

What are the key changes and updates to the SDS Bylaw?

- Language and references
 - o Update to a number of definitions such as Health Officer and “Owner” and added existing definitions from the BC Law’s Motor Vehicle Act, Local Government Act, City of Fernie Zoning Bylaw
 - o Update to references: for example, the updated SDS Bylaw references the local government act where the old bylaw referenced the Municipal Act
- Adopt the Master Municipal Construction Documents Association (MMCDA) design guidelines and contract documents for engineering and construction standards.
- Servicing requirements
 - o Setting a Level of Service for developments in neighbourhoods with existing alternate standards (infill development)
 - o Clarification of Levels of Services between urban and rural areas
 - o Water, sanitary and stormwater modeling for larger subdivisions
- Agreements and securities
 - o No substantial Change to current practice. Security deposit 125% of estimated cost of works and Services as determined by the Developers Engineer (Schedule D Section 19 & Section 4.2.5)
- Application fees
 - o Inspection fees and rate calculations remain the same. No changes
- Maintenance bond estimate
 - o Previously determined by the approving officer and now determined by the developers engineer.
- Update outdated design and construction standards
 - o Roadway Classification Changes/Simplification with less cross sections (5.2 and Schedule C Standard detail drawings), and accommodating of active transportation modes
 - o Align with the Active Transportation Master Plan, Asset Management Policy, Official Community Plan and MMCD
 - o These changes were completed as part of an extensive consultation process and have already been adopted for use in projects. The SDS Bylaw will now reflect those changes
- Stormwater management with Focus on protection, enhancement, maintenance and support of Aquatic and terrestrial habitat, surface water supply and groundwater sources, recreational opportunities; and community aesthetics and urban life. Additional sections added for:
 - o Additional requirements related to groundwater infiltration (4.2)
 - o Runoff Controls/stormwater treatment (4.11)
 - o Erosion and Sediment control (4.12)
 - o Hydrograph method requirement for larger subdivisions

- Hill standards (New)
 - Goal of accommodating hillside land development while minimizing environmental impacts such as disturbance of natural slopes, vegetation, and watercourses.
 - Encouragement of low-speed traffic / traffic calming

- Inspection Requirements more Clearly Defined in Schedule D Section 9 b.
 - Full time (100 %) during pipe placement, with the Developer's Professional Engineer's site inspection report
 - Drop-in inspections during compaction over pipe
 - Full time (100%) during the following water utility construction activities including: Pressure testing, Watermain flushing and Chlorination testing
 - Drop-in inspections during sanitary and storm sewer utility construction activities

- Simplified the schedules section from 15 schedules to four
 1. 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)
 2. Design Criteria
 - Design criteria and qualifying information for local context to MMCD (SAN, WAT, STM, Roads, Trails, Lighting, Electrical, Communications, Gas)
 3. Standard Drawings
 - Updates based on the Active Transportation Master Plan and public input in 2020/21.
 4. Forms and Agreements
 - Inspection Requirements more Clearly Defined in Schedule D Section 9 b.