



REPORT

To: Chair and Directors

Report Number: DS-BRD-018

From: Tyra Henderson, Corporate Officer

Date: April 22, 2020

Subject: Application for Subdivision within the ALR, PRRD File No. 20-007-ALRSub, ALC ID 60626

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 20-007-ALRSub (ALC ID 60626), to subdivide the property identified as PID 014-954-427 into one \pm 4.0 ha parcel and one \pm 123.8 ha parcel, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-007-ALRSub (ALC ID 60626), to subdivide the property identified as PID 014-954-427 into one \pm 4.0 ha parcel and one \pm 123.8 ha parcel, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the subject property to one \pm 4.0 ha (9.9 ac) parcel and one \pm 123.8 (305.9) ha parcel along an existing creek. The smaller property will continue to be used for grain bin storage and the larger for crop production. The property is currently jointly owned by brothers who farm several properties in the area. Should the subdivision be approved, they intend to maintain joint ownership of the smaller parcel and transfer ownership of the larger parcel to one brother, as a part of their succession plan.

File/Site Details

Owners: Simon Loewen, William Loewen & Martin Loewen
Agent: Terrain Geomatics Ltd. (Jerry Mullin)
Area: Electoral Area B
Location: Altona
Legal: N $\frac{1}{2}$ of District Lot 632 Peace River District
PID: 014-954-427
Lot Size: 127.8 ha (315.8 ac)

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture-Rural. Section 7 Policy 2 of the OCP states the principal uses of land in the Agriculture-Rural designation should generally be uses required for operating a farm and/or businesses complementary to agriculture. Section 7 Policy 3 of the OCP states the minimum parcel size should not be less than 63 ha (155 ac), with an exception where the proposed parcel is separated from the remainder by a significant topographical constraint.

Therefore, the uses and proposed parcel sizes are consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 36.1 of the Zoning Bylaw states that agriculture is a permitted use in the A-2 Zone. Section 36.2 states that the minimum parcel size is 63 ha (155 ac); however, Section 22.1(h) states that there is no minimum parcel size when parcels are subdivided along watercourses.

Therefore, the uses and proposed parcel sizes comply with the Zoning Bylaw.

Fire Protection Area

The property is outside all fire protection areas.

Mandatory Building Permit Area

The property is outside the Mandatory Building Permit Area.

Development Permit Areas

The property is outside all Development Permit Areas.

Development Cost Charge Area

The property is outside 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 landowner must pay the \$1000 fee prior to subdivision approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 20-007-ALRSub (ALC ID 60626), to subdivide the property identified as PID 014-954-427 into one \pm 4.0 ha parcel and one \pm 123.8 ha parcel, 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 60626)
3. Comments from Electoral Area Director