



# REPORT

To: Electoral Area Directors Committee

Report Number: DS-EADC-012

From: Kathy Suggitt, General Manager of Development Services

Date: May 20, 2021

**Subject: Subdivision and Development Servicing Bylaw First Draft**

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## RECOMMENDATION:

That the Electoral Area Directors Committee receive the report titled “Subdivision and Development Servicing Bylaw First Draft – DS-EADC-01” and the Draft Subdivision and Development Servicing Bylaw, for their consideration and feedback.

## BACKGROUND/RATIONALE:

ISL Engineering and Land Services Ltd. (ISL Engineering) was retained to develop a Subdivision and Development Servicing Bylaw (the Bylaw) for the PRRD.

On January 21, 2021, the Electoral Area Directors Committee passed the following resolution:

*MOVED, SECONDED, and CARRIED*

*That the Electoral Area Directors Committee refer the report titled “Subdivision and Development Servicing Bylaw Project Overview, DS-BRD-101”, to a future EADC meeting to review the draft bylaw in order to make any possible changes before it goes back to the Regional Board.*

ISL Engineering has provided the first draft of a Subdivision and Development Servicing Bylaw to PRRD Staff to enable the Electoral Area Directors Committee to review the draft bylaw, ask questions, and provide feedback prior to the Bylaw being presented to the Regional Board, as per the January 21, 2021 resolution.

## ALTERNATIVE OPTIONS:

1. That the Electoral Area Directors Committee provide further direction.

## STRATEGIC PLAN RELEVANCE:

- Not Applicable to Strategic Plan.

## FINANCIAL CONSIDERATION(S):

None at this time.

## COMMUNICATIONS CONSIDERATION(S):

On December 2, 2020, ISL Engineering and the PRRD staff met with a preliminary group of private sector stakeholders (developers and construction companies who have worked in the PRRD for at least the

past five years), to inform the stakeholders about the preparation of the Bylaw. On December 17, 2020, ISL Engineering and the PRRD staff connected with the Ministry of Transportation and Infrastructure (MoTI) to discuss the impending Bylaw. As the Approving Officer for subdivisions in the PRRD, MoTI will be required to approve the Bylaw prior to adoption.

PRRD staff is arranging to meet with a group of stakeholders in the Regional District to gather feedback on the draft bylaw prior to bringing it forward for first and second reading. The list of stakeholders includes: MoTI, Northern Health, and the private sector stakeholders who were included in the December 2020 consultation.

Anticipated engagement dates with the group of stakeholders are outlined in Table 1.

*Table 1. Stakeholder engagement efforts prior to first and second readings.*

Stakeholder	Engagement Date
MoTI	The week of May 25, 2021
Northern Health	The week of May 25, 2021
Private Sector	May 17, 2021
	May 21, 2021
	May 26, 2021
	May 28, 2021

The PRRD is in the process of creating a comprehensive communication strategy that will provide for engagement opportunities with the citizens of the Regional District. This broader public engagement strategy will be initiated after the first and second reading of the Bylaw have been approved by the Regional Board. Information will be located on the Have Your Say page of the website.

### **OTHER CONSIDERATION(S):**

None at this time.

#### Attachments:

1. Draft Subdivision and Development Servicing Bylaw
2. Peace River Regional District Bylaw No. 783, 1992

#### External Links:

1. [Subdivision and Development Servicing Bylaw Project Overview, DS-BRD-101](#)