



Agricultural Land Commission
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August 26, 2021

Reply to the attention of Sara Huber
ALC Inquiry: 52375
Local Government File: 21-010 OCP ZN

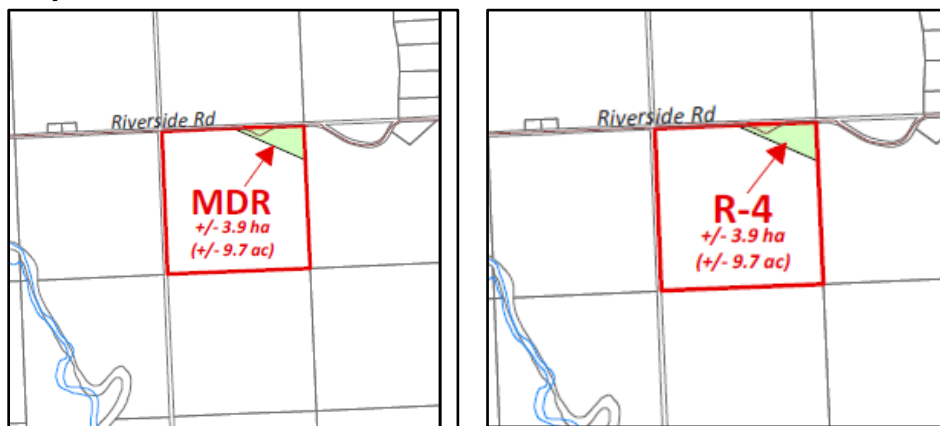
Abhimanyu Jamwal
Land Use Planner, PRRD
Abhi.Jamwal@prrd.bc.ca

Re: Peace River Regional District Official Community Plan and Zoning Amendment Bylaw Nos. 2454 and 2457, 2021

Thank you for forwarding a draft copy of Peace River Regional District (PRRD) Official Community Plan (OCP) and Zoning Amendment Bylaw Nos. 2454 and 2457, 2021 (the “Amendment Bylaws”) for review and comment by the Agricultural Land Commission (ALC). The following comments are provided to help ensure that the Amendment Bylaws are consistent with the purposes of the *ALC Act*, the Agricultural Land Reserve (ALR) General Regulation, the ALR Use Regulation, and any decisions of the ALC.

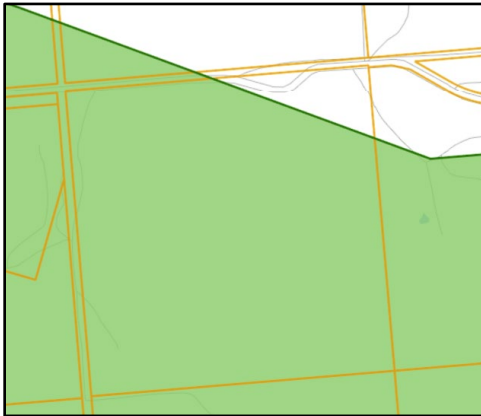
The Amendment Bylaws propose to redesignate a ~3.9 ha portion of the property identified as PID: 010-020-012 (the “Property”) from Agriculture to Medium Density Residential and to rezone this same portion of the Property from A-2 (Large Agricultural Holdings) to R-4 (Residential 4 Zone) to facilitate a future residential subdivision.

Proposal Sketch:



ALC staff recognize that the subdivision is proposed along the ALR boundary and creates a new lot outside of the ALR.

ALR Context Map:



With the future construction of the residence on the proposed new lot adjacent to the ALR, there may be potential for complaints about farm noise and smells, as well as potential impacts to agriculture, such as trespass, litter, theft, etc.

For this reason, ALC staff recommend considering the setback and buffer requirements outlined in the [Guide to Edge Planning](#), including up to a 30 m residential building setback from the ALR boundary, and an associated 15 m vegetated buffer to reduce the potential for urban/agricultural conflicts.

Aside from this, ALC staff have no objection to the Amendment Bylaws which would facilitate the subdivision.

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the Regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3258 or by e-mail (Sara.Huber@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Sara Huber, Regional Planner

Enclosure: Referral of PRRD 21-010-OCP-ZN

CC: Ministry of Agriculture – Attention: Nadia Mori (Nadia.Mori@gov.bc.ca)

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