



## STAFF REPORT

To: Fraser Valley Regional District Board

Date: 2026-04-23

From: Julie Mundy, Planner I

File No. 3320-20 2024-01627

Subject: Frontage Waiver and Covenant – 3 Lot Subdivision of 42849 Tait Road, Electoral Area C

Reviewed by: Katelyn Hipwell, Manager of Planning  
 Graham Daneluz, Director of Planning & Development  
 Jennifer Kinneman, Chief Administrative Officer

### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board exempt the proposed 3-lot subdivision of 42849 Tait Road, Electoral Area C, from the minimum highway frontage requirements of Section 512 of the *Local Government Act*, and the FVRD *Subdivision and Development Servicing Bylaw*, provided that the panhandle width is not less than 6.0 metres;

**AND THAT** the Fraser Valley Regional District Board authorize the execution of all legal documents for the proposed 3-lot subdivision of 42849 Tait Road, including the registration of a Section 219 covenant under the *Land Title Act*, to address the geohazard development permit area.

### BACKGROUND

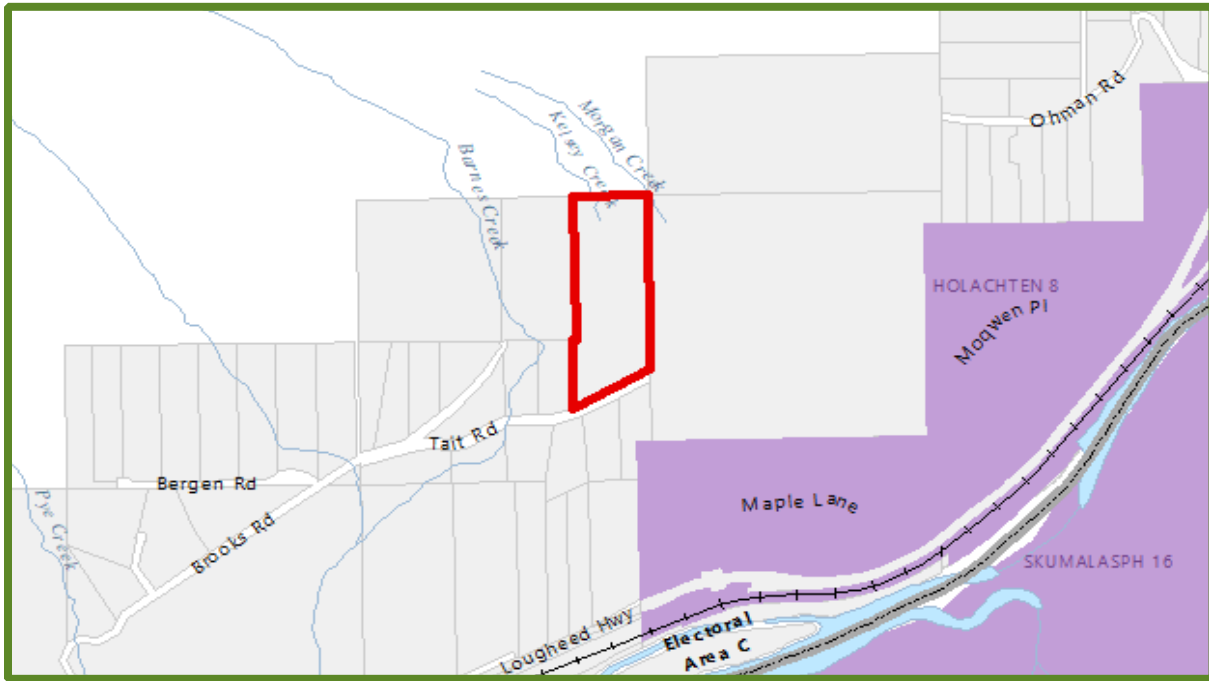
The agent for 42849 Tait Road has applied to the Ministry of Transportation and Transit (MOTT) for a 3-lot subdivision. Subsequently, the FVRD received a referral from MOTT, and responded to the application with a letter outlining the requirements to comply with FVRD bylaws. Geohazard and parcel frontage matters must be addressed as part of these requirements.

PROPERTY DETAILS			
Address	42849 Tait Road	Area	C
PID	002-367-548	Owners	Mattia Nichele, Monica Trento, Marco Pegoraro, & Daniela Sartori
Folio	775.03723.300	Agent	Mattia Nichele
Lot Size	11.5 hectares		
Current Zoning	Rural 2 (R-2)	Proposed Zoning	No change
Current OCP	Limited Use (LU)	Proposed OCP	No change
Current Use	Residential	Proposed Use	No change
Development Permit Areas	1-C Geohazard DPA 4-C Riparian Areas		
Agricultural Land Reserve	No		

### ADJACENT ZONING & LAND USES

North	^	Rural 4 (R-4); Forest
East	>	Rural 4 (R-4); Forest & single-family dwelling
West	<	Rural 2 (R-2); Forest & single-family dwelling
South	v	Rural 2 (R-2); Tait Road, single-family dwellings

### NEIGHBOURHOOD MAP



### PROPERTY MAP



## DISCUSSION

The subject property is accessed off the north side of Tait Road, approximately 3.5 km southwest of Lake Errock, and approximately 3.0 km east of Deroche. The existing dwelling is situated in the northern portion of the property, which lies within proposed Lot 2. Access to the dwelling is currently via a long driveway, which would act as a division between the lower two proposed Lots 1 and 3. See Appendix A for a draft subdivision layout.

The subject property lies within a geohazard development permit area (DPA) noted as having the potential for significant geohazards. Within these potentially hazardous areas, *Official Community Plan Bylaw No. 1747, 2024* requires applications for the subdivision of land to be assessed by a qualified professional, and to determine if there are safe building areas on each of the proposed new lots.

### Parcel Frontage Waiver

A 6.0-metre wide panhandle access to Lot 2 (approximate proposed parcel size - 5.5 ha) is proposed using the current existing driveway. As the property rises in elevation to the north, there are two dominant benches, or terraces, on the property. The current driveway follows topography contours up to the northern terrace and dwelling, and maintaining this existing driveway, which already aligns with the natural terrain, is an appropriate option. Section 6.8 of the *Subdivision and Development Servicing Bylaw* supports panhandle access to a parcel with the condition that panhandles have a minimum width of 6.0 metres.

Section 6.4 of the *Subdivision and Development Servicing Bylaw* permits parcels of 4.0 ha or greater, to have a parcel frontage on a highway of 6% of the property perimeter. The proposed layout does not provide Lot 2 with the required parcel frontage.

As such, the agent for the property has requested the FVRD Board grant an exemption from the parcel frontage requirements for proposed Lot 2. This is permitted under Section 512(2) of the *Local Government Act*.

### Lot Frontage Table

Proposed Lot	Perimeter	Required Minimum Frontage (6% or 10%)	Proposed Frontage
1	811.7 m	10% - 81.2 m	✓ 113.5 m
2	914.6 m	6% - 54.9 m	✗ 6.0 m panhandle
3	856.9 m	6% - 51.4 m	✓ 120.6 m

## Covenant

### Geohazard

The subject property is within Geohazard Development Permit Area 1-C for the protection of development from hazardous conditions. The geohazard report provided depicts setback areas on the property, from the top and toe of slopes within which no structures are to be constructed or placed. Even with these geohazard setbacks, each of the 3 proposed lots has safe building areas within which to construct a dwelling.

A legal survey of these setback areas is to be completed, with the reference plan and geohazard report to be registered on the property title as a covenant. Board authorization is required for this covenant.

### **COST**

All costs for covenant registration are the responsibility of the applicant.

### **CONCLUSION**

Staff recommend that the FVRD Board grant the parcel frontage waiver, provided the panhandle access is no less than 6.0 metres in width.

Staff also recommend that the FVRD Board authorize the execution of all legal documents for a 3-lot subdivision at 42849 Tait Road, including the registration of a geohazard covenant.