Subdivision and Servicing Requirements

Land development relies on municipal infrastructure & services:

- Roads, potable water, sanitary sewers, storm sewers, lighting, sidewalks, bike lanes, boulevards and similar

- The Local Government Act enables local governments to establish standards for these works
Existing Development Servicing
Bylaw 7388

• Regulates and requires infrastructure
• Adopted Nov 2005
• Many standards out dated or redundant
Draft Development Servicing Bylaw 8145

- Regulates and requires infrastructure
- Requirements and standards amended to:
  - meet industry best practices
  - meet District’s evolving needs
  - Provide certainty for staff, applicants & consultants
Bylaw Supports Many Objectives
Cycling, Walking & Green Infrastructure
Transit & Street Furniture
Typical Road Cross Section

Single Family Water Service
Infrastructure Standards

• Master Municipal Construction Documents Association (MMCD) :
  – Design Guidelines 2014
• Schedule A supplements these documents to make them relevant to the District
• MMCD documents are used throughout the Metro Vancouver Lower Mainland
Public Input - General

- Staff user groups
- Stakeholder & industry consultation
- Items addressed
  - Flexibility (Alternative Service Standards)
  - Applications in Process
  - Requirements vs Guideline
  - Future Changes: Stormwater (ISMP)
Conclusion

- Timely & needed update
- Industry wide best practice design & construction standards
- Standards support Town Center and District wide infrastructure goals
- Standards tailored to meet the District’s varied topography and ground conditions