



REPORT

To: Chair and Directors

Report Number: DS-BRD-126

From: Shawn Dahlen, Chief Administrative Officer

Date: March 11, 2021

Subject: Non-Farm Use within the ALR, PRRD File No. 21-002 ALR NFU

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 21-002 ALR NFU to construct 3 water control dams and improve a 1.3 km-long access trail, on a 0.6 hectare total area of the subject properties identified as PIDs: 006-045-090 and 006-042-333, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board refuse authorization for ALR Non-Farm Use application 21-002 ALR NFU to construct 3 water control dams and improve a 1.3 km-long access trail, on a 0.6 hectare total area of the subject properties identified as PIDs: 006-045-090 and 006-042-333, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

The applicants are partnering with Ducks Unlimited Canada to undertake wetland restoration and enhancement work for BC Hydro to help mitigate for the loss of wetlands affected by the construction of the Site C Dam. They propose to construct 3 dams with water controls on the existing ditch system to establish three separate manageable wetland compartments and improve an approximately 1.3 km-long existing elevated farm access trail. The applicant indicates that use of the subject property for agriculture will not change with these activities.

File/Site Details

Owner: Wesley McKnight and Kathy McKnight
Agent: Ducks Unlimited Canada
Area: Electoral Area B
Location: Attachie
Legal: Fractional Section 2 Township 84 Range 22 W6M Peace River District; and, The West 1/2 of Section 1 Township 84 Range 22 W6M Peace River District
PIDs: 006-045-090 and 006-042-333
Civic Address: 15628 Szoo Rd
Lot Size: 259.7 ha (641.7 ac) and 129.7 ha (320.5 ac)

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011, the properties are designated Agriculture-Rural (Ag-Rural). Section 7 states that within this designation, the principal use of land is generally limited to agriculture or work that supports ecological protection or restoration. Policy 3 states that the minimum parcel size is 63 ha.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the properties are zoned A-2 (Large Agricultural Holdings Zone). Section 36 states that agriculture, oil and gas activities, gravel extraction and processing, among others, are permitted within this zone. However, Section 26 states that ecological reserves and watershed protection are permitted in all zones. The minimum parcel size is 63 ha.

Therefore, the proposal is consistent with the zoning regulations.

Fire Protection Area

The properties are outside all fire protection areas.

Mandatory Building Permit Area

The properties are outside the Mandatory Building Permit Area.

Development Permit Areas

The properties are outside all Development Permit Areas.

Development Cost Charge Area

The properties are outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The properties are within the School Site Acquisition Charge Area, but it is not applicable since no new residential lots are proposed.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 21-002 ALR NFU to construct 3 water control dams and improve a 1.3 km-long access trail, on a 0.6 hectare total area of the subject properties identified as PIDs: 006-045-090 and 006-042-333, 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 62188)
3. Comments from Electoral Area Director