



REGIONAL DISTRICT of Fraser-Fort George

Main Office: 155 George Street, Prince George, BC V2L 1P8
 Telephone: (250) 960-4400 / Fax: (250) 563-7520
 Toll Free: 1-800-667-1959 / www.rdffg.ca

REPORT FOR CONSIDERATION

TO: Chair and Directors

FROM: Heather Meier RPP MCIP, Planning Leader

DATE: February 6, 2025

File No.: REF 473/E½

SUBJECT: Proposed Subdivision Frontage Waiver – Old Tete Jaune Road
 SUMMARY: Purpose: Consider Request
 Location: Old Tete Jaune Road – Electoral Area H

Attachments:

1. Backgrounder
2. Proposed Subdivision Layout Sketch and email dated January 15, 2025 from L. Warner, Mary MacGregor Law Corporation

Previous Reports: None

RECOMMENDATION(S):

1. THAT the report dated February 6, 2025 regarding “Proposed Subdivision Frontage Waiver – Old Tete Jaune Road” be received for information.
2. THAT a waiver to the 10% frontage requirement of Zoning Bylaw No. 2892, 2014 be approved for subdivision of The East ½ of District Lot 473, Cariboo District, Except Plan A72 and Parcel A (M26239).

ENTITLEMENT	HOW VOTE COUNTED
All 1 Director/1 vote	Majority
All 1 Director/1 vote	Majority

SUMMARY OF APPLICATION:

Location:	Old Tete Jaune Road – Electoral Area H
Legal Description and PID:	The East ½ of District Lot 473 Cariboo District, Except Plan A72 and Parcel A (M26239). PID 015085805
Agent: Owner:	TRUE Land Surveying Smith
Existing Uses:	The undeveloped property contains forests and wetlands. The land is bisected by the CN Rail right of way and Old Tete Jaune Road.
Proposal:	The 119 ha subject property is proposed to be subdivided into two parcels along the boundary of the intervening railway. Proposed Parcel A will be 16.6 ha in size with approximately 48% frontage along Old Tete Jaune Road. The 102.4 ha remainder parcel will have less than 1% of its perimeter as road frontage because it will be accessed from the end of Crown Road.
Application Type:	Waiver of the road frontage requirements of Zoning Bylaw No. 2892, 2014.

BOARD CONSIDERATION:

The Board is asked to consider waiving the minimum 10% frontage requirement for parcels created by subdivision.

RELEVANT POLICIES:

Zoning Bylaw No. 2892, 2014	<ul style="list-style-type: none"> Section 82.0 (c) requires that a parcel being created by subdivision have a minimum frontage of 10% of the parcel's perimeter, except where the Regional Board passes a resolution to exempt a person from the minimum frontage requirements.
<i>Local Government Act.</i>	<ul style="list-style-type: none"> Allows a local government, by bylaw, to require a minimum of a 10% frontage on a highway (road) for parcels being created by subdivision. Allows the local government to exempt a parcel from the minimum frontage requirement.
<i>Land Title Act.</i>	<ul style="list-style-type: none"> Appoints Ministry of Transportation Provincial Approving Officers as statutory decision makers to assess and rule on rural subdivision applications.

STRATEGIC PRIORITIES ALIGNMENT:

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Indigenous and Intergovernmental Partnerships | <input type="checkbox"/> Organizational Strength and Adaptability | <input type="checkbox"/> Quality Community Services | <input type="checkbox"/> Environmental Stewardship and Climate Action |
| <input type="checkbox"/> Awareness and Engagement | <input checked="" type="checkbox"/> Statutory or Routine Business | | |

SERVICE RELEVANCE:

Regional District Land Use Planning Services is a region wide service and fulfils the obligations of land use planning under Part 14 of the Local Government Act.

FINANCIAL CONSIDERATION(S):

N/A

OTHER CONSIDERATION(S):

N/A

DECISION OPTIONS:

- Approve recommendations
 - The 10% frontage requirement for the subdivision will be waived, allowing the applicant to continue the subdivision application process with the Ministry of Transportation and Transit.

Other Options:

- Deny issuance of a 10% frontage waiver
 - The subdivision cannot proceed as proposed.

COMMENTS:

The Provincial Approving Officer (PAO) has the authority to determine the adequacy of roads and access in a subdivision. Access between the southern and northern portions of the subject property is already not possible because the land is bisected by the railway right of way. Administration has not identified any concerns with the proposed remainder lot being accessed from Crown Road. The road frontage is the only outstanding Regional District requirement. Approval of a frontage waiver will allow the subdivision to proceed for final consideration by the PAO.

Respectfully submitted,

Heather Meier

Heather Meier RPP MCIP
Planning Leader