
To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: April 1, 2025
Meeting Type: Regular Council Meeting

Prepared by: Steven Gubbels, Development Engineering Manager
Department: Infrastructure & Development Engineering

Title: Subdivision and Development Servicing Amendment Bylaw 1269, 2025
Description: To consider 1st, 2nd, and 3rd reading of Amendment Bylaw 1269, 2025.

RECOMMENDATION

THAT Subdivision and Development Servicing Amendment Bylaw 1269, 2025, be read a first, second and third time.

EXECUTIVE SUMMARY

Staff are proposing changes to water and sewer requirements in the Subdivision and Development Servicing Bylaw (SDDS). These include changes to address potential servicing constraints with the water and sewer requirements for Small Scale Multi Unit Housing. In addition, there are revisions to provide more flexibility for reviewing private water and sewer requirements associated with development applications.

DISCUSSION/ANALYSIS

Small Scale Multi Unit Housing

To satisfy the requirements of Bill 44 that municipal governments update their bylaws to accommodate small-scale multi-unit housing (SSMUH), changes needed to be made to the SDDS. The following changes are proposed in the amendment Bylaw to address SSMUH:

- Added definition of dwelling unit to match the Zoning Bylaw.
- Added the definition of infill housing to cover SSMUH developments within existing neighborhoods.
- Changes to the technical requirements for water demand and fire flow in Schedule I to set criteria for infill housing.
- Changes to the technical requirements for sewer flow rates in Schedule K to set criteria for infill housing.

In addition to these changes, language has been added to Schedule I to give discretion to the District Engineer to allow development in cases where the constraints of the existing infrastructure cannot meet the development's required fire flow, but there are additional fire prevention measures available through building code requirements.

Onsite water and sewer

The technical requirements for onsite water supplies such as wells and lake intakes are governed by other jurisdictions and by provincial regulations, Interior Health requirements, and the BC Building Code. The same jurisdictions govern the requirements for onsite septic systems. Therefore, technical requirements around onsite water supplies and onsite septic systems have been removed from the SDDS.

For subdivision applications, the requirement to install an onsite water supply or septic system has been removed from the bylaw to allow for other options depending on the specific circumstances. Previously the SDDS required new lots to have onsite water supplies and septic systems installed prior to registration of subdivision. These revisions provide more flexibility to allow these systems to be designed at a future building permit stage when the exact building location is known, and the detailed design requirements are understood.

Ideally, all new development should connect to the District's water and sewer systems when a connection is available. These connections would be considered on a site- specific basis under the discretion of the District Engineer in cases where community mains are fronting the property.

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

These bylaw revisions were reviewed internally with all applicable departments. Engineering staff had meetings with City of Kelowna engineering staff to discuss changes made to their bylaw to accommodate SSMUH.

ALTERNATE RECOMMENDATION(S)

1. THAT Subdivision and Development Servicing Amendment Bylaw 1269, 2025 be referred back to staff for further review.

Respectfully Submitted.

Steven Gubbels, Development Engineering Manager

Report Approval Details

Document Title:	Subdivision and Development Servicing Bylaw amendments – Water and Sewer.docx
Attachments:	- Subdivision and Development Servicing Amendment Bylaw 1269 2025.docx
Final Approval Date:	Mar 25, 2025

This report and all of its attachments were approved and signed as outlined below:

Kiel Wilkie, Capital Projects Manager – Mar 25, 2025 – 8:26 AM

Matthew Salmon, Infrastructure & Development Engineering Director – Mar 25, 2025 – 9:20 AM

Reyna Seabrook, Director of Corporate Services – Mar 25, 2025 – 11:43 AM

Paul Gipps, Chief Administrative Officer – Mar 25, 2025 – 12:19 PM

Makayla Ablitt, Legislative & FOI Coordinator – Mar 25, 2025 – 1:00 PM