



# REGIONAL DISTRICT of Fraser-Fort George

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## REPORT FOR CONSIDERATION

TO: Chair and Directors File No.: DL2238

FROM: Heather Meier, RPP MCIP, Planning Leader

DATE: March 9, 2026

SUBJECT: Proposed Frontage Waiver – Murch Lake  
 SUMMARY: Purpose: Consider Request  
 Location: Murch Lake and Brule Lake – Electoral Area A

Attachments:

1. Backgrounder
2. Frontage Waiver request, dated March 9, 2026

Previous Reports: None

**RECOMMENDATION(S):**

1. THAT the report dated March 9, 2026 regarding “Proposed Frontage Waiver – Murch Lake” be received for information.
2. THAT a waiver to the 10% minimum frontage requirement of Zoning Bylaw No. 2892, 2014 be approved for the proposed boundary adjustment subdivision between the properties legally described as The Fractional North East ¼ of District Lot 2238 Cariboo District, and That Part of The Fractional North West ¼ of District Lot 2238 Cariboo District Lying North of Murch Lake.

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

**SUMMARY OF APPLICATION:**

<b>Location:</b>	Murch Lake and Brule Lake Road – Electoral Area A
<b>Subject Property 1:</b>	That Part Of The Fractional North West ¼ Of District Lot 2238 Cariboo District Lying North Of Murch Lake – 6.87 ha
<b>Subject Property 2:</b>	The Fractional North East ¼ Of District Lot 2238 Cariboo District – 48.6 ha
<b>Applicant(s):</b>	Ariana Evans, Frederick Evans, Brent Horrocks, June Mytting-Horrocks
<b>Existing Uses:</b>	Residential and agriculture
<b>Proposal:</b>	A boundary adjustment subdivision is proposed to transfer approximately 9.5 hectares of land between the two subject properties. Proposed Lot 1 will have less than 10% of its perimeter as road frontage because the lot will be “Access by Water Only”.
<b>Application Type:</b>	Waiver of the road frontage requirements of Zoning Bylaw No. 2892, 2014

**BOARD CONSIDERATION:**

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

**RELEVANT POLICIES:**

Zoning Bylaw No. 2892, 2014	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.
<i>Local Government Act:</i>	Allows a local government, by bylaw, to require a minimum of 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>	Appoints Ministry of Transportation Provincial Approving Officers as statutory decision makers to assess and rule on rural subdivision applications.

**STRATEGIC PRIORITIES ALIGNMENT:**

- Indigenous and Intergovernmental Partnerships
- Organizational Strength and Adaptability
- Quality Community Services
- Environmental Stewardship and Climate Action
- Awareness and Engagement
- 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 applicants 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 may not proceed.

**SUMMARY COMMENTS:**

The Provincial Approving Officer (PAO) is responsible for determining road and access adequacy for subdivisions. ‘Access by Water Only’ may be considered by the PAO in unique cases where properties cannot access the public road system. The northern subject property (Lot 1) is currently land locked and accessed using a driveway crossing over the narrow channel between Murch Lake and Brule Lake. Brule Lake Road is proposed to be dedicated as public road up to the point where this channel bisects the proposed new lot configuration. The channel crossing is accessible in all seasons and may be plowed or crossed with snowmobile in the winter. With boat access is available as a backup, no issues are anticipated with the continued use of the existing driveway over the channel crossing.

Administration has identified no concerns with the proposed lot layout. The frontage waiver represents the final Regional District requirement, and its approval will allow the subdivision to proceed to final consideration by the PAO.

Respectfully submitted,

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Heather Meier, RPP MCIP  
Planning Leader