



DEVELOPMENT BYLAW UPDATE

The Development Bylaw was last updated in 2010. On Monday, June 27, 2022, City Council adopted Bylaw No. 3260-2022, Development Bylaw, 2022 which replaces Bylaw No. 2070-2011, Development Bylaw, 2011 and Bylaw No. 2045-2011, Storm Water Source Control Bylaw, 2011.

What is the Development Bylaw?

The Development Bylaw regulates the subdivision and development of land and sets out the engineering design and construction standards for development within the City of Abbotsford. The bylaw is the guiding document used by developers and consulting engineers to design, build and construct City infrastructure.

What has changed?

This major bylaw update formalizes current City practices, updates design criteria to align with the Official Community Plan, Master Plans and Neighbourhood Plans and adopts the Platinum Edition of the Master Municipal Construction Documents. Key updates to the bylaw are summarized in the attachment to this bulletin.

What does this mean?

New development applications submitted after June 27, 2022 will be required to comply with the design and construction standards set forth in Development Bylaw, 2022.

In accordance with the Local Government Act, development applications that are in-stream on the adoption date may qualify for grandparenting to the design and construction standards of the previous Development Bylaw, provided that approvals are completed or issued within one year of the adoption date.

SUMMARY OF KEY UPDATES TO THE DEVELOPMENT BYLAW

Administration

- General housekeeping updates;
- Updated drafting and drawing submission standards moved to outside the bylaw and posted to the City's website;
- Updated Prime Contractor WorkSafe BC regulations;
- List of Approved Materials and Products removed from bylaw and to be posted on the City's website with internal process developed to review submissions for new and alternate materials;
- Moved charges to the Fees and Charges Bylaw;
- Updated construction specifications drawings;
- Updated right-of-way widths;
- Updated lot grading design guidelines; and
- Electronic sealing of drawings.



Water

- Increased fire flows and aligned design consumption values with the Master Plan;
- Updated minimum service size for single detached homes;
- Developed water meter sizing guidelines;
- Onsite water lines and hydrants to be privately owned and maintained; and
- Updated Meter lid specifications to polymer.

Sanitary Sewer

- Minor updates to the sewage pump station specifications; and
- Aligned design consumption values with the Master Plan.

Drainage

- Aligned with recommendation in the Drainage Master Plan;
- Expanded storm water treatment throughout the Urban Development Boundary;
- Updated pipe sizing and detention sizing to reflect climate change;
- Added requirements for infiltration to manage runoff and promote recharge of aquifer; and
- Added agricultural building storm water management to manage rural runoff.

Trails, Landscaping and Street Trees

- Created new trail specifications and detail drawings;
- Updated boulevard and median planting standards and drawings;
- Enhanced tree planting standards and specifications;
- Increased volume of growing medium for trees; and
- Introduced modular soil cells in urban areas to promote tree growth.

Transportation

- Updated road cross-section to align with the Master Plan and Neighborhood Plans;
 - Increased sidewalk width to 1.8m;
 - includes sidewalks on both sides of all Urban roads; and
 - Provision of bicycle facilities on Collector and Arterial road on and off streets.
- Removed rollover curb and gutter from local roads;
- Updated transit stop details;
- Included design standards for street lights; and
- Developed a new terms of reference for traffic impact studies.

For full details and background on the Development Bylaw update, please visit <https://letstalkabbotsford.ca/development-bylaw-update>.