



**REQUEST FOR RELAXATION TO THE 10% MINIMUM FRONTAGE REQUIREMENT IN RELATION
TO SUBDIVISION APPLICATION NO. PL2020-097
803 REID ROAD, ELECTORAL AREA G**

RECOMMENDATION

1. That the Board approve the request to relax the minimum 10% perimeter frontage requirement for proposed Lot 2 in relation to Subdivision Application No. PL2020-097.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from J.E. Anderson & Associates on behalf of 1166560 B.C. Ltd., to relax the 10% minimum perimeter frontage requirement in relation to a proposed three-lot subdivision (Application No. PL2020-097). The Subject property; legally described as Lot 27, District Lot 29, Nanoose District, Plan 13406, is approximately 0.29 hectares in size and is zoned Residential 1 (RS1), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (Bylaw 500). The property is located between Island Highway West, Wembley Road and Reid Road and is surrounded by RS1 properties (see Attachment 1 – Subject Property Map). The property contains an existing dwelling unit which will be removed prior to the completion of the subdivision and is serviced by Epcor Water and French Creek Sewer.

Proposed Development

The applicant proposes to subdivide the parent parcel into three fee simple lots which all exceed the minimum parcel size requirement of 700 m² (see Attachment 2- Proposed Plan of Subdivision). Access to proposed Lot 1 and Lot 2 will be located off Reid Road and access to Lot 3 will be off Wembley Road. To maximize the subdivision potential, and not create two long narrow lots fronting Reid Road, the applicant is proposing that Lot 2 be accessed via a panhandle. As a result, Proposed Lot 2 would not meet the 10 % road frontage requirement as set out in Section 512 of the *Local Government Act*. However, the proposed 6.02-metre panhandle is consistent with Bylaw 500, Part 4, Subdivision Regulations, which requires properties with no further subdivision potential to have a minimum panhandle with of 6.0 metres. Since proposed Lot 2 would not have future subdivision potential this application is consistent with this regulation and is supported as submitted.

The panhandle configuration results in the proposed plan of subdivision having three reasonably uniform-shaped lots with a reasonable buildable area. In this case, the application meets the criteria outlined in "Board Policy B1.4 Frontage Requirements for Rural Lot." Despite the reduced lot frontage, no negative land use implications are anticipated, and the Ministry of Transportation and Infrastructure (MOTI) has issued a preliminary layout review for the subdivision. Therefore, it is recommended that the request for frontage relaxation be approved.

Minimum 10% perimeter Frontage Requirement

Proposed Lot 2 does not meet the minimum 10% perimeter frontage requirement pursuant to Section 512 of the *Local Government Act*. The applicant has requested approval from the RDN Board to reduce the frontage requirements as follows:

Proposed Lot No.	Required Frontage (m)	Proposed Frontage (m)	% of Perimeter
2	19.23	6.02	3.1%

Intergovernmental Implications

MOTI has reviewed the application and has issued a Preliminary Layout Review for the proposed subdivision. The Ministry has confirmed they have no concerns with the proposed frontage relaxation.

FINANCIAL IMPLICATIONS

The proposed development has no implications related to the Board 2023-2027 Financial Plan.

STRATEGIC PLAN ALIGNMENT

Staff have reviewed the proposed development and note that the proposed development has no implications on the 2019-2022 Board Strategic Plan.

REVIEWED BY:

- P. Thompson, Manager, Current Planning
- L. Grant, General Manager, Development and Emergency Services
- D. Holmes, Chief Administrative Officer

ATTACHMENTS

1. Subject Property Map
2. Proposed Plan of Subdivision