



PEACE RIVER REGIONAL DISTRICT

Subdivision and Development Servicing Bylaw
Draft 2 Review
Electoral Area Directors Committee Meeting

June 17, 2021

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Draft 1 Review

- On May 20th, 2021 - Electoral Area Directors Committee
- Targeted Stakeholder Engagement

Staff have connected with industry professionals who work and live in the PRRD to discuss the First Draft of the Bylaw.

Four Scheduled Group Discussions

May 21	May 28
May 26	May 31

**Note the May 28th session had one attendee that did not show.*



Image 1. An overview of a rural development (Arendt, 2021)



PRRD Staff emailed 53 Contacts from the Private Sector who have a demonstrated history of developing within the PRRD

Of the 53 Industry Professionals,
we met with:

- 4 Land Surveyors
- 3 Project Managers
- 2 Developers
- Northern Health
- MOTI





What we Heard from the Industry Professionals

Protect the rural lifestyle for existing and future residents of the PRRD.

Utilize industry standards that make sense for rural and urban subdivisions.

Measure levels of liability for developments (ie. Letter of Credit values, AutoCAD requirements).





What we heard from northern health

On May 28th, 2021, staff and consultants met with Northern Health to discuss the First Draft of the Subdivision and Development Services Bylaw.

Themes discussed include:

Definitions for technical terms, such as:
“Proven Source”
“Water Supply System” &
“Subdivision”.

The role of the *Water Users Community Act* & the Public Health Engineering Guidelines.

Understanding the role of this Bylaw in the Subdivision process within the PRRD.



Meeting with MOTI

On June 8th, 2021, we met with the Ministry of Transportation and Infrastructure.

A verbal update will be provided to EADC given the meeting occurred after the deadline to prepare the agenda item.

Any necessary modifications brought forth by the Ministry of Transportation and Infrastructure will be reflected in the Draft bylaw that will be presented to the Regional Board.

Please note:

The Ministry of Transportation and Infrastructure will be required to approve this Bylaw prior to Adoption





How Draft 2 addresses EADC concerns with Draft 1

Definitions

Included terms **Agriculture & Water Supply System**

Revised terms **Community Water System & Proven Source**

Section 4.3

Included “Lands to be used solely for agriculture” for all subdivisions that are exempt to Servicing Requirements

Pump & Haul

Determined with Northern Health that Pump & Haul is Proven Source for accessing water.



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Feedback for Draft #2?

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