





SUBDIVISION AND DEVELOPMENT SERVICES BYLAW UPDATE

Electoral Area Directors Committee
May 20, 2021




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THE PROJECT



Develop a *“Subdivision and Development Servicing Bylaw”* for the Peace River Regional District

ISL Retained to Develop Bylaw
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PURPOSE OF THIS PRESENTATION/DISCUSSION

- **Project Update Prior to Further Discussions with Stakeholders/Community**
- **Receive feedback from the Electoral Area Directors prior to Regional Board readings**

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Subdivision and Development Services BYLAW (Refresher)

- **A TECHNICAL DOCUMENT**
To establish engineering technical standards to be applied within the Regional District to ensure they are technically appropriate and consistent with good engineering practice.
- **A POLICY DOCUMENT**
To define the subdivision, development and building permit processes and requirements for use by developers and their technical professionals.
- **A REGULATORY DOCUMENT**
To provide the specific legal framework to allow the Regional District to regulate and manage infrastructure and the development process.

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THE PRRD BYLAW (Refresher)

- **The new Bylaw intends to:**
 - Reflect desired requirements for all Electoral Areas
 - Appropriately tie in to other jurisdictions within the PRRD (i.e. Dawson Creek and Fort St. John)
 - Reflect MOTI Requirements, noting they are the Road/Drainage Authority and Approving Officer

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UPDATE Consultations (ZOOM Meetings)

- **Met with Stakeholders – December 2, 2020**
- **Comments:**
 - Generally supportive but do not want the Bylaw to be too restrictive;
 - Welcome opportunity to review draft

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UPDATE

Consultations (ZOOM Meetings)

- **Met with the Ministry of Transportation and Infrastructure (MoTI) – December 16, 2020**
- **Comments**
 - Supportive of development of the Bylaw
 - Draft will be sent for their review and comments
 - Must Reflect MOTI Requirements, noting they are the Road/Drainage Authority and Approving Officer



UPDATE

Draft Bylaw – Development Process

- **Two Steps**
 - 1) **Initial Application** – Allows Applicant to approach authorities with minimal information to obtain initial comments and feedback and help determine Bylaw requirements
 - 2) **Detailed Application** – once Applicant decides to proceed (after receiving initial comments/feedback)



Bylaw The 'Front End'


- Definitions
- Administration and Enforcement
- Subdivision/Development Requirements & Regulations
- General Design Criteria/Submission Requirements
 - Geotechnical/Hydrological Considerations
 - Traffic Impact Assessments
 - Off-Site Utilities Impact Considerations
 - Survey Information
 - Design Drawing Submission
 - Construction Cost Estimate Calculations
 - Record Submissions




TECHNICAL SECTIONS OFF-SITE SERVICING

- WATER SYSTEM
 - Connect to existing community water system – if available **at the site**
 - Otherwise provide a private water supply – in accordance Provincial and Federal standards and requirements (eg. well, surface water intake, etc.)
- SEWER SYSTEM
 - Connect to existing community sewer system – if available **at the site**
 - Otherwise provide a private sewer system – in accordance Provincial and Federal standards and requirements (eg. Lagoon, septic system, etc.)








TECHNICAL SECTIONS OFF-SITE SERVICING



- **ROADS and Street lighting (MOTI)**
 - These are Provincial (MOTI) Functions
 - Off-Site Requirements, including specifications and standards not included in the proposed PRRD Bylaw
- **STORM DRAINAGE (MOTI)**
 - Generally a MOTI function
 - Have a Stormwater Section including design criteria and requirements to discuss with MOTI and Stakeholders (in an effort to confirm/develop appropriate standards and requirements)

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Master Municipal Construction Documents (MMCD)



Technical Requirements Reflect MMCD

- MMCD developed by engineers, developers, contractors in effort to standardize requirements in BC
- Must still reflect standards unique to the PRRD (i.e. there will be some PRRD supplemental specifications that differ from MMCD)



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TIMING



Stakeholder Consultations
Regional Board
Public Consultation
Adoption

- By June 5, 2021
- June 24, 2021
- July, 2021
- September, 2021



THANK YOU!

