



August 30, 2021

Local Government File: 21-010 OCP ZN

Abhimanyu Jamwal
Land Use Planner
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Bylaw Amendments No. 2454 & 2457, 2021

Dear Abhimanyu Jamwal:

Thank you for providing the Ministry of Agriculture, Food and Fisheries (Ministry) with the opportunity to comment on the proposed zoning bylaw amendment and Official Community Plan (OCP) amendment application to re-designate a 3.9-hectare non-Agricultural Land Reserve (ALR) portion of a 64.5-hectare parcel (the remaining being in the ALR) from Large Agricultural Holdings (A-2) Zone to Residential 4 (R-4) Zone to facilitate future subdivision. Ministry staff offer the following comments:

- It appears the application closely follows the ALR boundary which intersects the subject parcel through its north-east corner near Riverside Road. Ministry staff encourage the Regional District and applicant to confirm with the Agricultural Land Commission (ALC) that the referenced future subdivision is consistent with any relevant ALC regulations and policies (if they have not done so already).
- Ministry staff note that the parcel is located on land with agricultural capability ratings of class 5 (70 percent) and class 6 (30 percent), indicating that the land has potential for agricultural activities with limitations. The ALR boundary appears to follow along the two different agricultural capability ratings, with the ALR side being of much greater agricultural value.
- Ministry staff also note that the proposed residential lot and associated medium-density residential zone will be immediately adjacent to actively farmed land. To improve land-use compatibility and reduce potential conflict resulting from normal agricultural activities (such as dust, odour, and noise), the Regional District may

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wish to consider a 15 meter vegetative buffer and 30 meter building setback requirements, as described in the Ministry's [Guide to Edge Planning](#).

- Strong vegetative buffers and thoughtful edge planning between agricultural and non-agricultural properties can help play a valuable role in minimizing potential complaints and/or other issues between land-uses. Due to the shape of the subject parcel, Ministry staff recognize this may make portions of the parcel less useable for development.
- In addition, if approved, the Regional District may also wish to require a disclosure statement in the form of a restrictive covenant under section 219 of the *Land Title Act* be placed on title of the newly created lot, specifying that the lot is located near a farming area, and that noise, odour, and dust associated with farming practices may be expected, and that development along the agricultural edge be restricted. More guidance is available in the Ministry's [Guide to Edge Planning](#).

For your information, on July 21, 2021, the Ministry announced new rules under the *Agricultural Land Commission Act Use Regulation* which allow, under specific conditions, both a principal residence and a small secondary residence, without application to the ALC. These new ALR rules come into effect December 31, 2021. For more information on these changes, including house and parcel size specifications, please review the Ministry's [News Release](#) and the [Order-in-Council](#).

If you have any questions or concerns about our comments, please do not hesitate to contact us.

Sincerely,

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