

Staff Report to Council

Planning and Development

FILE: 08-3320-20/23-06

REPORT DATE: May 23, 2025 **MEETING DATE:** June 03, 2025
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning & Development
SUBJECT: Perimeter Frontage Waiver for 20160 Old Dewdney Trunk Rd

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Waive the 10% lot perimeter frontage requirement in accordance with *Local Government Act* s. 512(2) for Proposed Lot 2 as shown on the subdivision plan for 20160 Old Dewdney Trunk Rd., prepared by Wade & Associates Land Surveying Ltd., and dated March 25, 2025; OR

B. Other.

PURPOSE

To present an application to waive the perimeter road frontage requirements of the *Local Government Act*, for the purposes of achieving a homesite severance subdivision at 20160 Old Dewdney Trunk Rd (PID: 011-088-559).

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

The property at 20160 Old Dewdney Trunk Road is currently in the process of being subdivided through a homesite severance. A homesite severance subdivision is a situation where a property owner has resided on a parcel since prior to the creation of the Agricultural Land Reserve (ALR) and wishes to sell the majority of the parcel but retain a homesite on the land.

This policy was established in the early days of the ALR to facilitate legitimate inter-generational family transfer of active farm operations with special consideration for farmers having owned and occupied their land before the ALR came into existence. Agricultural Land Commission (ALC) approval is required for such subdivisions.

On July 13, 2021, Council considered the homesite severance application for 20160 Old Dewdney Trunk Road and referred it to the ALC with a recommendation of support. It was approved by the ALC on April 12, 2023.

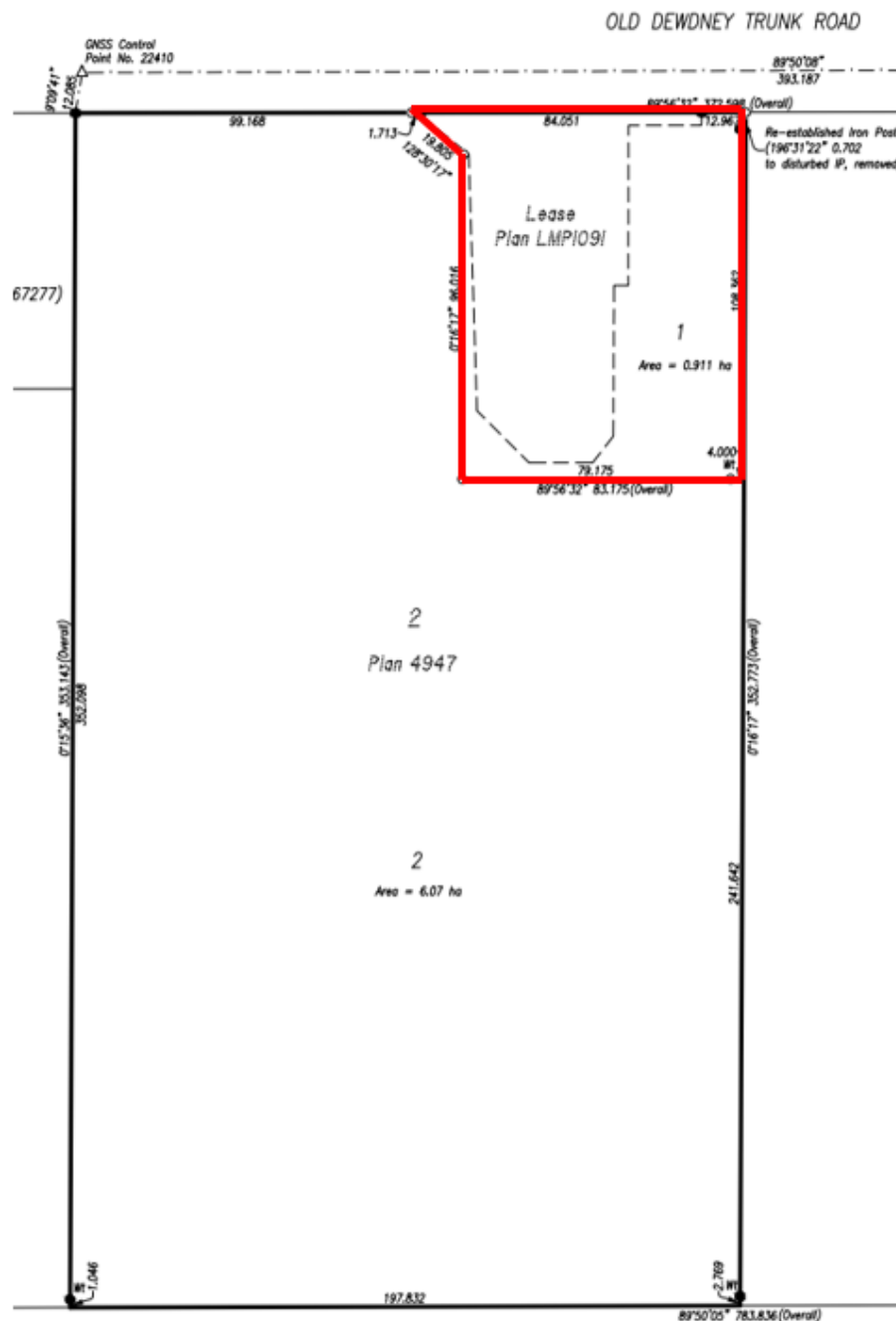


Figure 1: Subdivision plan with the homesite severance outlined in red

The City's Approving Officer granted preliminary approval of the subdivision on June 12, 2024, and all conditions of the preliminary approval must be completed by December 9, 2025, otherwise the preliminary approval expires. One such condition of preliminary approval is compliance with Section 512 of the *Local Government Act (LGA)*, or the waiving of that requirement.

Section 512 of the *Local Government Act* states:

Minimum parcel frontage on highway

- (1) If a parcel being created by a subdivision fronts on a highway, the minimum frontage on the highway must be the greater of
 - (a) 10% of the perimeter of the lot that fronts on the highway, and
 - (b) the minimum frontage that the local government may, by bylaw, provide.
- (2) A local government may exempt a parcel from the statutory or bylaw minimum frontage provided for in subsection (1).
- (3) As a limitation on section 229 [*delegation of board authority*] of this Act or section 154 [*delegation of council authority*] of the *Community Charter*, a local government may delegate its powers under subsection (2) only to an approving officer.

This section of the LGA requires a lot created by subdivision to have a minimum parcel frontage along a highway (road) equal to at least 10% of the perimeter of that lot (see Figure 2). In general, this section intends to avoid parcel shapes that would create inadequate building envelopes and make further parcel development challenging. If this 10% requirement is not met, a local government can waive this requirement, either by Council, or the approving officer, if Council has delegated this authority. In Pitt Meadows, this authority has not been delegated to the approving officer, and therefore a Council resolution is required.

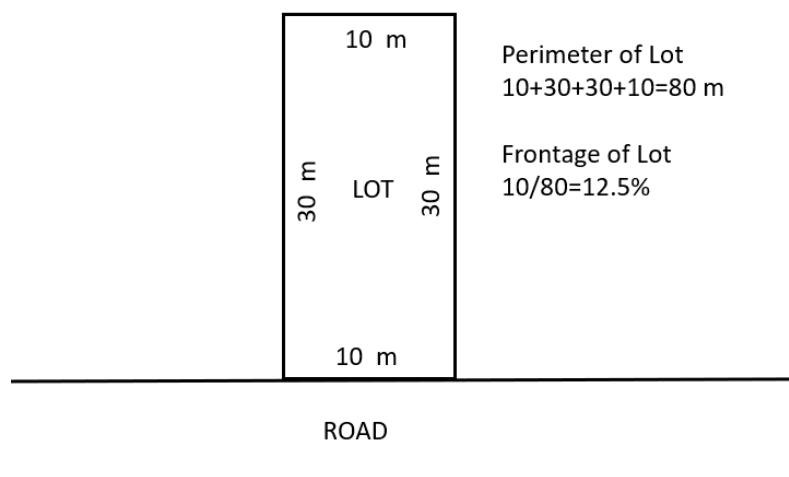


Figure 2: Example of perimeter frontage calculation

Relevant Policy, Bylaw or Legislation:

Section 512 of the *Local Government Act* regulates the minimum parcel frontage requirement for subdivision purposes.

Analysis:

In this case, the larger of the two proposed lots (Lot 2) does not meet the minimum 10% perimeter frontage requirement (see Table 1).

Table 1: Required and Proposed Lot Frontages

Proposed Lot #	Required 10% perimeter frontage	Proposed frontage	Proposed frontage
1	40.438 m	97.018 m	24.0%
2	108.974 m	99.168 m	9.1%

The intent of the 10% minimum perimeter frontage requirement is to ensure that each new lot has a sufficient building envelope and access to the street. For this site, proposed Lot 2 falls short of the 10% minimum at 9.1%. However, the actual road frontage provided is 99.168 m, which is sufficient to provide driveway access. Proposed Lot 2 is also sufficiently large to provide an adequate building envelope and farming area, at 6.07 ha. As a condition of ALC subdivision approval, a covenant is required to be registered on title to proposed Lot 2, limiting residential development to within 60 m of the property line, close to the road, and preserving the remainder of the property for agricultural use.

Proposed Lot 1 (the homesite parcel) is already developed with a driveway and a single-family dwelling.

Given that proposed Lot 2 has adequate road frontage to support future residential and agricultural uses, the recommendation is to waive the minimum 10% perimeter frontage requirement in this case.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Infrastructure
☐ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☒ Not Applicable

WORKPLAN IMPLICATIONS

- ☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other
-

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other
-

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

The public will be informed about this application through the normal agenda process.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No ☐ Other

SIGN-OFFS**Written by:**

Allison Dominelli,
Planner

Reviewed by:

Colin O'Byrne,
Manager of Planning

Patrick Ward,
Director of Planning & Development

ATTACHMENT(S):

A. Subdivision Plan