



August 6, 2021

Local Government File: 21-011 OCP ZN
ALC ID: 62047

ATTN: Jack Peckham
South Peace Land Use Planner
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Bylaw Amendments No. 2455 & 2456, 2021

Dear Jack Peckham:

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 15.5-hectare parcel from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone, so as to facilitate a future subdivision. Ministry staff offer the following comments:

- Ministry staff note the associated ALC application to realign six parcels to five (with boundary adjustments) and the subsequent June 16, 2021 approval with conditions (ALC ID: 62047).
- Specifically, Ministry staff draw attention to the ALC's [Reasons for Decision letter](#) (p. 6), that states:
 - *[18] For the reasons given above, the Panel approves the Alternate Proposal to adjust the boundaries of the six Properties to form five new parcels subject to the following condition:*
 - *(a) the submission of a surveyed subdivision plan(s) to the Commission, within three years of the date of the release of this decision, that is in compliance with Schedule A of this decision;*
 - *[19] When the Commission confirms that all conditions have been met, it will authorize the Registrar of Land Titles to accept registration of the subdivision plan.*

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- Ministry staff note however that it appears the provided referral package's 'Proposed Lots' sketch (PDF p.4/15) does not accurately reflect the required 'Alternate Proposal' expansion of Lot 3 westward across the railroad tracks as reflected in the Proposed Subdivision drawing (PDF p.11/15, by Tracey Peet, July 15, 2021). Peace River Regional District may wish to confirm with the applicant that the proposed OCP and rezoning amendments are consistent with this ALC decision, its conditions and the 'Alternative Proposal'.
- The proposed boundary adjustments nevertheless appear to accommodate the existing natural features, such as the watercourse and treed areas, as well as human-made features, such as the railway line crossing portions of the parcels. They appear in line with current agricultural use of the project area.
- The proposed project is located on agricultural land with an agricultural capability rating class 3 with topographical limitations on 60 percent of the land and class 2 with climatic limitations on 40 percent of the land, indicating that the land is of good potential for agricultural activities. It is unclear how enlarging the Lot 1 could make other parcels less useful for crop production, for example consolidating Lot 1 with the Lot 2, however the proposed A-1 zoning will allow for continued agricultural use including intensive agricultural operations on some of the more marginal lands.

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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