



Committee Report – For Information

April 15, 2026

Subdivision Bylaw Review Project – Engagement Summary

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File Reference: 10\5110\20\RDCK Subdivision Servicing
Electoral Area/Municipality: ALL ELECTORAL AREAS
Services Impacted Planning and Land Use/S104

1.0 PURPOSE OF REPORT

THAT the Board receives, for information, the Engagement Summary Report, dated March, 2026, that summarizes the engagement results for the RDCK's Subdivision Bylaw Review project to date.

2.0 BACKGROUND AND UPDATE

The current subdivision bylaw was adopted in 2011. The RDCK has had a subdivision bylaw in place since 1998. Recent and anticipated population growth and resulting development pressure coupled with changes to Provincial housing legislation, namely Bills 44, 46, and 16, have underscored the need to expedite this work to ensure that new development will be sustainable over the long term from a subdivision servicing perspective.

The current bylaw applies to all electoral areas and regulates the following aspects of subdivision: access, parkland dedication, and works and services (i.e. water and sewerage requirements). A review of *Regional District of Central Kootenay Subdivision Bylaw No. 2159* commenced in 2017 and 2018. It was initiated by staff and legislation changes rather than by Board directive. Due to staff capacity the review was placed on hold in 2018, and no proposed amendments were brought forward to the Board. The RDCK Board resolution passed in 2020 formally added the subdivision bylaw review project to Planning Services work plan is provided below.

May 21, 2020 Regular Open Meeting

369/20 *That the Board DIRECT staff to undertake the RDCK Subdivision Bylaw Review as described in the Committee Report – RDCK Subdivision Bylaw Review dated April 28, 2020.*

July 17, 2025 Regular Open Meeting

369/25 *That the Board approve the RDCK to enter into a Consulting Services Agreement with Urban Systems Ltd. for the Subdivision Bylaw Review project;*

AND FURTHER, that the Chair and Corporate Officer be authorized to sign the necessary documents to a maximum value of \$97, 756.00 exclusive of GST;

AND FURTHER, that the funds be paid by the Service S104 Planning and Land Use.

2.1 Project Overview

The primary goal of the project is to create a new bylaw that reflects the needs of the RDCK as they relate to the subdivision of land. It is anticipated that the new bylaw will repeal and replace the existing one.

The objectives for the review of the RDCK's Subdivision Bylaw are to:

- ✓ Understand the challenges associated with the current bylaw.
- ✓ Address the identified challenges in the new draft bylaw.
- ✓ Ensure the new draft bylaw is up to date with current legislation and best practices.
- ✓ Improve the clarity and organization of the requirements listed in the bylaw.
- ✓ Update servicing standards in the bylaw to reflect current best practices.
- ✓ Respond to servicing needs resulting from recent housing legislation changes and effectively utilize the relevant tools available to local governments introduced by provincial legislation (e.g., Bills 44, 26, and 16).

2.2 Summary of Engagement to date

This Engagement Summary report (Attachment 'A') captures the various input efforts to obtain feedback on the research and analysis undertaken in the first two phases (fall 2025 - winter 2026) for the Subdivision Bylaw Review Project. Engagement methods used to date included targeted webinars, interviews, staff meeting(s) and an RDCK Board workshop. Input included feedback from the RDCK Board, focused virtual sessions with qualified professionals (e.g., surveyors, registered professional onsite wastewater practitioners, environmental consultants, contractors and developers, planning consultants), provincial ministries and agencies, the Provincial Approving Officer (PAO) for our region and relevant RDCK staff. The dedicated project page on the RDCK's Engage platform is the main tool being used to keep community members informed.

The summary report provides context about the project, a summary of the background document review, policy analysis and issues identification from the first two phases of this project. This information will be translated into guiding directions for bylaw drafting.

Results from the engagement conducted offered insight in to key themes for consideration during the crafting of the RDCK's draft Subdivision Bylaw, which include the following:

- Water Supply
- Sewerage Systems
- Access
- Bylaw Administration
- Long-Term Planning

3.0 NEXT STEPS AND TIMELINE

The Engagement Summary report is the remaining deliverable closing out Phase two of this project. Phase three (the final phase) includes developing a new draft Subdivision Bylaw for the RDCK that reflects best practices in planning and engineering, complies with current legislation and responds to the findings and recommendations from the background review (Phase One) and the engagement activities (Phase Two – Attachment ‘A’). The insights in this report are intended to serve as a high-level reference to help establish direction on key topics as well as confirm the topics where further focused engagement is needed.

Upcoming engagement in Phase Three will help clarify and confirm priorities and explore issues at a greater depth to identify and fill any gaps or considerations and refine the approach to professional reliance and servicing standards.

Topics to be further explored in the remaining Phase of this project include:

- ✓ Exploring the RDCK’s role in ensuring safe water supply and considering different types of sewerage systems and related maintenance of these systems
- ✓ Ensure alignment with Provincial regulations while addressing the desire/need for local regulations.

The focus of the last Phase (Phase three) of this project is to prepare the first draft of an updated Subdivision Bylaw that:

- Proposes regulations that are appropriate for the RDCK’s governance model and its role in the subdivision approval process;
- Incorporates planning and engineering best practices.
- Integrates relevant feedback gathered through engagement with staff, the Board, qualified professionals, and external partners (Attachment ‘A’).
- Addresses key challenges identified in the background review and aligns with recent legislative changes, including Bills 44, 46, and 16, to ensure the RDCK is making full and effective use of its regulatory tools.
- Provides a foundation for servicing approaches that can be tailored to different development patterns and servicing contexts across the region.

This work will inform the project’s final phase, aimed at drafting regulations and developing a modernized Subdivision Bylaw that reflects the RDCK’s capacity and regional context.

3.1 Timeline

Next steps include a draft Subdivision Bylaw in late spring 2026 for review by the RDCK Board, provincial ministries and agencies, the Provincial Approving Officer (PAO) for our region and relevant RDCK staff. Once feedback on the draft Bylaw has been received the consulting team will refine and finalize the proposed new RDCK Subdivision Bylaw. The Regional District's Planning team will then bring this item forward for the Board's consideration of formal bylaw readings in summer 2026.

Respectfully submitted,

Stephanie Johnson, MCIP RPP

CONCURRENCE

Planning Manager – Nelson Wight **Approved**

General Manager Development & Sustainability – Sangita Sudan **Approved**

Chief Administrative Officer – Stuart Horn **Approved**

ATTACHMENT:

Attachment A – RDCK Subdivision Bylaw Review Project – Engagement Summary Report