



Penticton Indian Band

Subdivision, Development
and Servicing (SDS)

Bylaw

Information and Facts

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What is a Subdivision, Development and Servicing Bylaw?

- Tool that provides PIB staff, Council and Developers with clear, transparent, and fair design guidelines on Reserve for:
 - provides requirements for drinking water and fire protection systems
 - sanitary collection and conveyance systems including odour control
 - provides requirements for stormwater collection, conveyance, and detention systems
 - requirements for design and construction of roadways, lanes, walkways, trails
 - Other Utilities
- Ensures that all infrastructure that PIB eventually owns meets an acceptable industry standard and standards specifically required by PIB

What is a Subdivision, Development and Servicing Bylaw?

What it is:

- The Bylaw provides the process, definitions, roles and responsibilities
- The Bylaw describes the levels of service (similar to City of Penticton) that must be met before approval can be obtained from PIB

What it isn't:

- The Bylaw does not apply to member building their own home
- The Bylaw does not replace any leasing processes whereby the Crown remains the decision authority

Why Was it Developed?

- Comprehensive Community Plan identified the need for design guidelines and building principles, and an approval and permit process including standards, zoning, and regulations on all PIB lands to at least meet the standards of the City of Penticton
- PIB's existing Development Cost Charge (DCC) Law was unable to collect fees from development to help pay for past and future infrastructure to service development because there was no Bylaw which included a subdivision and development approval process which required payment at the time of application from the developer.
- New development on PIB comes at a cost to PIB. With the Subdivision Bylaw in place we will finally be able to collect fees during the approval process effective immediately from new development through our DCC Law to help with long term operations and maintenance of PIB infrastructure

How was it Developed?

- Randy Runzer, Interim Approving Officer, with assistance from professional engineers and planners developed this Bylaw with input from staff and Chief and Council
- It is similar City of Penticton and Regional District bylaws but more efficient and flexible because we don't have to follow Local Government Act
- Meets or exceeds Master Municipal Construction Documents which are the widely adopted standards in BC that governments and developers use for the design and construction of infrastructure

How does it Help PIB?

- Protects the interests, safety, and security of PIB members, for example:
 - Ensures there is sufficient water for PIB domestic water supply and fire protection
 - Ensures that storm runoff does not result in flooding
 - Ensure that roads are safe and well maintained
- Provides consistency and transparency in expectations of PIB and Developers;
- Reduces liability and risk for PIB by clearly defining standard requirements, design standards and process for everyone to follow
- To help pay for the long-term operations and maintenance of new infrastructure resulting from development
- Ensures funds through DCCs are collected to cover the costs of existing PIB infrastructure that will be impacted by development
- This Bylaw will ensure Best Practices to Govern and Manage Development on Reserve lands

Who Does Subdivision, Development and Servicing Bylaw Apply To?

- Applies to everyone who wishes to develop land on PIB Reserves.
- Applies to all PIB land on all Reserves – Band land and land held by Locatees



Who Is Involved?

- **Approving Officer**
 - PIB has an Interim Approving Officer in place that ensures proposed development complies with Federal and PIB laws, bylaws and regulations
 - Works with PIB Staff, PIB Chief and Council, outside agencies and Developers
- **Indigenous Services Canada**
 - Decision authority for third party leases and permits on reserve lands
- **PIB Staff**
 - Assist the Approving Officer and Canada as requested
 - Respond in a timely manner to specific questions or technical reviews by Approving Officer
- **Developers**
 - Adhere to the requirements of the Bylaw
 - Comply with the instructions of the Approving Officer throughout the Bylaw process
- **Council**
 - Approves Subdivision and Development permits as presented by Approving Officer

How can I find out more?

- Please contact PIB Approving Officer:
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250 493 0048 Ext 215 or by email at
capital.infrastructure@pib.ca