



REPORT

To: Chair and Directors

Report Number: DS-BRD-145

From: Kathy Suggitt, General Manager of Development Services

Date: April 29, 2021

Subject: Subdivision within the ALR, PRRD File No. 21-004 ALR SUB

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 21-004 ALR SUB, to subdivide the property identified as PID 016-050-487, having an area of 127.56 ha into two lots measuring ± 63.8 ha and ± 63.7 ha, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 21-004 ALR SUB, to subdivide the property identified as PID 016-050-487, having an area of 127.56 ha into two lots measuring ± 63.8 ha and ± 63.7 ha, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The subject property was purchased by two brothers. As applicants, they would now like to subdivide the property which has two homesteads, in order to each have title to one lot.

File/Site Details

Owners: David Reimer and Danny Reimer
Agent: David Reimer
Area: Electoral Area B
Location: Prespatou
Legal: District Lot 2376 Peace River District
PID: 016-050-487
Civic Address: 13510, 13588, 13602, Klassen Ave
Lot Size: 127.56 ha (315.2 ac)
ALC ID: 62763

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the subject property is designated Ag-Rural (Agriculture Rural). Section 7, policy 2 states that within this designation, the principal use of land will generally be limited to agriculture or residential uses, among others. The minimum parcel size is 63 ha (155 ac).

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the subject property is zoned A-2 (Large Agricultural Holdings Zone). Section 36 states that agriculture and dwelling units are permitted uses in this zone. The minimum parcel size is 63 ha (155 ac).

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 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 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 21-004 ALR SUB, to subdivide the property identified as PID 016-050-487, having an area of 127.56 ha into two lots measuring ± 63.8 ha and ± 63.7 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 62763)
3. Comments from Electoral Area Director