



REPORT

To: Chair and Directors

Report Number: DS-BRD-146

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

Subject: Subdivision within the ALR, PRRD File No. 21-005 ALR SUB

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 21-005 ALR SUB, to subdivide the property identified as PID 004-275-471, having a lot area of 130.18 ha into two lots measuring ± 65.1 ha and ± 65 ha, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 21-005 ALR SUB, to subdivide the property identified as PID 004-275-471, having a lot area of 130.18 ha into two lots measuring ± 65.1 ha and ± 65 ha, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicant would like to subdivide the subject property in order to sell the north west quarter section. The applicant states that this will allow farming operations to continue on the subdivided parcel, as it will be sold to an existing farmer who wants to expand their holdings.

File/Site Details

Owner: Nils Daugulis
Agent: Tryon Land Surveying
Area: Electoral Area C
Location: Baldonnel
Legal: The West 1/2 of Section 35 Township 83 Range 17 W6M Peace River District
PID: 004-275-471
Lot Size: 130.18 ha (321.69 ac)
ALC ID: 61017

Official Community Plan (OCP)

Pursuant to PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Agricultural (Ag). Section 3.3.2 Policy 1 states that within this designation the principal uses of land will generally be limited to agriculture and uses which are compatible or complementary to agriculture, such as residential. The minimum parcel size is 63 ha, except where the proposed parcel is separated from the remainder of the parcel by a railway, road right-of-way, or topographical constraint.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 33 states that agriculture and dwelling units are permitted uses in this zone. The minimum parcel size is 63 ha.

Therefore, the proposal complies with the zoning regulations.

Fire Protection Area

The property is outside of all fire protection areas.

Mandatory Building Permit Area

The property is within the Mandatory Building Permit Area.

Development Permit Areas

The property is outside of all Development Permit Areas.

Development Cost Charge Area

The property is outside of the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is within the School Site Acquisition Charge Area, and the fee of \$1,000 per new lot created must be paid prior to subdivision approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 21-005 ALR SUB, to subdivide the property identified as PID 004-275-471, having a lot area of 130.18 ha into two lots measuring ± 65.1 ha and ± 65 ha, and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.
2. That the Regional Board provide further direction.

STRATEGIC PLAN RELEVANCE:

☒ Not Applicable to Strategic Plan.

FINANCIAL CONSIDERATION(S):

None at this time.

COMMUNICATIONS CONSIDERATION(S):

The Regional Board's decision will be communicated to the agent.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

1. Maps
2. ALC Application (ALC ID 61017)
3. Comments from Electoral Area Director