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**TO:** Electoral Area Services Committee      **DATE:** November 20, 2018

**FROM:** Angela Buick  
Planner      **FILE:** PL2018-070

**SUBJECT:** **Request for Relaxation of the Minimum 10% Perimeter Frontage Requirement in relation to Subdivision Application No. PL2018-070**  
**2110 Newcastle Lane and 2050 Minetown Road – Electoral Area A**  
**Lot A Sections 11 and 12 Range 6 and Section 12 Range 7 Cranberry District**  
**Plan VIP64248**

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## **RECOMMENDATION**

That the Board approve the request to relax the minimum ten percent perimeter frontage requirements for proposed Lot 2 in relation to Subdivision Application No. PL2018-070.

## **SUMMARY**

The applicant has requested a relaxation of the minimum ten percent perimeter frontage requirement for Lot 2 within a proposed two lot subdivision of the subject property. The proposed parcels will exceed the minimum parcel size requirements and provide adequate site area for the intended residential use. Despite the reduced frontages, no negative land use implications are anticipated. Therefore, it is recommended that the requested frontage relaxation be approved.

## **BACKGROUND**

The Regional District of Nanaimo (RDN) has received an application from J.E. Anderson & Associates Ltd. on behalf of Kenver Holdings Ltd. to relax the minimum ten percent perimeter frontage requirement in relation to a proposed two lot subdivision (Application No. PL2018-070). The subject property is approximately 4.2 hectares in area and is zoned Residential 2 Zone (RS2), Subdivision District 'F' (1.0 hectare minimum parcel size), pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The property is located to the north of Sontera Road (an unconstructed road), east of Newcastle Lane, south of Minetown Road, and west of South Wellington Road. The lot is surrounded by RS2 zoned lots with some industrial zoned lots to the east on South Wellington Road (see Attachment 1 – Subject Property Map).

### ***Proposed Development***

The applicant proposes to subdivide the parent parcel into two fee simple lots (see Attachment 3). Both Lots 1 and 2 exceed the minimum parcel size (1.0 ha) and will be serviced with individual private water wells and sewage disposal systems.

***Minimum Perimeter Frontage Requirement***

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

<b>Proposed Lot No.</b>	<b>Required Frontage (m)</b>	<b>Proposed Frontage (m)</b>	<b>% of Perimeter</b>
2	60.1	23.3	4.0

***Land Use Implications***

Proposed Lot 2 will have a road frontage of four percent of the perimeter of the lot. Based on the configuration of the lots in relation to existing road frontage and access, a frontage request cannot be avoided by way of reconfiguration. The proposed Lots 1 and 2 will be using existing accesses and will remain unchanged as the current configuration is the best possible scenario in creating the most uniform lots. The proposed subdivision would create two lots compatible with the surrounding properties. Based on these points the proposal addresses the evaluation criteria in “Board Policy B1.4 Frontage Requirements for Rural Lots”.

***Intergovernmental Implications***

The Ministry of Transportation and Infrastructure (MOTI) has reviewed the application and has issued a Preliminary Layout Approval (PLA) for the proposed subdivision. MOTI staff have confirmed that they have no concerns with the proposed frontage relaxation however the applicant will need to attain an access permit as Lot 2 road frontage is located along Sontera Road, an unconstructed road right of way.

**ALTERNATIVES**

1. To approve the request for relaxation of the minimum 10% perimeter frontage requirement for proposed Lot 2 as shown on Attachment 3.
2. To deny the request for relaxation of the minimum 10% perimeter frontage requirement.

**FINANCIAL IMPLICATIONS**

The proposed development has no implications related to the Board 2018 – 2022 Financial Plan.

**STRATEGIC PLAN IMPLICATIONS**

The proposed development has no implications for the 2016 – 2020 Board Strategic Plan.



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Angela Buick  
abuick@rdn.bc.ca  
October 30, 2018

Reviewed by:

- P. Thompson, Acting Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Subject Property Map
2. Conditions of Permit
3. Proposed Plan of Subdivision

[illegible]

**Attachment 2**  
**Conditions of Permit**

The following sets out the conditions of Development Permit No. PL2018-070:

Conditions of Approval

1. The site is developed in accordance with the Survey Plan prepared by J.E. Anderson & Associates Ltd., dated March 28, 2018 and attached as Attachment 3.
2. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

**TENTATIVE**

**KENVER HOLDINGS**

LOT 1 SECTIONS 11 AND 12  
RANGE 6 AND SECTION 12 TANGEE 7  
CRANBERRY DISTRICT PLAN VIP64248

ADDRESS : 2090 MINNETOWN RD  
2110 NEWCASTLE LANE

PROJECT SURVEYOR : D.G. WALLACE

DRAWN BY : EA DATE : Mar. 28/18  
OUR FILE : 88090 REVISION : 2nd

**JEA J.E. ANDERSON & ASSOCIATES**  
SURVEYORS - ENGINEERS

1A-2841 BRAYTON ROAD NANAIMO B.C. V9T 2H1  
TEL 250-758-4831 FAX 250-758-4850  
E-MAIL : rene@jeanderson.com  
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

**LEGEND**

ALL DIMENSIONS ARE IN METRES  
BUILDINGS ARE APPROXIMATE  
PROPOSED LOT 2 REQUIRES 10%  
ROAD FRONTAGE VARIANCE.  
SUBJECT TO CHARGES SHOWN  
(PLAN TITLE NO. E4118596  
(P.L.D. 023-021-072)

DIMENSIONS ARE DERIVED FROM  
LAND TITLE OFFICE RECORDS  
THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE PROFESSIONAL  
REFERENCE MANUAL

The intended plot size of this plan is 432mm in width by 280mm in height, B size, when plotted at a scale of 1:1250.