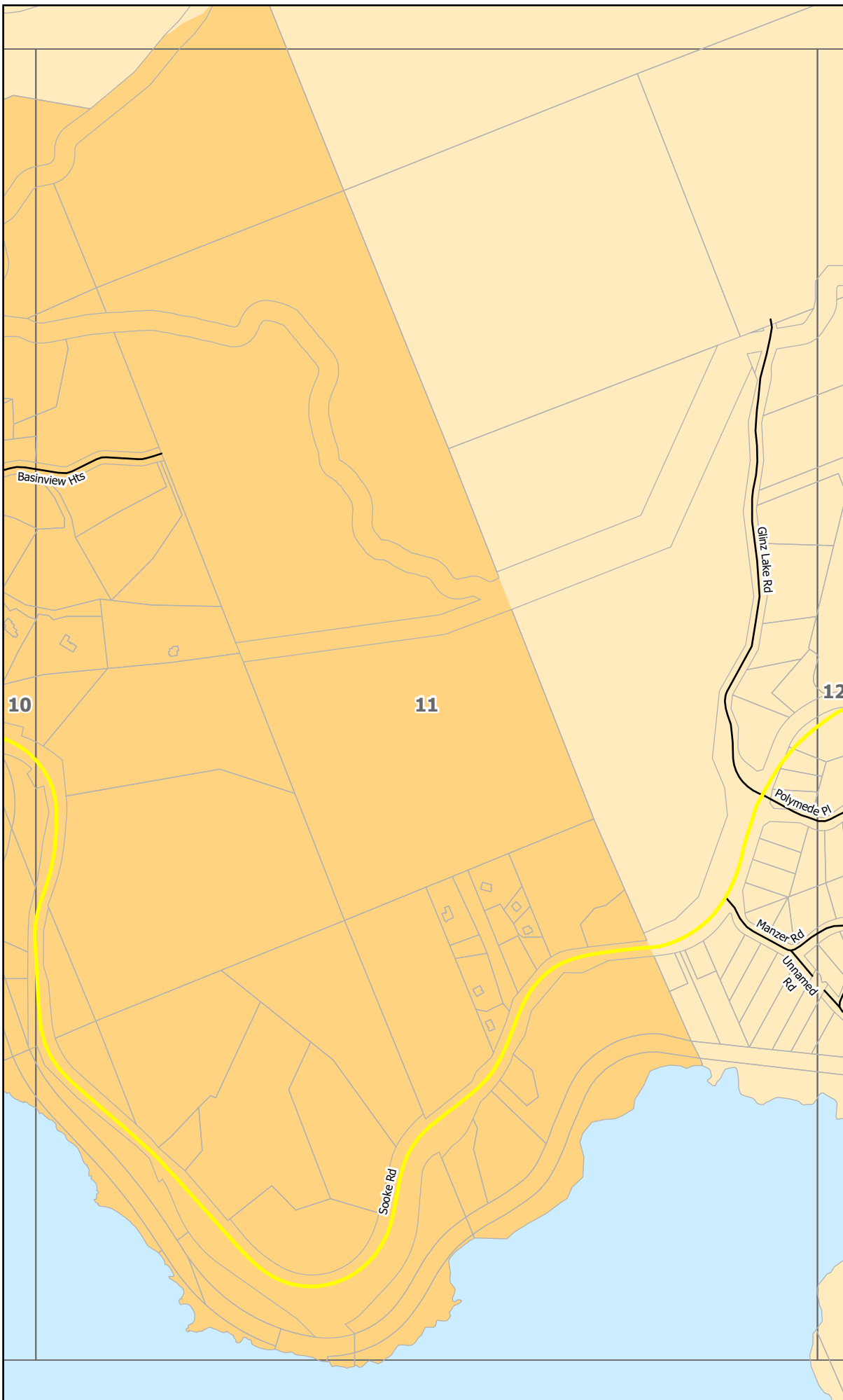
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- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection



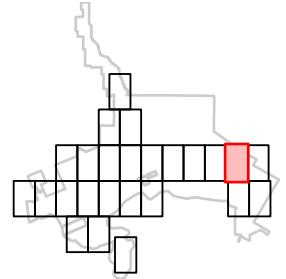
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SDS Bylaw Mapbook

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Road Classification

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- Town Centre
- Collector
- Arterial
- Local

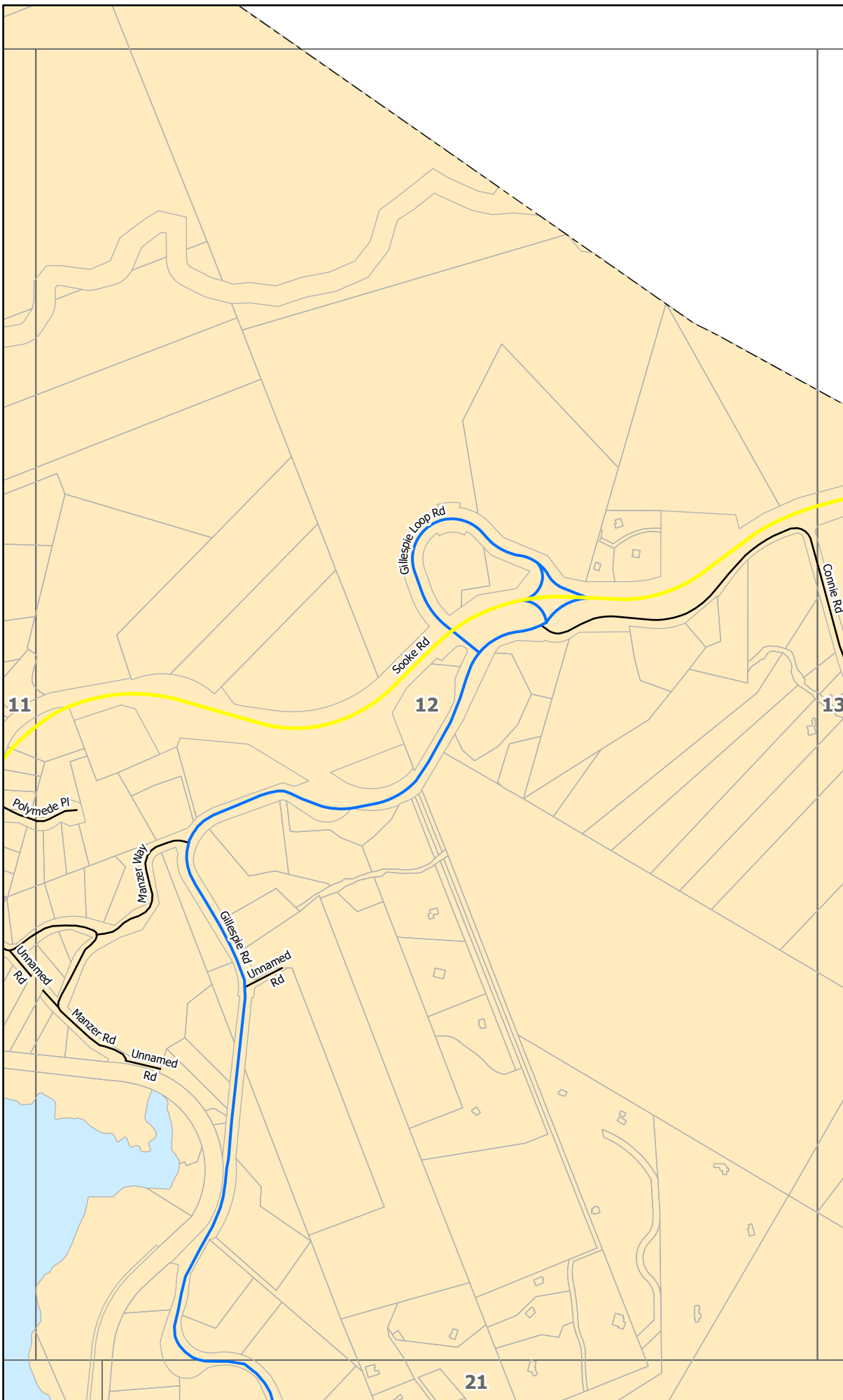
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- Municipal Boundary
- Mapsheet
- Water selection



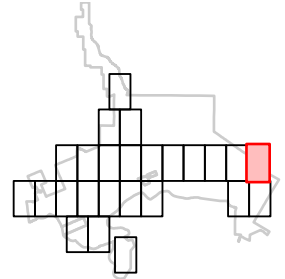
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SDS Bylaw Mapbook

Page Number: 13



Road Classification

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- Town Centre
- Collector
- Arterial
- Local

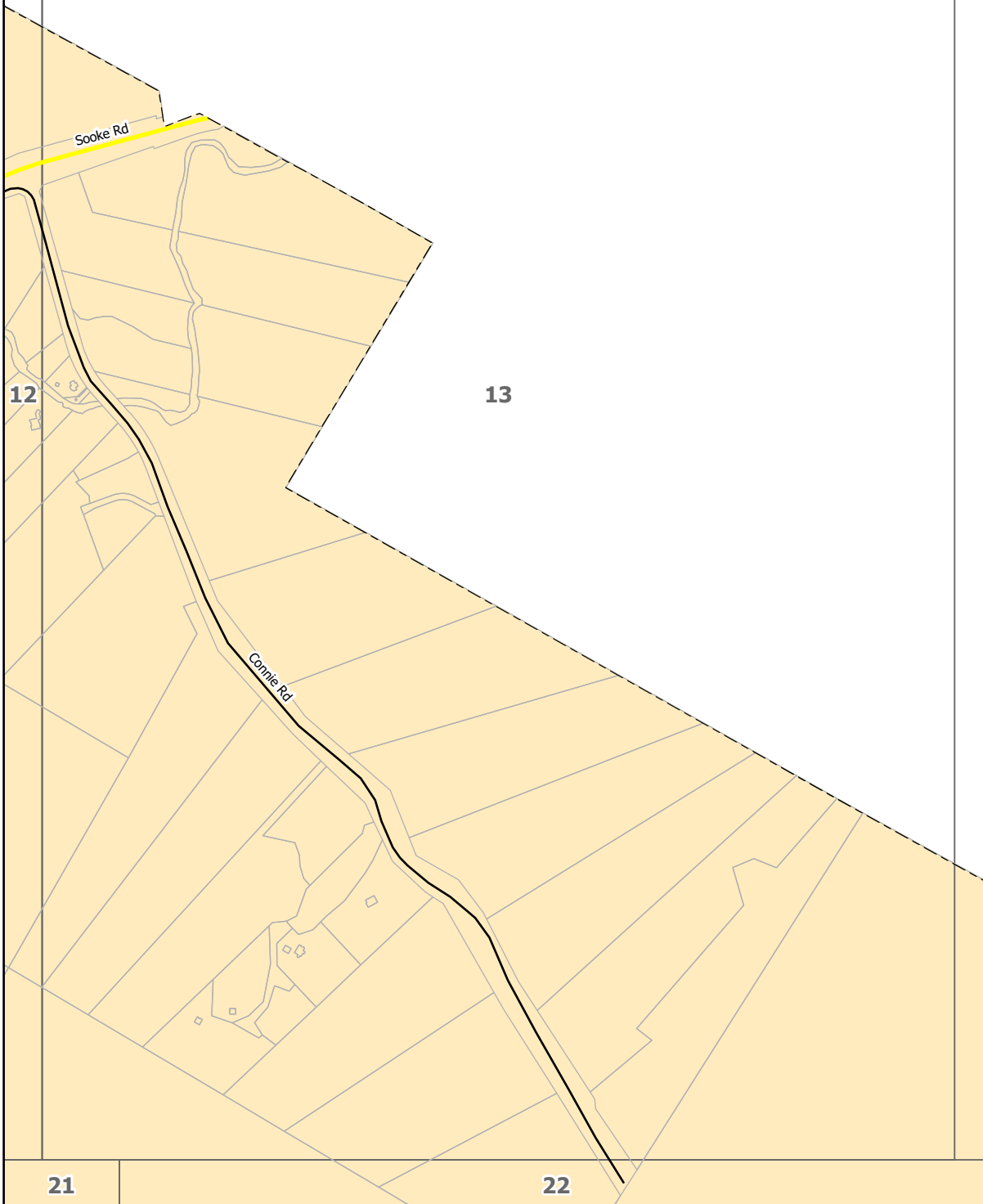
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- Municipal Boundary
- Mapsheet
- Water selection



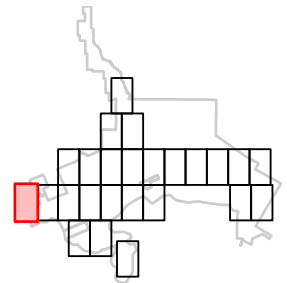
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Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

Service Areas

- Town Centre
- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection

14

15



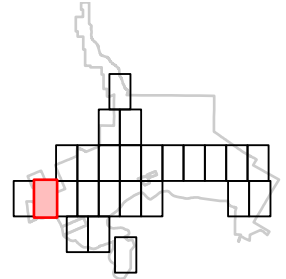
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SDS Bylaw Mapbook

Page Number: 15



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

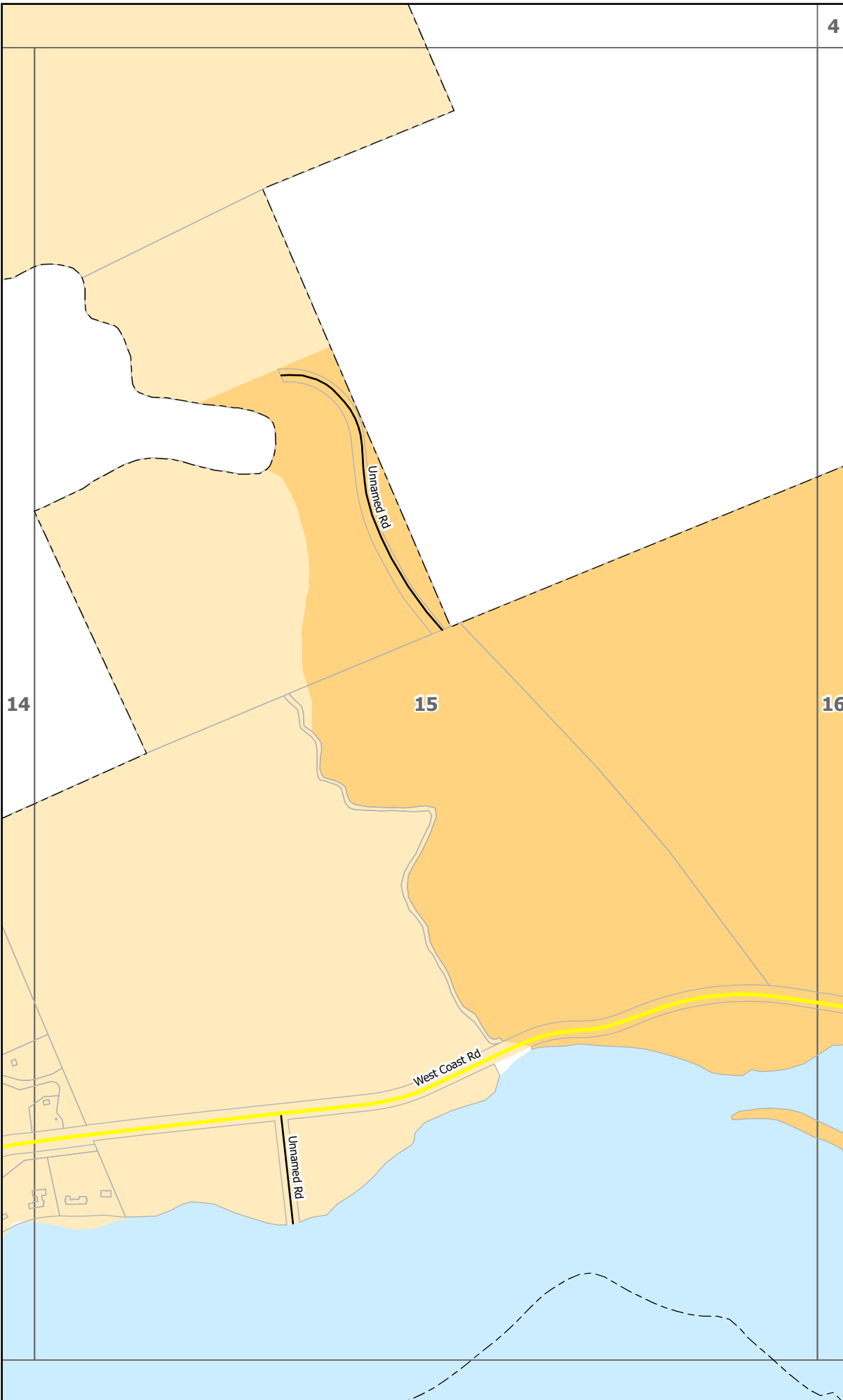
Service Areas

- Town Centre
- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection

14

15

16

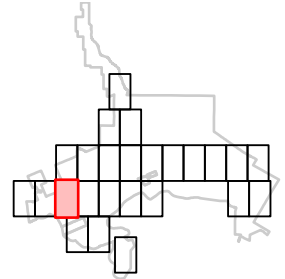


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Page Number: 16



Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

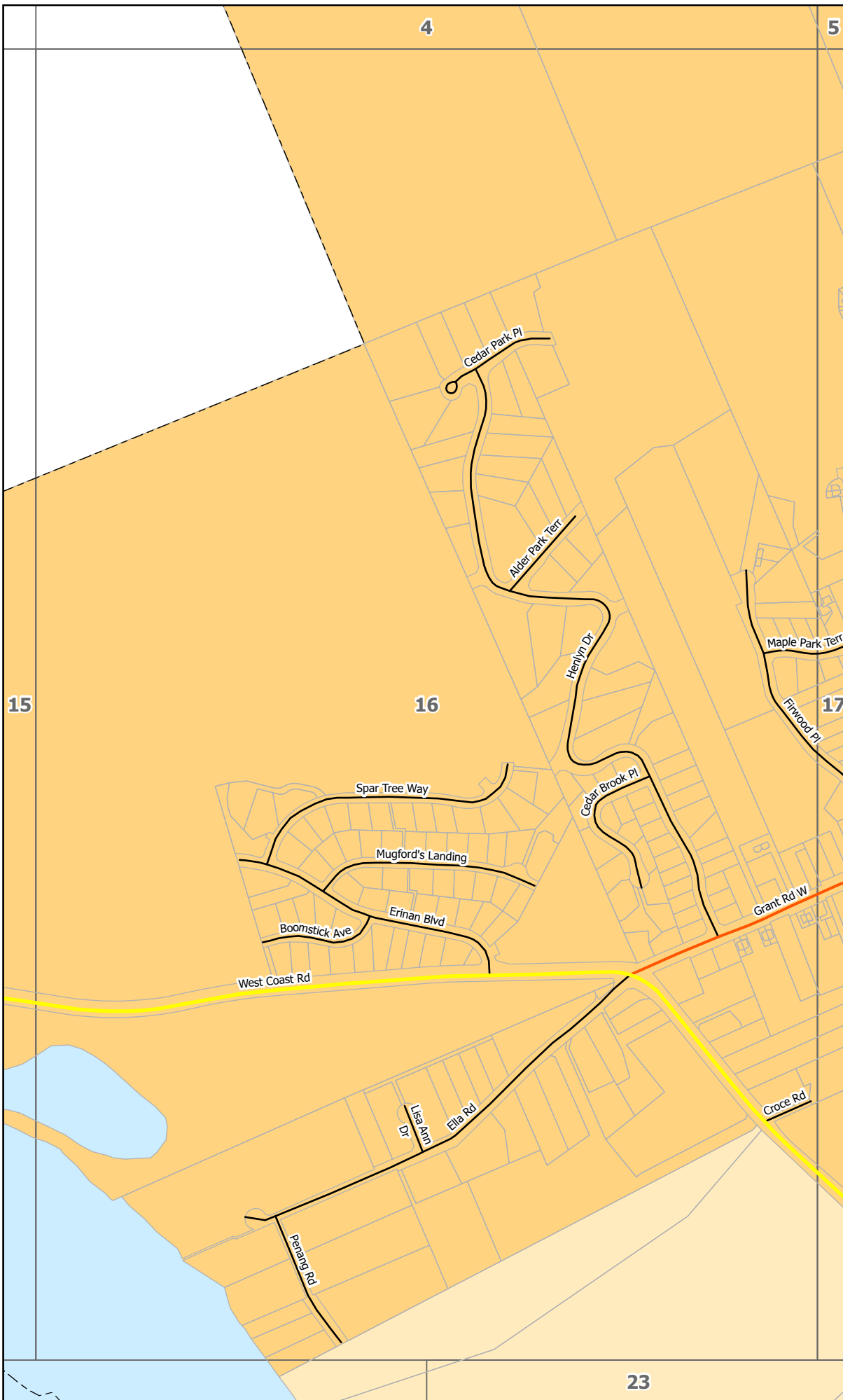
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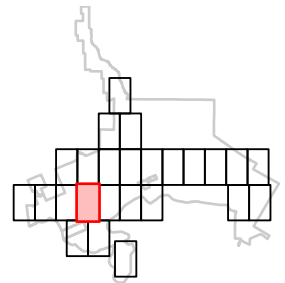
- Town Centre
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- Rural Area
- Municipal Boundary
- Mapsheet
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 Highway
 Town Centre
 Collector
 Arterial
 Local

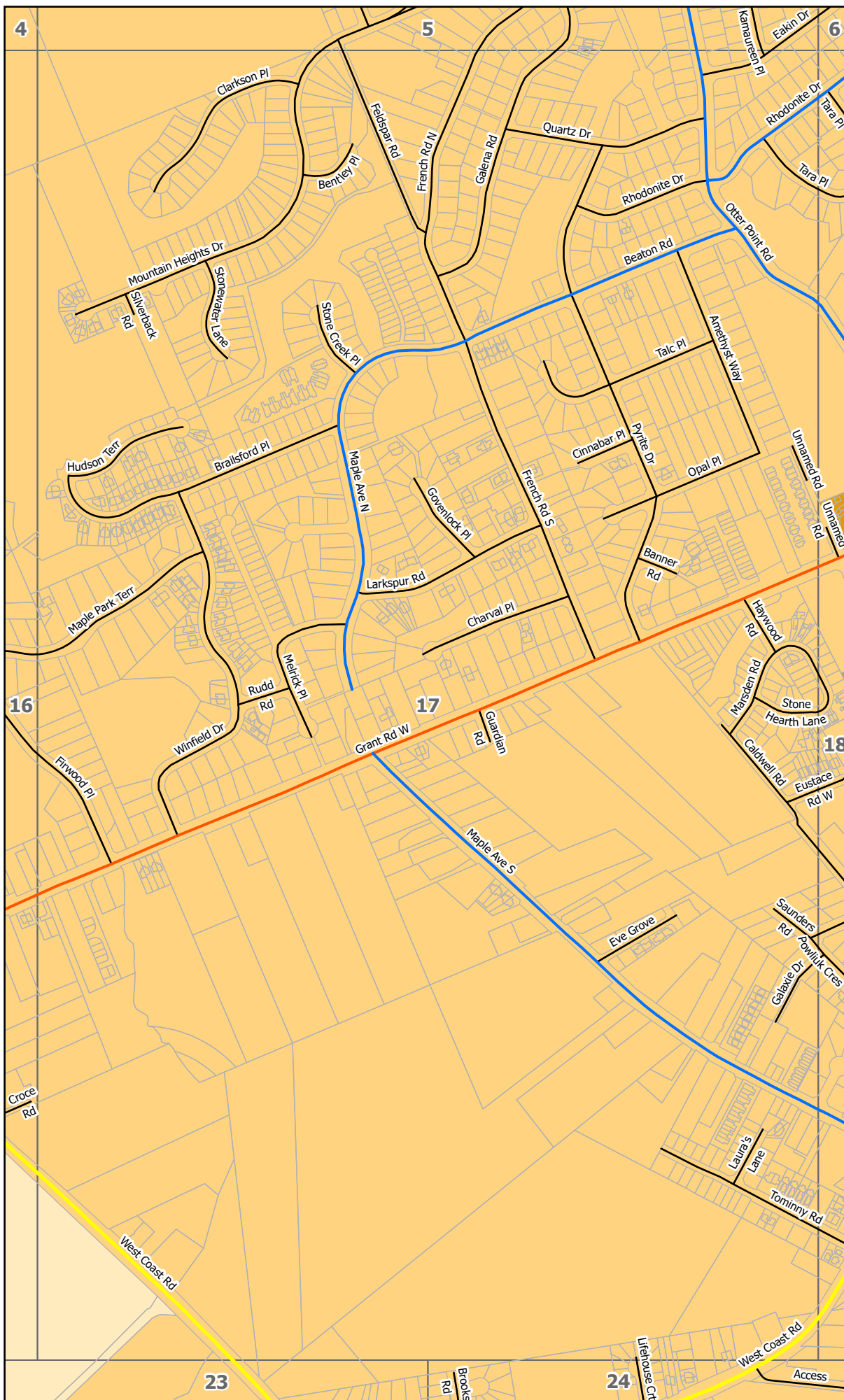
- Town Centre
- Suburban Area
- Rural Area

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 Mapsheet
 Water selection



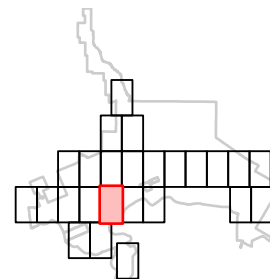
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SDS Bylaw Mapbook

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Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

Service Areas

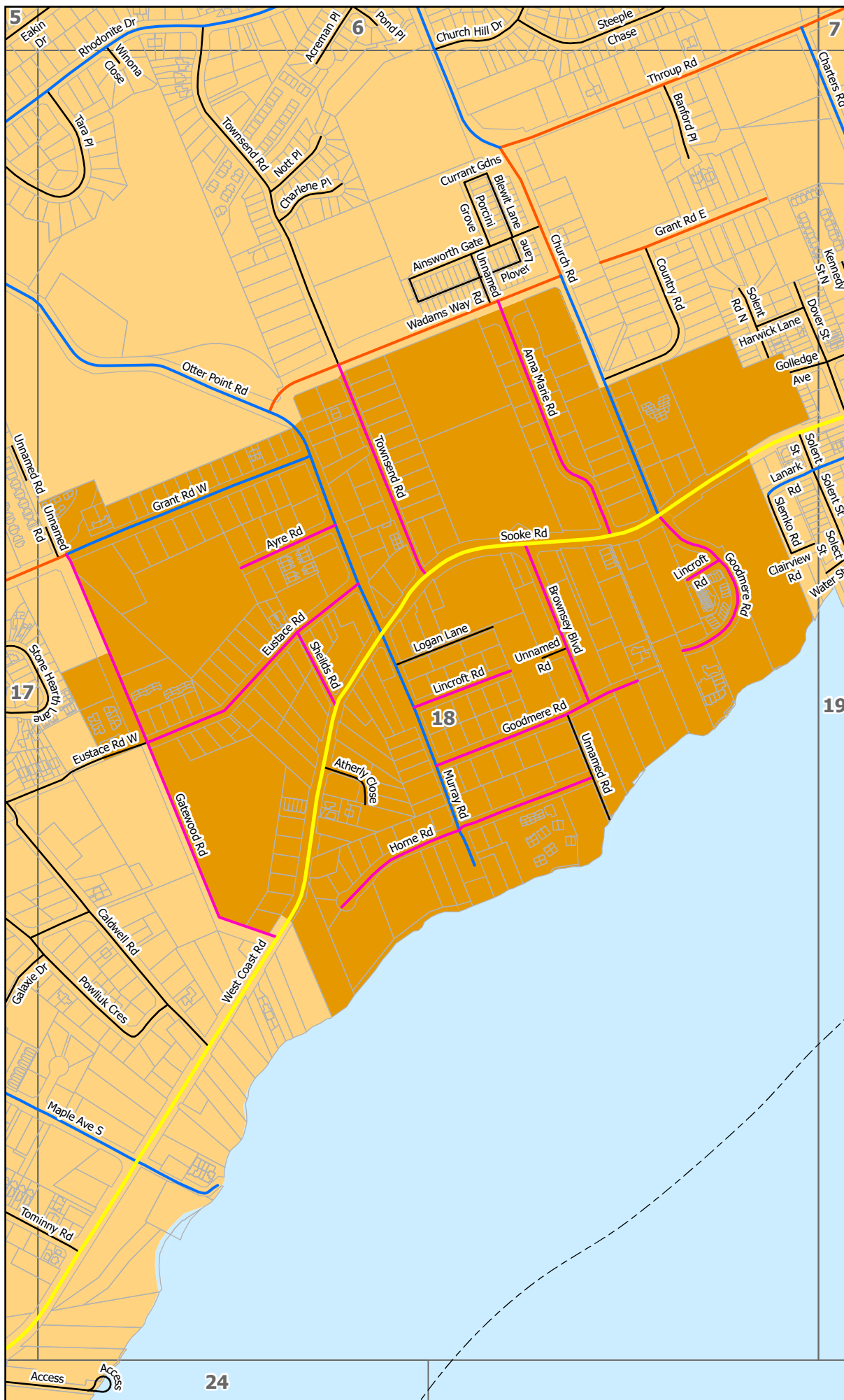
- Town Centre
- Suburban Area
- Rural Area

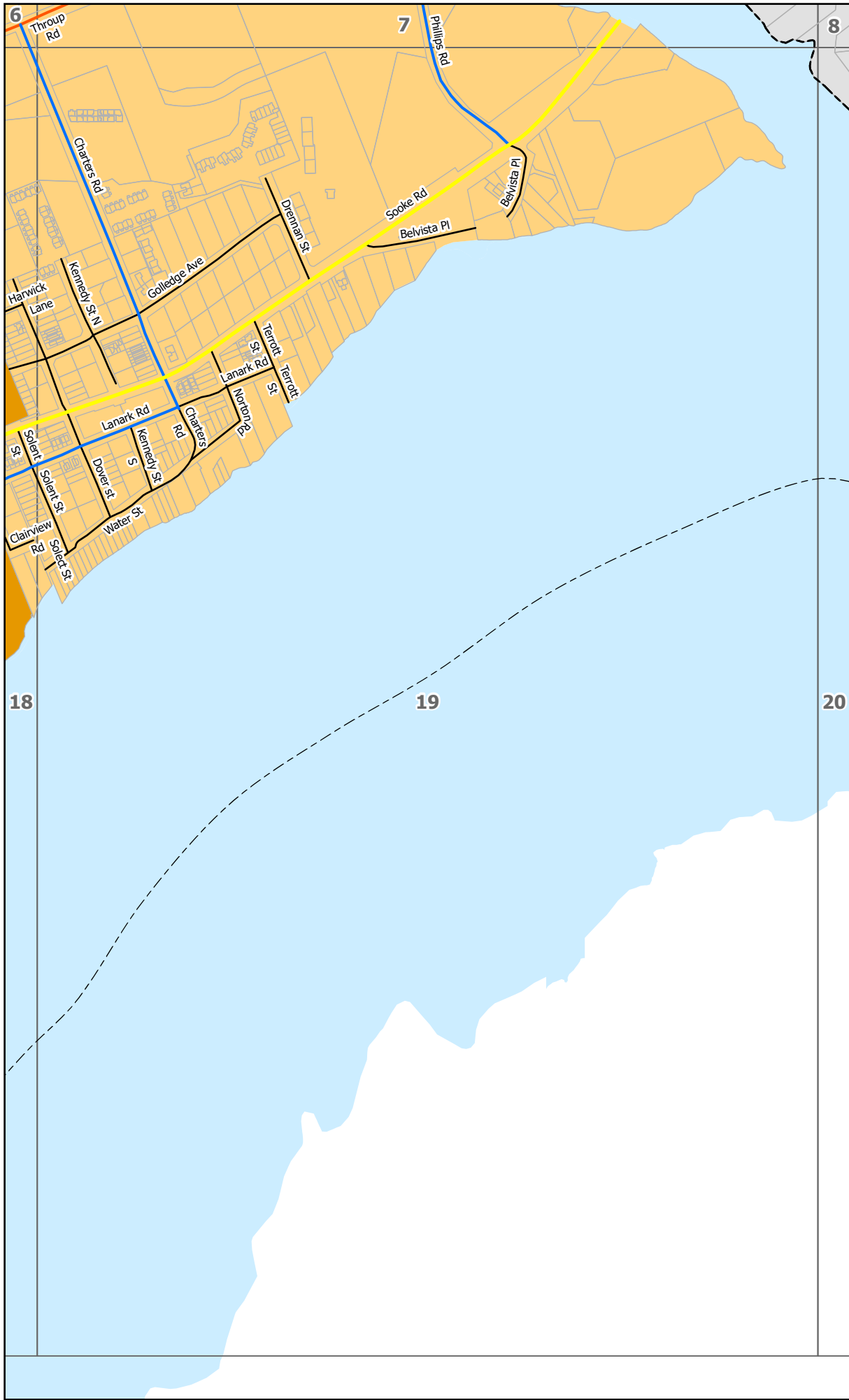
- Municipal Boundary
- Mapsheet
- Water selection



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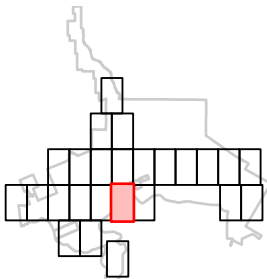
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SDS Bylaw Mapbook

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Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

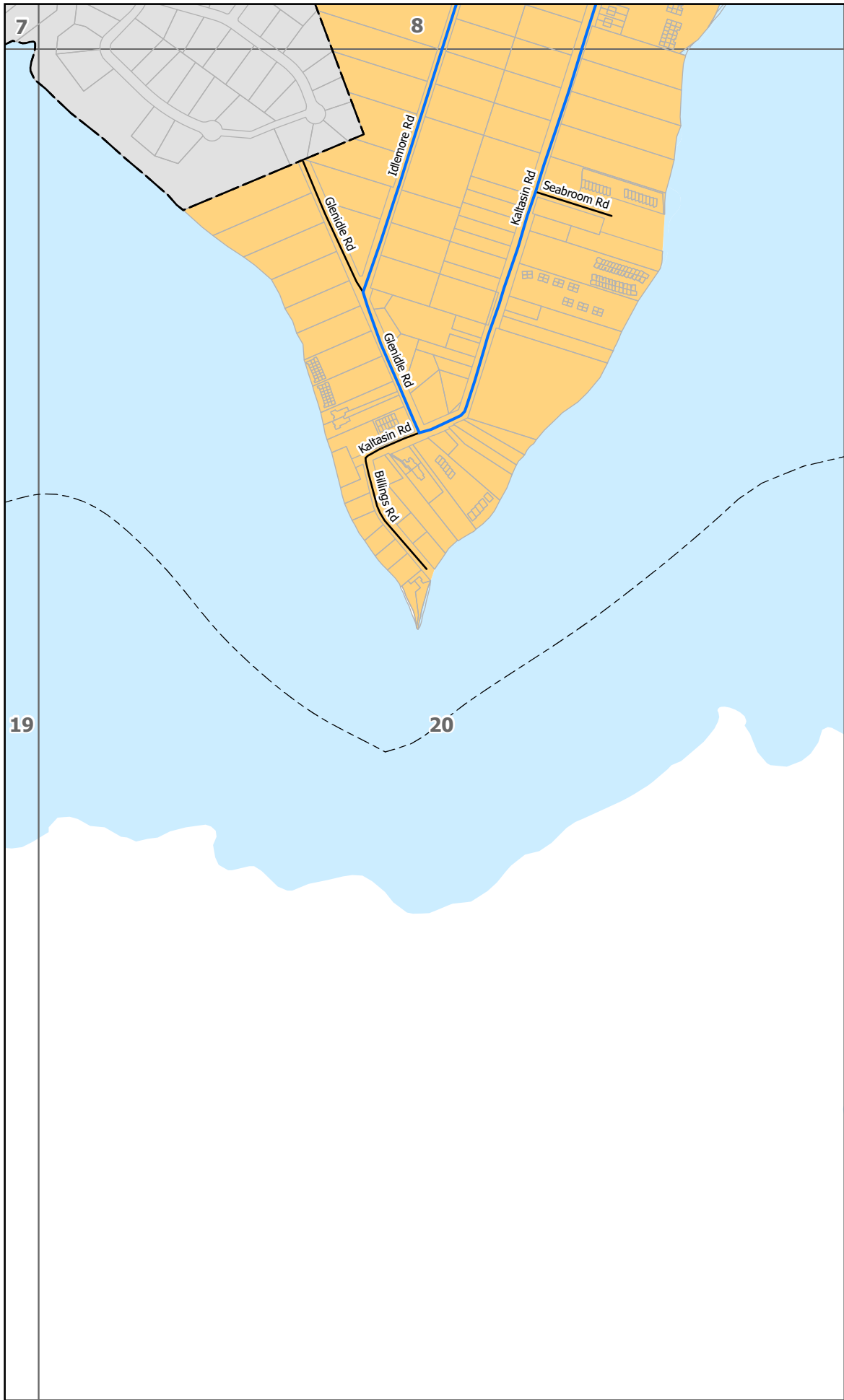
Service Areas

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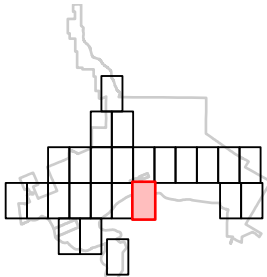
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SDS Bylaw Mapbook

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Road Classification

- Highway
- Town Centre
- Collector
- Arterial
- Local

Service Areas

- Town Centre
- Suburban Area
- Rural Area
- Municipal Boundary
- Mapsheet
- Water selection

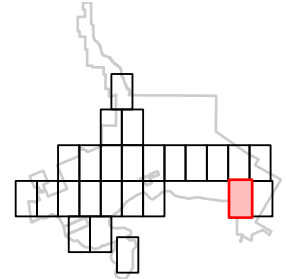


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Page Number: 21



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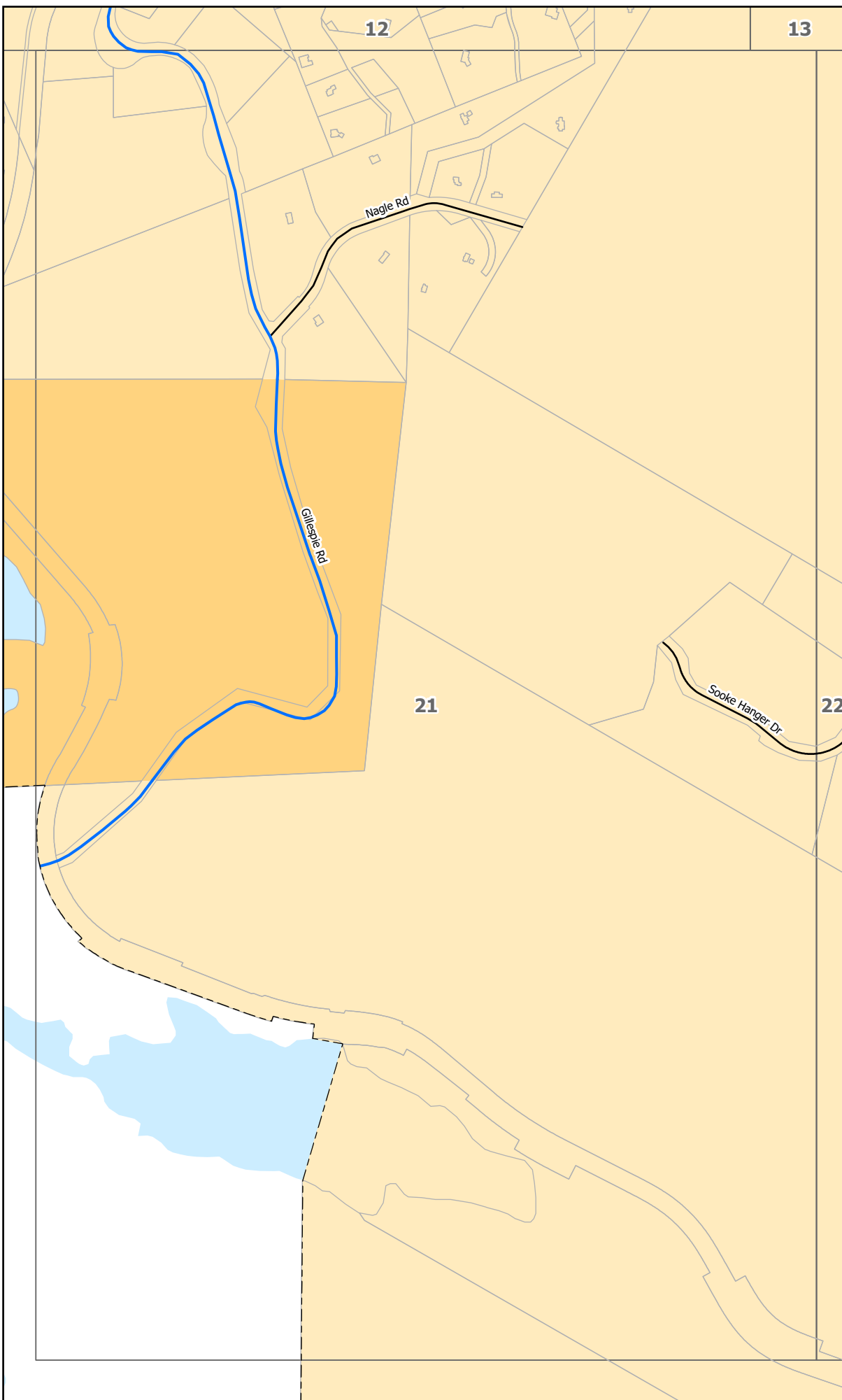
Service Areas

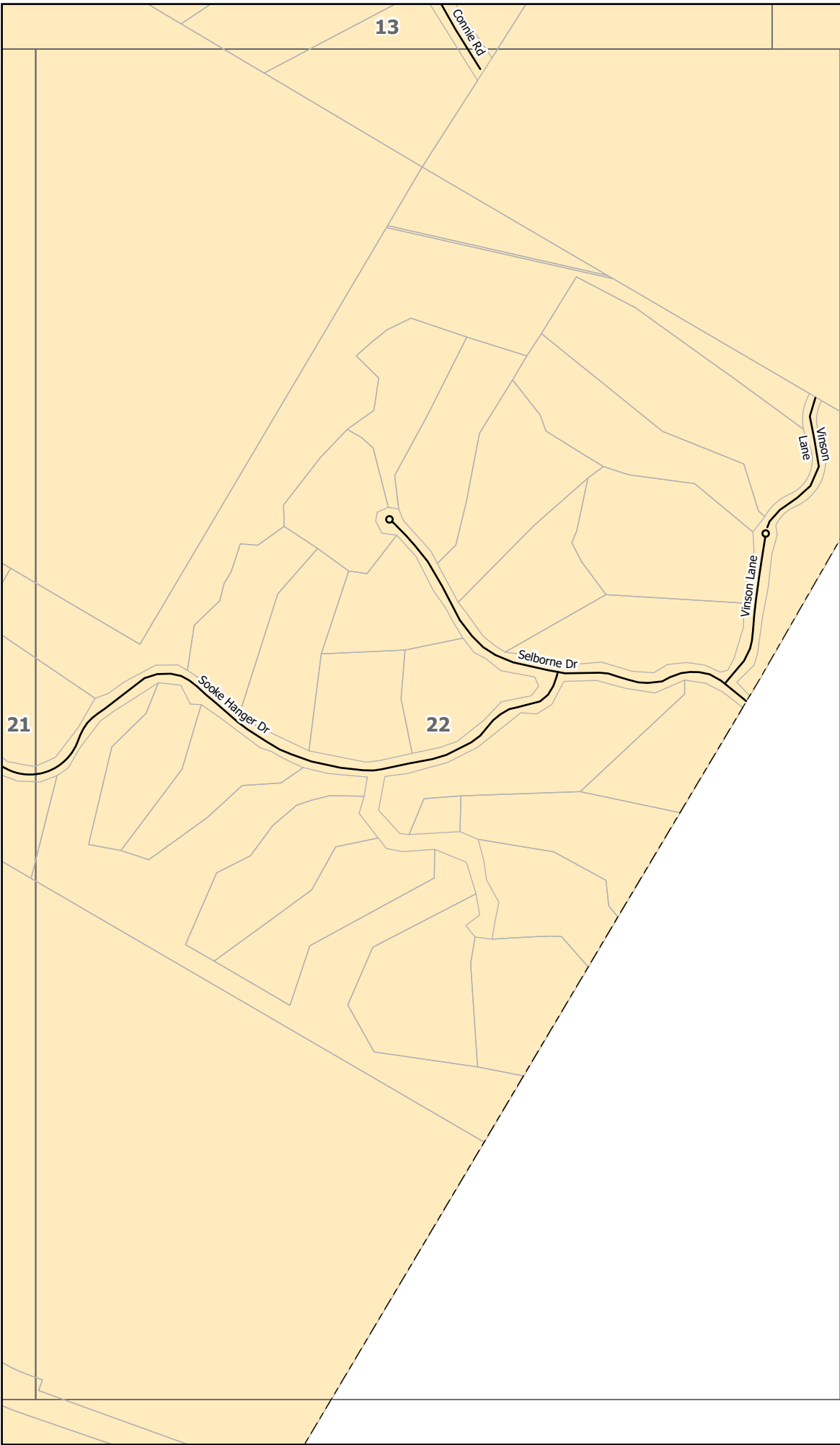
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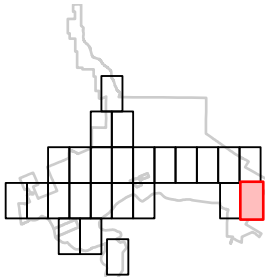
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Page Number: 22



Road Classification

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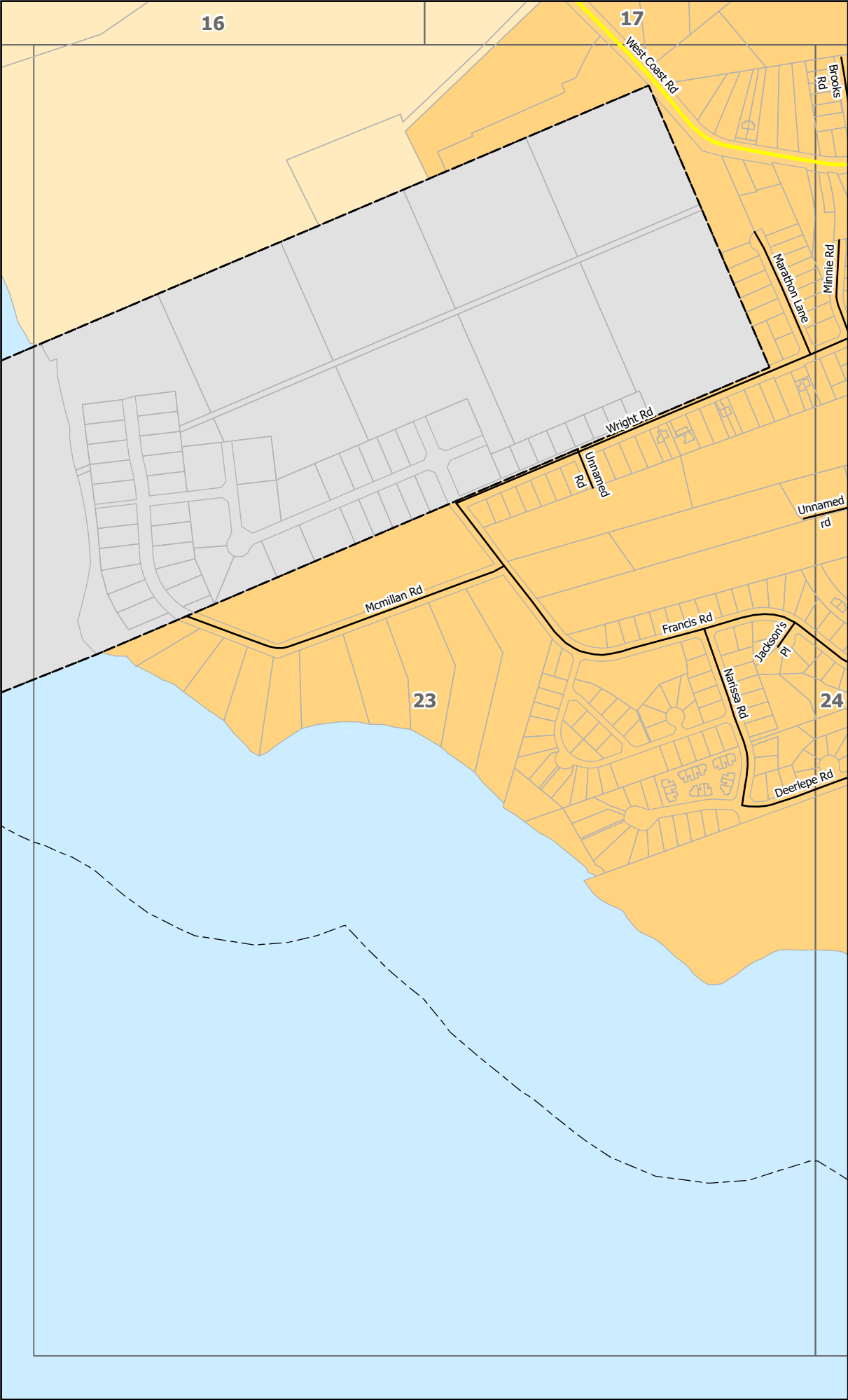
Service Areas

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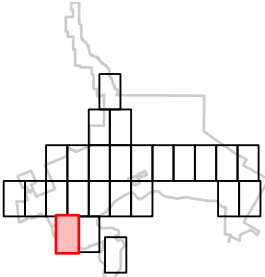
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SDS Bylaw Mapbook

Page Number: 23



Road Classification

- Highway
- Town Centre
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Service Areas

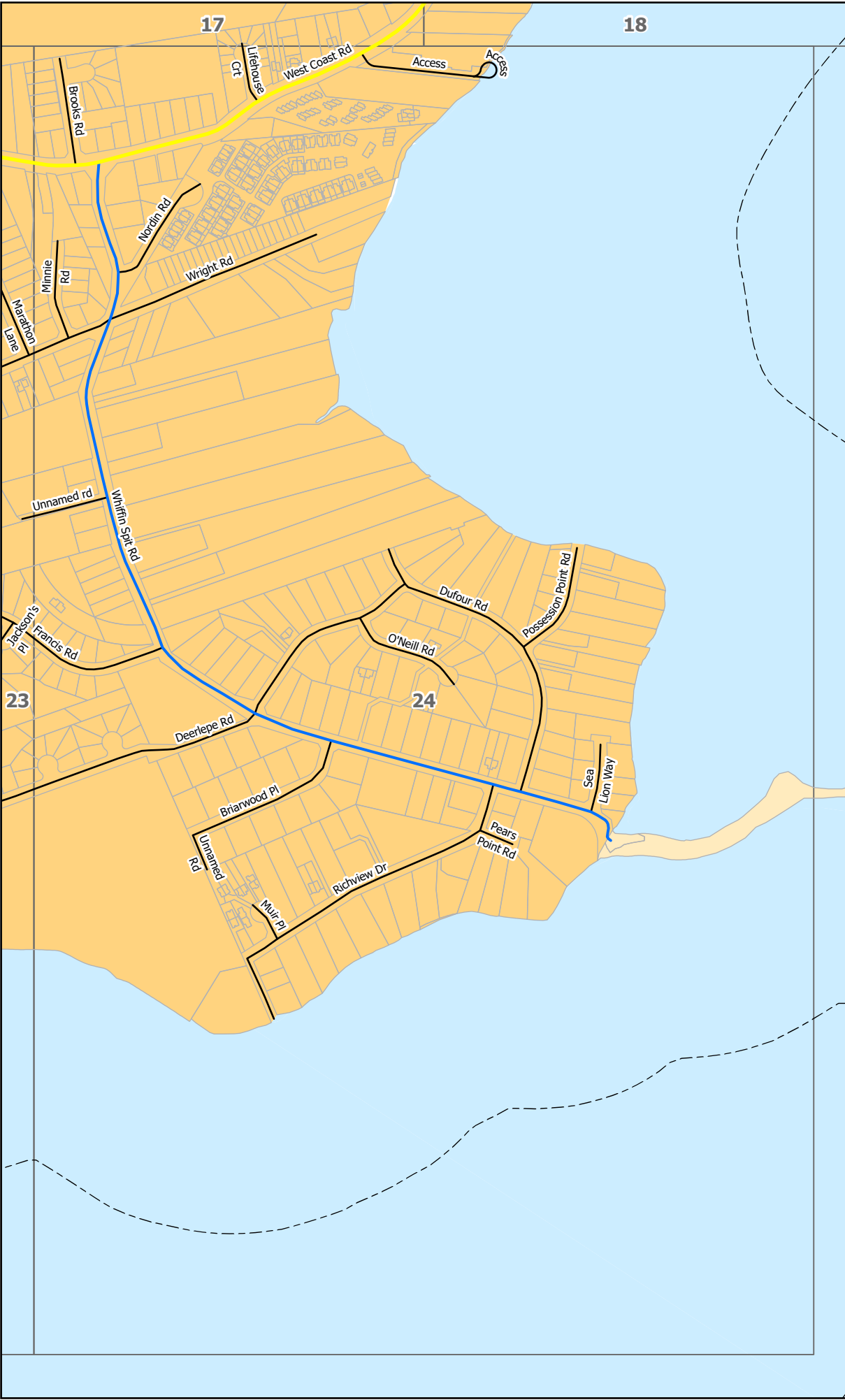
- Town Centre
- Suburban Area
- Rural Area

- Municipal Boundary
- Mapsheet
- Water selection



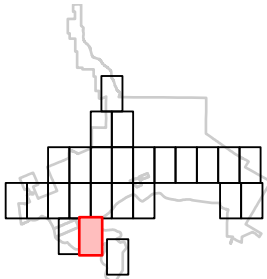
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Page Number: 24



Road Classification

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Service Areas

- Town Centre
- Suburban Area
- Rural Area

- Municipal Boundary
- Mapsheet
- Water selection

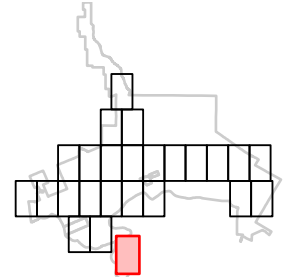


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Page Number: 25



Road Classification

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Service Areas

- Town Centre
- Suburban Area
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25

Sea Cliff Rd

East Sooke Rd

Silver Spray Dr

Starlight Grove

Birdsong Lane

Thornton Hts

HIGHWAY AND TRANSPORTATION INFRASTRUCTURE WORKS AND SERVICES

Transportation Infrastructure

2.0 Transportation infrastructure that supports walking, bicycling, and other alternative forms of transportation

Service Areas

- Town Centre
- Suburban Area
- Rural Area

Trail Classifications

- Urban Trail

SCHEDULE 2

SUPPLEMENTARY DESIGN GUIDELINES

SUPPLEMENTARY DESIGN GUIDELINES

This schedule contains supplementary design guidelines to be applied in conjunction with the Design Guidelines of the Master Municipal Construction Documents, dated 2022, both of which shall apply to all Works and Services constructed within the District of Sooke.

Supplementary Design Guidelines contained within this Schedule supplement or supersede the Master Municipal Construction Document (MMCD). Where the District of Sooke Supplementary Design Guidelines conflict with the MMCD, the District of Sooke Supplementary Design Guidelines shall take precedence.

SECTION NUMBER AND CLAUSE NUMBERS IN THE DISTRICT OF SOOKE SUPPLEMENTARY DESIGN GUIDELINES COINCIDE WITH THE MMCD NUMBERING PROTOCOL.

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- 4.3 Stormwater Management Principles
- 4.3.2 STORMWATER DESIGN CRITERIA
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 - 4.3.2.2 Stormwater Detention and Flow Rate Control
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- 4.11.1 STORM SEWER SYSTEM
 - 4.11.1 General
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6.0 ROADS

15

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- 6.3 Cross Section Elements
 - Table 6.1: Suburban and Town Centre Road Cross Sections
- 6.4 Alignments
 - 6.4.1 Grade
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- 6.8 Traffic Control Devices
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- 6.14.3 Driveway Location and Width
- 6.14.4 Driveway Grades
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- 6.21 Street Parking
- 6.22 Road and Site Grading
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7.0 STREET LIGHTING

22

- 7.13 Poles
- 7.17 DESIGN
 - 7.17.1 Lighting

- 7.17.2 Decorative Lighting
- 7.17.3 Electrical
- 7.18 Trail Bollard Lighting

SUPPLEMENTARY DESIGN GUIDELINES

General Design Considerations

1.0 GENERAL DESIGN CONSIDERATIONS

- 1.3 Independent Utilities** Remove section and replace with
- Design and construction of Works and Services must consider any Third Party Utilities. A Professional Engineer must coordinate construction and installation of the Works and Services with any Third Party Utilities to prevent conflicts with existing and new infrastructure. Third Party Utilities are responsible for the design of their infrastructure.
- Every installation or extension of a Third Party Utility to service a Subdivision or Development must be installed underground in ducts except as follows:
- Existing overhead electrical transmission systems may remain overhead as long as the utility provider is satisfied the overhead system will not conflict with any building or structure; and
- Within the Rural Area, Subdivisions and Developments may be serviced either by underground or overhead wiring.
- Within the rural area, davit street lighting must be provided at intersections, fire hydrant locations and at other static sources of water for firefighting.
- Ornamental street lighting must be provided within the Suburban and Town Centre Areas.
- The sides and top of all utility boxes, including those belonging to Third Party Utilities, must be wrapped with anti-graffiti wrap. The colour and any images on such wrap must be approved by the Municipal Engineer in writing in advance.
- 1.3.1 Community Mailbox** Add section
- The location and access to any community mailbox must be identified and must adhere to Canada Post current standards. The Owner must provide the Municipal Engineer with written confirmation from Canada Post that Canada Post reviewed and approved the location and access of any new community mailbox locations. Final mailbox locations are subject to the acceptance of the Municipal Engineer. Any parking associated with a community mailbox will not count towards meeting any on-street parking requirements.
- If paved pullouts are provided at group mailbox locations, a minimum of one spot with mailbox parking signage is required as per signage specification provided by District.
- Parallel parking pullouts for mailbox sites next to concrete sidewalk/curb and gutter must be a minimum of 2.5 m wide, 7.0 m long with 3.0 m radius curbs.

SUPPLEMENTARY DESIGN GUIDELINES

Water Distribution

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2.0 WATER DISTRIBUTION

2.1.1 Extension of Municipal Water System

Add section

Where water is to be supplied by a Water Service Utility, the Water Service Utility's specifications and standards apply.

2.1.2 Wells

Add section

Each well must:

- (a) have a proven supply of potable water that meets or exceeds the guidelines for Canadian Drinking Water Quality ("water quality standards")
- (b) in the amount of at least 2500 litres per day as the minimum capacity for domestic and firefighting purposes
- (c) not adversely affect the water quality or quantity of any other groundwater wells

As certified by a Professional Engineer or hydrogeologist. Unless a Professional Engineer or hydrogeologist:

- (d) identifies treatment options that, if provided as part Subdivision or Development of the land, would result in a water supply that meets or exceeds water quality standards;
- (e) identifies storage options that, if provided as part of development of the land, would result in a water capacity that meets at least the minimum requirements for domestic and firefighting purposes,

and the Owner agrees to grant the District a covenant under section 219 of the *Land Title Act* restricting development of the lands unless specified steps are taken to ensure the provision of potable water that meets or exceeds the water quality and quantity standards on terms acceptable to the Approving Officer or Chief Building Official, as applicable.

2.5 Fire Flows

Remove and replace section

Fire flows are required for all Parcels that are serviced by a Water Utility and must meet the "Water Supply for Public Fire Protection" current edition, by the Fire Underwriters Survey (FUS) requirements for the existing or anticipated land use. The Owner must submit calculations and a report, prepared by a Professional Engineer, that supports the theoretical fire flows to the District with the design drawings for water and fire hydrant Works and Services.

The FUS submission must clearly summarize:

- any assumptions used to support the methodology used for the calculations;
- How the existing / proposed infrastructure meets the theoretical fire flows required; and
- any requirements or restrictions on the use of the land or use of a building on or to be erected on the land or how

the land is to be built on or not built on or how the land is to be subdivided or not subdivided to ensure the fire flow requirements are met.

If the FUS recommended fire flows are not available, a reduction to the prescribed fire flows may be permitted if the Owner agrees to install and maintain all residential buildings with residential fire sprinklers in accordance with NFPA 13D (National Fire Protection Association "Standard for the Installation of Sprinkler Systems in 1 and 2 Family Dwellings and Manufactured Homes"); for Low-Rise Residential Occupancies with NFPA 13R, [National Fire Protection Association "Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies" and grant the District a covenant under section 219 of the *Land Title Act* on terms acceptable to the Approving Officer or Chief Building Official, as applicable.

Fire flows are also subject to the minimum requirements set out in Table 2.5.

2.15 Hydrants Add section

Hydrants are to be located at 125m intervals, on alternating sides of Highway 14, arterial and collector roads, and roads with or roads designated to be constructed with a raised median.

Table 2.5 – Minimum Fire Flows	
Minimum Fire Flow Requirements Development (without sprinklers)	Minimum Fire Flow
Single-family Residential	60 L/s
Apartments, Townhouses	90 L/s
Institutional	150 L/s
Commercial	150 L/s
Industrial	225 L/s

SUPPLEMENTARY DESIGN GUIDELINES

Sanitary Sewers

3.0 SANITARY SEWERS

- | | | | |
|---------------|----------------------------|---------------------------------|--|
| 3.8 | Flow Velocities | Remove section and replace with | <p>Design velocities:</p> <p>Gravity sewers: 0.60 m/s (min.)</p> <p>Force mains: 0.90 m/s (min.), 3.0 m/s (max.)</p> <p>Where steep grades result in gravity sewer velocities exceeding 6.0 m/s, consider measures to prevent pipe erosion and movement.</p> |
| 3.10 | Minimum Diameter | Remove section and replace with | <p>Collector sewers:</p> <p>200 mm</p> <p>Gravity Service Connections:</p> <p>As per section 3.16.1</p> <p>Sewage force mains: 75.0 mm</p> <p>Collector sewers should be designed with sewers flowing at a maximum of 80% full ($d/D=0.8$).</p> <p>The exception to this is trunk sewers where specific requirements should be confirmed with the District.</p> |
| 3.11 | Minimum Grade | Remove section and replace with | <p>Minimum grades of gravity sewers are as required to obtain the minimum velocity of 0.60 m/s and shall not be less than 1.0%.</p> <p>Forcemain grades are as indicated for Water Distribution (MMCD)</p> |
| 3.12 | Curved Sewers | Add to section | <p>Horizontal or vertical curves will only be acceptable when a straight alignment and constant grade between manholes is not possible:</p> <p>The radius of a horizontal curve must be not less than 60.0 m, or the minimum radius recommended by the pipe manufacturer, whichever is greater.</p> <p>A vertical curve must not be less than 30.0 m in length.</p> <p>The curve must be designed so that the joint deflection does not exceed the manufacturer's specifications.</p> <p>Only one curve, either horizontal or vertical, may be permitted between manholes.</p> |
|
 | | | |
| 3.14 | MANHOLES | | |
| 3.14.3 | Future Stub Outs | Add section 3.14.3 | <p>Stubs shall be placed in manholes to allow for future connections as directed by the Municipal Engineer. The length of the stub shall be equal to the depth of the main from the outside of the manhole. The end shall be securely capped. Grades shall be suitable for future extension of the system.</p> |
| 3.14.4 | Sealed Manhole Lids | Add section 3.14.4 | <p>Manhole lids located in surface low points, flood plain or areas subject to flooding shall be fitted with a watertight lockable manhole lid.</p> |
| 3.16 | Service Connections | Remove section and replace with | <p>Every legal Parcel must be provided with a single service connection. Unless otherwise approved by the District, connections are to serve all plumbing by gravity. Building elevations must be established accordingly. Pumped connections may be</p> |

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permitted if requested prior to the sewer design and if appropriate covenants are provided.

3.16.1	Size	Remove section and replace with	Minimum service size to be 150.0 mm diameter or as required to accommodate peak design flow.
3.16.4	Details	Add to section	Insertable tee fittings are not permitted on new installations and will only be considered when connecting to an existing main greater than 450.0 mm in diameter and the connection is more than two sizes smaller than the main pipe.
3.17	Location and Corridors	Add to section	Statutory Right-of-Way will not be considered for the municipal sanitary sewage collection system unless there is no other feasible option to service the properties within a public road right-of-way. The Owner to provide rationale to require a right-of-way, complete with an access and maintenance plan, to the Municipal Engineer for consideration.
3.18	PUMP STATIONS		
3.18.3	Design Features	Add to section	All forcemain gate or plug valves shall be right hand closing and suitable for raw sewage application. Spacing shall be a minimum of 300.0 m.
3.19	Low Pressure Sewers	Add to section	Valves for low pressure sewer systems shall be installed to ensure that no more than 20 service connections can be isolated at one time. Valves to be right hand closing and suitable for raw sewage application. A low-pressure sewer and service connection for a Single-family Dwelling must be installed as per the details provided in Schedule 6. Each Single-family Dwelling is to have a separate connection to the main.
3.20	Private On-Site Sewerage Systems	Add section 3.20	Each parcel outside of the Sewer Specified Area proposed to be created by subdivision or development must contain an area or areas of sufficient size and appropriate characteristics to satisfy the requirements of: (a) the <i>Sewage System Regulation</i> under the <i>Public Health Act</i> ; or (b) the <i>Environmental Management Act</i> as applicable for the intended use of the parcel.

SUPPLEMENTARY DESIGN GUIDELINES

Stormwater Management

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4.0 STORMWATER MANAGEMENT

- | | | | |
|------------|---|----------------|---|
| 4.3 | Stormwater Management Principles | Add to section | For drainage infrastructure in the Highway 14 corridor, designs shall be in accordance with the Ministry responsible for provincial highways design guidelines. |
|------------|---|----------------|---|

4.3.2 STORMWATER DESIGN CRITERIA

- | | | | |
|----------------|------------------------------|-------------------------|---|
| 4.3.2.1 | Flood Risk Management | Remove and replace with | <p>Flood risk management is to be achieved through the design of stormwater conveyance systems as follows:</p> <p><u>Minor System</u> – Designed to convey flows up to the 1:10-year storm event, to minimize the inconvenience of frequent surface runoff. Consists of underground infrastructure such as pipes, gutters, and catch basins, but may also include ditches, and culverts under driveways, for example, where a major system flow route also exists.</p> <p><u>Major System</u> – Designed to safely convey flows up to the 1:200-year storm event, to minimize damage to life and property. Consists of surface flood paths, roadways, trunk storm sewers and culvert crossings under collector roads, major roads and provincial highways, watercourses, and bypass structures for onsite and offsite stormwater management facilities.</p> <p>If required to accommodate low building elevations, and if approved by the Municipal Engineer, a piped minor system may be enlarged or supplemented to accommodate major flows.</p> <p>Flood risk is to be mitigated in major rivers and floodplains through the following design criteria:</p> <p><u>Floodplain Protection:</u></p> <p>Major watercourse and floodplain floodway crossings (e.g., culverts and bridges) under major roads and provincial highways, are to be designed to safely convey design flows up to the 1:200-year return period frequency with a minimum 0.3 m freeboard.</p> <p>The Design Flood Level (DFL) is the peak flood level for major watercourses based on the 1:200-year design flood.</p> <p>The proposed Design Dike Level (DDL) and Flood Construction Level (FCL) are defined based on the following:
DDL or FCL = DFL + 0.3 m freeboard</p> <p>Refer to the Capital Regional District (CRD) Capital Region Coastal Flood Inundation Mapping (November 2021) for an FCL for coastal Sooke.</p> |
|----------------|------------------------------|-------------------------|---|
-
- | | | | |
|----------------|---|--|--|
| 4.3.2.2 | Stormwater Detention and Flow Rate Control | Remove Section 4.3.2.2
Replace with | <p>In the absence of an Integrated Storm Water Management Plan (ISMP) that includes the Subdivision or Development site, control runoff volumes and flow rates are as follows:</p> <p>(a) Retain the 100-year, 24-hour post-development storm.</p> |
|----------------|---|--|--|

- (b) Discharge to be provided to the minor system at the 10-year, pre-development level.
- (c) Overland flow route to be provided for storms exceeding the 100-year event

Best Management Practices (BMPs) that propose infiltration are only permitted where the native soils demonstrate high permeability, and the groundwater table permits. Design must be site specific and will be considered subject to the following:

- (d) Confirmation of soil condition by a Qualified Professional
- (e) A sealed detailed design of the proposed infiltration system, complete with size, specified material(s) and a positive overflow for volumes greater than the design event
- (f) The inclusion of appropriate pre-sediment treatment and clean out
- (g) The professional shall consider the potential impacts of infiltration systems on downslope properties and wells and undertake the required geotechnical and/or hydrogeological analysis.

The volume reduction BMPs shall have an overflow that provides a connection to the piped system that can convey the 10-year design flow.

A safe overland flow route capable of conveying events that exceed the peak 10-year design flow must also be provided. The overland flow route shall be capable of conveying up to the 200-year peak design flow. Overflow must be routed in a way that does not threaten downstream properties with erosion or flooding.

Ease of maintenance will be a key consideration in the approval of all BMPs and maintenance manuals are to be provided for all BMPs prior to Subdivision or Development approval.

**4.3.2.3 Stormwater
Quantity and
Quality Control**

Remove Section 4.3.2.3 and replace with

Water quality treatment shall be provided to treat the 6-month (72% of the 2-year) 24-hour storm from impervious areas with suitable BMPs.

**4.3.4 Climate
Change Impact
Considerations**

Remove Section 4.3.4
Replace with

The design of municipal infrastructure shall account for climate change impacts, which includes projected increases in rainfall during storm events. The design of storm drainage infrastructure shall incorporate climate change impacts based on the following principles:

“Middle of the road” Approach: for new infrastructure (i.e. storm sewers, culverts, floodboxes, and flow control facilities). Use a moderate climate change forecast corresponding to a Representative Concentration Pathway (RCP) 4.5 scenario for the Year 2050.

“Worst-case” approach: for high-risk infrastructure (i.e. with catastrophic or high consequences of failure such as dikes and drainage pump stations). Use a moderate climate change

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forecast corresponding to an RCP 4.5 scenario for the Year 2100.

4.4	Stormwater Management Plan	Remove first paragraph and replace with	A Stormwater Management Plan (SWMP) is to be prepared for all Subdivisions and Developments. The SWMP details the proposed stormwater management system for the Development and the impacts on the downstream drainage system. The submission shall include all technical drawings and a report, including:
		Add to section	The stormwater management plan must consider and assess the downstream conveyance system to confirm capacity to the point of discharge to the marine environment, watersheds or other receiving body of water.
			The impact of Subdivision or Development on the marine environment, watershed or other receiving body of water must be included in the analysis and must be prepared by a Professional Engineer.
4.11.1	STORM SEWER SYSTEM		
4.11.1	General	Remove first paragraph and replace with	The storm sewer system is to be sized to convey the peak flow of the 1:10-year storm without surcharging.
4.11.7	Minimum Pipe Diameter	Remove section and replace with	Storm sewers: 250 mm Culverts: 20 mm drop Crossing roads: 600 mm Crossing driveways: 300 mm Catch Basin leads 200 mm Service Connections: All land uses: 150 mm
4.11.8	Pipe Grades	Remove section and replace with	The minimum grade shall be 0.5% for all pipes. Sewers are to be designed with constant grade. Pipes with grades at 15% or greater shall have an anchoring system and scour protection as approved by the Municipal Engineer.
4.11.12	Manholes	Add to section	Stubs must be placed in manholes to allow for future connections. The end of the stub must be securely capped and the length of the stub must be equal to the depth of the stub at the cap.
		Add to section	Connection to Main: Fittings are to be wye or tee style. Insertable tee fittings are not permitted on new installations and will only be considered when tying to existing main pipe greater than 450.0 mm in diameter and the connection is more than two sizes smaller than the main pipe.
4.11.14	Service Connections	Remove first paragraph and replace with	Every Parcel shall be provided with a single service connection.

4.12.2	Culverts	Remove first paragraph and replace with	Culverts crossing roadways, highways, and major arterials should be sized to convey the 1:200-year design flow. Culverts for driveway crossing shall be designed to accommodate minor flows.
4.12.4	Ditches and Swales	Remove first sentence of second paragraph and replace with Add to section	Ditches and swales shall be trapezoidal in shape, with ditches having maximum side slope of 1.5H:1V and minimum width of 0.5 m, and bioswales having a maximum side slope of 3H:1V and minimum width of 0.5 m. Ditches and swales in improved boulevard to include curb cuts for road drainage. Professional Engineer to calculate drainage requirements and spacing of curb cuts.
		Add to section	Ditches shall be grass lined where velocities are low enough to prevent erosion, or riprap lined (including filter as required) in areas of higher velocity.
4.17	Erosion and Sediment Control (ECS)	Add to section	An erosion and sediment control plan (ESCP) and assurance statement, prepared by a qualified professional, is required prior to commencement of any works onsite, including clearing of land, excavation, deposition of soil, or any other land disturbance activity. The plan is to satisfactorily address the control and monitoring of water runoff and sediment during the construction period and until constructed earthwork stabilizes. All stockpiled materials to be covered by September 15 th of each year, or earlier if required by the qualified professional.

SUPPLEMENTARY DESIGN GUIDELINES

Roads

6.0 ROADS

6.1 General

Add bullets

- BC Active Transportation Design Guidelines
- BC Transit Design Guidelines

6.2 Road Classifications

Remove Section 6.2 Replace with

The application of Road Classifications shall follow the requirements outlined in Schedule 1 – Service Levels. Table 6.1 and Table 6.2 outlines the specific classifications for highways in the District of Sooke. Road Cross Section supplemental drawings are provided in Schedule 6.

Highways shall meet cross section requirements in Table 6.1 and Table 6.2.

For all Road Classifications where curbs are identified, curbs shall be non-mountable except on Cul-de-sac turnaround areas. Curbs shall be continuous through a private road or driveway intersection with a public highway. The curb shall be continuous with either a curb drop or inverted gutter.

6.3 Cross Section Elements

Remove Section 6.3 Replace with

The cross-sectional elements must conform with the *TAC Geometric Design Guide for Canadian Roads* and the *BC Active Transportation Design Guide*.

Table 6.1: Suburban and Town Centre Road Cross Sections

Road Classification	ROW Width	Sidewalk	Multi-Use Path	Boulevard	Curb + Gutter	Cycling Lane	Cycling Lane Buffer	Parking	Travel Lane	Median
Arterial	20 m	2.0 m (One Side)	3.0 m One Side	3.45 m	0.45 m	N/A	N/A	N/A	3.60 m	N/A
Arterial	25 m	N/A	3.0 m Both Sides	3.65 m	0.45 m	N/A	N/A	N/A	3.60 m	3.60 m
Collector, Urban / Suburban	20 m	2.0 m Both Sides	N/A	1.85 m	0.45 m	1.80 m	0.60 m	N/A	3.30 m	N/A
Local, Urban / Suburban	18 m	2.0 m One Required, Two Optional	N/A	2.30 m	0.45 m	N/A	N/A	N/A	4.25 m	N/A
Town Centre Street	20 m	4.0 m Both Sides	N/A	N/A	0.45 m	N/A	N/A	2.25 m	3.30 m	N/A
Laneway	7.0 m	N/A	N/A	N/A	0.45 m	N/A	N/A	N/A	6.1 m	N/A
Highway 14	25.0 m + 2.5 m SRW each side	2.0m	N/A	3.15 m	0.45 m	1.50 m	NA	N/A	3.60 m	3.60 m

Table 6.2: Rural Road Cross Sections

Road Classification	ROW Width	Multi-Use Path	Boulevard	Gravel Shoulder	Paved Shoulder	Travel Lane
Collector, Rural	20.0 m	3.0 m	3.0 m	1.0 m	1.5 m	3.5 m
Local, Rural	18.0 m	N/A	3.0 m	1.0 m	1.5 m	3.5 m

- 6.4 Alignments** Remove Section 6.4 Replace with Alignment, curvature (vertical and horizontal), and sight lines and distances shall follow the *TAC Geometric Design Guide for Canadian Roads*.
- 6.4.1 Grade** Remove Section 6.4.1 And replace with Normal grade limits are shown in Table 6.3 below.
Use of maximum grades should be restricted to cases where:
Desirable grade cannot be obtained due to topographical constraints.
The geometric design of intersections can be improved by increasing grade on the minor street to avoid compromising design of the major street.
The Municipal Engineer may allow exceptions to the minimum and maximum grades for existing highway.

Table 6.3: Grade Limits

Road Classification	Minimum Grade	Maximum Grade
Laneway	1.0%	12.0%
Local	0.5%	12.0%
Town Centre	0.5%	12.0%
Collector	0.5%	10.0%
Arterial	0.5%	8.0%
Highway 14	0.5%	as per the Ministry responsible for provincial highways
Driveway	0.5%	6.0% within road right-of-way 15% beyond road right-of-way ¹
Emergency Access	1.0%	12%
Pedestrian Ramps	1.0%	8.3% ²

¹Any driveway exceeding 12% must be hard surfaced per Section 6.14.4.

²A maximum of 8.3% is generally acceptable for wheelchair access between landing areas. Anytime a sidewalk grade is larger than 5%, it is generally designed as a pedestrian ramp.

- 6.4.2 Vertical Curves** Remove Section 6.4.2 Replace with Vertical curves shall be designed in accordance with the *TAC Geometric Design Guide for Canadian Roads*.

Superelevation – horizontal curves on residential roads are not to be superelevated. Collector and Arterial roads may be superelevated as per the TAC Manual with Municipal approval.

Transition – the length of a transition from a normal cross sectioned road to a section of road where there is superelevation shall in no case be less than 45 metres.

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Extensions – evidence that vertical alignments are satisfactorily extendible will be required.

Vertical curves at intersections shall terminate prior to the gutter line of the major roadway thereby ensuring that the crown on the major roadway is maintained.

6.4.3 Cross-Slopes

Add to section

The maximum rate for changing cross fall at intersections is as follows:

Town Centre:	6% in 15 m
Highway 14:	As per the Ministry responsible for provincial highways

6.8 Traffic Control Devices

Add to section

The Owner must supply and install all street name blades, traffic signage and pavement markings required for each project. Street name blades at intersections are to delineate both streets and are to be marked with block numbers.

6.9 Cul-de-sac

Add to section

Closed-end roads in excess of 90 linear metres to be designed to permit the turning of motor vehicles at the end.

The maximum slope permitted on a Cul-de-sac vehicular turning area is 8%.

Where designated parking is provided in the Cul-de-sac turnaround area, parking signage is to be installed noting “parking in designated stalls only”. Parking shall be provided in the designated Cul-de-sac area when there is a trail or pathway connection within the Cul-de-sac.

Notwithstanding the requirements for sidewalks in 4.5.1 above, a sidewalk is not required in a Cul-de-sac shorter than 90.0 m unless a sidewalk is required to provide a connection to an existing, proposed or future trail at the end of the Cul-de-sac.

Sidewalks on a Cul-de-sac shall terminate at the curb return at the start of the vehicular turning area unless sidewalks are required to provide access to amenities in or beyond the vehicular turning area.

Sidewalks on a Cul-de-sac shall terminate at the curb return at the start of the vehicular turning area unless sidewalks are required to provide access to amenities in or beyond the vehicular turning area.

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6.11.1 Sidewalk

Remove Section 6.11.1 and replace with

Sidewalks shall meet cross section regulations in Table 6.1.
Sidewalk corner ramps and crosswalks at intersections shall be as per Supplementary Detail Drawing SS-C8.1 and SS-C9.1.

Sidewalks are to be constructed of concrete; multi-use paths to be asphalt; sidewalks in the area south of Sooke Road/ Highway 14, east of Murray Road and west of Slemko Road are to be brick pavers. Brick pavers to be "Harvest" colour to match existing pavers in Town Centre, ashlar pattern for sidewalk, and herringbone pattern for driveway crossings. Brick paver sidewalks shall be 60 mm and 80 mm thick at driveway crossings.

6.14 DRIVEWAYS

6.14.3 Driveway Location and Width

Remove and replace second bullet

The minimum and maximum widths of a residential driveway are 4.5 m to 6.0 m respectively, from road edge to property line.

A driveway may be a maximum of 50% of lot frontage to a maximum of 9.0 m, if it does not impact on street parking. The remainder of the boulevard is to be sod.

Add to section

A driveway shall be a minimum 1.5 m from any streetlight, fire hydrant, utility kiosk, Street Tree or any above ground structure within the road right-of-way, unless the utility can be protected by a bollard or curb to the satisfaction of the Municipal Engineer. All other requirements for individual utility providers must be met. In ground Third Party Utility boxes are not permitted in a driveway unless a letter of acceptance from the utility is provided.

All driveways within a highway are to be hard surfaced with asphalt or concrete to the property line, and where required, complete with a culvert with concrete or mortared rock headwall. Where a sidewalk or multi-use pathway crosses a driveway the sidewalk material governs over the driveway.

All driveways with a length 225 m or greater, measured from edge of pavement fronting the property, must have a sign acceptable to the Fire Chief, indicating long driveway, installed 200m from the front door.

6.14.4 Driveway Grades	Remove section 6.14.4 and replace with	Maximum driveway grade is 12% or 15% if hard surfaced with asphalt or concrete. Driveway access grades should be designed to permit the appropriate vehicular access for the zone, without “bottoming-out” or “hanging-up.” From the edge of pavement to property line, the driveway to follow proper boulevard slope to drain towards the road.
6.16 Underground Utility Locations	Add to section	Service boxes, junction boxes, vaults and transformers shall be located in boulevard areas. Where there is no boulevard or there are utility conflicts, service boxes and junction boxes may be considered in the sidewalk and will require non-slip lids. Where grades exceed 4% service boxes are not permitted in the sidewalk except within the Town Centre Area where they are to be provided within the Furnishing Zone. In brick sidewalks utility lids must be surrounded by a 150.0 mm thick by 150.0 mm wide square concrete apron.
6.21 Street Parking	Add to section	One on-street parking stall shall be provided for every two Parcels in a residential Subdivision. Parking stalls and no parking signage to be shown on drawings submitted for construction review and acceptance.
6.22 Road and Site Grading	Add section 6.22	Any retaining wall greater than 1.2m above or below finished grade or a slope greater than 30% that interfaces with a public road right-of-way or other public lands, shall be fenced with 1.2m high black chain link fence. MMCD type guardrail or traffic barrier as approved by the Municipal Engineer.

SUPPLEMENTARY DESIGN GUIDELINES

Street Lighting

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7.0 STREET LIGHTING

7.13 Poles Add to section

A streetlight shall not be located within:

- 3.0 m of a hydrant or
- 2.0m from a Street Tree
- 1.5m from a driveway

Streetlights are to be aligned with lot line side boundaries to avoid driveway conflicts.

All streetlight poles, concrete bases, and bolts must be certified for wind loadings suitable to the exposure of the location, but not less than 160 km/h.

7.17 DESIGN

7.17.1 Lighting Add to section

Design to incorporate principles to reduce light pollution in all streetlight designs.

Streetlight models numbers supplied by the Municipal Engineer.

7.17.2 Decorative Lighting Add to section

Banner arms and plant hanger hardware are required on all roads within the Town Centre Area. Banner arms required on collector and arterial roads in the Suburban Area

Banner arms to be located on the street side of pole and consist of one spring mount banner arm 4.50 m from the base and one adjustable rigid mount banner arm 1.67 m below to accommodate one 680.0 mm wide banner complete with duplex receptable with weatherproof cover plate just below the top banner arm.

Plant hanger to be located on sidewalk side of pole and consist of plant hanger hardware placed at a height of 4.50 m to accommodate one (1) hanging basket.

Banners to be provided and banner design using materials and products that are approved by the Municipal Engineer.

7.17.3 Electrical Add to section

Should there be more than two (2) 90-degree bends in a conduit run, junction boxes must be provided. Conduits must be parallel or perpendicular to the road right-of-way.

Conduits must be extended to the limits of the project and contain a string in the junction box.

Electrical designer to confirm if conduit/wiring is available for future extension. In cases where the streetlighting might be extended, the Municipal Engineer may require the conduits to accommodate the future extension.

7.18 Trail Bollard Lighting Add Section

Trail lighting within riparian environmentally sensitive areas shall be lit using a colour temperature of 2200K.

Trails separated from the roadway may be designed using the illuminance method with an average of 2 Lux and a maximum uniformity of 5 as described in the table below.

Classifica- tion	Pedes- trian Ac- tivity	Illumina- tion Level Required (Avg. Lux)	Uniformity Ratio (Maxi- mum)	Spacing (m) (range)
Trails	Any	2.0	10*	40-50

*The Municipal Engineer may approve a uniformity of 10 in special circumstances due to environmental considerations or challenging trail alignment.

Shields may be used to further protect environmentally sensitive adjacent areas.

SCHEDULE 3

CONSTRUCTION SPECIFICATIONS

CONSTRUCTION SPECIFICATIONS

This schedule contains Construction Specifications to be applied in conjunction with the Master Municipal Specifications of the Master Municipal Construction Documents, dated 2022, both of which shall apply to all Works and Services constructed within the District of Sooke.

Construction Specifications contained within this Schedule supplement or supersede the Master Municipal Construction Document (MMCD). Where the District of Sooke Construction Specifications conflict with the MMCD, the District of Sooke Supplementary Construction Specifications shall take precedence.

Section number and clause numbers in the District of Sooke Construction Specifications coincide with the MMCD numbering protocol.

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Sanitary Sewers

1

DIVISION 33

**SANITARY
SEWERS**

MMCD SECTION 33 01 30.1

3.11 Sewer Flushing

Delete 3.11.3
and replace
with the fol-
lowing:

.3 Flush water must not be discharged to the drain-
age system. Flush water and debris must be dis-
charged to a suitable disposal area satisfactory to
the Municipal Engineer.

3.14 Low Pressure Air Test

Add to 3.14.1 .1

Air tests to be submitted to the Municipal Engineer
prior to hot-mix asphalt concrete paving.

3.18 Video Inspection

Add to 3.18.1 .1

CCTV videos and reports are to be accompanied
with a sketch showing the manhole numbering
and applicable sections of pipe included in the re-
port. The Owner must provide a statement, certi-
fied by a Professional Engineer that all CCTV vid-
eos have been reviewed, are clean and free of de-
bris and meet design specifications. The Owner
must ensure that all CCTV videos, reports and
sketches are submitted to the Municipal Engineer
prior to hot-mix asphalt paving.

**3.20 Connecting to
Existing Mains**

Add 3.20.3

New connections to existing manholes must be
plugged at the manhole until the entire new sys-
tem is appropriately commissioned and accepted
by the Municipal Engineer by means of the iss-
uance of the signed Construction Completion Cer-
tificate for the sanitary sewer system.

SCHEDULE 4

LANDSCAPING AND TRAIL DESIGN GUIDELINES AND STANDARDS

LANDSCAPING AND TRAIL DESIGN GUIDELINES AND STANDARDS

This schedule contains supplementary design guidelines to be applied in conjunction with the Landscaping and Trail Design Guidelines and Standards of the Master Municipal Construction Documents, dated 2022, and the Canadian Landscape Standards, all of which shall apply to all Works and Services constructed within the District of Sooke.

Landscaping and Trail Design Guidelines and Standards contained within this Schedule supplement or supersede the Master Municipal Construction Document (MMCD) and the Canadian Landscape Standards (CLS). Where the District of Sooke Landscaping and Trail Design Guidelines and Standards conflict with the MMCD or CLS, the District of Sooke Landscaping and Trail Design Guidelines and Standards shall take precedence.

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1.1	Boulevards, Medians and Traffic Island Design Guidelines	
2.0	Trails	5
2.1	Trail Design Guidelines	
3.0	Landscaping Specifications	8
3.1	Trees	
3.2	Growing Media	
3.3	Engineered Soil	
3.4	Seeding and Sod	
3.5	Mulch	

LANDSCAPING AND TRAIL DESIGN GUIDELINES AND STANDARDS

Boulevards, Medians and Traffic Islands

1.0 Boulevards, Medians and Traffic Islands

1.1 Boulevards, Medians and Traffic Island Design Guidelines

The following is required for development activities for boulevards, medians, and Traffic Islands:

Grade, loam, and seed or sod to grass.

Street tree spacing shall be consistent with the existing tree spacing within the same block, except where alternative spacing is recommended by a Landscape Architect to accommodate species diversity.

Trees to be planted at minimum spacing of 10 metres, maximum 15 metres on centre, with soil volumes as per Table 1 Minimum Tree Soil Volume.

Table 1-Minimum Tree Soil Volumes

Tree Size	Minimum soil volume	Soil volume if combined with other trees
Small	15m ²	10m ²
Medium	20m ²	15m ²
Large	25m ²	20m ²

Street tree species to be approved by the Municipal Engineer.

Materials and installation to meet or exceed the Canadian Landscape Standard.

Ensure minimum utility offsets, driveway offsets are met, confirming that all proposed boulevard trees are achievable. Minimum tree setbacks are as per Table 2 Minimum Tree Setbacks

Table 2 – Minimum Tree Setbacks

Streetscape element	Minimum setback from tree centre (m)
Light standards	2.0
BC Hydro kiosks and vaults	2.0
BC Hydro underground lines	1.5 *
Fire hydrants	1.8*
Water mains/services	1.8*
Catch basin	1.5
Utility box lids	2.0
Gas services or lines	2.5 *
Sanitary and storm services	1.8
Sanitary and storm mains and manholes	2.0
Curb or sidewalk	1.0
Driveways or crossings	1.8

Existing trees within the road right-of-way to be retained at the discretion of the Municipal Engineer. Retained trees shall be assessed by an ISA Certified Arborist for tree health and structure. If a tree risk assessment is deemed necessary by the arborist, an ISA Certified Arborist with Tree Risk Assessment Qualification (TRAQ) will be required to undertake the assessment. Requirement for assessment may be waived by the Municipal Engineer.

Any existing tree to be removed due to development works must be replaced in accordance with Table 3 Tree Replacement Requirements. This requirement may be waived by the Municipal Engineer.

Permanent automatic irrigation is required as part Schedule 5

Table 3 – Tree Replacement Requirements

Diameter of tree based on DBH	Tree replacement ratio (removed:replaced)
< 30 cm (< 11.8")	1:2
30 – 45 cm (11.8" – 17.7")	1:3
45 – 90 cm (17.7" – 35.4")	1:4
> 90cm (> 35.4")	1:5

LANDSCAPING AND TRAIL DESIGN GUIDELINES AND STANDARDS

Trails

2.0 TRAILS

2.1 Trail Design Guidelines

Trails must be provided and constructed where, as determined by the Municipal Engineer or Approving Officer, they are identified in the Parks and Trails Master Plan or are needed to provide pedestrian and cycling access to schools, parks, playgrounds, open spaces, recreational areas, transportation facilities, trail systems, beaches or other community facilities or for proper active transportation connectivity.

Trails and amenities must be constructed as per the following requirements and in accordance with Table 4 and drawing PT801:

Trails to be constructed within highways or publicly owned dedicated land, unless approved by the Municipal Engineer.

Trails not constructed within highways or publicly owned dedicated land must be within a Statutory Right-of-Way in favour of the District.

Trail surfacing shall be in accordance with Table 4 Urban Pathway SS-PT801. Drainage works must be provided along the trail as determined by the Municipal Engineer.

Table 4 – Urban Pathway SS-PT801

Level of Service Area	Trail ROW Width	Trail Travelled Surface Width	Surface Material	Lighting	Trail Grade
Town Centre	5.0 m	3.0 m	Concrete or Asphalt	Yes	0 – 3%.
Suburban		2.0 m	Asphalt or compacted gravel	No	10% maximum. 20% for sections no longer than 3 m.
Rural		2.0 m	Compacted gravel	No	

District of Sooke Bylaw No. 925 Schedule 4 -Landscaping and Trail Design Guidelines and Standards	Trails	Page 6 of 9 2025
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Grading requirements may be waived by Municipal Engineer.

Surface materials must be approved by the Municipal Engineer.

Removable bollards to be installed at all trail entrances at a maximum spacing of 1.5 m as approved by the Municipal Engineer.

Bollard lighting to be provided along trails in the Town Centre area, refer to Schedule 2 Section 7.18.

A 0.5 m mow strip on either side of the trail must be graded to match the trail and cleared of all overhanging limbs to a height of 2.5 m above finished grade. All trails connecting to a sidewalk or road are to be asphalt or match the material of the sidewalk to 8.0 m from back of sidewalk or curb. The trail connection and sidewalk to meet H-20 vehicle loading requirements and constructed with a mountable curb for maintenance vehicle access.

Handrail may be required by Municipal Engineer for trail sections along embankments.

LANDSCAPING AND TRAIL DESIGN GUIDELINES AND STANDARDS

Landscaping Specifications

3.0 LANDSCAPING SPECIFICATIONS

- 3.1

Trees

Plant materials to be nursery grown stock and comply with Canadian Landscape Standard for nursery stock. All nursery stock must be viable, free from pests and disease/invasive species and undamaged.

Trees and other plant material to be true to name, type and form, and be representative of their species and variety.

Trees shall be true to form and shape for the species, with straight, sturdy trunks and well-branched and balanced heads, with branching characteristic for the species.

Rootballs and growing medium in containers must be free of invasive and noxious plants.

Deciduous tree caliper measured 15 cm from the ground to be minimum 60 mm, maximum 100 mm. Rootball to be a minimum of 600 mm diameter. Coniferous trees to be a minimum height of 2.5 m from ground level. Rootball to be minimum 700 mm diameter.

Trees to be installed as per details SS-L1A, SS-L1B, SS-L2, SS-L3A, SS-L3B, .

Trees should be planted when their survival is most likely, once abutting construction is completed, and extremely hot temperatures can be avoided.

Trees shall be watered immediately after planting, to the depth of their root systems.

Existing trees to be retained must be protected with a tree protection barrier, prior to commencement of any site works. Tree protection barrier to follow detail SS-L4
- 3.2

Growing Media

Subsoil shall be free of scrub, plants and invasive and noxious species, grass and other extraneous organic and non-organic materials and toxins.

Topsoil shall be tested prior to acceptance, and meet the CLS standards outlined in Tables B1 (Lawn Areas) and C1 (Planted Areas).

Topsoil that is stockpiled on site may be used, permitted that it meets the current Standard. Erosion control measures should be undertaken to ensure no stockpiled topsoil is lost to weathering, and to ensure no deleterious substance enters the waterways.

Growing medium depths shall adhere to Table 5 Minimum Soil Depths

Table 5 – Minimum Soil Depths

Application	Over medium-textured sub-soil	Over coarse- or fine-textured sub-soil
Lawn areas	100mm	150mm
Ground cover areas	150mm	300mm
Shrub beds - small shrubs	300mm	450mm
Shrub beds - large shrubs	450mm	600mm
Tree pits	800mm	800mm

- 3.3 Engineered Soil** Engineered soil may be required in instances where minimum soil volumes cannot be otherwise achieved.

Engineered soil specifies a growing medium that combines the structural capacity of the soil with the nutrient and organic compounds necessary for tree root development in environments that do not meet the growth needs of a tree.

Structural soil composite shall be composed of growing medium and clear crush granular components in accordance with Table 6 Engineered Soil Components. Ensure sufficient moisture (25% to 75% of field capacity) to provide a homogeneous mixture with consistent properties throughout the composite soil. Peat moss shall not be used in the preparation of engineered soil.

Table 6 – Engineered Soil Components

Soil Component	Proportion by Weight
Growing medium	15% to 20% dry weight
Clear crush (25 mm to 75 mm)	80% to 85% dry weight
Hydrogel/stabilizer (refer to manufacturer's specifications)	0.01% to 0.02% dry weight

- 3.4 Seeding and Sod** Boulevards to be landscaped with No. 1 Premium grade sod and meet the classification requirements of Class 1 Lawn as described in the CLS.

- 3.5 Mulch** Mulch to be composted organic bark mulch, with low wood content.

Mulch to be reasonably free of invasive and noxious plants, seeds, or their reproductive parts, all soil, stones, roots or other extraneous matter.

SCHEDULE 5

IRRIGATION DESIGN GUIDELINES AND SPECIFICATIONS

IRRIGATION DESIGN GUIDELINES AND SPECIFICATIONS

This schedule contains Irrigation Design Guidelines and Specifications to be applied in conjunction with the Design Guidelines of the Master Municipal Construction Documents, dated 2022, and the Canadian Landscape Standards, all of which shall apply to all Works and Services constructed within the District of Sooke.

Irrigation Design Guidelines and Specifications contained within this Schedule supplement or supersede the Master Municipal Construction Document (MMCD) and the Canadian Landscape Standards (CLS). Where the District of Sooke Irrigations Design Guidelines and Specifications conflict with the MMCD or CLS, the District of Sooke Irrigation Design Guidelines and Specifications shall take precedence.

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2.2	Materials	
2.2.1	Pipes	
2.2.2	Controller Cabinet	
2.2.3	Wire	
2.2.4	Additional Equipment	
2.2.5	Installation	

IRRIGATION GUIDELINES AND SPECIFICATIONS

Irrigation Design Guidelines

1.0 Irrigation Design Guidelines

Irrigation plans and designs are required to be prepared by an Irrigation Designer certified by the Irrigation Industry Association of BC (IIABC), or the Irrigation Association (IA).

All Street Trees shall be irrigated by the municipal irrigation system regardless of their location within the road right-of-way.

All grass areas within the road right-of-way shall be irrigated by the municipal irrigation system.

Unless the Certified Irrigation Designer can demonstrate the capability of extending an existing municipal irrigation system, the Owner must supply a new dedicated water meter connection, backflow preventor, and dedicated live line power to irrigate all municipal landscaping required in Schedule 4.

The dedicated water meter must service all water requirements the District may have.

Separate irrigation zones are required for grass, trees, shrubs and annual planting beds.

The Owner must extend the municipal irrigation system to the Development boundary limits for future Development irrigation connections.

The design shall make the water connection and all the system components safe from winter freezing damage.

The use of a suitable and convenient blow out point and connection is required.

Local water use bylaws and restrictions must be adhered to.

IRRIGATION GUIDELINES AND SPECIFICATIONS

Irrigation Specifications

District of Sooke Bylaw No. 925 Schedule 5 – Irrigation Guidelines and Specifications	Irrigation Specifications	Page 4 of 4 2025
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2.0 Irrigation Specifications

All materials, products, and installation methods shall comply with the Canadian Landscape Standard, except where standards are exceeded.

2.1 Quality Assurance

The Owner shall install the irrigation system in accordance with all applicable plumbing and electrical codes and codes and in accordance with Schedule 5 of this bylaw.

All irrigation components and installation to comply with the Canadian Landscape Standards and the Irrigation Industry Association of BC standards for landscape irrigation systems and as approved by the Municipal Engineer. Operating pressure shall be confirmed by the installer prior to installing the irrigation system.

2.2 Materials

2.2.1 Pipes

Plastic pipe shall be rigid un-plasticized PVC.

Schedule 40 Polyvinyl-Chloride (PVC), for all pressurized lines and for hard surface sleeving.

150.0 mm SDR 28 pipe is to be used for irrigation sleeving.

Primer and glue is to be used when gluing pipe. Materials to be approved by the Municipal Engineer

2.2.2 Controller Cabinet

Controller cabinet is to be lockable aluminum, weatherproof, hinge and hasped, mounted securely, minimum 600 mm above finished grade.

Controller cabinet shall be a powder coated black finish and may also include a vinyl wrap as approved by the Municipal Engineer.

Controller cabinet must be of adequate size to house the controller and duplex receptacle.

Locks are to be supplied by the District.

Controller cabinet is to be mounted to 100mm square steel tubing, set in concrete base with powder coated black finish to match cabinet.

Location of controller cabinet mount to be 900mm from sidewalk, minimum 3.0 m away from intersections.

2.2.3 Wire

Control wire shall be single strand copper wire TWU-40 #14 gauge.

Common wire shall be single strand copper wire TWU-40 #12 gauge.

2.2.4 Additional Equipment

All control valves, control valve boxes, sprinkler heads, pressure regulators, etc. to be approved by the Municipal Engineer.

2.2.5 Installation

Installation to be carried out in accordance with the Canadian Landscape Standard and accepted industry standards.

SCHEDULE 6

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

Including Road Classification Cross-Section Elements and Urban Trail Cross-Section Elements

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

This schedule contains Supplementary Standard Detail Drawings to be applied in conjunction with the Standard Detail Drawings of the Master Municipal Construction Documents, dated 2022, and the Canadian Landscape Standard, all of which shall apply to all Works and Services constructed within the District of Sooke.

Supplementary Standard Detail Drawings contained within this Schedule supplement or supersede the Master Municipal Construction Document (MMCD) and the Canadian Landscape Standard (CLS). Where the District of Sooke Supplementary Standard Detail Drawings conflict with the MMCD or CLS, the District of Sooke Supplementary Standard Detail Drawings shall take precedence.

Section number and clause numbers in the District of Sooke Supplementary Standard Detail Drawings coincide with the MMCD numbering protocol.

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MMCD Standard Detail Drawing		Supplementary Detail Drawing
CONCRETE AND MISCELLANEOUS DETAILS		
C1	Concrete Sidewalk, Infill and Barrier Curb	Adopt MMCD
C2	Concrete Sidewalk and Barrier Curb	Adopt MMCD
C3	Concrete Sidewalk and Rollover Curb	Adopt MMCD
C4	Concrete Curb – Narrow Base	Adopt MMCD
C5	Concrete Curbs - Wide Base	Adopt MMCD
C6	Concrete Median Curb and Interim Curbs	SS-C6 Curb and Gutter Detail
C7	Driveway Crossing for Barrier Curbs	Adopt MMCD
C8	Wheelchair Ramp for Sidewalk, Infill and Barrier Curbs	Adopt MMCD
		SS-C8.1 Sidewalk Ramp (Boulevard Adjacent to Curb)
C9	Wheelchair Ramp for Sidewalk and Barrier Curbs	Adopt MMCD
		SS-C9.1 Sidewalk Ramp (Sidewalk Adjacent to Curb)
C10	Concrete Walkway	Adopt MMCD
C11	Bicycle Baffle	Adopt MMCD
C12	Removable Restriction Post	Do not adopt MMCD. As Approved by the Municipal Engineer
C13	Chain Link Fence for Walkway	Adopt MMCD
C14	Handrail on Concrete Retaining Wall	Adopt MMCD
C15	Traffic Calming Curb Extensions	Adopt MMCD
ELECTRICAL		
E1.1	Type M (Nema Cabinet) Concrete Controller Base	Adopt MMCD

E1.2	Type P (Nema Cabinet) Concrete Controller Base	Adopt MMCD
E1.3	Model 170 Concrete Controller Base	Adopt MMCD
E1.4	Controller Installation (For Type P and M Cabinets)	Adopt MMCD
E1.5	Controller Installation (For Model 170 Cabinets)	Adopt MMCD
E1.6	Type F Controller Pedestal	Adopt MMCD
E1.7	Type F Controller Pedestal	Adopt MMCD
E2.1	Round Plastic Junction Boxes	Adopt MMCD
E4.20	Signal Posts (Type 4A and 5 Shafts)	Adopt MMCD
E4.24	Service Base	Adopt MMCD
E5.2	Side of Pole Signal Head Mounting (Method 1)	Adopt MMCD
E5.3	Side of Pole Signal Head Mounting (Method 2)	Adopt MMCD
E5.4	Side of Pole Signal Head Mounting (Method 3)	Adopt MMCD
E5.5	Overhead Signal Head Mounting (Spring Cushion End Hanger Method)	Adopt MMCD
E5.6	Overhead Signal Head Mounting (Spring Cushion Mid Hanger Method)	Adopt MMCD
E5.10	Overhead Signal Head Mounting on Pole Arm (Ball Hanger Method)	Adopt MMCD
E5.11	Overhead Signal Head Mounting on Span Wire (Ball Hanger Method)	Adopt MMCD
E5.12	Audible Signals	Adopt MMCD
E7.2	Service Panel in Service Base (Mounting Details)	Adopt MMCD
E7.3	Service Panel in Service Base (Conduit Details)	Adopt MMCD
E7.4	Service Panel in Service Base (Mounting Details)	Adopt MMCD
E7.5	40A (120/240V) Street Lighting Service Panel in Service base (Wiring Diagram)	Adopt MMCD
E7.6	100A (120/240V) Traffic Signal/Street Lighting Service Panel in Service base (Wiring Diagram)	Adopt MMCD
E7.7	100A Traffic Signal/Street Lighting Service Panel on Pole (Mounting Details)	Adopt MMCD
E7.9	100A (120/240V) Traffic Signal/Street Lighting Service Panel (Wiring Diagram)	Adopt MMCD
E7.12	Signal Cable Wiring in Pole Hand-hole	Adopt MMCD
E7.13	Signal Cable Colour Code Sample (Ontario Spec Method)	Adopt MMCD
E8.1	Typical Detector Loop Types	Adopt MMCD
E8.2	Detector Loops	Adopt MMCD

E8.3	Detector Loops	Adopt MMCD
E8.4	Detector Loop to Shielded Cable Splices	Adopt MMCD
E8.5	Detector Loop Procedures and Rules	Adopt MMCD
E8.6	Detector Loop Procedures and Rules	Adopt MMCD
E8.7	Typical Layout for Diamond and Round Traffic Signal Detector Loops	Adopt MMCD
E8.8	Pre-Formed Diamond Detector Loop Installation Details	Adopt MMCD
E8.9	Pre-Formed Diamond Detector Loop Installation Details	Adopt MMCD
E8.10	Pre-Formed Diamond Detector Loop Installation Details	Adopt MMCD

GENERAL DETAILS

G1	General Legend For Contract Drawings	Adopt MMCD
G2	Legend for Materials	Adopt MMCD
G3	Legend For Streetlight and Traffic Signal Drawing	Adopt MMCD
G4	Utility Trench	SS-G4 Standard Trench Backfill Detail
G5	Pavement Restoration	SS-G5 Pavement Structure & Restoration
G6	Concrete Encasement for Water-main/Sewer Separation	Adopt MMCD
G7	Concrete Protection for Underground Utilities	Adopt MMCD
G8	Pipe Anchor Blocks	Adopt MMCD

ROADWORK

R1	Paved Shoulder	Adopt MMCD
R2	Driveway Letdown, Cross Section	Adopt MMCD
R3	Sidewalks, Interim Asphalt	Adopt MMCD
R4	Single Ramp Letdown with Parallel Scoring	Do Not Use
R5	Traffic Calming, Speed Hump and Table	Adopt MMCD
R6	Traffic Calming, Raised Intersection Details	Adopt MMCD
R7	Traffic Calming, Typical Raised Median	Adopt MMCD
R8	Traffic Calming, Curb Extensions and On-Street Parking Bay	Adopt MMCD
	SS-R9	Collector Suburban
	SS-R10	Local Suburban
	SS-R11	Collector Rural
	SS-R12	Local Rural
	SS-R13	Town Centre Street
	SS-R14	Laneway
	SS-R15	Arterial 25m

SS-R16	Arterial 20m
SS-R17	Highway 14
SS-R18	Vehicular Turn Around
SS-R19	Turn Around Island Details
SS-R20	Cananda Post Mailbox Pull Out (No Sidewalk)
SS-PT801	Urban Pathway

SANITARY SEWERS AND STORM DRAINS

S1	Standard and Sump Manholes	Adopt MMCD
S2	Standard Manhole Connection Details	Adopt MMCD
S3	Manhole Connection Details – Drop and Ramp Type	Adopt MMCD
S4	Inside Drop Manhole	Adopt MMCD
S5	Precast Riser Manhole	Adopt MMCD
S6	Sewer Cleanout	SS-S6 Sewer Cleanout
S7	Sanitary Sewer Service Connection	Adopt MMCD with the following modifications: • The “factory installed plug” should be removed • All inspection chambers require a H20 loading pull box with lid permanently marked “Sanitary” • Inspection chambers must have a red painted line on the inside of the IC riser
S8	Storm Sewer Service Connection	Adopt MMCD with the following modifications: • The “factory installed plug” should be removed • All inspection chambers require a H20 loading pull box with lid permanently marked “Storm”
S9	Inspection Chamber for 100 to 200 Sanitary Sewer Connection	SS-S9 Inspection Chamber Sanitary/Storm Sewer Connection
S10	Inspection Chamber for 250 to 375 Storm Sewer Connection	Adopt MMCD
S11	Top Inlet Catchbasin	Adopt MMCD
S12	Lawn Drains	Adopt MMCD
S13	Storm Sewer Inlet with Safety Grillage	Adopt MMCD
S14	Concrete Block Endwall	Adopt MMCD
S15	Driveway Culvert with Concrete Block Endwalls	Adopt MMCD
S16	Asphalt Aprons for Catch Basins	Adopt MMCD
S17	Subdrain	Adopt MMCD
		SS-S18 Low Pressure Service Connection Detail
		SS-S19 LPS Blow-off/Pump-out & Sewer Air Release Valve Details
		SS-S20 Low Pressure System Branch Details

**SS-S21 LPS to Gravity Manhole Connection
Detail**

WATERWORKS

W1	Typical Thrust Block Arrangements
W2a	Water Service Connection – No Meter
W2b	Water Service Connection – No meter
W2c	Meter Installation for 19mm and 25mm Service Connections
W2d	Meter Installation for 38mm and 50mm service connections
W3	Gate Valve Installation
W4	Fire Hydrant Installation
W5	Test Point Installation
W6	Air Valve Assemblies – 25 and 50mm Valves
W7	Air Valve Assembly – 100mm Valve
W8	Blow-Off for Watermain
W9	Blow-Down Chamber
W10	Waterworks Chamber Drain

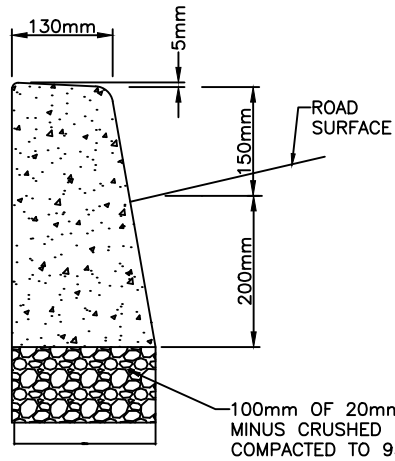
Refer to Capital Region District Integrated Water Services Specifications

LANDSCAPING

SS-L1A	Tree Planting Detail Coniferous Trees
SS-L1B	Tree Planting Detail Deciduous Trees
SS-L2	Tree Planting Detail in Engineered Soil
SS-L3A	Tree Grate Installation Detail in Concrete Sidewalks and Plazas
SS-L3B	Tree Grate Installation Detail in Paver Sidewalks and Plazas
SS-L4	Tree Protection Barrier

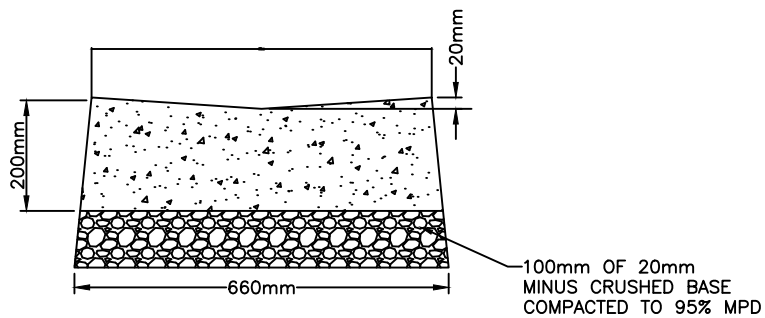
SUPPLEMENTARY STANDARD DETAIL DRAWINGS

Concrete and Miscellaneous Details

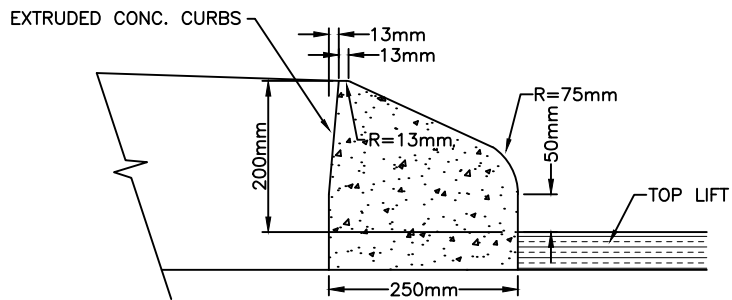


NOTE:
1. ALL CONSTRUCTION TO CONFORM TO MMCD SPECIFICATIONS AND DISTRICT OF SOOKE SUPPLEMENTS.

BARRIER CURB



INVERTED GUTTER



EXTRUDED CONCRETE CURB

TITLE:

CURB AND GUTTER
DETAIL

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

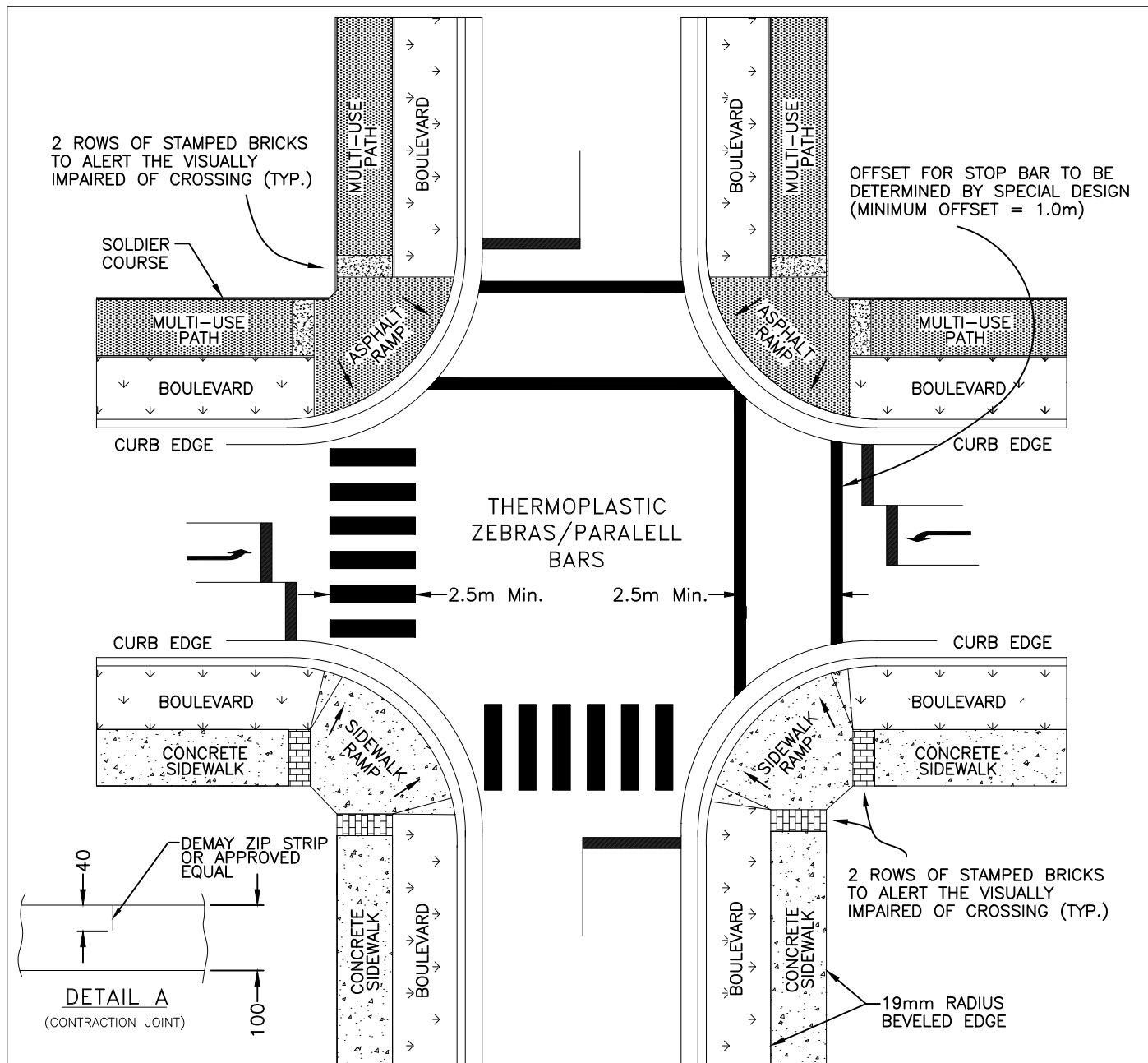
APPROVED:

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DWG No.

SS-C6



NOTES:

1. WARNING STRIPS ALSO REQUIRED AT DRIVEWAYS.
2. ZEBRAS AT NON-STOP CONTROLLED INTERSECTION.
3. PARALLEL BARS AT STOP CONTROLLED INTERSECTION.

TITLE:

SIDEWALK RAMP (BOULEVARD ADJACENT TO CURB)

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

APPROVED:

RM



DWG No.

SS-C8.1

0.6m EXPOSED AGGREGATE
CONCRETE EDGING TO ALERT
THE VISUALLY IMPAIRED OF
CROSSING (TYP.)

SOLDIER
COURSE

PAVER
SIDEWALK

CURB EDGE

PAVER
SIDEWALK

SIDEWALK
RAMP

THERMOPLASTIC
ZEBRAS/PARALELL
BARS

2.5m Min.

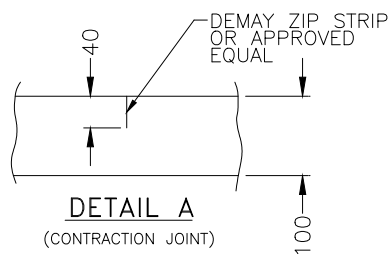
2.5m Min.

CURB EDGE

CONCRETE
SIDEWALK

SIDEWALK
RAMP

CONCRETE
SIDEWALK



OFFSET FOR STOP BAR TO BE
DETERMINED BY SPECIAL DESIGN
(MINIMUM OFFSET = 1.0m)

CURB EDGE

CURB EDGE

CONCRETE
SIDEWALK

2 ROWS OF STAMPED BRICKS
TO ALERT THE VISUALLY
IMPAIRED OF CROSSING (TYP.)

19mm RADIUS
BEVELED EDGE

NOTES:

1. PAVERS TO COLOR "HARVEST". SEE CHART FOR PAVES PATTERN AND STYLE.
2. INSTALL WHOLE EDGE PAVERS AS SOLDIER COURSE.
3. WARNING STRIPS ALSO REQUIRED AT DRIVEWAYS PER SECTION 4.5.7.
4. ZEBRAS AT NON-STOP CONTROLLED INTERSECTION.
5. PARALLEL BARS AT STOP CONTROLLED INTERSECTION.

BRICK PAVES STANDARDS

SURFACE TYPE	PAVER SHAPE	PAVER PATTERN	PAVER THICKNESS
SIDEWALK BEHIND NON-MOUNTABLE CURB	LOCKPAVE OR STANDARD	ASHLAR	60mm
DRIVEWAYS & LETDOWNS	LOCKPAVE OR STANDARD	HERRINGBONE	80mm

TITLE:

SIDEWALK RAMP (SIDEWALK ADJACENT TO CURB)

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

APPROVED:

RM



DWG No.

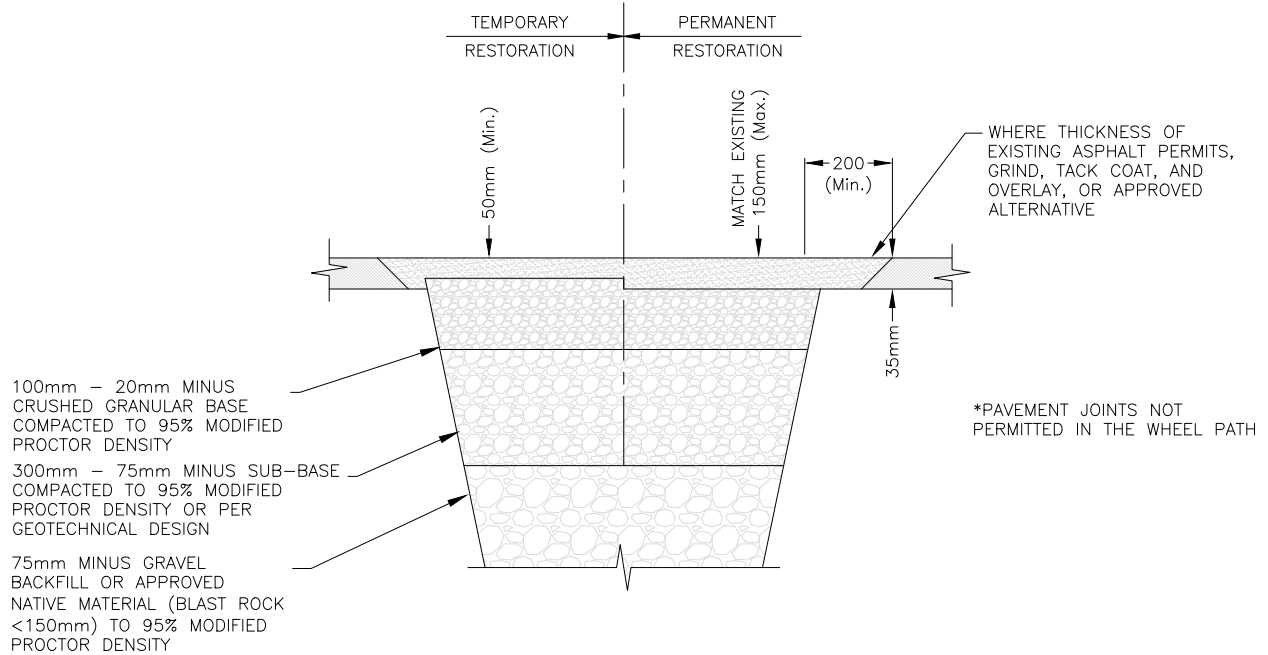
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SUPPLEMENTARY STANDARD DETAIL DRAWINGS

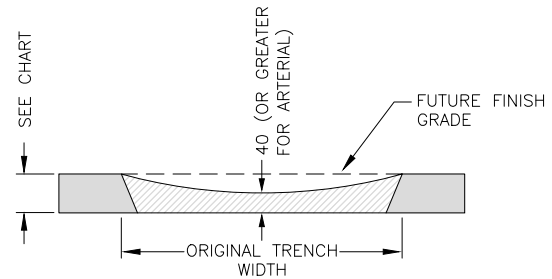
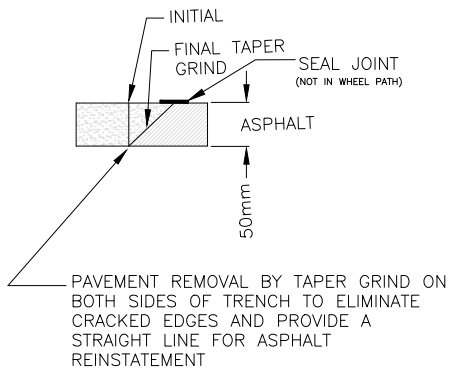
General Details

SS-G4

TYPICAL SECTION



PAVEMENT RESTORATION



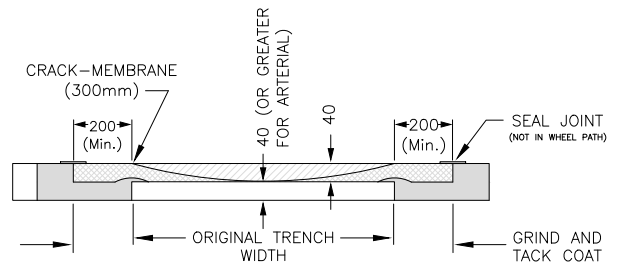
BASE LIFT

NOTE:
1. WHERE THICKNESS OF EXISTING SURFACE OR ASPHALT PERMITS, CONSTRUCT LAP JOINT.

ASPHALT THICKNESS

LOCAL	50mm	1 LIFT
COLLECTOR	80mm	2 LIFTS
ARTERIAL	100mm	2 LIFTS

*SPECIFIED ASPHALT THICKNESSES DO NOT INCLUDE SURFACE TREATMENTS.



FINISH LIFT

TITLE:

PAVEMENT STRUCTURE & RESTORATION

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

APPROVED:

RM

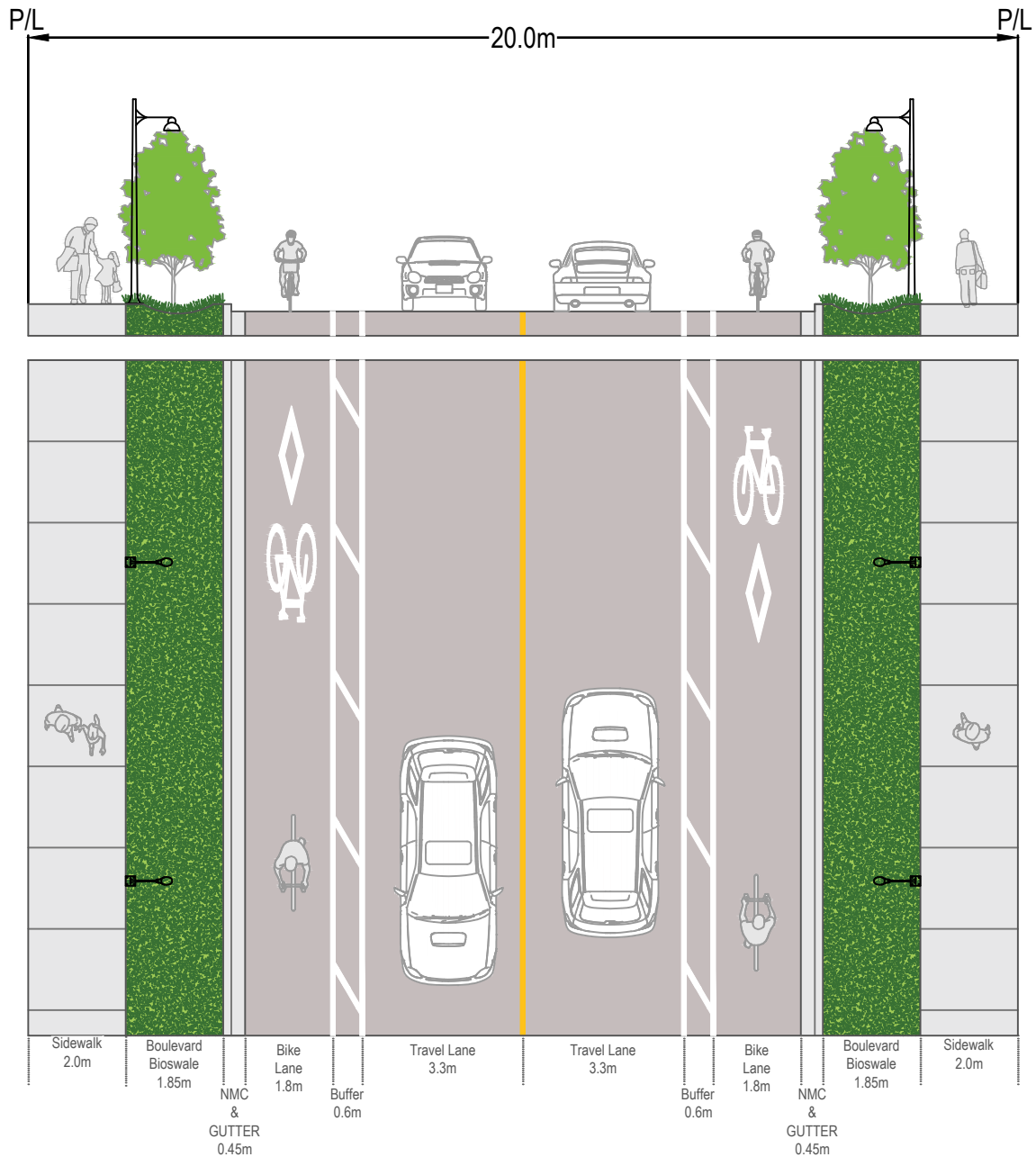


DWG No.

SS-G5

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

Roadwork



NOTES:

1. TRAIL MAY BE ADDED TO ONE OR BOTH SIDES AT THE DISCRETION OF THE DISTRICT OF SOOKE
2. 0.3m BUFFER TO BE ADDED AT THE BACK OF SIDEWALK WHERE ADJACENT A WALL OR FENCE
3. ELEMENTS OF THIS SECTION MAY BE RECONFIGURED ON NEW INSTALLATIONS AS ACCEPTED BY THE MUNICIPAL ENGINEER

TITLE:

COLLECTOR
SUBURBAN

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

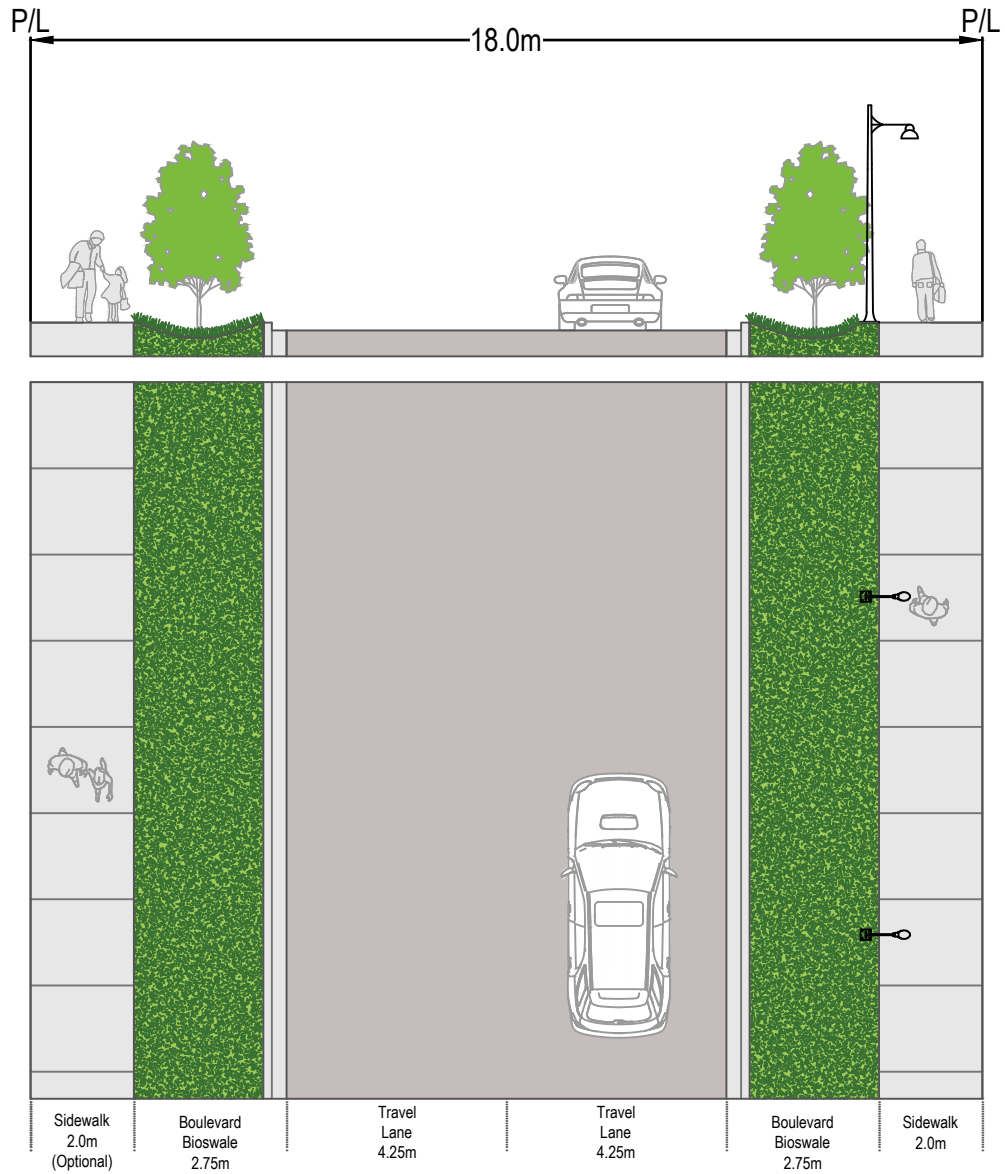
APPROVED:

RM



DWG No.

SS-R9



NOTES:

1. Sidewalks not required on cul-de-sacs less than 90m unless sidewalk or trail connection at end of cul-de-sac.
2. Sidewalks on both sides where fronted by a park, school, commercial, or multi-family residential land use.

TITLE:

LOCAL SUBURBAN

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

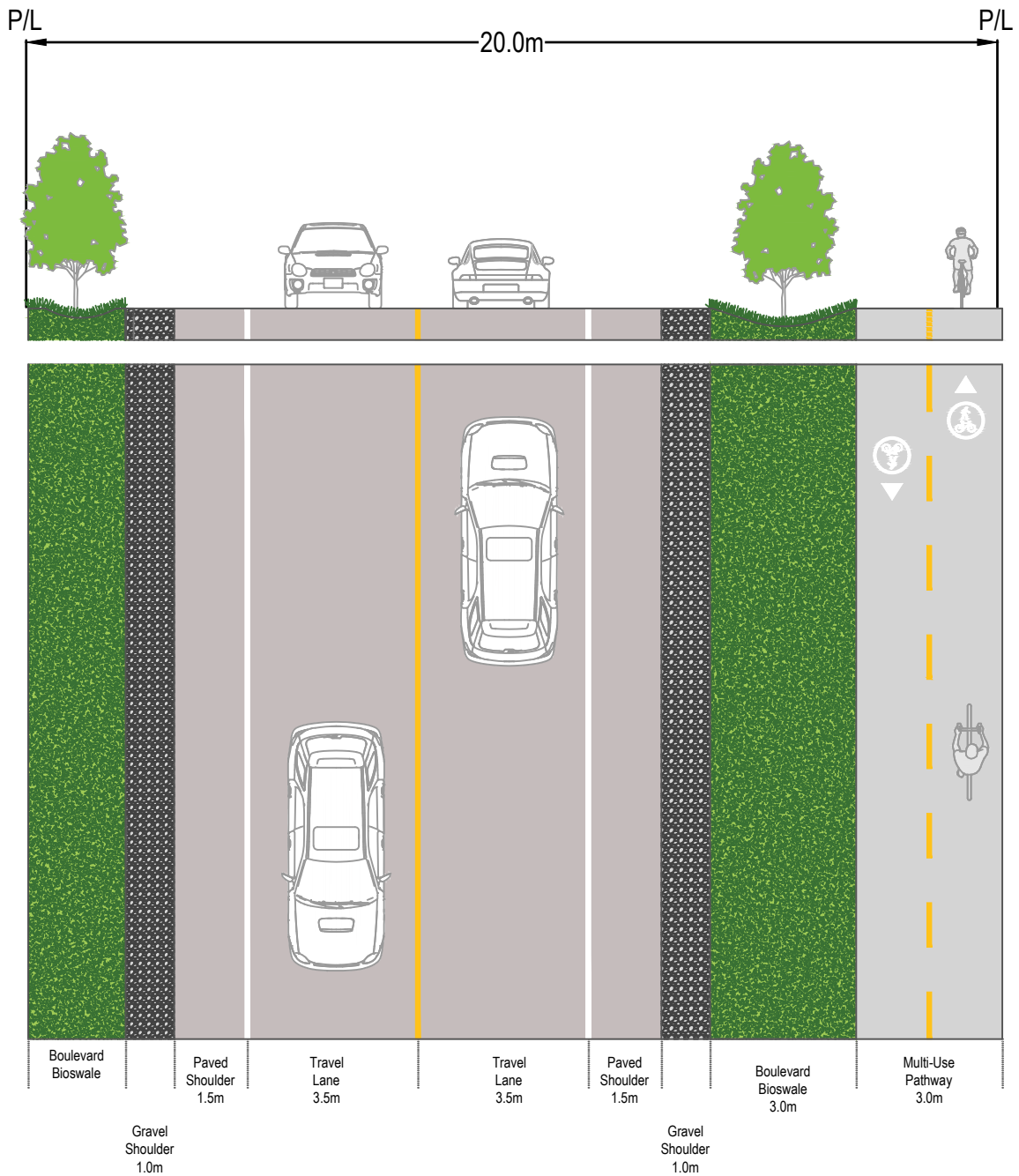
APPROVED:

RM



DWG No.

SS-R10



NOTES:

1. Boulevard may be reduced in width where topography or other natural features are to be retained.
2. The multi-use path is to be incorporated in areas where opportunity exists.
3. Where the multi-use path is not feasible, the paved shoulder width should be increased to 2.0m.

TITLE:

COLLECTOR RURAL

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

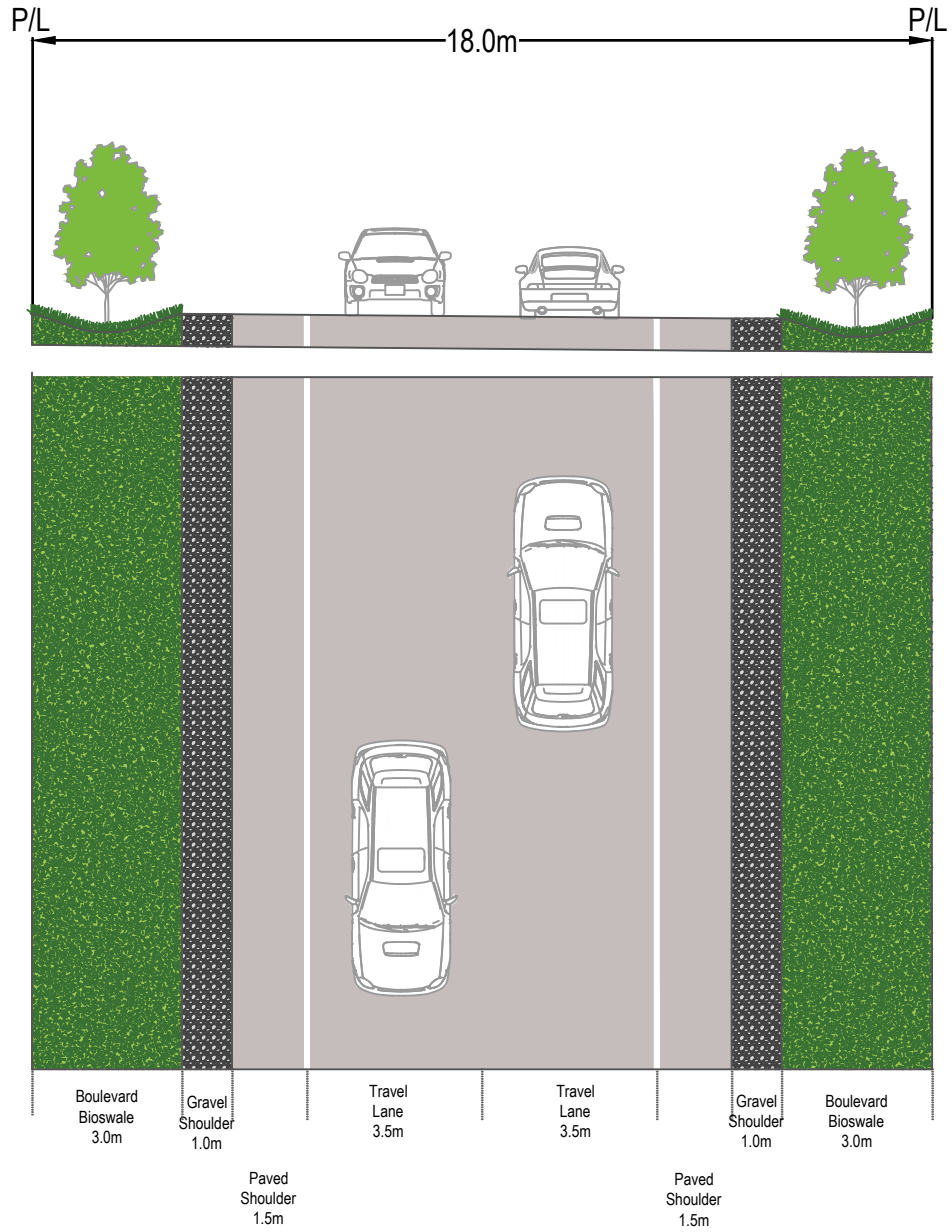
APPROVED:

RM



DWG No.

SS-R11



NOTES:

1. Multi-use trail may be included where connections to nearby trail network

TITLE:

LOCAL RURAL

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

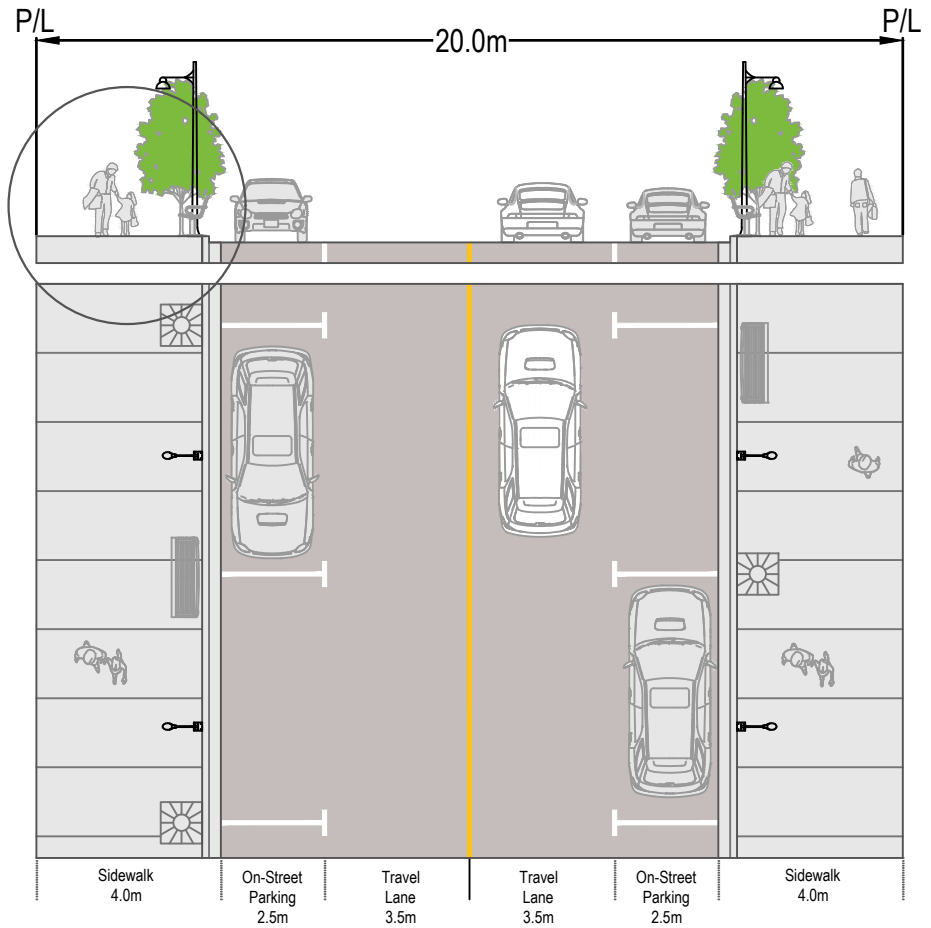
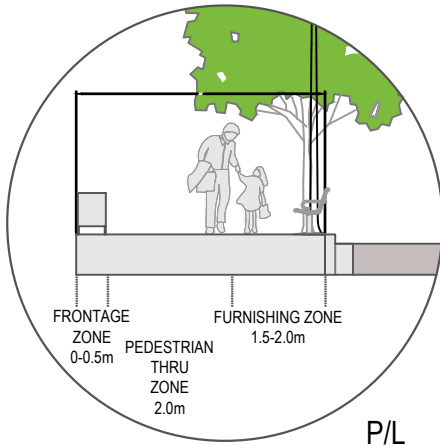
APPROVED:

RM



DWG No.

SS-R12



TITLE:

TOWN CENTRE STREET

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

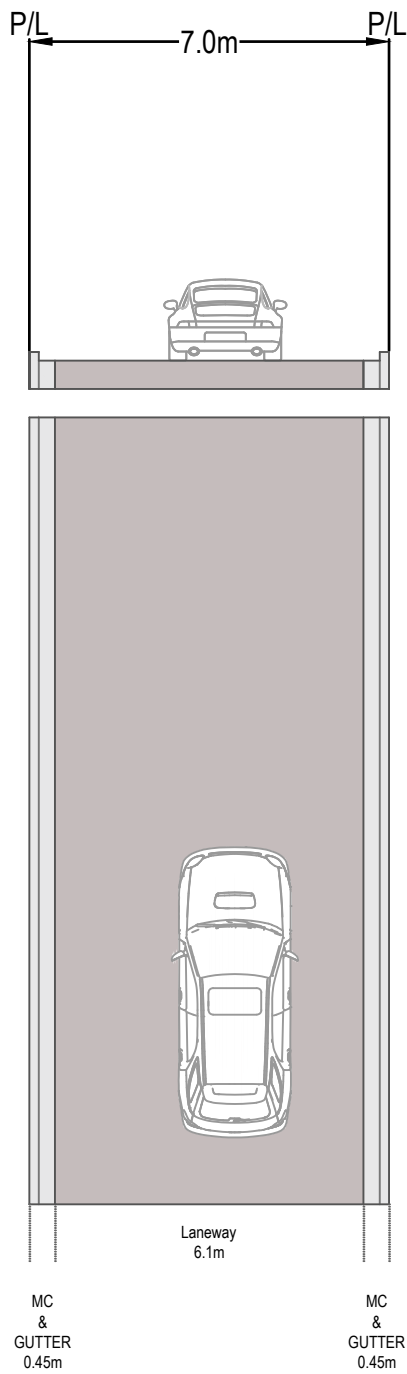
APPROVED:

RM



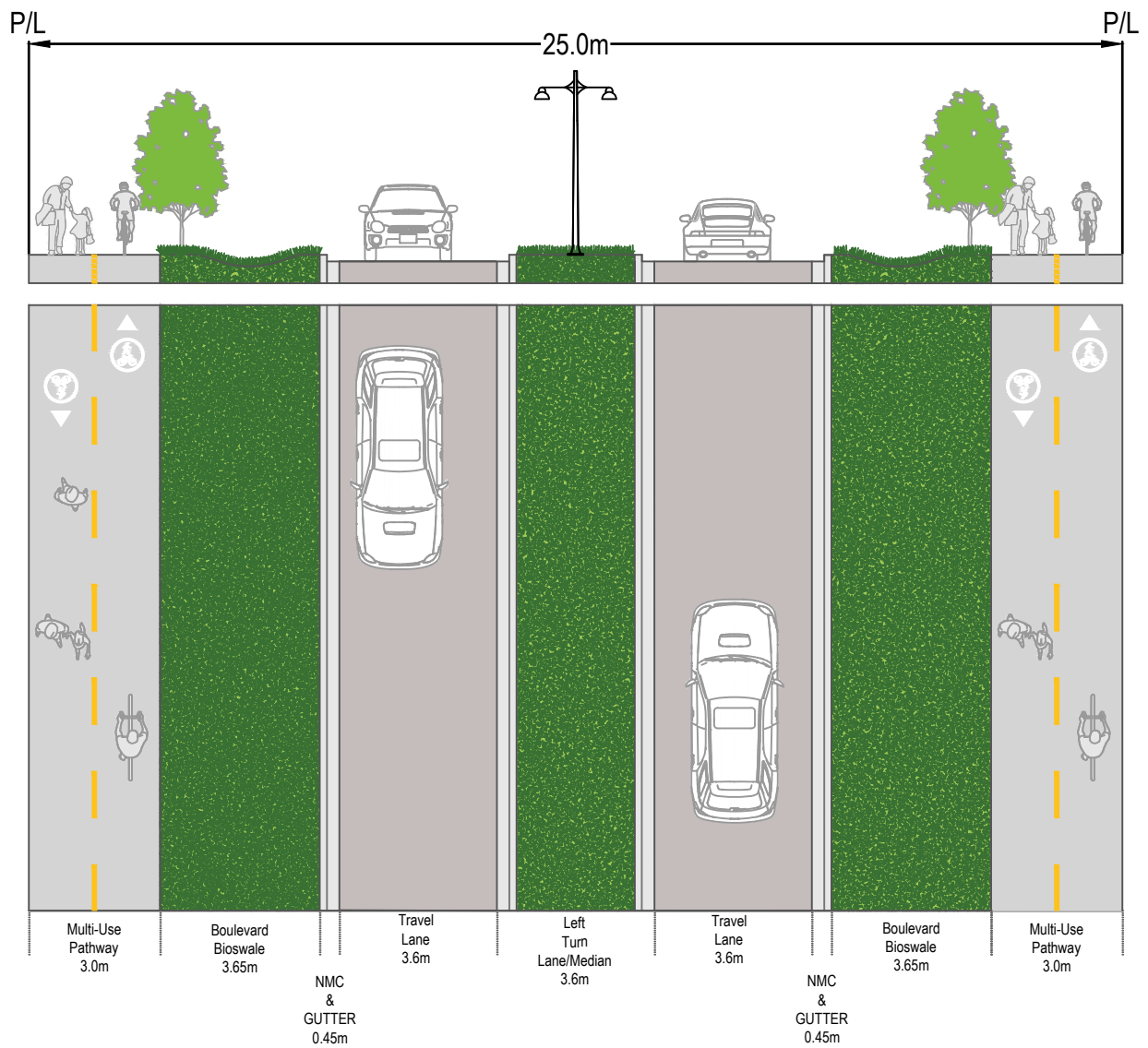
DWG No.

SS-R13



NOTES:
 1. LANEWAYS ARE NOT TO BE USED IN PLACE OF STANDARD ROAD CROSS SECTIONS.

TITLE:	DATE:	DRAWN:	
	MARCH 2025		
LANEWAY	SCALE:	APPROVED:	DWG No. SS-R14
	N.T.S.	RM	



NOTES:

1. 3.5m bus bay to be located within boulevard where needed.
2. On street parking may be located within boulevard where needed.

TITLE:

ARTERIAL 25m

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

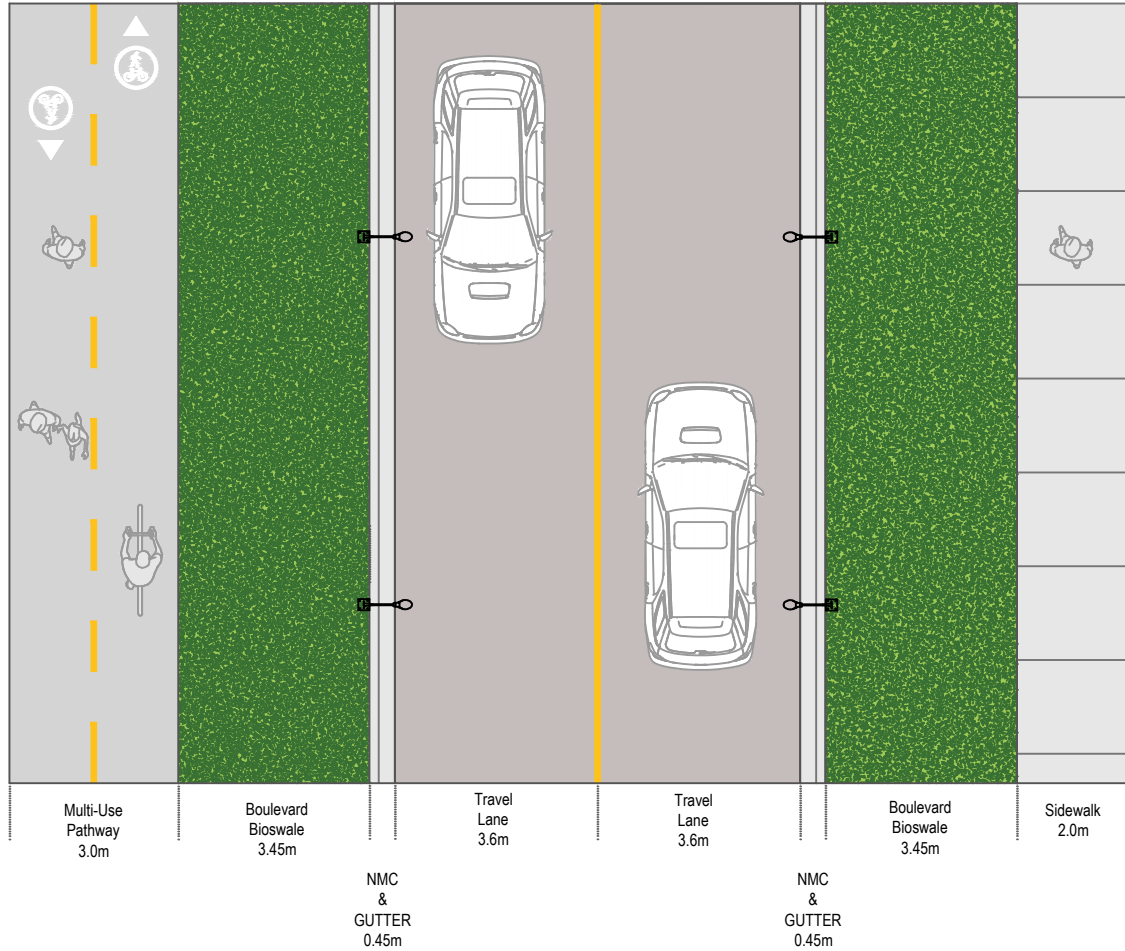
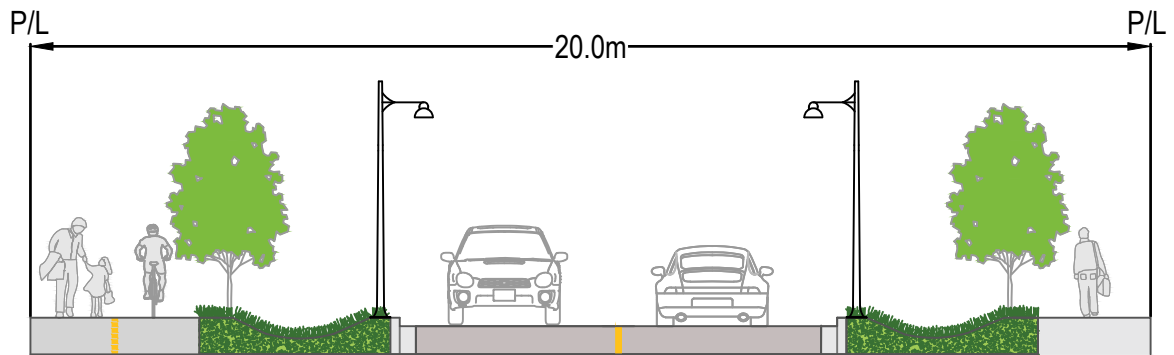
APPROVED:

RM



DWG No.

SS-R15



NOTES:

1. 3.5m bus bay to be located within boulevard where needed.
2. On street parking may be located within boulevard where needed.

TITLE:

ARTERIAL 20m

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

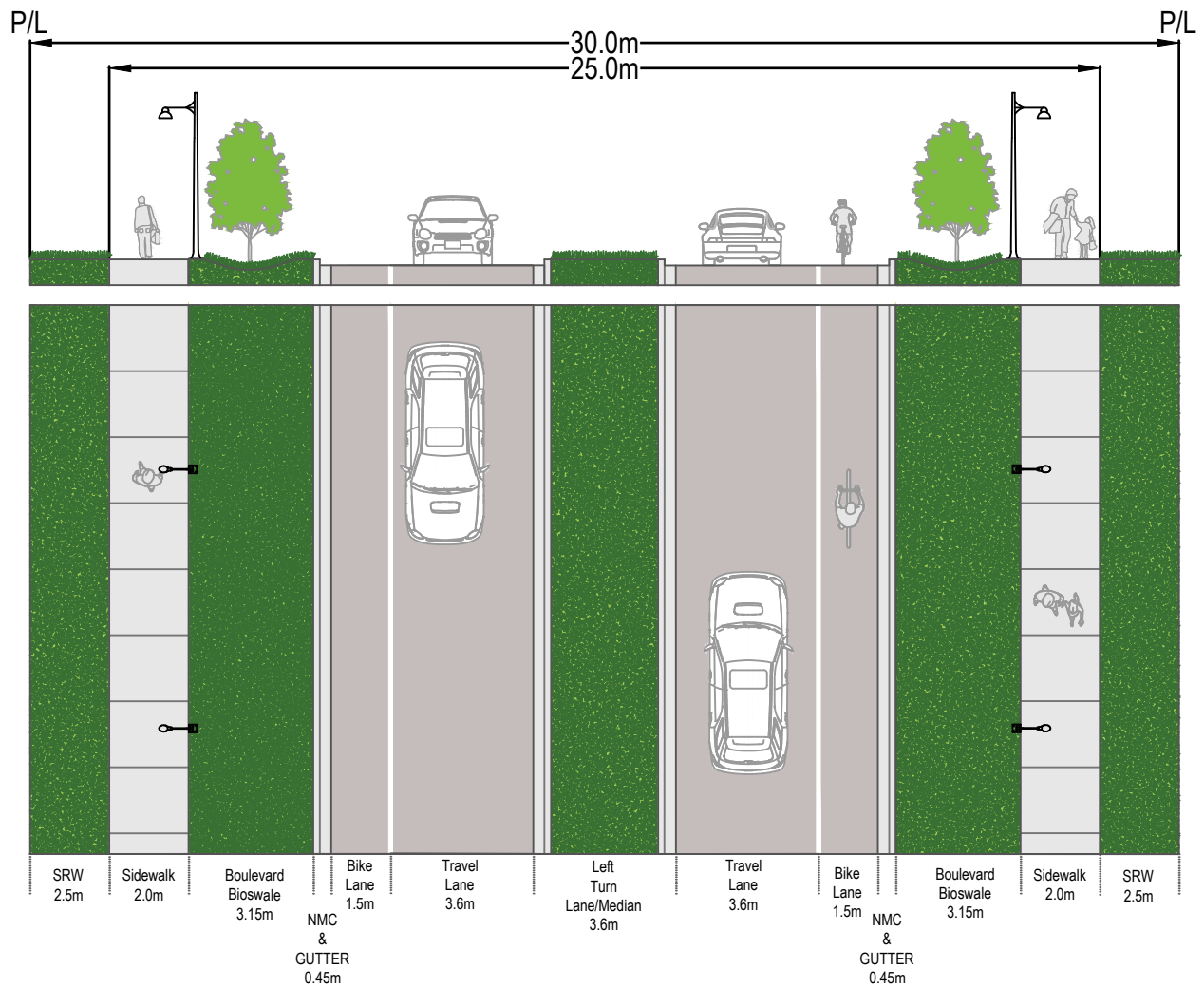
APPROVED:

RM



DWG No.

SS-R16



NOTES:

1. 2.5m landscape zone within SRW to be maintained by property owners
2. 3.0m bus bay to be located within boulevard where needed

TITLE:

HIGHWAY 14

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

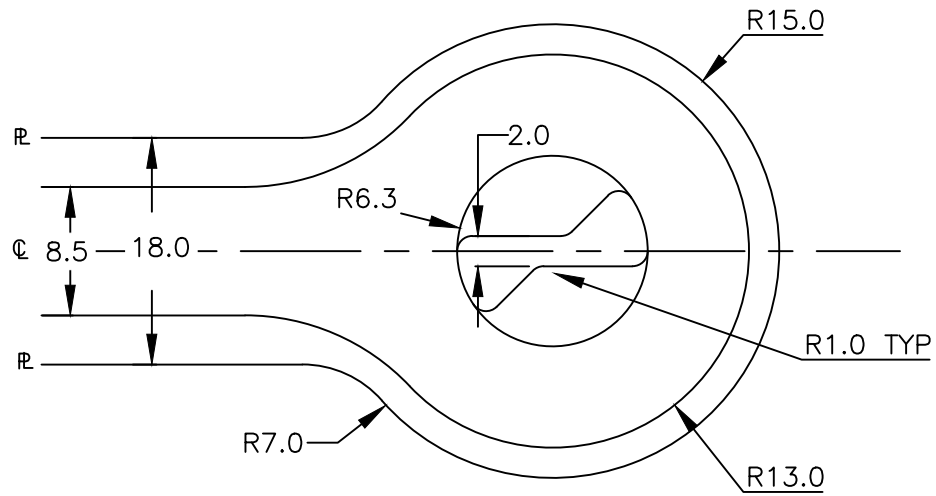
APPROVED:

RM

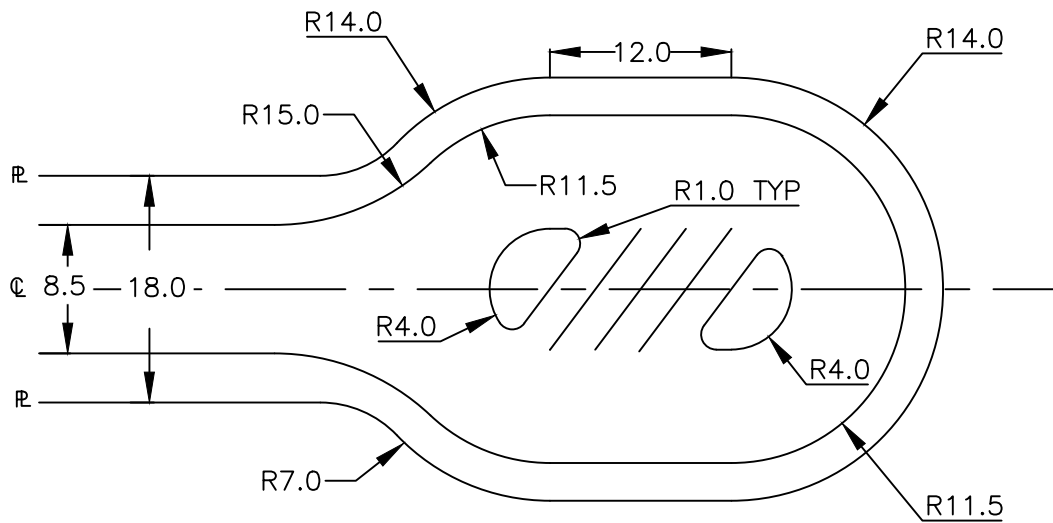


DWG No.

SS-R17



TYPE 1



TYPE 2

NOTES:

1. THESE STANDARDS APPLY TO TURN AROUNDS ON RESIDENTIAL ROADS.
2. CHAINAGE FOR PROFILES SHALL BE ALONG THE CENTERLINE. SHOW SPOT ELEVATIONS ON GUTTER LINE AS WELL AS THE CENTERLINE PROFILE.
3. FOR ISLAND DETAILS, REFER TO DRAWING R19.

TITLE:

VEHICULAR TURN AROUND

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

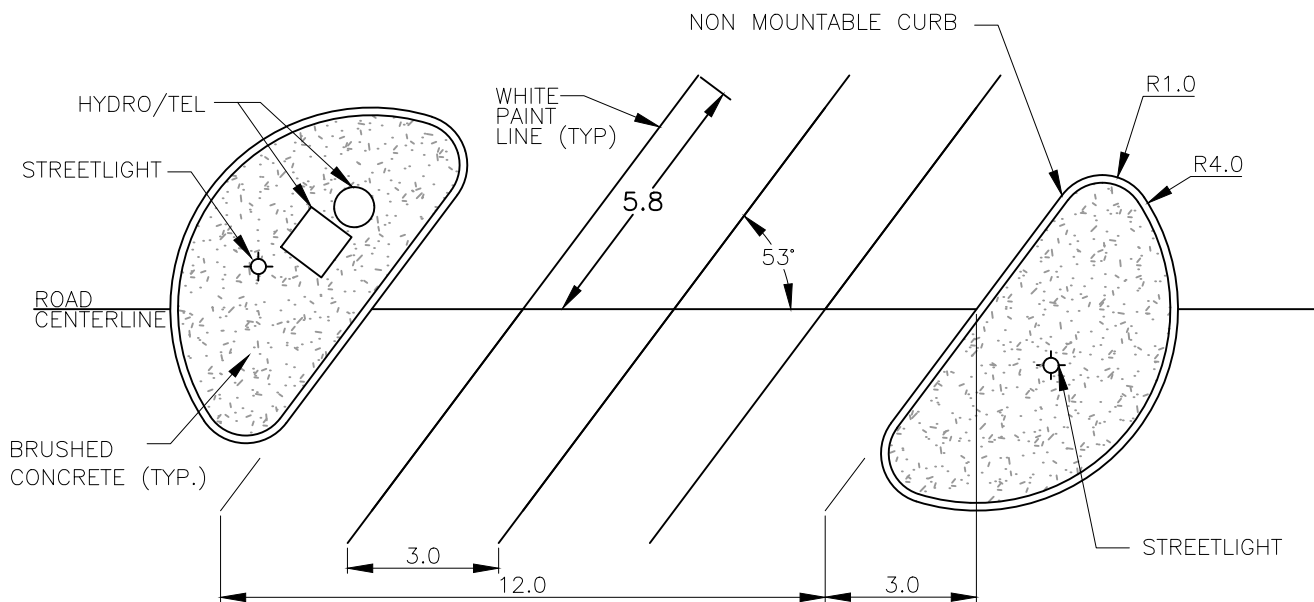
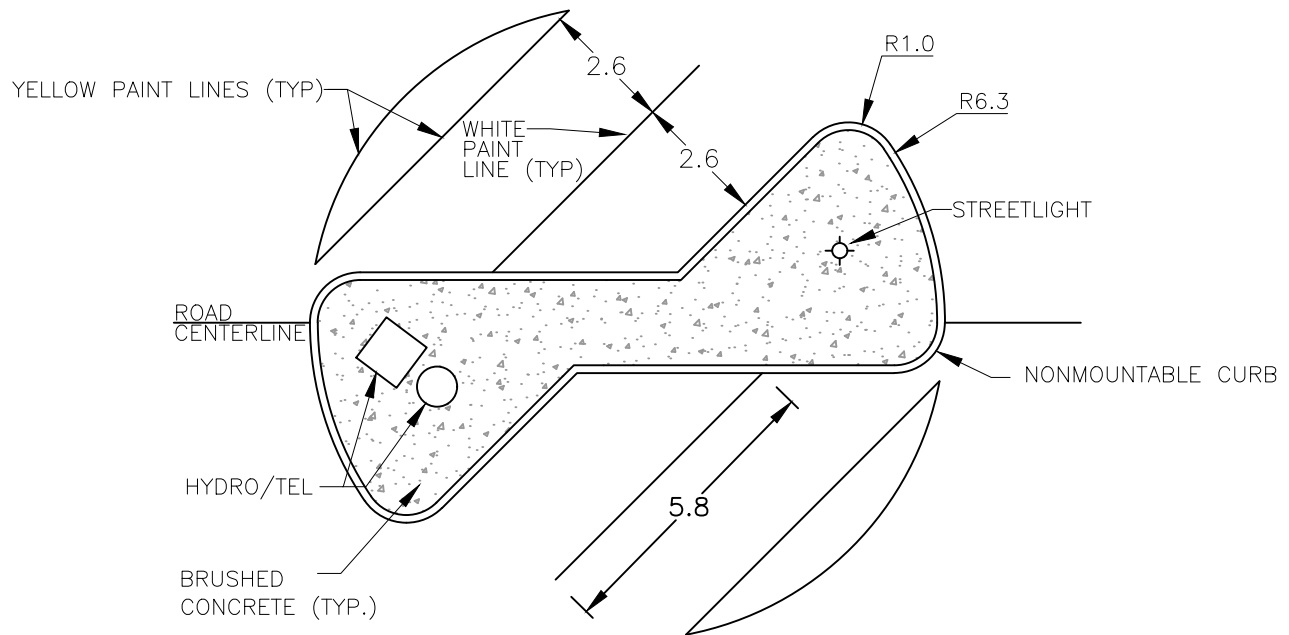
APPROVED:

RM

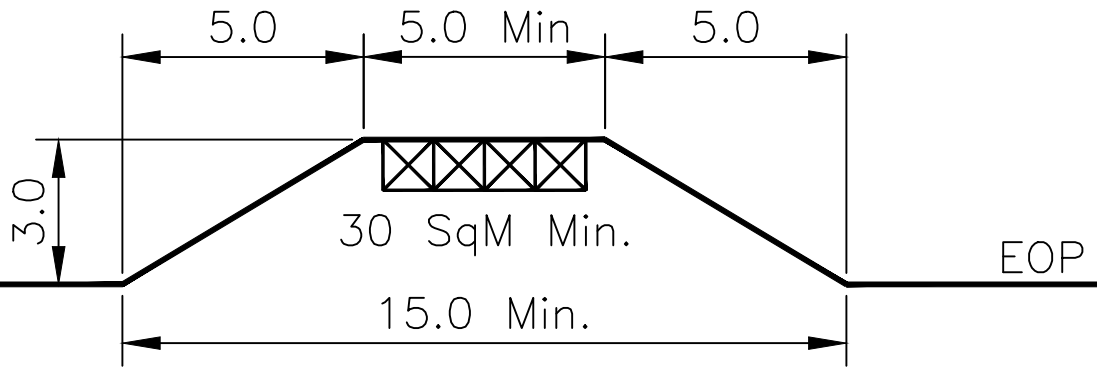


DWG No.

SS-R18



TITLE: TURN AROUND ISLAND DETAILS	DATE: MARCH 2025	DRAWN:	 District of Sooke DWG No. R19
	SCALE: N.T.S.	APPROVED: RM	



CL

EOP

NOTES:

1. PULL OUT TO BE PAVED ASPHALT
2. ALL DISTANCES IN METERS
3. SHOULDERING REQUIRED TO MATCH GRADE
4. PREFERENCE TO HAVE PULL OUT LOCATED ADJACENT THE LANE WHERE MAJORITY OF RESIDENTS MIGHT BE TRAVELING ON WHEN RETURNING HOME
5. SAFE SIGHT LINES AT INTERSECTIONS MUST BE ACCOMMODATED WITH PULL OUT LOCATION
6. LOCATE CLOSE TO EXISTING STREETLIGHT

TITLE:

CANADA POST
MAILBOX PULL OUT
(NO SIDEWALK)

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

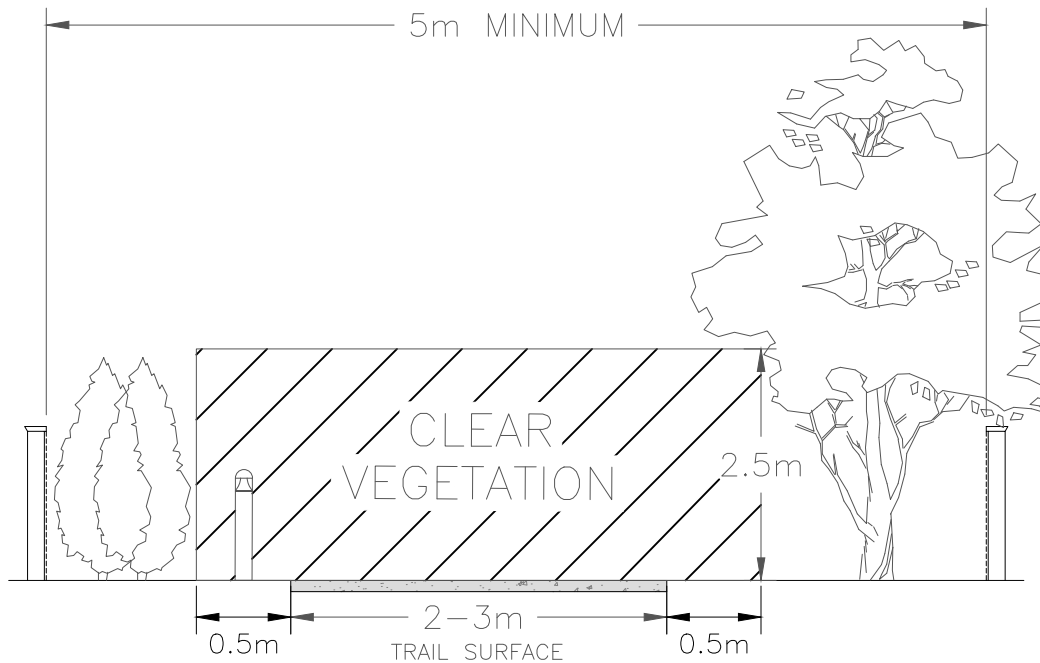
APPROVED:

RM



DWG No.

SS-R20



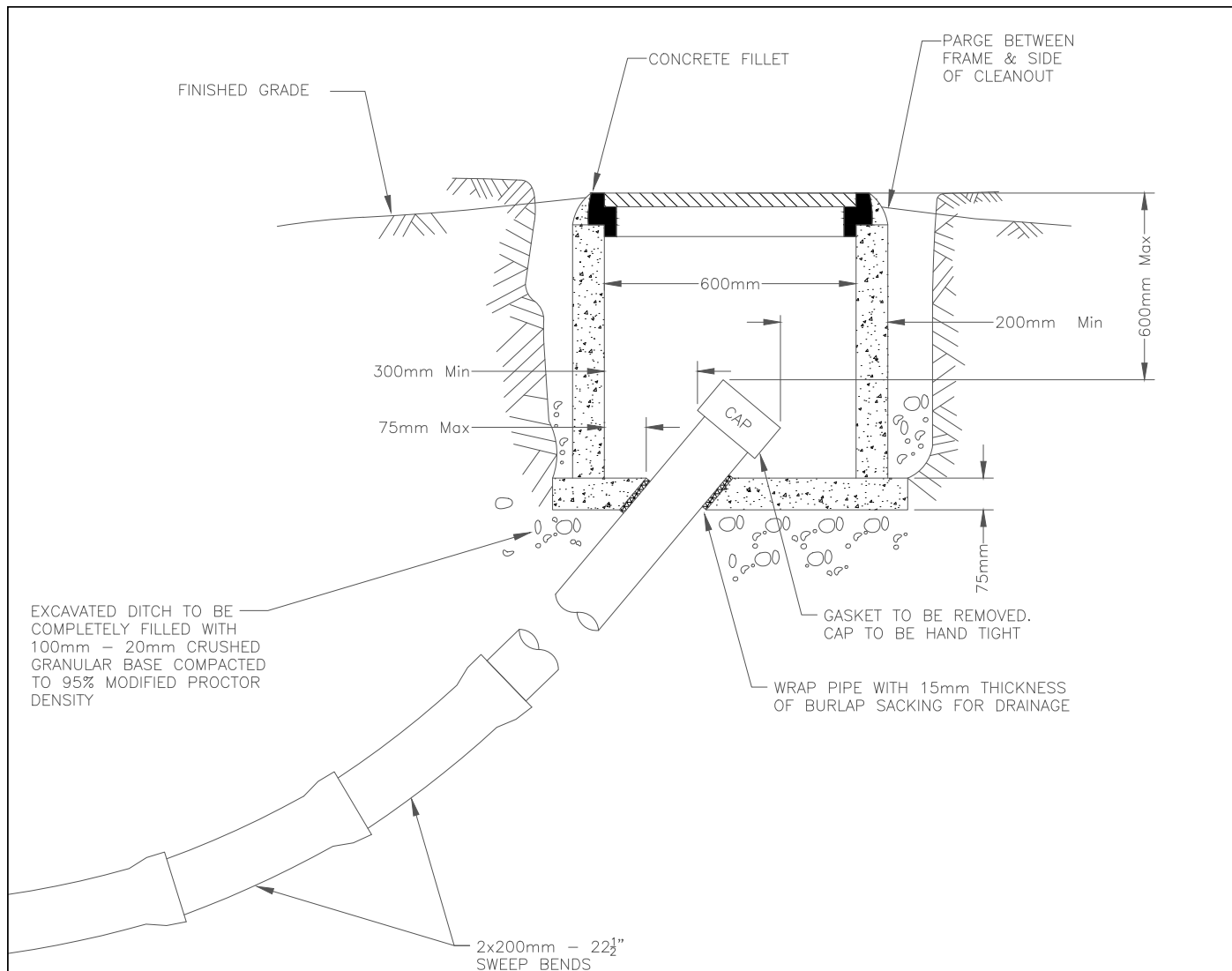
NOTES:

1. PROVIDE DRAINAGE AS NEEDED.
2. TRAIL TO BE CONCRETE IN TOWN CENTRE AND GRANULAR PATHWAY SURFACING IN SUBURBAN AND RURAL AREAS.
3. RIGHT OF WAY 5m WIDE.
4. REMOVE VEGETATION OBSCURING SIGHT LINES.
5. PRUNE LIMBS AND BRANCHES TO CLEAR VEGETATION 2.5m FROM GROUND ABOVE TRAIL SURFACE AND 0.5m EITHER SIDE.
6. PATHWAY AND 0.5m PATHWAY TO HAVE CROSS-SLOPE OR CROWN OF 2%-4%.

TITLE:	DATE:	DRAWN:	
	MARCH 2025		
URBAN PATHWAY	SCALE:	APPROVED:	DWG No. SS-PT801
	N.T.S.	ET	

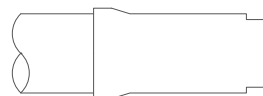
SUPPLEMENTARY STANDARD DETAIL DRAWINGS

Sanitary Sewers and Storm Drains



NOTES:

1. MANHOLE FRAME & COVER TO BE VICTORIA FOUNDRIES No.1D-28, OR APPROVED EQUAL AND MARKED SOOKE SANITARY OR SOOKE DRAIN.
2. TOP OF COVER TO BE 75mm± ABOVE EXISTING GROUND ON EASEMENTS OR BOULEVARDS WITH SOIL SLOPING AWAY FROM COVER.
3. TOP OF COVER TO BE FLUSH WITH SURFACE WHEN INSTALLED WITHIN TRAVELED PORTION OF ROAD.
4. EXCAVATION TO BE BACKFILLED WITH CLEAN GRAVEL AND COMPACTED UNDER CLEANOUT.
5. CAP TO BE INSTALLED WITHOUT GASKET.



INCLUDE REDUCER IF DOWNSTREAM PIPE IS LARGER THAN 200mm

TITLE:

SEWER CLEANOUT

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

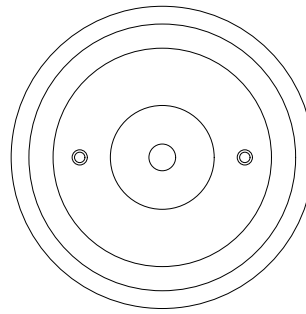
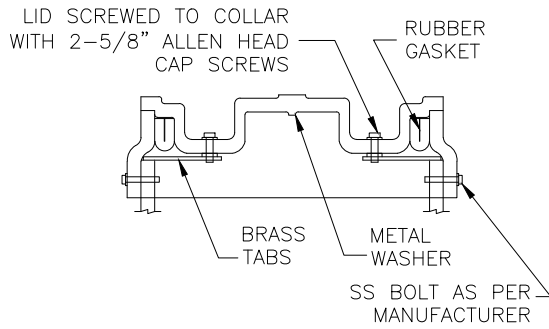
APPROVED:

RM

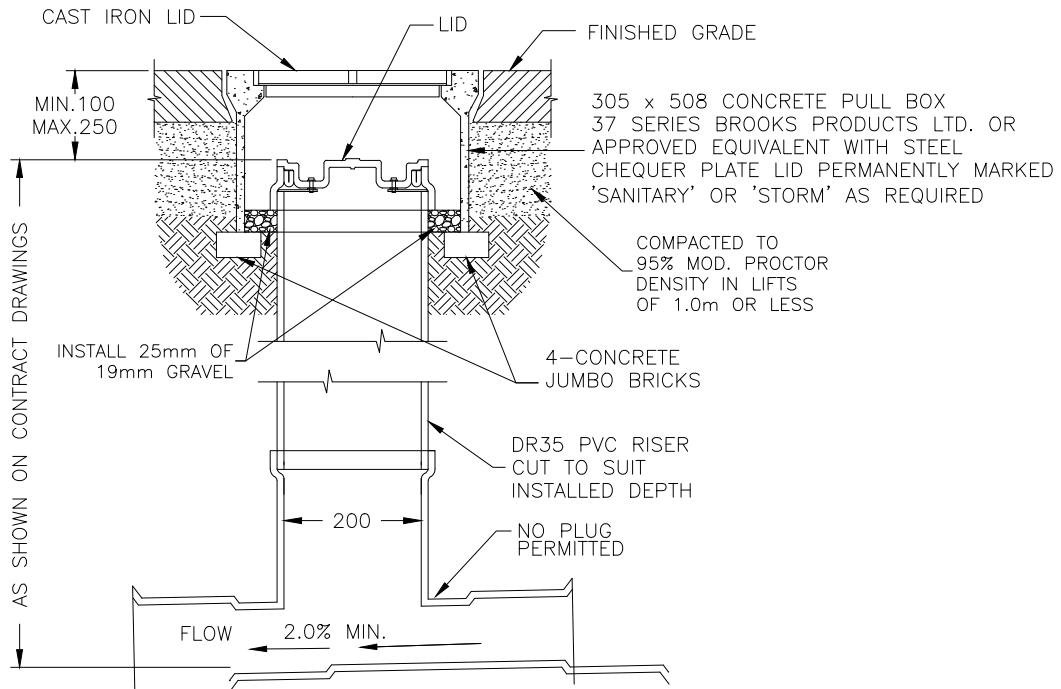


DWG No.

SS-S6



LID DETAIL



NOTES:

1. THIS DRAWING SHALL APPLY TO ALL IC INSTALLATIONS.
2. REFER TO DRAWING MMCD S7 FOR INSTALLATION REQUIREMENTS.
3. LIDS FOR SANITARY SHALL BE RED, LIDS FOR DRAIN SHALL BE GREEN.
4. INSPECTION CHAMBER LID TO BE PERMANENTLY MARKED 'SANITARY' OR 'DRAIN' AS REQUIRED

TITLE:

INSPECTION CHAMBER
SANITARY/STORM
SEWER CONNECTION

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

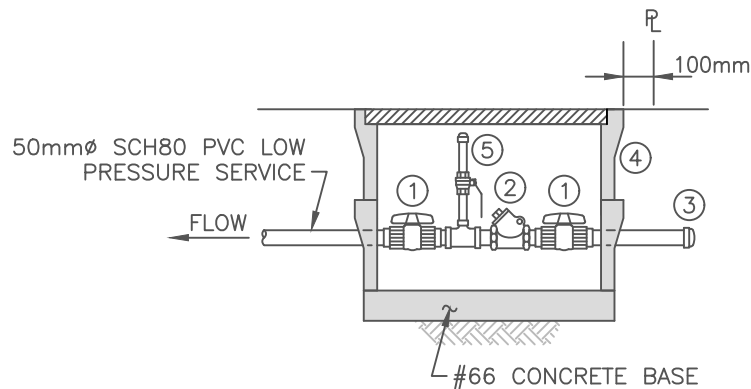
APPROVED:

RM



DWG No.

SS-S9



- ① 50Ø PVC BALL VALVE c/w HANDLE. REMOVE OR LOCK HANDLE UPON COMPLETION.
- ② 50Ø SWING CHECK VALVE (BRASS).
- ③ LEAVE SUFFICIENT ROOM FOR CAP REMOVAL AND 50mm EXTENSION TO ON-SITE PUMP UNIT.
- ④ LANGLEY CONCRETE TYPE #66 WATER METER BOX c/w CAST IRON LID MARKED 'SEWER' (TO BE RATED FOR H₂O LOADING WHEN INSTALLED IN ROAD OR DRIVEWAY).
- ⑤ 12Ø VALVE AND CAP c/w 50Øx12Ø TEE (FOR PRESSURE TESTING).

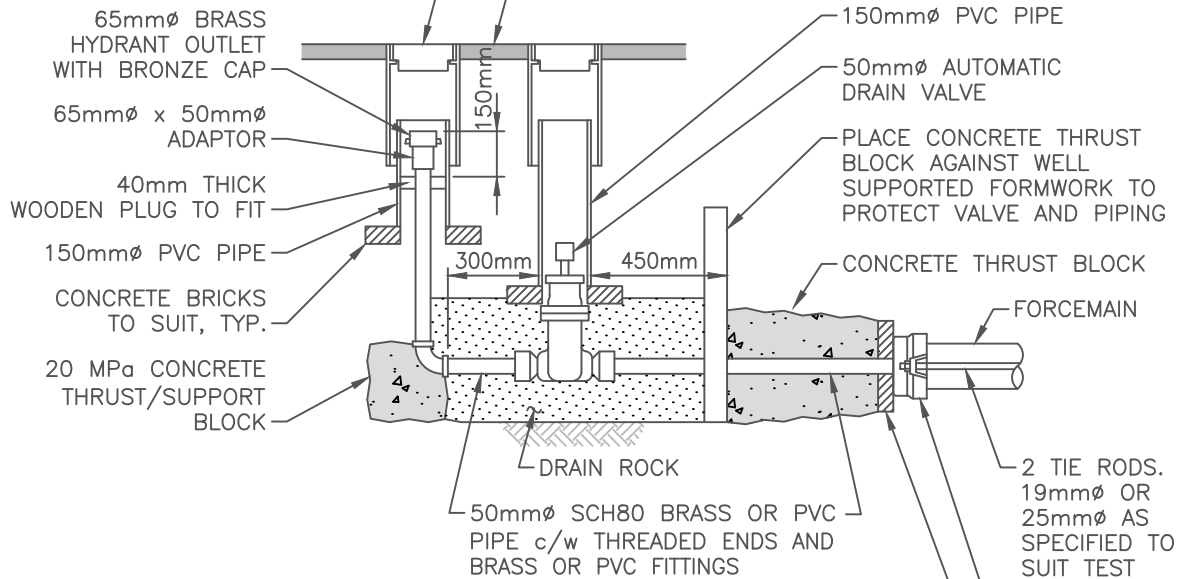
NOTE:

1. REFER TO MMCD SECTION 33 34 01 – SEWAGE FORCEMAINS FOR DETAILED SPECIFICATIONS.

TITLE: LOW PRESSURE SERVICE CONNECTION DETAIL	DATE: MARCH 2025	DRAWN:	 DWG No. SS-S18
	SCALE: 1:25	APPROVED: RM	

NELSON OR ROBAR VALVE BOX c/w LID MARKED 'SEWER', TYP. (TO BE RATED FOR H₂O LOADING WHEN INSTALLED IN ROAD OR DRIVEWAY)

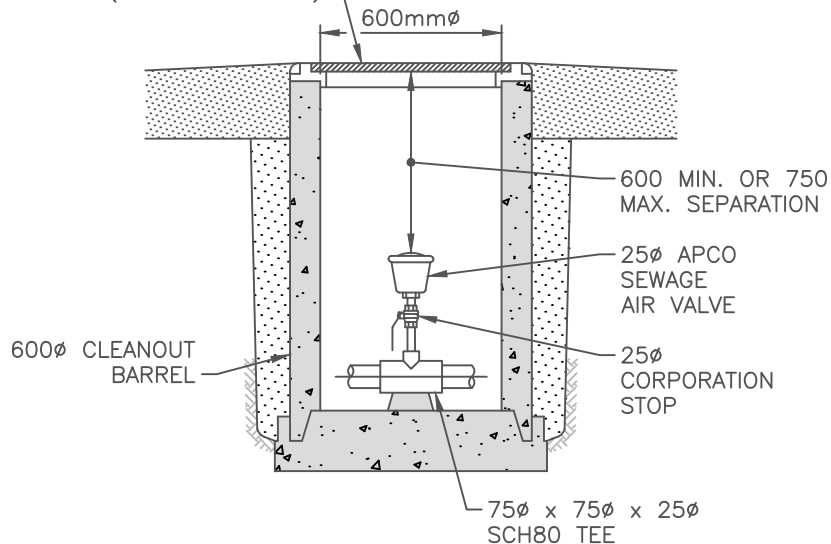
PLACE 1.0mØ ASPHALT SURROUND WHEN VALVE BOXES NOT IN ASPHALT OR CONCRETE



BLOW-OFF/PUMP-OUT DETAIL

1:25

H-20 RATED FRAME & LID (MARKED 'SEWER')



SEWER AIR RELEASE VALVE DETAIL

1:25

NOTE:

1. REFER TO MMCD SECTION 33 34 01 - SEWAGE FORCEMAINS FOR DETAILED SPECIFICATIONS.

TITLE:

LPS
BLOW-OFF/PUMP-OUT
& SEWER AIR RELEASE
VALVE DETAILS

DATE:

MARCH
2025

DRAWN:

SCALE:

1:25

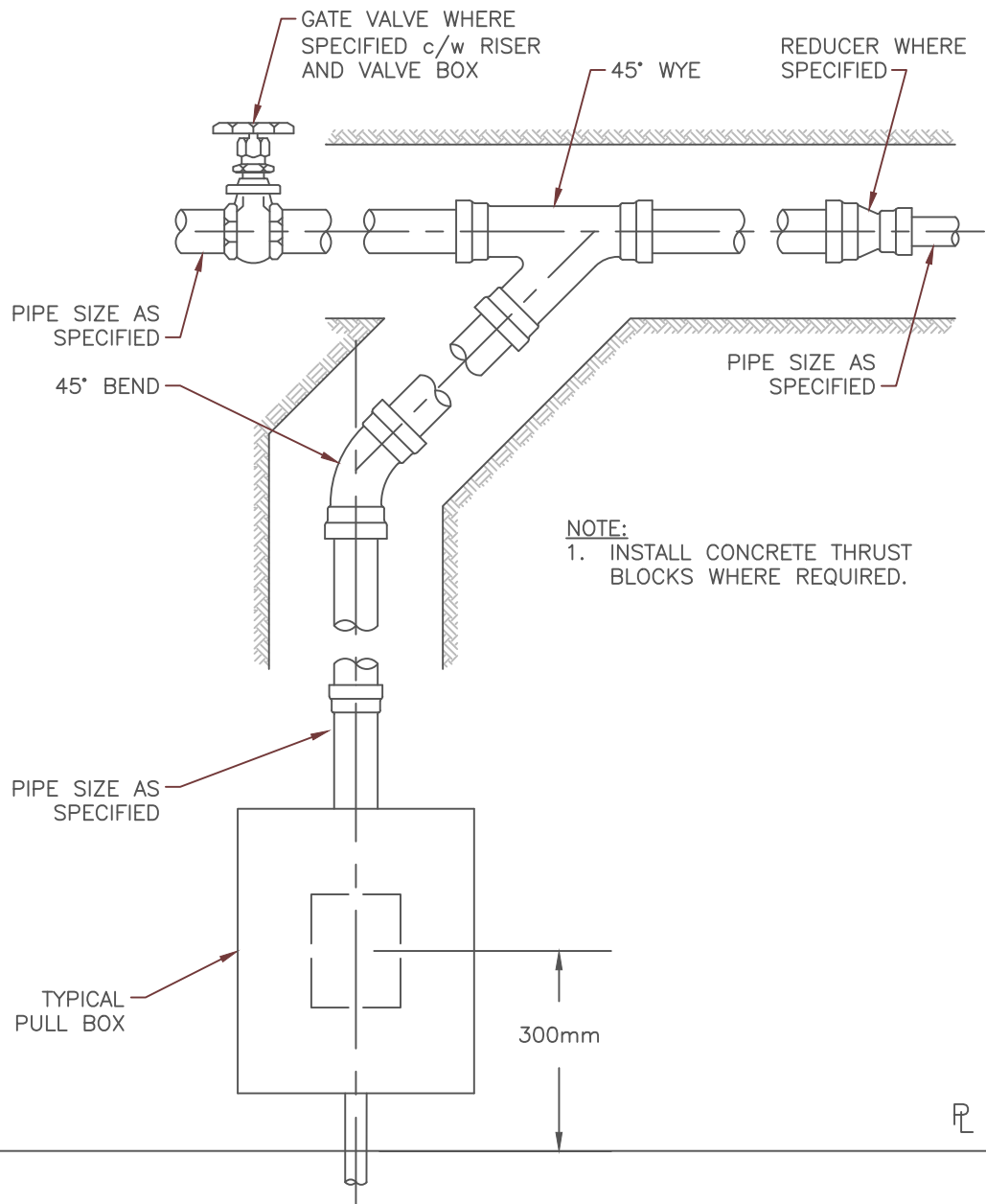
APPROVED:

RM



DWG No.

SS-S19



TITLE:

LOW PRESSURE SYSTEM BRANCH DETAILS

DATE:

MARCH
2025

DRAWN:

SCALE:

NTS

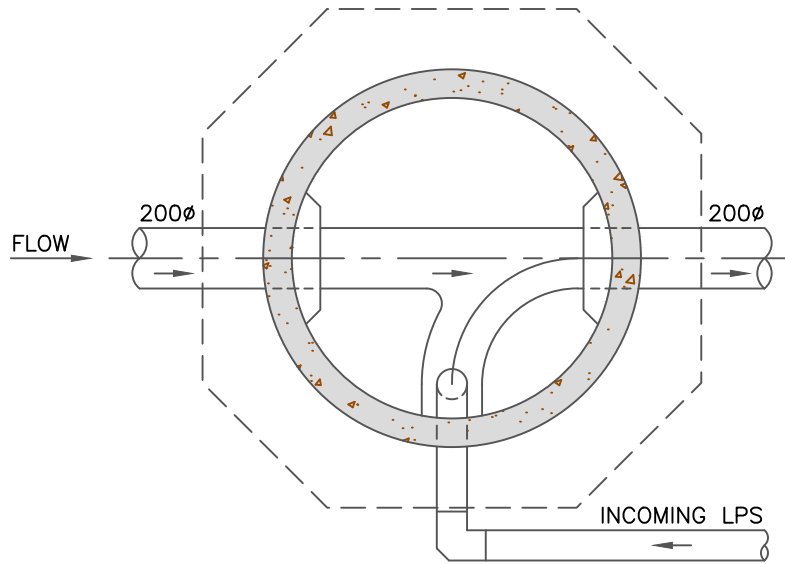
APPROVED:

RM

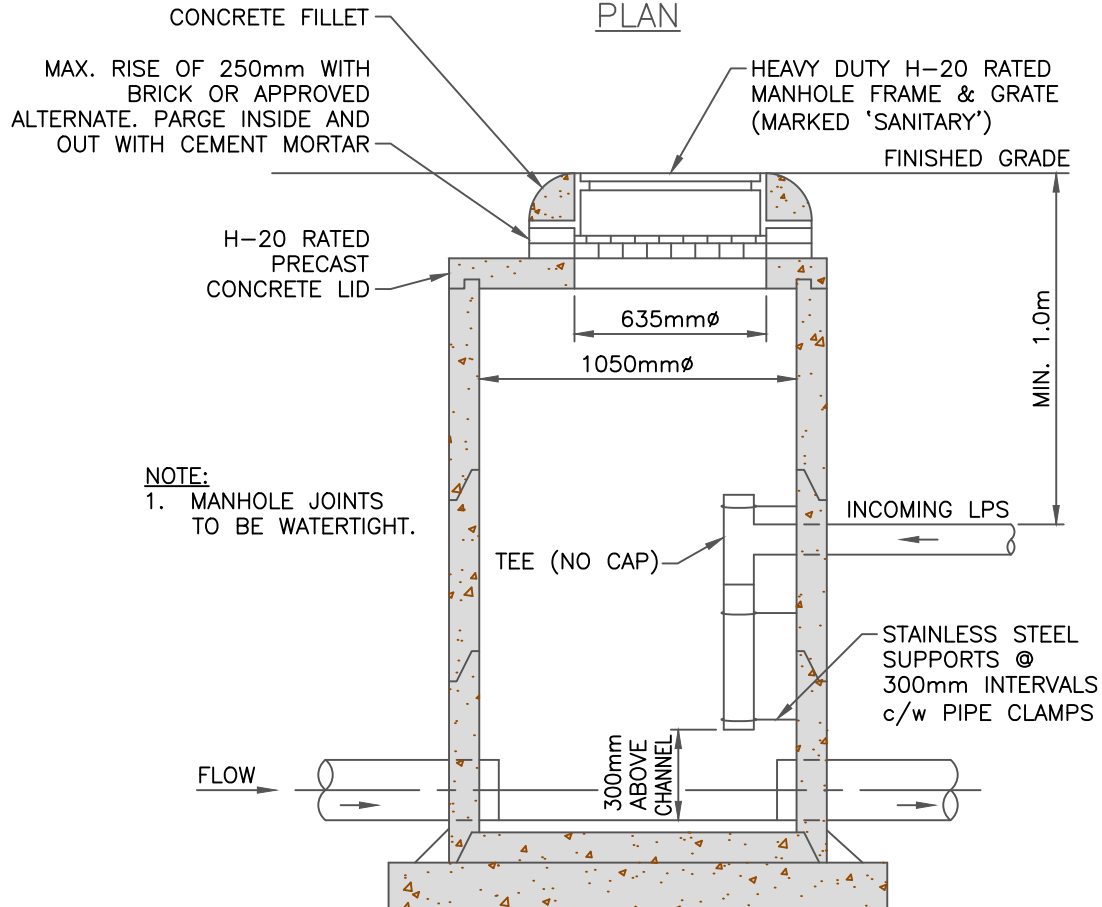


DWG No.

SS-S20



PLAN



NOTE:
1. MANHOLE JOINTS TO BE WATERTIGHT.

SECTION

TITLE:

LPS TO GRAVITY MANHOLE CONNECTION DETAIL

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

APPROVED:

RM



DWG No.

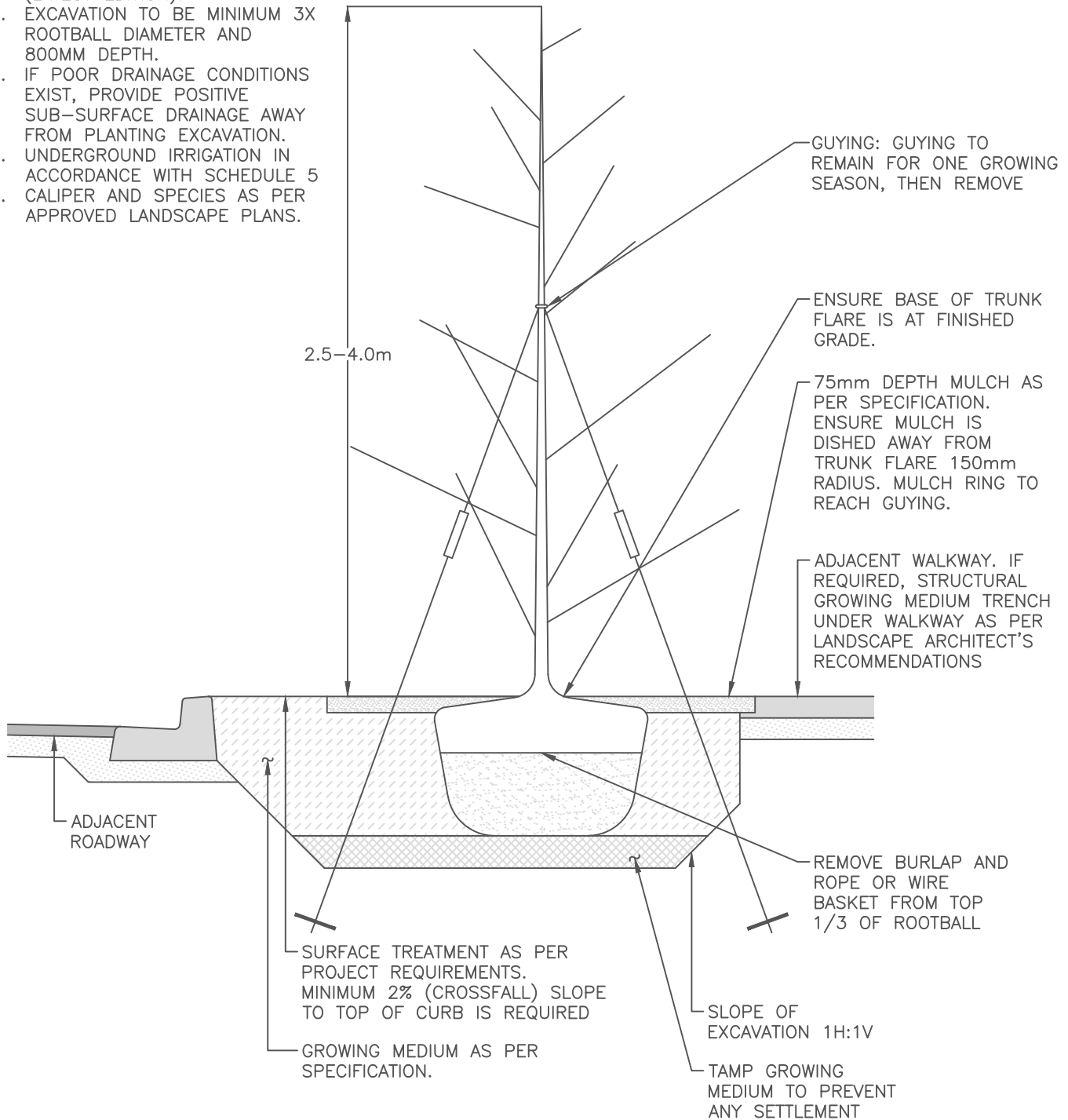
SS-S21

SUPPLEMENTARY STANDARD DETAIL DRAWINGS

Landscaping

NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND PLANT MATERIAL TO CONFORM TO CANADIAN LANDSCAPING STANDARD (LATEST EDITION).
2. EXCAVATION TO BE MINIMUM 3X ROOTBALL DIAMETER AND 800MM DEPTH.
3. IF POOR DRAINAGE CONDITIONS EXIST, PROVIDE POSITIVE SUB-SURFACE DRAINAGE AWAY FROM PLANTING EXCAVATION.
4. UNDERGROUND IRRIGATION IN ACCORDANCE WITH SCHEDULE 5
5. CALIPER AND SPECIES AS PER APPROVED LANDSCAPE PLANS.



TITLE:

TREE PLANTING DETAIL CONIFEROUS TREES

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

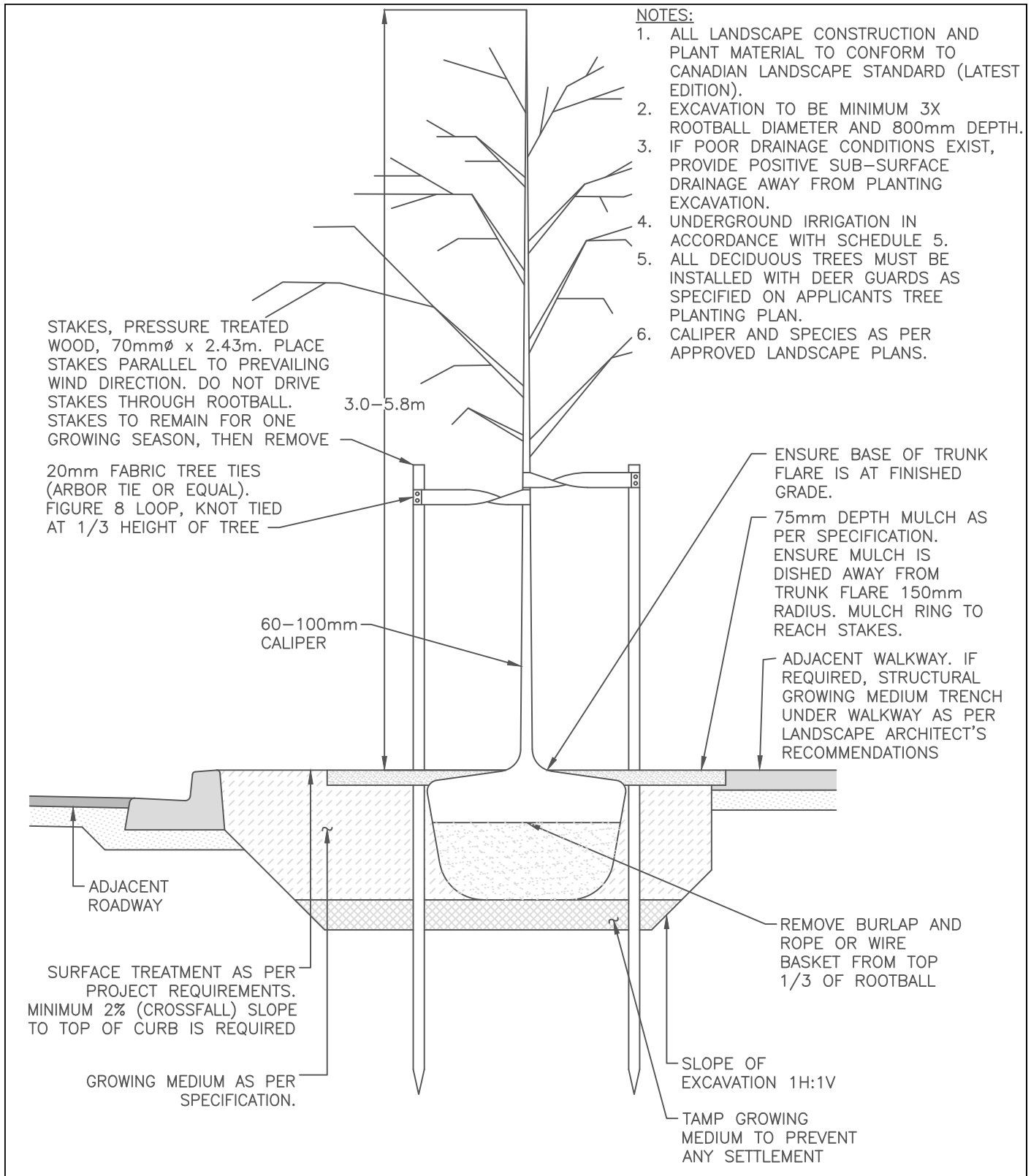
APPROVED:

ET

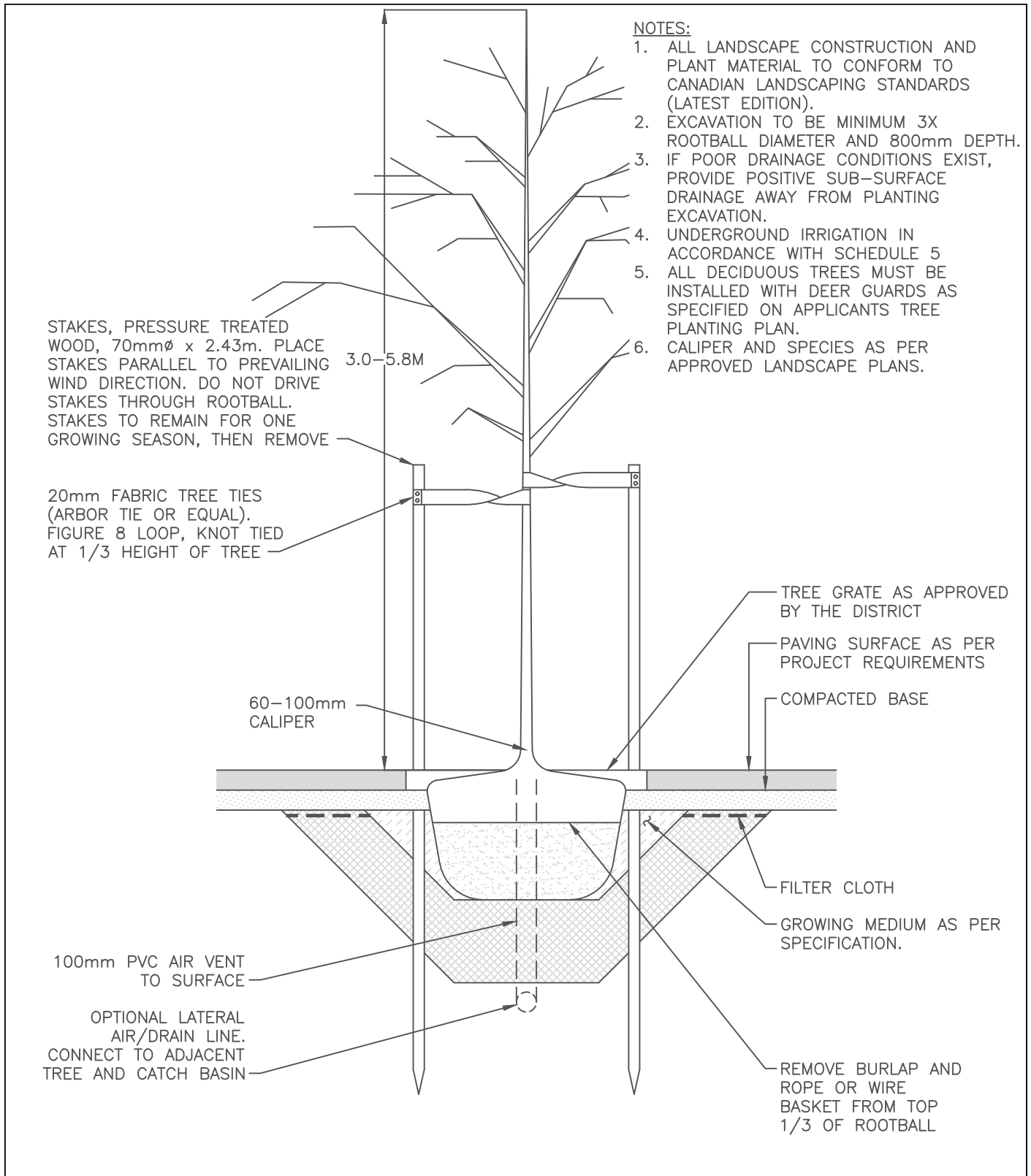


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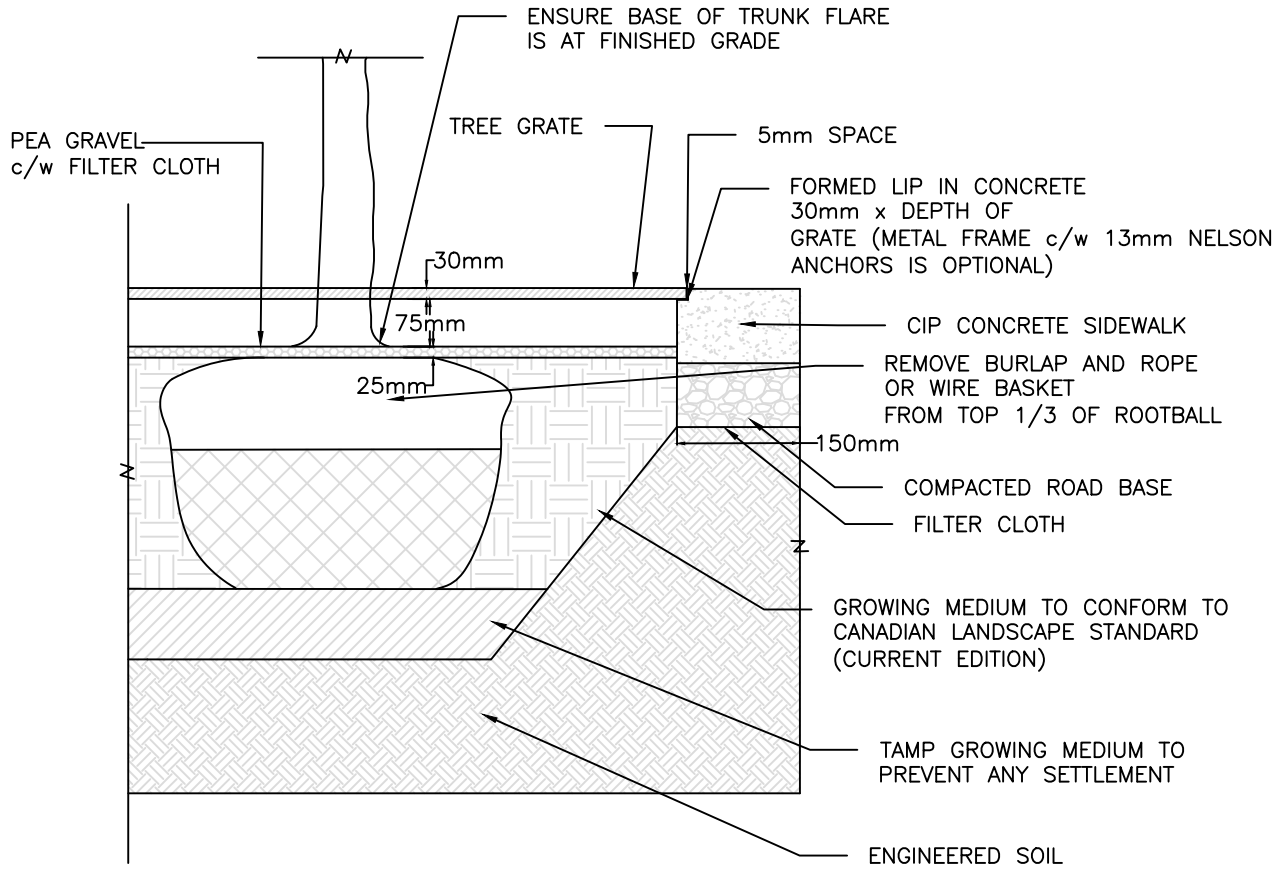
SS-L1A



TITLE: TREE PLANTING DETAIL DECIDUOUS TREES	DATE: MARCH 2025	DRAWN:	 DWG No. SS-L1B
	SCALE: N.T.S.	APPROVED: ET	



TITLE: TREE PLANTING DETAIL IN ENGINEERED SOIL	DATE: MARCH 2025	DRAWN:	 District of Sooke DWG No. SS-L2
	SCALE: N.T.S.	APPROVED: ET	



NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND PLANT MATERIAL TO CONFORM TO CANADIAN LANDSCAPE STANDARD (LATEST EDITION).

TITLE:

TREE GRATE INSTALLATION DETAIL IN CONCRETE SIDEWALKS AND PLAZAS

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

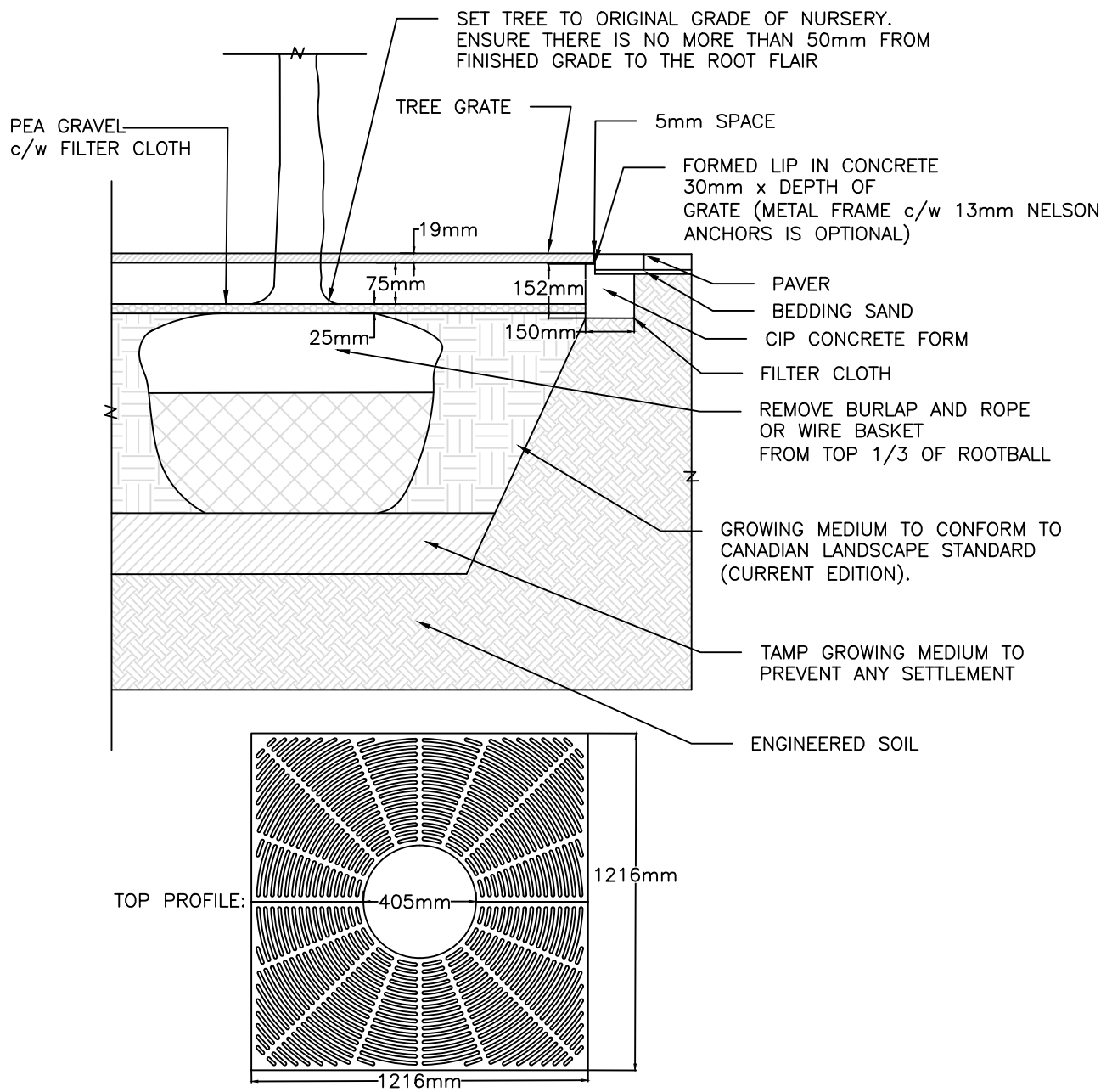
APPROVED:

RM



DWG No.

SS-L3A



NOTES:

1. ALL LANDSCAPE CONSTRUCTION AND PLANT MATERIAL TO CONFORM TO CANADIAN LANDSCAPING STANDARDS (LATEST EDITION).

TITLE:

TREE GRATE INSTALLATION DETAIL IN PAVER SIDEWALKS AND PLAZAS

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

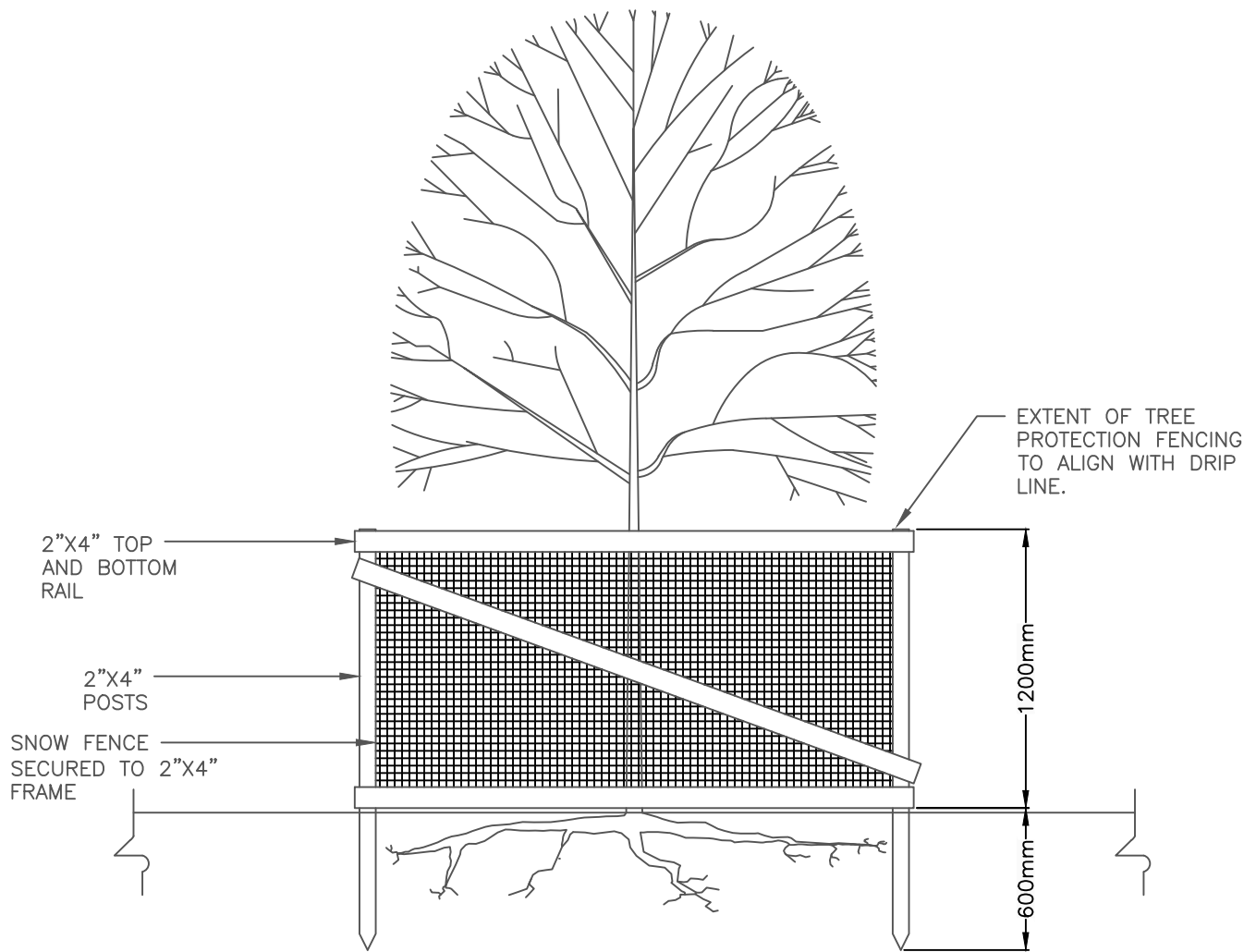
APPROVED:

ET



DWG No.

SS-L3B



NOTES:

1. NO DUMPING OR STOCKPILING WITHIN TREE PROTECTION BARRIER.
2. INSPECT BARRIER WEEKLY AND REPAIR AS NEEDED.
3. CUT BACK ROOTS OUTSIDE THE TREE PROTECTION BARRIER CLEANLY WITH SHARP LOPPERS OR PRUNING SAW.
4. ATTACH SIGN, MIN. SIZE OF 407mm X 610mm ON ALL SIDES OF FENCE, NOTING THE FOLLOWING "DO NOT ENTER - TREE PROTECTION ZONE"
5. TREE PROTECTION FENCING TO BE PLACED AT TREE DRIP LINE.

TITLE:

TREE PROTECTION BARRIER

DATE:

MARCH
2025

DRAWN:

SCALE:

N.T.S.

APPROVED:

ET



DWG No.

SS-L4