

Subdivision and Development Servicing Bylaw

Revisions from existing SDS Bylaw

Existing Bylaw	Revised Bylaw	Notes	Detailed Notes
Section 1-Authorization and Citation	Section 1-Authorization and Citation	Same Section heading, with updated content	New Bylaw References Local Government Act, Old Bylaw Referenced Municipal Act
Section 2-Interpretation	Section 2-Interpretation	Same Section heading, with updated content	Updated Definition of Development to provide clarity and detail related to building construction, alteration of land and subdivision of land. Update of Health Officer Definition Update of "Owner" definition to be consistent with Local Government Act Update Potable Water Definition Update Watercourse Definition Addition of Definitions from other BC Law's Motor Vehicle Act, Local Government Act, City of Fernie Zoning Bylaw
Section 3-Subdivision and Development Requirements and Regulations	Section 3-Administration and Enforcement	Previously Section 8, with updated content	Update to Application Fees (Section 3.5) to Reference Bylaw No. 2008 "A Bylaw to charge fees for applications under Part 26 (Planning and Land Use Management) of the Local Government Act, subdivision applications and other fees relative to land use",
Section 4-Provision of Services in Subdivisions and Developments	Section 4-Subdivision and Development Requirements and Regulations	Previously Section 3, with updated content	Maintenance bond estimate previously determined by the Approving officer, New Bylaw Maintenance bond estimate determined by Developers Engineer (10% of the cost of installing and paying for all the works...) Additional Updates to Section 4.2.5 to give City authority over satisfaction of work.
Section 5-Servicing Requirements for Subdivisions under Land Title Act	Section 5-Servicing Requirements	Combine previous Sections 5, 6, and 7, may update content, include Levels of Service in this section	
Section 6-Servicing Requirements for Developments not Requiring Subdivision	Section 6-Enactment	Previously Section 9, with updated content	
Section 7-Servicing Requirements for Highways Abutting a Site being Subdivided or Developed			
Section 8-Administration and Enforcement			
Section 9-Enactment			
Schedule A-Level of Service	Schedule A - General Requirements	Refers to MMCD and outline the submissions requirements (drafting standards, design reports, studies), and other requirements (levels of inspection during construction, ESC, approvals)	
Schedule B-Regulations, Standards and Specifications for the Design and Construction of Highways	Schedule B-Design Criteria	Design criteria and qualifying information for local context to MMCD (SAN,WAT,STM,Roads, Trails, Lighting, Electrical, Communications, Gas)	
Schedule C-Regulations, Standards and Specifications for the Design and Construction of Curbs and Gutters, Sidewalks, and Boulevards	Schedule C-Standard Drawings	Previously Schedule N, with updated content	Note for Shannon (These will be a hot topic for discussion... Perhaps we show the old and new cross section details with some discussion about why they are changed... "based on Active transportation Master plan and public input during that process in 2020/2021"

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Schedule D-Regulations, Standards and Specifications for the Design and Construction of Water Systems	Schedule D-Forms and Agreements	Previously Schedules J, K, L, M, O, combined into one schedule and updated content	Inspection Requirements more Clearly Defined in Schedule D Section 9 b. (Added) i.Full time (100 %) during pipe placement, with the Developer's Professional Engineer's site inspection report to include the details of the following: •Domestic water line, fire line, sanitary sewer line, storm sewer line. •Pipe material and classification schedule as per City approved plans. •Confirm location and size of connections. •Note thrust blocking, tie rods and /or hold-downs. ii.Drop-in inspections during compaction over pipe, with the Developer's Professional Engineer's site inspection report to include the details of the following: •Compaction results from testing agency. iii.Full time (100%) during the following water utility construction activities: •Pressure testing •Watermain flushing •Chlorination testing iv.Drop-in inspections during the following sanitary and storm sewer utility construction activities: •Video of pipe, confirm video has been reviewed and no defects were found, submit digital and paper copy of video report. Section 14. Maintenance Period Simplified/Made Consistent for all works (1 Year) Section 15. Substantial Performance Consistent made consistent with Builders Lien Act Section 24 Inspection and Administration Fees i.3% of the first \$500,000 of the Total Construction Cost; ii.2% of the next \$500,000 of the Total Construction Cost; iii.1% of the balance of the Total Construction Cost.
Schedule E- Regulations, Standards and Specifications for the Design and Construction of Sanitary Systems		Included in new Schedule B	
Schedule F-Regulations, Standards and Specifications for the Design and Construction of Drainage Systems		Included in new Schedule B	
Schedule G-Regulations, Standards and Specifications for the Design and Construction of Street Lighting		Included in new Schedule B	
Schedule H-Regulations, Standards and Specifications for the Design and Construction of Electrical and Communications Wiring and Gas Distribution System		Included in new Schedule B	
Schedule I-Standards for the Preparation of Engineering Drawings		Included in New Schedule D	
Schedule J-Standard Subdivision Servicing Agreement		Included in New Schedule D	
Schedule K-Standard Statutory Right-of-Way Agreement		Included in New Schedule D	
Schedule L-Confirmation of Commitment by Owner		Included in New Schedule D	
Schedule M-Confirmation of Professional Assurance		Included in New Schedule D	
Schedule N-Standard Drawings		Included in New Schedule C	
Schedule O-Standard Forms		Included in New Schedule D	