

BACKGROUNDER



Regional District Subdivision Considerations and Requirements	
Agricultural Land Reserve	The land is within the ALR. The Agricultural Land Commission has provided the necessary approvals for the proposal.
Official Community Plan	The land is designated Agriculture/Resource (AG/RES) by Salmon River-Lakes Official Community Plan Bylaw No. 1587, 1996. Most of the subject land is within the Murch Lake Development Permit Area. Development Permit No. 1309 has been issued to approve the boundary lot subdivision as proposed.

<p>Zoning Bylaw</p>	<p>The land is zoned Rural 3 (Ru3) by Zoning Bylaw No. 2892, 2014. The proposed boundary adjustment is permitted by zoning minimum lot size regulations.</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. Proposed Lot 1 will not have any frontage on a road because it will be accessed by water only. Proposed Lot 2 will have adequate frontage along the newly dedicated Brule Lake Road. The proposal requires the Board to approve a waiver to the frontage requirements.</p>
<p>Subdivision Servicing Bylaw</p>	<p>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.</p>