



# REPORT

To: Chair and Directors

Report Number: DS-BRD-479

From: Development Services

Date: April 10, 2025

**Subject: Request to Waive Minimum Parcel Frontage, PRRD File No. 24-117 MoTT**

---

## **RECOMMENDATION: [Corporate Unweighted]**

That the Regional Board approve the request to waive the 10% minimum parcel frontage for the proposed ±25.1 ha remainder lot on the subject property identified as PID 030-260-795 within Peace River Regional District Zoning Bylaw No. 1343, 2001, as the proposed accesses are ±25 m wide and can therefore accommodate future road development.

## **BACKGROUND/RATIONALE:**

### **Proposal**

The applicant is proposing to subdivide off eight ±0.4 ha (1 ac) lots leaving a ±25.1 ha (±62.1 ac) remainder lot. The proposed subdivision would provide 50 m of frontage along Golf Course Road for the ±25.1 ha remainder lot, when the minimum frontage required would be 208.5 m.

As the proposed ±25.1 ha remainder lot would not meet the 10% minimum parcel frontage requirement, the applicant is requesting that the requirement, established by Section 512 of the *Local Government Act*, be waived for the subject property.

### **Rationale**

Approval is recommended as the proposed subdivision is consistent with the PRRD NPFA OCP Bylaw No. 2460, 2021 and with the PRRD Zoning Bylaw No. 1343, 2001. The proposal does not create land-locked or panhandle parcels as the proposed remainder will have two ±25 m accesses to Golf Course Road which are wide enough for future road development should the remainder be further subdivided.

### **File Details**

Owner: Michael & Paula Buburuz

Agent: Kathleen Lush, Tryon Land Surveying

Area: Electoral Area C

Location: Charlie Lake

Legal: Lot 2 Section 25 Township 84 Range 20 West Of The 6<sup>th</sup> Meridian Peace River District Plan EPP74992

PID: 030-260-795

Lot Size: 28.43 ha (70.25 ac)

### **Background**

In 2022, the Regional Board adopted Subdivision and Development Servicing Bylaw No. 2474, 2022 (SDSB) which regulates subdivision and development within Electoral Areas C and D. Pursuant to the

*Local Government Act*, the ability to waive the 10% minimum parcel frontage requirement can only be delegated to the Provincial Approving Officer (PAO) by bylaw. The SDSB does not delegate this authority to the PAO and therefore the 10% minimum parcel frontage requirement may only be waived by resolution of the Regional Board.

- July 31, 2023** ALC Resolution No. 145/2011 removed the condition that ALR exclusion was to be withheld until such time as the property was rezoned to medium density residential. Currently, the portions of the subject property proposed for the subdivision are outside of the ALR.
- November 16, 2023** The Regional Board adopted Zoning Amendment Bylaw No. 2524, 2023 to rezone a 4.35 ha (10.74 ac) portion of the subject property from A-2 (Large Agricultural Holdings Zone) to R-2 (Residential 2 Zone) to facilitate the proposed eight lot subdivision.
- January 17, 2025** The PRRD provided comments to the Ministry of Transportation and Transit (MoTT) for subdivision referral No. 2024-05015 and noted that the proposed subdivision plan did not meet the 10% minimum parcel frontage requirement.
- March 17, 2025** The applicant requested that the 10% minimum parcel frontage requirement be waived.

### **Site Context**

The subject property is ±1 km west of Charlie Lake and is surrounded by Parks, Open Space and Natural Environment designated lands to the east, Community Residential designated lands to the south, Rural Residential designated lands to the west, and Agriculture designated lands to the north.

### Official Community Plan (OCP)

Pursuant to the PRRD North Peace Fringe Area Official Community Plan Bylaw No. 2460, 2021, the subject property is designated Community Residential (CR). Section 6.2 states lands that are designated CR are intended to provide smaller serviced residential parcels.

Section 6 Policy 1 states that the PRRD will direct residential development to areas already designated for residential use and will generally not support any new land for residential uses through re-designation.

Section 6 Policy 2 states that residential development will be directed to areas where established residential neighborhoods exist or in areas where servicing is available.

Section 6.2 Policy 3 states Community Residential designated lands will be required to connect to community sewer services where they exist.

Section 4.4 recommends ensuring that subdivision proposals do not create land-locked parcels without access to a developed right-of-way and avoid the creation of panhandle parcels.

The proposed subdivision will not create land-locked or panhandle parcels. Therefore, the proposal is consistent with the OCP.

### Land Use Zoning

Pursuant to the PRRD Zoning Bylaw No. 1343, 2001, the portion of the subject property proposed for subdivision is zoned R-2 (Residential 2 Zone) and the proposed remainder is zoned A-2 (Large Agricultural Holdings Zone).

Within the R-2 zone, Section 35.1 states dwelling unit and agriculture are permitted principal uses. Section 35.2 states that the minimum parcel size is 0.4 ha when the parcel is connected to a community sewer system.

Within the A-2 zone, Section 33.1 states agriculture and dwelling units are permitted principal uses. Section 33.2 states that the minimum parcel size is 63 ha. The proposed 25.1 ha remainder lot is existing, non-conforming in regard to size.

Therefore, the proposal is consistent with the zoning bylaw.

### **Impact Analysis**

#### Context

The proposal is consistent with neighboring land uses as the subject property is located near residential development and settlement areas.

#### Population & Traffic

The proposal is anticipated to result in increased traffic and population. The proposed lot sizes would allow for a maximum density of one dwelling unit and one secondary suite per parcel.

#### Sewage & Water

The proposed lots are required to connect to the Charlie Lake sewer system as per the PRRD Subdivision and Development Servicing Bylaw No. 2474, 2022. The parcels are to be serviced by individual cisterns or drilled water wells.

### **Site Features**

#### Land

Most of the property is cleared and currently used for agriculture, with small portions of treed areas.

#### Structures

No buildings or structure are present on the subject property.

#### Access

The proposed lots will be accessed off Golf Course Road.

### **Comments & Considerations**

#### PRRD Environmental Services

The applicant must apply to have the Charlie Lake sewer system extended and connected to the property.

Fire Protection Area

The subject property is within the Charlie Lake Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area.

Development Permit Area

The subject property is outside all Development Permit Areas.

Development Cost Charge Area

The subject property is within the Development Cost Charge Area. The fees of \$8,547.77 per new lot, not including the parent parcel, must be paid to the PRRD prior to subdivision approval.

School District 60 School Site Acquisition Charge Area

The School Site Acquisition Charge is applicable. The fee of \$1000 per new lot, not including the parent parcel, must be paid to the PRRD prior to subdivision approval.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board provide further direction.

Attachments:

1. Proposed Subdivision Plan, October 2024 PRRD File No. 24-117 MoTT
2. Referral Response Letter, January 17, 2025 PRRD File No. 24-117 MoTT
3. ALC Resolution No. 145-2011, July 31, 2023

External Links:

1. [Zoning Amendment Bylaw No. 2524, 2023, PRRD File No. 23-006 ZN, DS-BRD-352](#) – See Item 10.2 on the Regional Board Meeting Agenda dated November 16, 2023.