



REGIONAL DISTRICT of Fraser-Fort George

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REPORT FOR CONSIDERATION

TO: Chair and Directors

FROM: Heather Meier RPP MCIP, Planning Leader

DATE: January 8, 2025

File No.: REF 7366 FracSW¼

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

Attachments:

1. Backgrounder
2. Proposed Subdivision Layout Sketch and Email dated December 17, 2024 from Mark Rossmann BCLS

Previous Reports: None

RECOMMENDATION(S):

1. THAT the report dated January 8, 2025 regarding “Proposed Subdivision Frontage Waiver – Whiskeyfill Road” be received for information.
2. THAT a waiver to the 10% frontage requirement be approved for subdivision of The Fractional South West 1/4 Of District Lot 7366 Cariboo District Except Plan 17443 and Plan PGP45111.

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

SUMMARY OF APPLICATION:

Location:	5750 Whiskeyfill Road, Cedarside area – Electoral Area H
Legal Description and PID:	The Fractional South West 1/4 Of District Lot 7366 Cariboo District Except Plan 17443 and Plan PGP45111 – PID 015-369-978
Agent: Owner:	Mark Rossman, HBH Land Surveying Inc. Monashee Motors Ltd.
Existing Uses:	Residence and Forested
Proposal:	The subject property is proposed to be subdivided into two parcels based on topography. Proposed Lot A will be ±30.7 ha on an upper bench of land that has access to Whiskeyfill Road. Proposed Lot B will be ±31.1 ha on a lower bench of land with an existing residence that is currently accessed across adjacent private property. The proposed frontage of Lot A is 9.5% and Lot B is 0% (access by easement).
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.
Local Government Act:	<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.
Land Title Act:	<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:

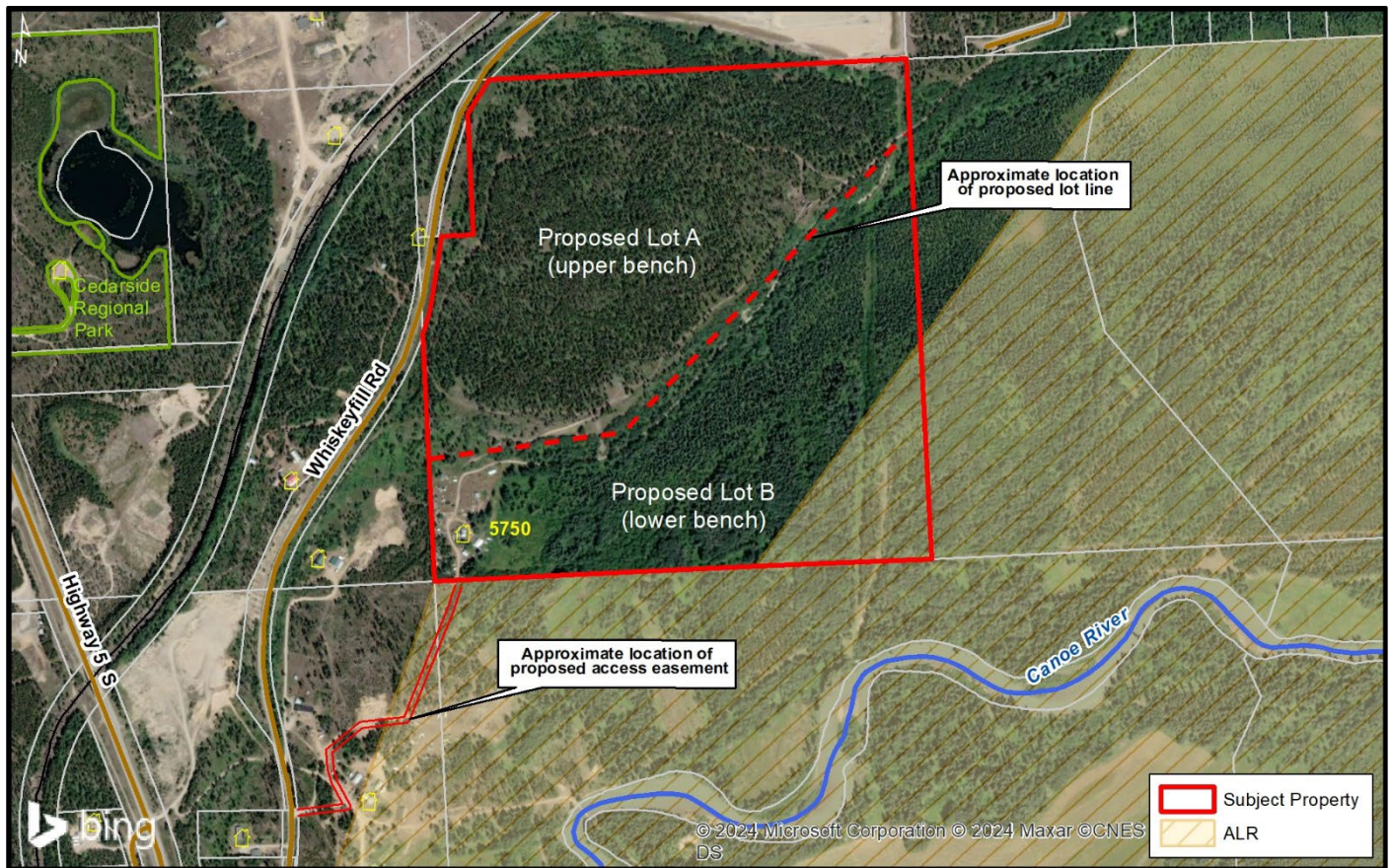
The Provincial Approving Officer (PAO) has the authority to determine the adequacy of roads and access in a subdivision. Creation of a parcel that accesses the public road using an easement across another property is not typical; however, the applicant's agent has met with the PAO and obtained preliminary support as described in their email attached to the report. 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

BACKGROUNDER



Regional District Subdivision Considerations and Requirements

Agricultural Land Reserve	A portion of the southeast corner of the property is within the ALR. The subdivision is permitted because the ALR portion will be entirely within proposed Lot B.
Official Community Plan	The land is within Robson Valley-Canoe Upstream Official Community Plan Bylaw No. 2290, 2006. Proposed Lot A is designated Rural Holdings (RH) and Lot B is designated Agriculture/Resource (AG/RES). The proposal is supported by the OCP minimum lot size policies. The land is not within a Development Permit Area.
Zoning Bylaw	<p>The land is zoned Small Holding (SH) by Zoning Bylaw No. 2892, 2014. The minimum lot size for subdivision in the SH zone is 6.0 ha.</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 Lot A is 9.5% and Lot B is 0% (access by easement). 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	A portion of the lower bench near the Canoe River is within an area identified as high 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.

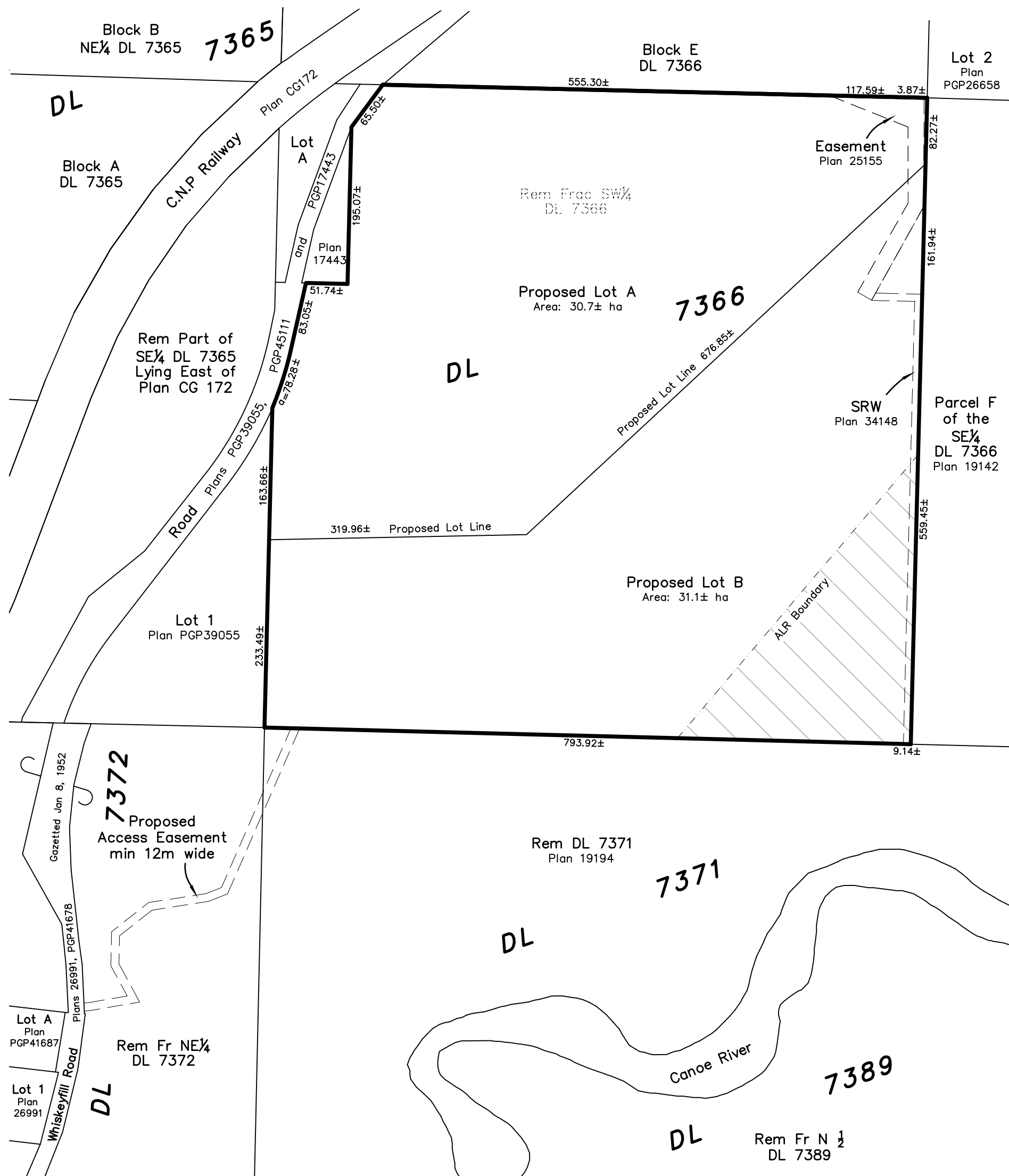
Of The Fractional Southwest ¼ of
District Lot 7366 Cariboo District
Except Plan 17443 and Plan PGP45111

P.I.D.: 015-369-978

Street Address: 5750 Whiskeyfill Rd.

BCGS 83D.074

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:5000.



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HBH File: MON2001

Print Date: Dec 17, 2024 Rev 3

From: Mark Rossmann
To: Heather Meier
Cc: Mark Rossmann
Subject: RE: MON2001 - REF 7366 - PID 015-369-978 - 10% Frontage Waiver Request
Date: December 17, 2024 1:47:02 PM
Attachments: MON2001 - Proposed Plan Rev 3 241217.pdf

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Heather

Hope you are well.

I've had a meeting with the PAO regarding the proposed access by easement for this subdivision and she said she would be agreeable to it with a couple of modifications:

- We will increase the minimum width from 10m to 12m – I have included an updated proposed plan, but the final design will be based on field survey so it may differ slightly
- We will include any additional widenings based on a field fit of the existing driveway – so some of the sharp corners may end up a little wider as well as any areas that have deeper ditches, etc.

I also wanted to note the following:

- We have confirmed with the ALC North Planner that establishing an easement over an existing driveway within the ALR does not require an application nor approval of the ALC as it is not changing the use nor the parcel size
- Hydro service for Proposed Lot B comes directly from the west through Lot 1 Plan PGP39055. BC Hydro has a blanket SRW over Lot 1.
- The Proposed Subdivision divides the property based on topography with Proposed Lot A being on the upper bench and Proposed Lot B being on the lower. While the upper bench of the property has access to Whiskeyfill Road, the lower bench (with the existing residence) currently accesses across the neighboring properties via an existing driveway. The proposed easement would simply formalize the existing access to the residence on Proposed Lot B. Due to the topography of the property, this is by far the most feasible way to access the existing residence. The adjacent Land Owner has agreed to grant the easement.

Please let me know if there is anything else you need in order to present this request to the Board.
Thank you.

Mark Rossmann

BCLS

Principal, HBH Land Surveying Inc.



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