



# REPORT

To: Chair and Directors

Report Number: DS-BRD-149

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

**Subject: Non-Farm Use within the ALR File No. 21-004 ALR NFU**

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## **OPTIONS: [Corporate Unweighted]**

1. That the Regional Board support ALR Non-Farm Use application 21-004-ALR NFU, to permit the expansion of the existing gravel pit (ALC File 52457) from 9.83 ha to a  $\pm$  22.95 ha portion of the property identified as PID 003-924-548 and 014-335-671, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board refuse authorization for ALR Non-Farm Use application 21-004-ALR NFU, to permit the expansion of the existing gravel pit (ALC File 52457) from 9.83 ha to a  $\pm$  22.95 ha portion of the property identified as PID 003-924-548 and 014-335-671, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To expand an already existing gravel pit from 9.83 ha to  $\pm$  22.95 ha.

### **File/Site Details**

Owner: Peace View Hutterian and Brethren Church (Peace View Colony)  
Agent: Tryon Land Surveying Ltd.  
Area: Electoral Area D  
Location: South Taylor  
Legal: Section 30 Township 81 Range 16 West of the 6th Meridian Peace River District, Except the Most Southerly and the Most Westerly 4.883 metres in parallel widths thereof; and Section 29 Township 81 Range 16 West of the 6th Meridian Peace River District  
PID: 003-924-548 and 014-335-671  
Civic Address: NA  
Subject Property  
Size: 254.38 ha (628.59 ac) and 258.39 ha (638.5 ac)  
Existing Quarry  
Size:  $\pm$  9.83 ha  
Proposed Expanded  
Quarry Size:  $\pm$  22.95 ha  
ALC ID: 62778

**Official Community Plan (OCP)**

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture Rural (Ag-Rural). Policy 2 in the Ag-Rural designation states the principal use of land will generally be limited to: uses required for operating a farm, agriculture, agri-tourism, communal farm, residential use, home-based businesses, kennels, trapping, hunting, outfitting establishments, ecological reserves, and work that supports ecological protection or restoration.

However, section 15, policy 12 of the OCP states that all sand and gravel deposits are recognized by the Regional District as being within the provincial jurisdiction, under various pieces of legislation.

Therefore, based on section 15 policy 12, the proposed non-farm use is consistent with the Official Community Plan.

**Land Use Zoning**

Pursuant to PRRD Zoning Bylaw No. 479, 1986, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 6.11.xi) states gravel extraction is permitted in the A-2 zone.

Therefore, the proposed non-farm use is consistent with the Zoning Bylaw.

**Fire Protection Area**

The property is outside of all fire protection areas.

**Mandatory Building Permit Area**

The property is outside of 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 outside of the School Site Acquisition Charge Area.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Non-Farm Use application 21-004-ALR NFU, to permit the expansion of the existing gravel pit (ALC File 52457) from 9.83 ha to a  $\pm$  22.95 ha portion of the property identified as PID 003-924-548 and 014-335-671, 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 62778)