

To: Electoral Area Services Committee

Date: 2020-11-10

From: Andrea Antifaeff, Planner 1

File No: 3920-20-1603, 2020

Sterling Chan, Manager of Engineering and Infrastructure

Subject: Subdivision and Development Servicing Amendment Bylaw No. 1603, 2020

RECOMMENDATION

THAT the Fraser Valley Regional District Board consider giving three readings and adoption to the bylaw cited as "*Fraser Valley Regional District Subdivision and Development Servicing Bylaw Amendment Bylaw No. 1603, 2020*".

STRATEGIC AREA(S) OF FOCUS

Provide Responsive & Effective Public Services

BACKGROUND

The *Fraser Valley Regional District Subdivision and Development Bylaw No. 1319, 2015* regulates the subdivision and development of land. It sets out required servicing levels for developments at various densities.

When land is subdivided into parcels smaller than 0.499 hectares (1.23 ac), *Bylaw No. 1319* requires the developer to install a sidewalk. In some cases, it is not desirable to have a sidewalk installed but the bylaw, as it currently exists, does not provide any flexibility to waive this requirement. It does provide such flexibility when it comes to water and sewer connections, but not for sidewalks. In the view of staff, this was an oversight when the bylaw was originally prepared.

DISCUSSION

The servicing requirements for new subdivisions and developments are one of the aspects controlled by this bylaw. The proposed bylaw amendment would allow the Director of Engineering to waive the requirement for a sidewalk where the subdivision:

- 1) is not located within an applicable local service area; or,

- 2) where services are not available within a reasonable distance from the subdivision as determined by the Director of Engineering; or,
- 3) where the service is deemed to be unnecessary by the Director of Engineering.

The bylaw already allows the Director of Engineering to waive connection to sanitary sewer, water and storm sewer systems under the same circumstances.

Many subdivisions with parcels of this size (less than 0.499 hectares) are infill subdivisions in areas where the surrounding area has already been developed. In many cases, there is not a service area for sidewalks nor is there a need/want to create sidewalks where there aren't currently sidewalks already in place.

COST

The administration of the proposed bylaw will have no direct costs to the FVRD.

CONCLUSION

Staff recommend that the FVRD Board give three readings and adoption to the bylaw cited as "*Fraser Valley Regional District Subdivision and Development Servicing Bylaw Amendment Bylaw No. 1603, 2020*".

COMMENTS BY:

Tareq Islam, Director of Engineering & Community Services: Reviewed and supported.

Graham Daneluz, Director of Planning & Development: Reviewed and supported.

Stacey Barker, Director of Regional Services: Reviewed and supported.

Kelly Lownsbrough, Chief Financial Officer/ Director of Finance: Reviewed and supported.

Jennifer Kinneman, Chief Administrative Officer: Reviewed and supported.

