



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Amendments to the Subdivision and Development
Servicing Bylaw, No. 3126

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From: Hirod Gill, P.Eng.
Manager of Engineering Services

Date: March 6, 2023

RECOMMENDATION:

THAT the report of the Manager of Engineering Services dated March 6, 2023 regarding “Amendments to the Subdivision and Development Servicing Bylaw, No. 3126” be received for information.

PURPOSE:

The purpose of this report is to provide, for Council’s information, a summary on the proposed Amendments to the Subdivision and Development Servicing Bylaw, No. 3126 prior to Council’s consideration for adoption of the proposed amendments.

POLICY/BYLAWS:

Development and Subdivision Servicing Bylaw, No. 3126.

BACKGROUND

The Subdivision and Development Servicing Bylaw No. 3126 (called “the Bylaw” hereafter) establishes the standard of works and services to be provided for subdivision, development, and redevelopment of lands.

COMMENTS/ANALYSIS:

Why is an update needed at this time?

- To update the “Equivalent Development Units” (EDUs) to reflect the changes in the recently adopted OCP.

- This update would allow staff to estimate future number of units benefiting from an infrastructure upgrade when applying Latecomer Policy CO-82;
- To improve the Bylaw readability by clarifying better its requirements for the standard of “works and services”.

Table 1 lists the proposed amendments to the Bylaw. Minor/insignificant amendments such as typos, grammar, etc. are not listed in this table as those changes are inconsequential but have been proposed to ensure a better read to the Bylaw.

Attachment#1 (Subdivision and Development Servicing Bylaw, 2021, No. 3126, Amendment No. 1, 2023, No. 3235) includes all the proposed changes/amendments.

Table 1: Summary of Amendments in the City’s Bylaw

Item	Sections in the Bylaw	Description of the Change
1	10.1.4 (Introduction), Page 12 of Bylaw	<ul style="list-style-type: none"> • Added a definition for “Infiltration Facility” for better clarifications, with a reference to the City’s Design Criteria Manual, • Rephrased its sub-bullets for better clarity and readability.
2	10.4.5 (Introduction), page 14 of Bylaw	Added Item 10.4.5 to clarify that City requires BC Hydro’s Pad Mounted Transformers to be installed on private properties. This requirement is currently stated in the City’s “Preliminary Engineering Requirements” memorandum to developers.
3	7.1.2.7 (Schedule B), Page 33	Changed “Builder” to “Developer” to reflect more accurately City’s current practice of requiring Developers (instead of Builders) to complete their land’s final grade.
4	14.0 (Schedule B), Page 36	Updated “Equivalent Development Units” table to reflect the City’s 2021 OCP land designations. This update will be used in the proposed Latecomer Policy CO-82 to distribute the cost of an infrastructure upgrade proportionally among the benefitting lands that will be developed in the future.
5	6.2.8 (Schedule C), Page 43 of Bylaw	Changed the slope grade, that triggers a requirement for geotechnical report, from 30% to 20% to align with the requirement in City’s 2021 OCP and neighbouring municipalities.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

None.

Respectfully Submitted,



Hirod Gill, P.Eng.
Manager of Engineering Services

Concurrence:

Concurrence:



Rick Bomhof, P.Eng.
Director of Engineering, Parks & Environment



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment(s):

Attachment #1: Subdivision and Development Servicing Bylaw, 2021, No. 3126,
Amendment No. 1, 2023, No. 3235.

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer