Information Bulletin

Subdivision and Development
Servicing Bylaw 1121 amendments

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Purpose

The purpose of this bulletin is to inform the public and development community of changes to the Subdivision and Development Servicing Bylaw 1121 (SDDS) that went into effect on April 15, 2025.

Subdivision and Development Servicing Amendment Bylaw 1269

At the April 15th, 2025 meeting, Council adopted Subdivision and Development Servicing bylaw 1269, which made changes to the water and sewer requirements in the 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.

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 were adopted 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. High level analysis by a professional may still be required at the time of subdivision to prove water and sewer feasibility.

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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.

For a complete overview of the changes, included in this bulletin is a copy of the amendment bylaw.

For more information:
Please contact the Development Engineering at 250-766-6677, Option 5.

Please note: Bulletins are prepared to provide convenient information and should not be considered a replacement for reviewing the bylaw or associated legal documents. If there is any contradiction between this guide and relevant municipal bylaws and/or applicable codes, please refer to the bylaws and/or codes for legal authority.

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DISTRICT OF LAKE COUNTRY

BYLAW 1269

A BYLAW TO AMEND SUBDIVISION AND DEVELOPMENT SERVICING BYLAW 1121, 2020

The Council of the District of Lake Country, in open meeting assembled, enacts as follows:

1. Subdivision and Development Servicing Bylaw 1121, 2020 is hereby as follows:

1.1. Throughout the entirety of the bylaw :
   a) Delete "Onsite sewerage system" and replace with "**septic system**".
   b) Delete "community sanitary sewer" and replace with "community sewer".
   c) Delete "water source" and replace with "water supply".

1.2. Schedule A **DEFINITIONS** is amended by deleting the following definitions: **"offsite", "onsite", "sewerage system", "water distribution system", "water source", "water supply"**

1.3. Schedule A **DEFINITIONS** is amended by adding the following definitions in alphabetical order:

"dwelling unit" has the same meaning as the **District's** Zoning bylaw.

"Infill housing" means **Development** of four (4) units or less within existing urban areas serviced by municipal infrastructure.

"Onsite Water Supply" means a way of providing water to a property through any method other than a **Community Water System**, as defined herein."

"**Septic System**" means a privately owned, onsite wastewater disposal system. **Septic Systems** are wholly regulated by the Province of British Columbia.

"Water Distribution System" means a network of infrastructure that delivers water from a source to end users, ensuring sufficient water pressure and storage capacity to support firefighting needs as required by this Bylaw.

1.4. Schedule C **SERVICING REQUIREMENTS** is amended by:
   a) Deleting section C.1.2 in its entirety and replacing it with the following:

"**Works** indicated by a checkmark (✓) in the corresponding column must be constructed and installed in accordance with the provisions set out in this Bylaw.
"**Works** required under this bylaw must be constructed and installed prior to obtaining final approval."

   b) Deleting section C.1.3 in its entirety.

1.5. Table C-1 **SERVICING REQUIREMENTS** is amended by:
   a) Deleting all foot note notations within the table;
   b) Deleting all foot notes located beneath the table;
   c) in the row entitled "Type of Works" deleting and replacing the text above Schedule I with "Community Water System";

d) deleting and replacing the text above schedule J with “Onsite Water Supply;
e) deleting and replacing the text above schedule K with “Community Sewer System;
f) Deleting and replacing the text above Schedule L with “Septic Systems”;

1.6. Schedule I **DESIGN AND CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS,** section I.2 **Capacity of System and Sizing of Water Mains,** is amended by deleting and replacing subsection I.2.1 with the following

“I.2.1 Water distribution systems must be designed and constructed to accommodate the maximum number of dwelling units permitted on the parcel under the Zoning Bylaw, as amended from time to time.”

1.7. Schedule I **DESIGN AND CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS, s**ection I.3 **Domestic Demand Criteria,** subsection I.3.1 is hereby amended by adding table I-I-2 immediately below Table I-I-1-Daily Domestic Demand Criteria:

TABLE I-I-2- DAILY DOMESTIC DEMAND CRITERIA INFILL HOUSING	
Average Daily Flow	= 600 litres/capita/day
Peak Daily Flow	= 1200 litres/capita/day
Peak Hour Flow	= 1800 litres/capita/day

1.8. Schedule I **DESIGN AND CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS, s**ection I.4 **Fire Demand Criteria,** subsection I.4.1 is hereby amended by deleting Table I-3-Required Fire Flow and replacing with the following:

TABLE I-3- REQUIRED FIRE FLOW		
Development	**Minimum Required Fire Flow**	**Duration (hours)**
One or two dwelling unit housing and Infill Housing	60 litres/sec	1.5
Three or four dwelling unit housing	90 litres/sec	2.0
Five or more dwelling unit housing, Row Housing or Mobile Home Parks	150 litres/sec	2.0
Commercial and Institutional	150 litres/sec	2.0
Industrial	225 litres/sec	3.0

1.9. Schedule I **DESIGN AND CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS,** section I.4 **Fire Demand Criteria,** is amended by adding the following text as a new subsection I.4.3 immediately following subsection I.4.2:

“I.4.3 Where a proposed **Subdivision** or **Development** has a fire flow requirement greater than what is available from the **Community Water System,** and increasing the fire flow supply or distribution system is not viable, in the opinion of the **District Engineer**, the **District Engineer** may approve the **Subdivision** or **Development**.”

1.10. Schedule J **DESIGN AND CONSTRUCTION OF A WATER SOURCE,** is amended by deleting the schedule in its entirety and replacing it with the following:

"SCHEDULE J ONSITE WATER SUPPLY

J.1 General

J.1.1 Where an onsite **Water Supply** is permitted under this bylaw **Subdivision** approval is subject to:

a) receipt of a report from a qualified professional proving all lots created by the **Subdivision** can be serviced with an onsite **Water Supply**, or

b) registration of a restrictive covenant on title pursuant to Section 219 of the Land Title Act stating no building will take place until proof of onsite water supply is provided by a qualified professional."

1.11. Schedule K **DESIGN AND CONSTRUCTION SANITARY SEWER SYSTEMS,** section K.2 **Design Flows**, is amended by deleting and replacing subsection K.2.1 with the following:

"K.2.1 Sanitary sewer facilities must be designed and constructed to accommodate the maximum number of dwelling units permitted on the parcel under the Zoning Bylaw, as amended from time to time."

1.12. Schedule K **DESIGN AND CONSTRUCTION SANITARY SEWER SYSTEMS,** section K.2 **Design Flows**, subsection K.2.3 is hereby amended by deleting and replacing item a) with the following:

"a) Domestic Flow Rate = 350 litres/capita/day and **Infill Housing** domestic flow rate = 250 litres/capita/day, plus;"

1.13. Schedule L **DESIGN AND CONSTRUCTION ONSITE SEWERAGE SYSTEMS,** is amended by deleting the schedule in its entirety and replacing it with the following:

"SCHEDULE L SEPTIC SYSTEMS

L.1 General

L.1.1 Where a **septic system** is permitted under this Bylaw, a report from a qualified professional proving an onsite **septic system**, plus sufficient area for a backup disposal field, can be achieved on each parcel to be created by the subdivision, is required prior to subdivision approval.

L.1.2 Subdivision into parcels less than one hectare is only permitted where a connection to sanitary sewer is available.

2. **SEVERABILITY**

2.1. If any provision of this bylaw is held to be invalid by a court of competent jurisdiction, the provision may be severed from the bylaw and such invalidity shall not affect the validity of the remaining portions of this bylaw.

3. **CITATION**

3.1. This bylaw may be cited as " Subdivision and Development Servicing Amendment Bylaw 1269, 2025".

READ A FIRST TIME this 1st day of April, 2025.
READ A SECOND TIME this 1st day of April, 2025.
READ A THIRD TIME this 1st day of April, 2025.

ADOPTED this 15th day of April, 2025

Original signed by Blair Ireland
Mayor

Original signed by Reyna Seabrook
Corporate Officer