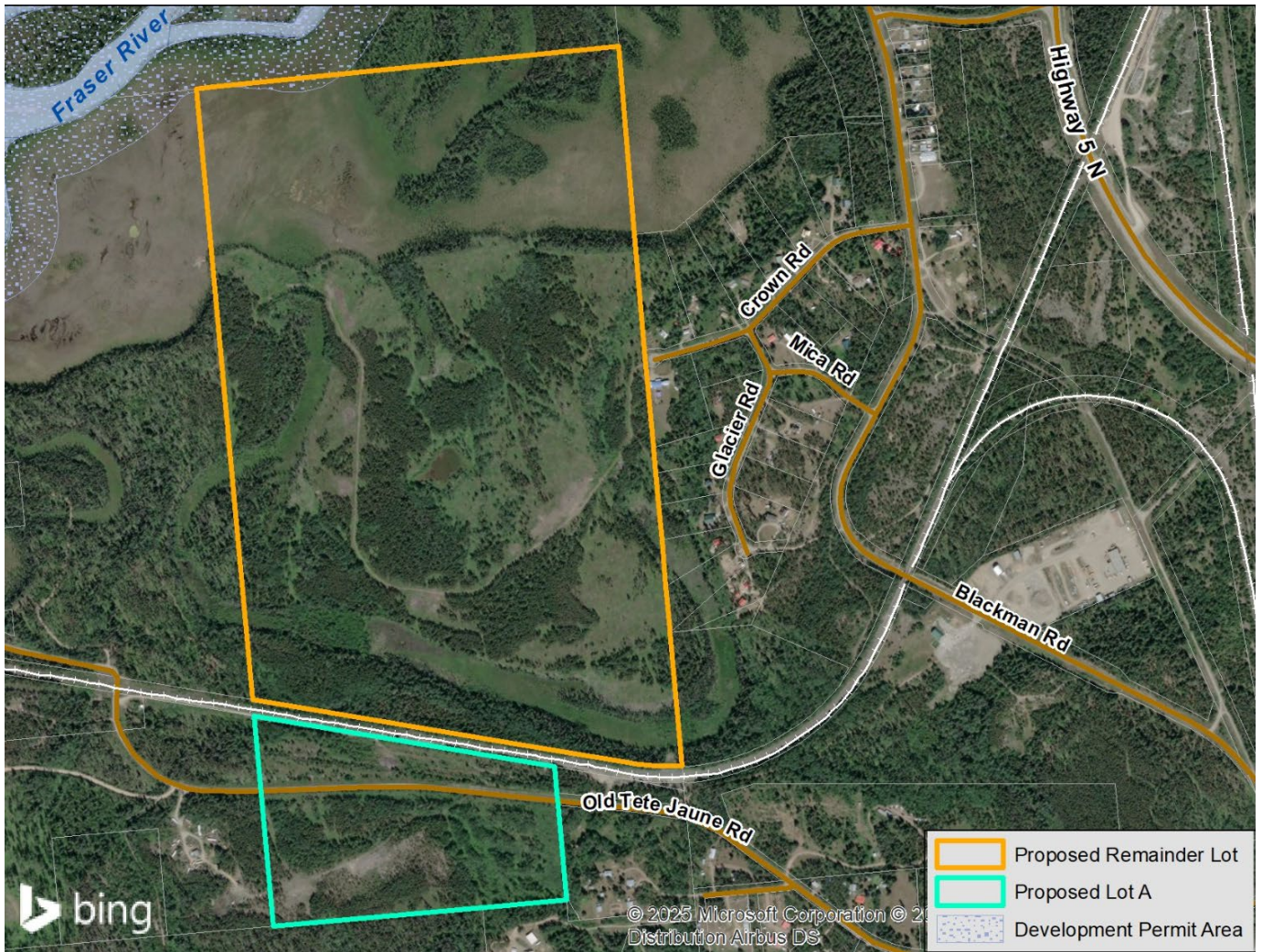


BACKGROUND



Regional District Subdivision Considerations and Requirements	
Agricultural Land Reserve	The land is not within the ALR.
Official Community Plan	<p>The land is designated Agriculture/Resource (AG/RES) within Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006. The proposal is supported by the OCP minimum lot size policies.</p> <p>A very small area (2800m²) of the remainder lot is within the Tete Jaune to Albreda Watercourse Development Permit Area due to it being within 100 metres of the Fraser River. The subdivision proposal does not require issuance of a development permit.</p>
Zoning Bylaw	<p>The land is zoned Rural 5 (Ru5) by Zoning Bylaw No. 2892, 2014.</p> <p>The minimum lot size for subdivision is generally 60 ha in the Ru5 zone. The minimum lot size may be reduced to 15.0 ha where a non-contiguous lot is being subdivided along an intervening feature, in this case the railway. The Ru5 zone allows the current proposal but will not permit any further subdivision.</p> <p>Section 82.0 - Lot Shape and Dimensions requires that the minimum frontage of a lot being created by subdivision must be at least 10% of the perimeter of the lot. The proposed frontage of Parcel A is ±48% because it has extensive frontage along Old Tete Jaune Road. The proposed Remainder parcel will have only 1% frontage because it is accessed from the existing road right of way at the end of Crown Road. The proposal requires the Board to approve a waiver to the frontage requirements.</p>

Subdivision Servicing Bylaw	Regional District Subdivision Servicing Bylaw No. 2815, 2013 requires proof of drinking water supply for lots that will be 4.0 ha or smaller. Proof of sewage system capacity is required for lots that will be 2.0 ha or smaller. The proposed lot sizes are larger than 4.0 ha.
Hazard Land Study	The proposed remainder lot is within an area identified as low frequency for potential flooding related hazards by the Robson Valley Hazard Land Study (Bruce 1999). This information was provided to the Ministry of Transportation and Transit for consideration by the Provincial Approving Officer and would be considered by the Regional District if an application is made for a building permit. The zoning bylaw also requires minimum building setbacks from the Fraser River, marshes, and other waterbodies.