

DISTRICT OF INVERMERE SUBDIVISION AND DEVELOPMENT SERVICING BYLAW UPDATE

Public Information Meetings
April 14, 2025

URBAN
SYSTEMS



AGENDA

1. Subdivision and Development Servicing Bylaw Overview
2. Why the Bylaw is Being Updated
3. Process for Updating the Bylaw
4. Summary of Proposed Updates
5. Next Steps

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW OVERVIEW

Subdivision and Development Servicing Bylaw is composed of two parts:

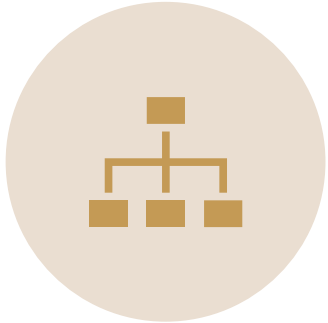


Front end provides the overarching regulatory framework and context.



Schedules contains the detailed technical requirements and standards needed to implement the bylaw effectively.

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW OVERVIEW



Serves as a regulatory framework for the design and installation of infrastructure in new subdivisions (e.g., roads, stormwater management, water, sewer).



Ensures compliance with municipal standards and legislative requirements.



Protects public interests and ensures that developments are sustainable, properly serviced, and safe for residents.



Establishes clear responsibilities for developers and the municipality regarding infrastructure provision and maintenance.

WHY THE BYLAW IS BEING UPDATED

- **Alignment with the Master Municipal Construction Documents (MMCD):**
 - Ensure consistency with standardized specifications for construction and development across BC.
 - Improve the quality of development by aligning municipal standards with updated MMCD documents.
- **Reflect Climate Change Considerations**
 - Reflects changes in environmental protection, stormwater management, and infrastructure standards to address climate change.

SUBDIVISION AND DEVELOPMENT SERVICING BYLAW #902

DISTRICT OF INVERMERE

BYLAW NO. 902

A bylaw to regulate and require the provision of works and services for subdivisions under Division (7) of Part 29 of the *Municipal Act*.

WHEREAS it is desirable to guide development in the District of Invermere in an orderly and economic way in order to create a safe, efficient, convenient, and healthy environment;

AND WHEREAS it is desirable to ensure that subdivision of land does not create an excessive cost to the District of Invermere to provide public utilities and other works and services;

AND WHEREAS it is desirable to ensure that the development of land is done in a manner that enhances the community;

AND WHEREAS the Council of the District of Invermere desires to replace the existing subdivision servicing bylaw cited as "The Village of Invermere Subdivision Control Bylaw No. 231, 1977;"

NOW THEREFORE the Council of the District of Invermere, in open meeting assembled, enacts as follows:

1. This Bylaw is divided into parts and schedules, consisting of:

WHY THE BYLAW IS BEING UPDATED

- **Reflect Current Development Conditions and current Legislation**
 - Incorporate current subdivision and development processes (existing bylaw was adopted in 1997).
- **Reflect Findings from the Development Application Approval Process Review (DAAPR):**
 - Incorporate updates based findings from DAAPR (2023) process to clarify developer responsibilities and municipal obligations and to support faster application processing.



PROCESS FOR UPDATING THE BYLAW



Review of the existing Bylaw to to identify gaps, outdated provisions, and sections that could be clarified.



Section-by-Section review with District staff to highlight issues and offer insights based on their experience and areas of expertise.



Review against legislation and MMCD to identify required changes and align with best practices.



Benchmarking against similar bylaws from other municipalities to identify the best fit approaches for the District.



**PROPOSED UPDATES
FRONT END**

PROPOSED FRONT END UPDATES

- **Overall Updates**
 - **Improved clarity** in key sections related to developer responsibilities, municipal obligations, and definitions.
 - **Legislation Updates:** Updated references and ensured alignment with current legislation and municipal powers under the *Local Government Act* and *Community Charter*.

PROPOSED FRONT END UPDATES

- **Updated Level of Service Table:** Updated and clarified standards for required services in in each Land Use zone
- **Rights-of-Way:** Added section on rights-of-way to improve clarity regarding the process for installation of works and services within rights of way and dedication of rights of way for future construction of works and services.
- **Subdivision and Development Servicing:** Added clarity regarding the process and requirements for a Subdivision and Development Servicing Agreement including:
 - All off-sites works and services require a Subdivision and Development Servicing Agreement.

PROPOSED FRONT END UPDATES

- **Performance security:** Clarified the process for when and how a performance security is reduced and returned as work is completed. Updated the performance security percent to 125% to reflect actual costs and industry average.
- **Maintenance Security:** Clarified the process for:
 - When the maintenance security commences and terminates.
 - How securities are returned and forfeited if deficiencies and repairs are required.
- **Insurance:** Added section to reflect current insurance policy limits.
- **Enforcement:** Updated enforcement and offence section to reflect current enforcement and fine practices in the District.



**PROPOSED UPDATES
SCHEDULES**

PROPOSED SCHEDULE 1.0 UPDATES

- **Updated Design Approval requirements:** submission format is now digital, and District review timelines are minimum 28 days.
- **Updated Record Drawing requirements**

PROPOSED SCHEDULE 2.0 UPDATES

- **Reference to MMCD for Design Criteria:** MMCD Design Guidelines are now default requirements, except where supplemental clauses have been added for District of Invermere-specific items.
- **Landscape section:** Added section for landscape design and construction guidelines.
- **Reference to MMCD for Construction Material and Standards:** MMCD Construction Specifications are now default requirements, except where supplemental clauses have been added for District of Invermere-specific items.

PROPOSED SCHEDULE 3.0 UPDATES

- **Updated standard road cross-sections:** Incorporates the recommended cross-sections from the District's Transportation Master Plan into the bylaw.
- **Updated IDF Curve:** Incorporates updated stormwater design parameters from Invermere's Integrated Stormwater Plan to enforce that new designs must account for climate change effects.
- **Standard Drawings deleted:** Invermere specific standard drawings for construction details have been removed. MMCD standard drawings are now referenced.

ADDED SCHEDULE 4.0

- **Approved product list:** Added a list of approved manufacturers for standard municipal products to ensure consistency and ease of operation and maintenance

NEXT STEPS

Public Information Meetings – April 14, 2025

Review Feedback and Make Updates to Bylaw (if necessary) - April, 2025

Council Consideration for Readings and Potential Adoption - May, 2025



QUESTIONS