



**REGIONAL DISTRICT
of Fraser-Fort George
Development Services**

RURAL SUBDIVISION

INTRODUCTION TO RURAL SUBDIVISION

Subdivision is a complex process involving the overlapping interests of different agencies. This pamphlet will describe how the Regional District of Fraser-Fort George is involved in the rural subdivision process.

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE (MoTI)

Every rural subdivision must be approved by Provincial Approving Officer, who is located in the MoTI district office. The subdivision is evaluated to ensure that it complies with Provincial regulations, local government bylaws and the best interests of the public. Their comprehensive online guide to rural subdivision, including applications forms and frequently asked questions, is available online at:

<http://www.th.gov.bc.ca/DA>

MoTI Fort George District (Includes most of RDFFG)
360 1011 – 4th Avenue
Prince George, BC V2L 3H9
250-565-4410

REGIONAL DISTRICT OF FRASER-FORT GEORGE (RDFFG)

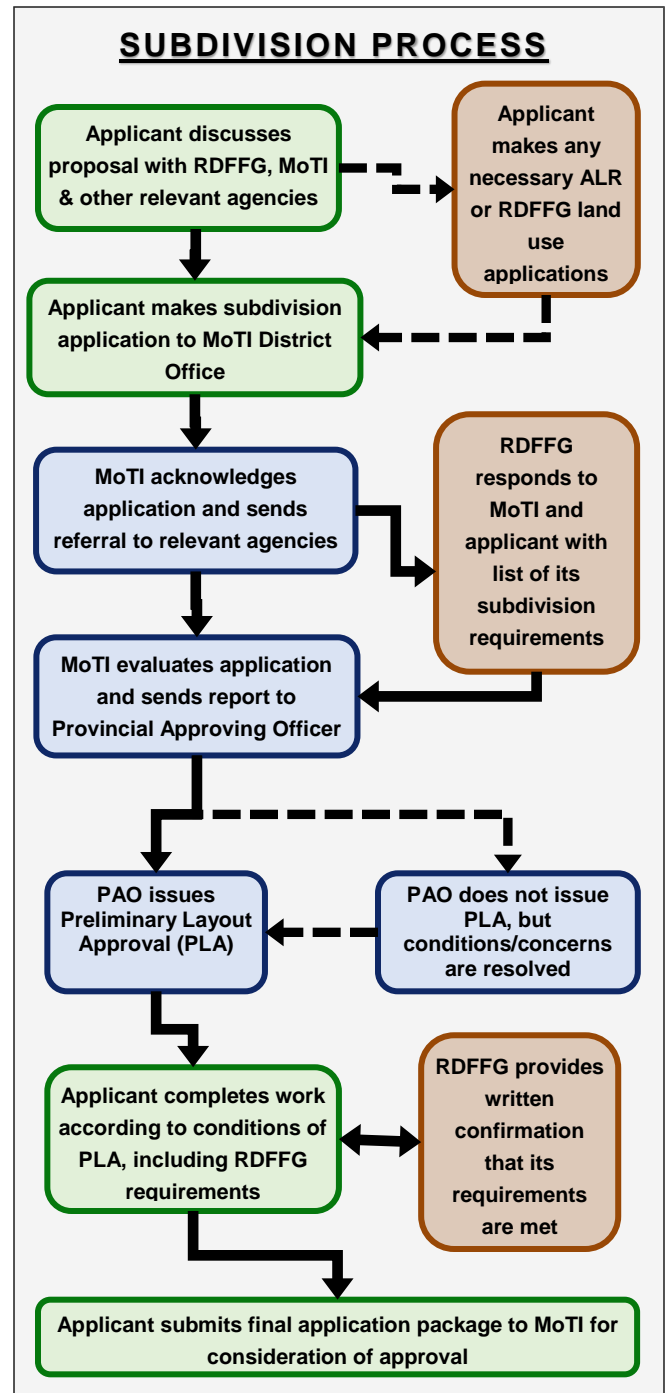
Regional District bylaws manage land use, development density, lot size and servicing requirements. The Provincial Approving Officer is authorized to refuse a subdivision if it does not conform to these bylaws. Land use applications and approvals may be required (see reverse).

AGRICULTURAL LAND COMMISSION (ALC)

Subdivision and non-farm uses on land within the Agricultural Land Reserve (ALR) are regulated by the *Agricultural Land Commission Act*. If you wish to subdivide your land in the ALR, you must submit an application to the ALC and obtain its approval. An ALR application must be made through the ALC website.

For applications, decisions and information about the Agricultural Land Reserve

<http://www.alc.gov.bc.ca>



Regional District of Fraser-Fort George

155 George Street, Prince George, BC V2L 1P8

Tel: 250-960-4400 • Fax: 250-562-8676 • Toll Free: 1-800-667-1959 • www.rdffg.bc.ca

RDFFG SUBDIVISION REFERRAL CONSIDERATIONS

The Regional District reviews subdivision referrals and provides comments back to MoTI and the applicant. Comments are typically provided regarding the following regulations, but other items may also need to be addressed. Meeting all items below does not guarantee subdivision will proceed. Corresponding RDFFG land use applications are shown in italics.

AGRICULTURAL LAND RESERVE:

Non-agricultural uses and subdivisions, unless permitted via regulation, are restricted unless approved by the Agricultural Land Commission.

- Application to subdivide land in the ALR (made through the ALC website at www.alc.gov.bc.ca)*

OFFICIAL COMMUNITY PLAN (OCP) AND ZONING BYLAW – DENSITY AND USE:

OCP states broad land objectives and policies for land use. Zoning regulates the use, size and siting of development.

OCP and Zoning bylaws include minimum parcel size or density that may be created by subdivision

- Application for OCP and/or Zoning amendment*

ZONING BYLAW – PARCEL SHAPE AND USE:

Parcel shape, use, setbacks, etc. must conform to zoning

- Application for Zoning Amendment or*
- Application for Development Variance Permit*

ZONING BYLAW – PARCEL FRONTAGE:

All proposed parcels must have at least 10% of their perimeter as frontage along a road

- Request for 10% Frontage Waiver*

DEVELOPMENT PERMIT AREA (DPA):

DPA may be in effect for matters such as environmental protection or hazardous conditions.

- Application for Development Permit to allow Subdivision*

SUBDIVISION SERVICING BYLAW NO. 2815:

Each parcel to be created by subdivision may require proof of adequate domestic water and acceptable waste water disposal as specified in the bylaw.

WATER:

- Proposed parcels 4 hectares or smaller must be supplied with water by individual ground water well, community drinking water system, or surface water. The water source must meet specific **quantity and quality** requirements.
- Proposed parcels 0.2 hectares or smaller must be serviced by a community drinking water system.

SEWAGE:

- Each proposed parcel 2 hectares or smaller requires evidence that the lands can be serviced by either a community sewage collection and disposal system or Type 1 – onsite sewage treatment and disposal system.
- Proposed parcels 1 hectare or smaller must be serviced by a community sewage collection and disposal system.

- Application for Development Variance Permit*

PARK LAND PROVISION:

Section 510 of the *Local Government Act* allows Regional Districts to acquire 5% of the land being developed, or money in lieu, for park purposes. Park land is not required when:

- the subdivision will create fewer than three additional lots
- the smallest new lot is larger than 2 hectares, or
- the subdivision consolidates existing parcels

- Request for Park Dedication approval*

GEOTECHNICAL HAZARDS:

RDFFG will supply applicable geotechnical hazard information to MoTI where available. An applicant may be required to provide additional geotechnical information at subdivision and/or building construction stages.