

REGIONAL DISTRICT OF NANAIMO

POLICY

SUBJECT: <i>Frontage Requirement for Rural Lots</i>	POLICY NO: B1.4 CROSS REF.:
EFFECTIVE DATE: February 8, 1994	APPROVED BY: Board
REVISION DATE:	PAGE: 1 of 1

PURPOSE:

To ensure that requests for relaxing the 10% frontage requirement for rural lots are evaluated in a standardized policy approach using the following criteria:

POLICY:

1. *Site Constraints*

If site constraints exist, such as extreme topography or natural features, which prohibit the required frontage and cannot be alleviated, a relaxation may be considered.

2. *Irregular Shaped Parcels*

If an existing parcel has an irregular shape which cannot be uniformly subdivided, a relaxation may be considered.

3. *Character of Adjacent Lots*

If lots proposed to be subdivided are of a character which is compatible with surrounding properties, a relaxation may be considered.

4. *Existing Construction*

The subdivision should be able to accommodate proposed and existing buildings by meeting all setback requirements of rural zones, i.e. 30 metres for buildings and structures housing livestock or for storing manure.

5. *Further Subdivision Potential of the Parcel*

Where the remainder of a parcel is further sub-dividable subsequent to an application for a frontage relaxation, the following options are available to the applicant and will be considered in the staff review of the proposal.

- a) A restrictive covenant may be considered to prohibit further subdivision of the remainder of the parcel.
- b) A restrictive covenant may be considered to specify the location of future roads, the siting of building(s) and possibly to address future park dedication.
- c) Additional road dedications, future phasing of subdivision and alternative subdivision layouts will be considered in relation to the request for frontage relaxation.