



STAFF REPORT

DATE: March 5, 2025
TO: Chair and Directors
Electoral Areas Services Committee
FROM: Dave Leitch
Chief Administrative Officer
RE: **REQUEST FOR SUBDIVISION FRONTAGE RELIEF**

PLANNING FILE NO: 3320-20 / 02236 A 24
FOLIO NOS: 772 19573.000
PID Nos: 000-440-248
AGENT: Dave Bazett, Bazett Land Surveying Inc.
LEGAL DESCRIPTION: SW ¼ of NW1/4, Section 35, Township 6, Sayward District, Except Part in Plans 41081 and 41798
LOCATION: Mountainview Dr, Sayward
OCP BYLAW: N/A
ZONING BYLAW: N/A

PURPOSE

To consider frontage relief for one lot in a proposed 12-lot plan of subdivision in Electoral Area A.

POLICY ANALYSIS

The *Local Government Act* (LGA) grants authority to local governments under Section 512 (Minimum Parcel Frontage on Highway) of Part 14 "Planning and Land Use Management", to exempt a parcel of land from the statutory or bylaw minimum frontage requirement.

EXECUTIVE SUMMARY

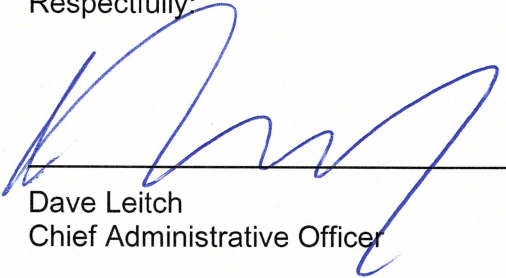
A subdivision referral has been received from the Ministry of Transportation and Transit (MoTT) to split a 14.21-hectare (35.13 ac) parcel into twelve separate lots, with a 0.78-hectare area (1.92 ac) to be dedicated as parkland (plan attached). The lots as proposed conform to the minimum 10% frontage requirements of the LGA and Section 15.1(i) of the SRD's *Subdivision Servicing Standards Bylaw No. 64, 2010*, apart from proposed lot 10 which borders the northeast property line and offers 25.3 metres at 3.9 % frontage. As lot 10 is unable to meet frontage requirements, approval for frontage relief must be obtained by the Regional Board for the subdivision application to proceed. Given that lot 10 is situated along a cul-de-sac at the and still provides 25.3 metres for access and egress to the lot, staff recommend approval of the frontage relief request.

RECOMMENDATIONS

1. THAT the report from the Chief Administrative Officer be received;

2. THAT the Committee recommend that, with reference to Section 512(2) of the *Local Government Act*, the Board approve frontage relief for proposed Lot 10 from the required 10% to 3.9%, as shown on the plan of subdivision attached to staff report dated March 11, 2025.

Respectfully:



Dave Leitch
Chief Administrative Officer

BACKGROUND

The property in question is an undeveloped 14.21-hectare parcel located on Mountainview Road in Electoral Area A with access provided off the Island Highway.

PLANNING ANALYSIS

The proposed twelve-lot subdivision is bounded by ALR designated land to the south, southeast, and west. No official community plan or zoning applies to this property. However, it is subject to SRD *Subdivision Servicing Standards Bylaw No. 64, 2010*. Section 15.1(i) of Bylaw No. 64 states that the minimum frontage, being that portion of the lot that fronts onto a highway, shall be 10% of the perimeter of the lot. All proposed lots as presented in the subdivision plan achieve the minimum 10% frontage requirements of the LGA and Bylaw No. 64 except for proposed lot 10, which offers 25.3 metres or 3.9% highway frontage. As such, the applicant must obtain frontage relief for the proposal to be brought into compliance with Bylaw No. 64 prior to final subdivision approval by MoTT. Given that lot 10 is situated along a cul-de-sac at the end of a 1.10 ha portion of road dedication, and that it provides 25.3 metres for access and egress to the lot, it is recommended that the frontage relief application be approved.

The subdivision as presented comprises twelve lots, eleven of which conform to the minimum highway frontage requirements. Proposed lot 10 does not conform to the minimum highway frontage requirement. For the subdivision to be brought into compliance with Bylaw No. 64, relief from the minimum highway frontage requirement must be obtained prior to final subdivision approval by MoTT.

FINANCIAL IMPLICATIONS

Applicable fees have been collected for this application under the Planning Procedures and Fees Bylaw No. 5.

LEGAL IMPLICATIONS

This report and the recommendations contained herein adhere to Section 512 of the *LGA* and regional district bylaws.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

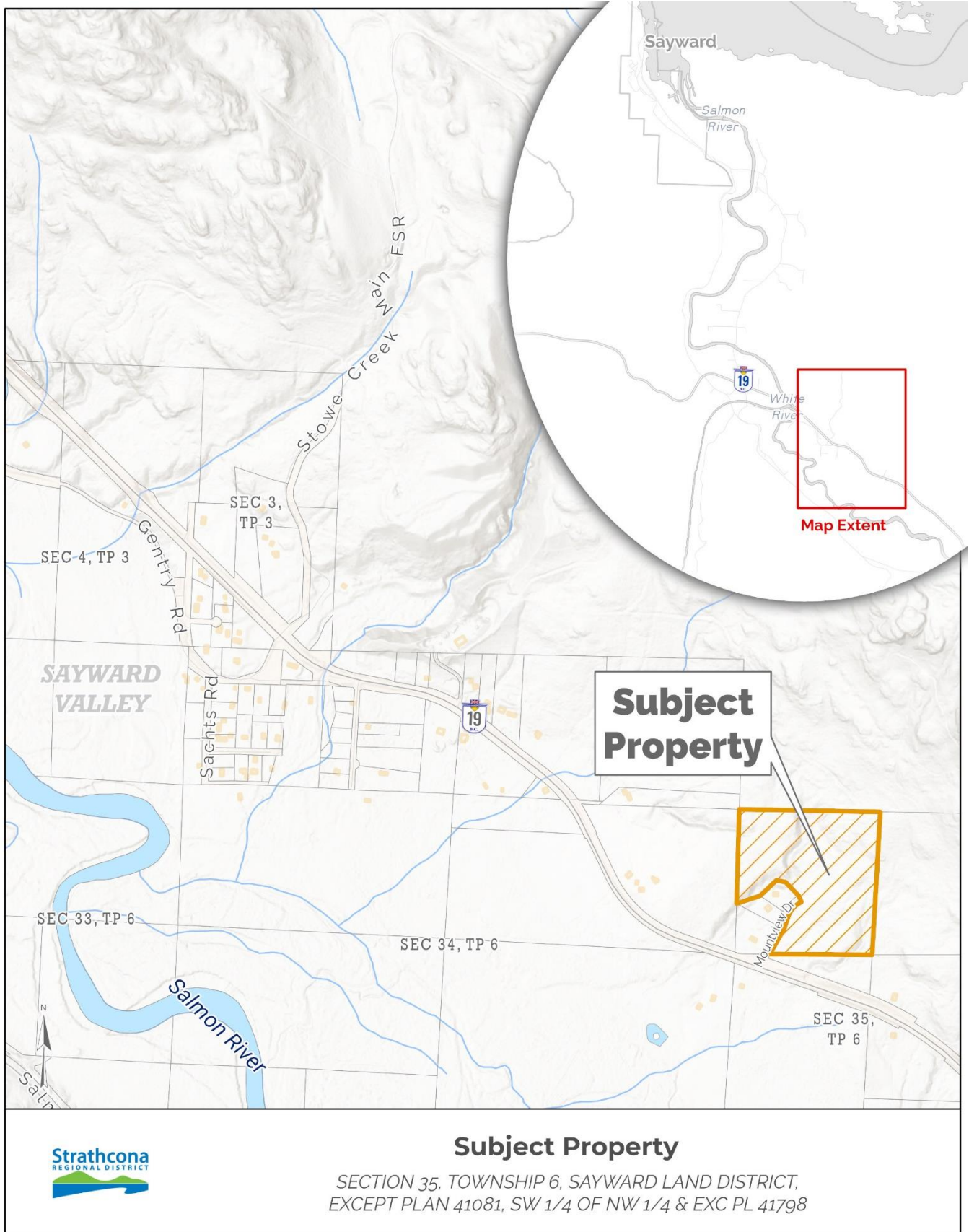
This frontage relief proposal is limited to planning and Corporate Services staff.

Submitted by:



Aniko Nelson
Senior Manager, Community Services

Prepared by: L. Hougham, Development Planner I



Subject Property

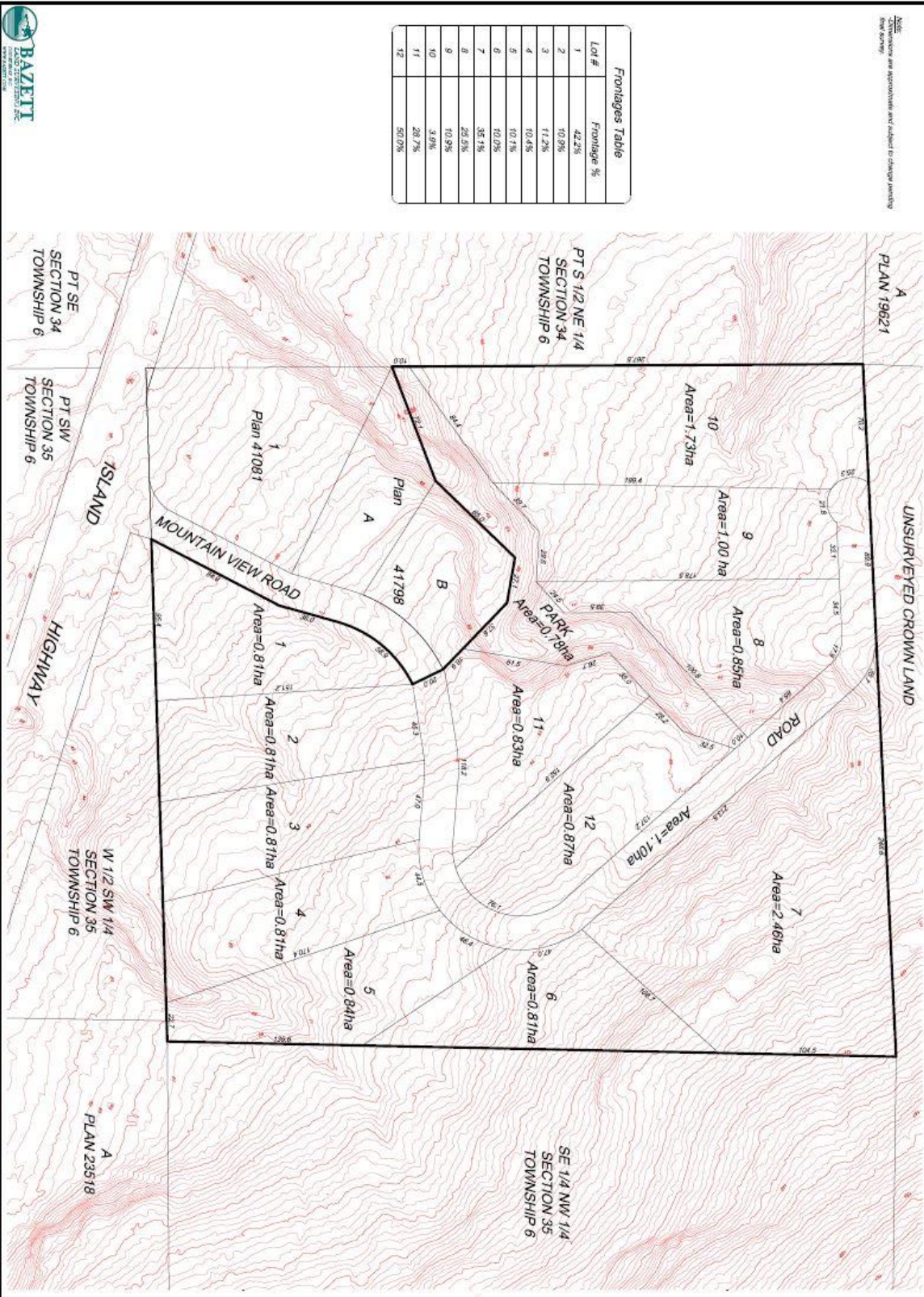
SECTION 35, TOWNSHIP 6, SAYWARD LAND DISTRICT,
EXCEPT PLAN 41081, SW 1/4 OF NW 1/4 & EXC PL 41798

PROPOSED SUBDIVISION PLAN OF THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 35, TOWNSHIP 6, SAYWARD DISTRICT, EXCEPT PART IN PLANS 41081 AND 41798

SCALE 1:1500

NOTE:
-Dimensions are approximate and subject to change pending new survey.

Lot #	Frontage %
1	42.2%
2	10.2%
3	11.2%
4	10.4%
5	10.1%
6	10.0%
7	35.1%
8	29.3%
9	10.9%
10	3.6%
11	28.7%
12	50.7%



DATE: 17/08/2016
DRAWN BY: J. GILKIN
CHECKED BY: J. GILKIN
SCALE: 1:1500

FILE: 0187

Proposed Subdivision Plan