

PL4.4 Minimum Lot Sizes Policy



Regional Board Policy

Minimum Lot Sizes Policy

Category: Rezoning Applications	Policy Number: 91-4-4(oo)	Replaces:
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Office of Primary Responsibility: Planning Services		
Date Adopted: April 1991	Board Resolution Number: 91-4-4(oo)	Date to be Reviewed:
Manner Issued: CRD Policy Manual		

PURPOSE:

To have a policy to set minimum lot sizes within the Cariboo Regional District.

POLICY:

That all proposed lots associated with residential rezoning applications in areas not serviced by a community water or sewer system be required to have a minimum lot size of 0.4 hectares. However, in cases where:

1. a lot was registered prior to the adoption of Cariboo Regional District Zoning Bylaw No. 1000 and the rezoning would be in keeping with the current use and size of a lot;
2. the rezoning represents:
 - (a) a consolidation of two or more parcels to create less parcels than previously existed,

or

 - (b) a minor boundary adjustment, provided no more lots could be created than existed at the time of the application;
3. a proposed parcel of land is physically separated from its remainder by a highway right-of-way;

or

4. other special circumstances exist, as may become apparent from time to time;
5. all or part of a residential rezoning application may be exempted from the 0.4 hectare minimum lot size provision.

***** END OF POLICY *****

<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>
Adopted – New Policy	April 1991	91-4-4(oo)