

1.4 Subdivisions Off Forest Service Roads

The subdivision process involves the legal survey and creation of a number of separate smaller parcels of land from a larger parcel of privately owned or Crown land.

When reviewing a request for subdivision access from a Forest Service Road (FSR), ensure that the Engineering Group Leader confirms that the road is built to a sufficient standard to safely handle the type and volume of traffic. The minimum requirements set out in the Land Title Act Regulation (Sec. 15) (BC Reg. 334/79) concern the road width as it relates to the maximum width of vehicle allowed on the road.

Examine the width of the entire length of the FSR from the end of the nearest public road to the location of the proposed subdivision and determine whether or not the road width meets the requirement of the Regulation.

In addition, record all relevant factors (e.g., the general condition of the roads, expected traffic volumes, condition of structures, and safety features such as turnouts, widenings, and signage).

The process of subdivision normally requires the dedication and construction of public access roads administered by the Ministry of Transportation and Infrastructure, or a municipality if the subdivision falls within an organized area. However, the use of other forms of access to subdivided areas is also considered, and Section 15 of the *Land Titles Act Regulation* deals with access by FSRs and prescribes the maximum allowed width of vehicles based on different minimum road widths. Minimum widths mean the width of the entire running surface from the nearest public road to the subdivision, other than for permitted exceptions that are spelled out in the Regulation.

Approving Officers consider a number of factors when deciding whether a particular subdivision application should be approved. However, the Approving Officers cannot approve a subdivision application that relies on an FSR for access until the Engineering Group Leader certifies that the FSR in question meets the width requirements of the Regulation.