



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: March 4, 2025

SUBJECT: Proposed Subdivision Frontage Waiver – Whiskeyfill Road

SUMMARY: Purpose: Consider Request
Location: Whiskeyfill Road – Electoral Area H

File No.: REF 7366 FracSW¼

Attachments:

1. Letter from Property Owners dated February 6, 2025
 2. Revised Subdivision Layout Sketch dated March 3, 2025
- Previous Reports: Item 6.2, January 2025

RECOMMENDATION(S):

1. THAT the report dated March 4, 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

ISSUE(S):

An easement across two private properties is being proposed as access for a lot being created by subdivision. This proposal requires a waiver of the frontage requirements in the zoning bylaw. At the January 2025 meeting, Board postponed consideration of this frontage waiver request and directed Administration to provide further information regarding the proposed easement for access to the property. The registered owners of both properties have provided confirmation that they will agree to grant the easement. The four affected property owners have provided their agreement in the letter attached to the report.

BOARD CONSIDERATION:

The Board is being asked to waive the minimum 10% frontage requirement for a parcel 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 has 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:

1. 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:

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

COMMENTS:

The location of the access easement has been slightly modified as shown on the attached subdivision layout sketch. The Provincial Approving Officer (PAO) has confirmed that they support the revised easement location and that the Ministry of Transportation and Transit must be named as a transferee in the resulting easement covenant.

A frontage waiver is the only outstanding Regional District requirement. Approval of this waiver will allow the subdivision to proceed for final consideration by the PAO.

Respectfully submitted,

Heather Meier

Heather Meier RPP MCIP
Planning Leader