



REPORT

To: Chair and Directors

Report Number: DS-BRD-156

From: Kathy Suggitt, General Manager of Development Services

Date: May 27, 2021

Subject: Non-Farm Use within the ALR, PRRD File No. 21-005 ALR NFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 21-005-ALRNFU, (ALC File 62580) to permit the development of a Halfway East River Boat Launch where the future Site C reservoir will be located, on the property identified as PID 014-654-199, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully decline to give authorization for ALC File 62580 – PRRD File ALR 21-005-ALRNFU to permit the development of a Halfway East River Boat Launch where the future Site C reservoir will be located, on the property identified as PID 014-654-199, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To develop a Halfway East River Boat Launch where the future site C reservoir will be located.

File/Site Details

Owner:	BC Hydro and Power Authority
Agent:	BC Hydro and Power Authority
Area:	Electoral Area B
Location:	Attachie
Legal:	Parcel B (P37272) of the West 1/2 of Section 28 Township 83 Range 22 West of the 6th Meridian Peace River District
PID:	014-654-199
Civic:	NA
Subject Property Size:	111.45 ha (275.39 ac)
Proposed Boat Launch Site Size:	± 1.05 ha
ALC ID:	62580

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the property is designated Agriculture Rural (Ag-Rural). Section 7 Policy 3 states that the minimum parcel size for this designation is 63 ha. The parcel size is well over this minimum and the small area of that parcel which is the subject of the proposed non-farm use is not intended to become a separate parcel.

In Section 3.0 General Goals, Objectives, and Policies of the OCP, Goal 2 is to protect the rural lifestyle which provides residents with rural characteristics including access to community facilities and the enjoyment of open space. Objective a) of that Goal is to provide for the continuance and enhancement of the lifestyle enjoyed by rural residents and to provide for the availability of this lifestyle to future rural residents. Objective f) of Goal 2 is to work with utility providers or companies to provide improved services to area residents. The proposed boat launch satisfies these objectives.

Therefore, the parcel size as well as the proposed non-farm use is consistent with the Official Community Plan.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 35.2 (a) states that the minimum parcel size for this zone is 63 ha. As per Section 36, recreational facilities are not a permitted use in this zone. However, Section 26 (a) allows public uses in all zones as one of the few exceptional uses which includes passive and active recreational activities.

Therefore, the parcel size as well as the proposed non-farm use is consistent with the Zoning Bylaw.

Ministry of Agriculture, Food and Fisheries Referral Response

- The proposed project is located on prime agricultural land with an agricultural capability rating of Class 1 and 2, which are lands with the highest potential for agricultural land use activities. This proposal provides no benefit to agricultural production on the ALR.
- Ministry staff note that other available sites were considered by the applicant based on several key factors that may not include agricultural capability. The PRRD may wish to review those other sites with the applicant for consideration.
- Ministry staff recognize that the proposal is a component of the Site C Outdoor Recreation Mitigation Plan requirement outlined in the Environmental Assessment Certificate issued to the project (EAC #E14-02, Schedule B, Condition No. 40) and that as described, the “access road, car park and boat ramp would be constructed as close to the edge of field as possible to minimize impact to agricultural activities; specifically, to maintain as much unsevered/ non-impacted field for continued agricultural activities.”
- The proposed project does not include any buffering between the parking area and adjacent agricultural land. A vegetative buffer should be considered and sited within the project area to buffer and minimize potential conflicts between agricultural and non-agricultural use, such as littering, trespassing, minimizing the potential spread of invasive species, or concerns over pesticide/herbicide applications.

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 inside the School Site Acquisition Charge Area, but is not applicable since no new residential lots are proposed.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 21-005-ALRNFU, (ALC File 62580) to permit the development of a Halfway East River Boat Launch where the future Site C reservoir will be located, on the property identified as PID 014-654-199, 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 62580)
3. Ministry of Agriculture Response