
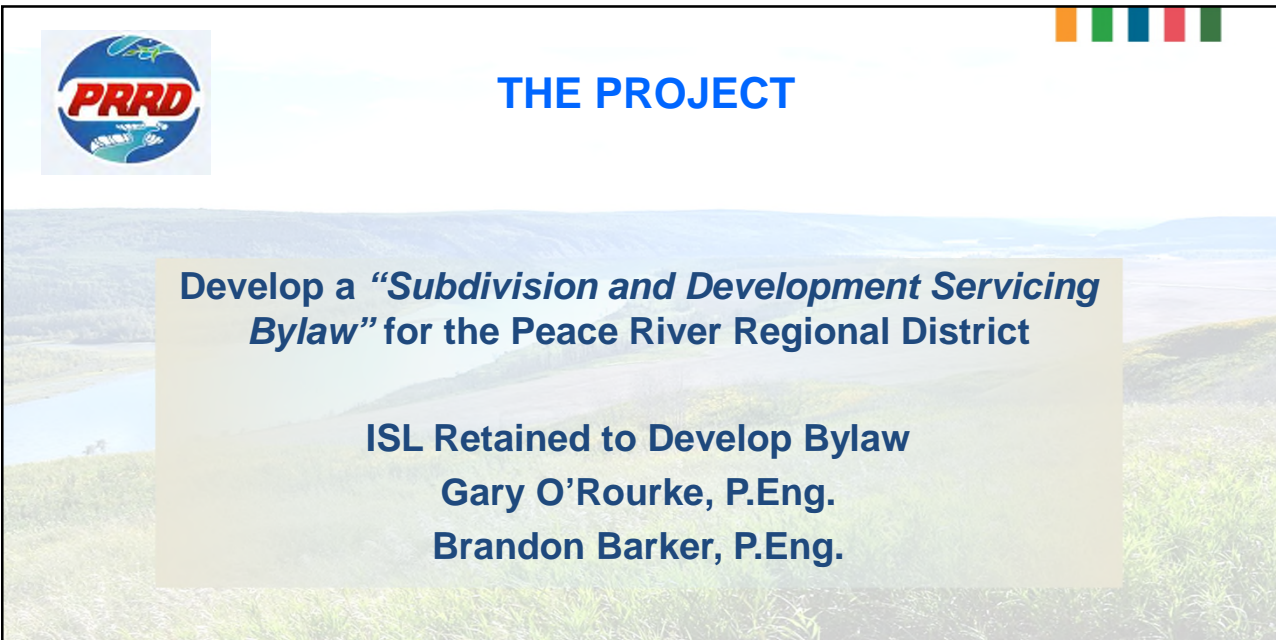



SUBDIVISION AND DEVELOPMENT SERVICES BYLAW UPDATE

Committee of the Whole
December 11, 2020

ISL Engineering
and Land Services

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THE PROJECT

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

ISL Retained to Develop Bylaw
Gary O’Rourke, P.Eng.
Brandon Barker, P.Eng.

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PURPOSE OF THIS PRESENTATION/DISCUSSION

- Introduction/Update to the Project
- Obtain Comments and Suggestions (Input)



Subdivision and Development Services BYLAW



- **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 local government to regulate and manage infrastructure and the development process.



Subdivision and Development Services BYLAW



LOCAL GOVERNMENT ACT

PART 14 – PLANNING AND LAND USE MANAGEMENT

DIVISION 11 – SUBDIVISION AND DEVELOPMENT:

REQUIREMENTS AND RELATED MATTERS

(1) A local government may, by bylaw, regulate and require the provision of works and services in respect of the subdivision of land, and for that purpose may, by bylaw, do one or more of the following:

(a) regulate and prescribe minimum standards for the dimensions, locations, alignment and gradient of highways in connection with subdivisions of land;



Subdivision and Development Services BYLAW



(b) require that, within a subdivision, highways, sidewalks, boulevards, boulevard crossings, transit bays, street lighting or underground wiring be provided, located and constructed in accordance with the standards established by the bylaw;

(c) require that, within a subdivision, a water distribution system, a fire hydrant system, a sewage collection system, a sewage disposal system, a drainage collection system or a drainage disposal system be provided, located and constructed in accordance with the standards established in the bylaw.



THE PRRD BYLAW



- **There is no Current Bylaw**
- **The New Bylaw will:**
 - 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



TOPICS

- **DEVELOPMENT PROCESS**
- **MMCD**
- **WATER SYSTEM**
- **SEWER SYSTEM**
- **ELECTRICAL**
- **ROADS AND DRAINAGE (MOTI)**



THE DEVELOPMENT PROCESS

- ☐ Somewhat unique to each Local Government
- ☐ MOTI staff person is the 'Approving Officer' (A/O)
- ☐ A/O is delegated the responsibility to 'Approve' Regulate/Approve/Deny Subdivisions
- ☐ A/O to ensure applicable Bylaws/Regulations are met/satisfied



THE DEVELOPMENT PROCESS

- ☐ Applications – 2 Steps?
 - Initial Limited Application and Discussion
 - Followed by detailed Application
 - Can cover with a 'Policy'



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 DESIGN STANDARDS (Examples)

▪ WATER SYSTEM

- Maximum/Minimum Pressures
- Design Methods
- Water Demands to be used in sizing pipes



▪ SEWER SYSTEM

- Design Flow Rates
- Minimum Pipe Diameters
- Service Connection Locations



▪ STORM DRAINAGE (MOTI)

- Design Rainfall Events
- Minimum Pipe Diameters
- Stormwater Detention Requirements



▪ ROADS (MOTI)


- Road Classifications
- Cross-Section Details (eg. widths)
- Traffic Control Devices/Signage




▪ ELECTRICAL

- Lighting Levels
- Code Requirements
- Underground vs. Overhead


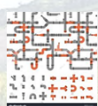










TECHNICAL SECTIONS

SPECIFICATIONS (Examples)

- **WATER SYSTEM**
 - Pipe Materials
 - Hydrant Types
 - Pump Station Requirements
- **SEWER SYSTEM**
 - Pipe Materials
 - Manhole Details
 - Pump Station Details
- **STORM DRAINAGE (MOTI)**
 - Pipe Materials
 - Lot Grading
 - Detention Pond Details

- **ROADS (MOTI)**
 - Asphalt Specifications
 - Concrete Sidewalk Specifications
 - Minimum/Maximum Grades
- **ELECTRICAL**
 - Code Requirements
 - Types of Luminaires
 - Types of Poles


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Note

- Master Municipal Construction Documents
- MMCD developed by engineers, developers, contractors in effort to standardize requirements in BC
- Suggest using MMCD Standards and Specifications
- Must still reflect standards unique to PRRD (i.e. there will be some amendments to MMCD)




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TIMING

**Draft Bylaw
Recommendation to Board (for Readings)
Adoption**

**- February 2021
- March 2021
- April 2021**



NOTE

**An Initial Discussion with Stakeholders was Held on
December 2, 2021 to advise them of the Project and
Obtain Initial Comments and Suggestions**

**The Intent is to have an additional meeting to discuss a
draft of the bylaw**



EXAMPLES

- Table of Contents
- Schedule A
- Sanitary Section



DISCUSSION

- Comments/Suggestions/questions



THANK YOU!