



REPORT

To: Chair and Directors

Report Number: DS-BRD-185

From: Kathy Suggitt, RPP, General Manager of Development Services

September 9, 2021

Subject: OCP and ZN Bylaw Nos. 2455 & 2456, PRRD File No. 21-011 OCP ZN

RECOMMENDATION: [Corporate Unweighted]

That the Regional Board give Official Community Plan Amendment Bylaw No. 2455, to amend the designation of a 15.5 ha portion of the property identified as PID: 014-738-902, from Agricultural to Small Agricultural Holdings, first and second readings; further

That the Regional Board give Zoning Bylaw Amendment No. 2456, to rezone the same 15.5 ha portion of the property identified as PID: 014-738-902, from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone, first and second readings; and further

That the Regional Board authorize a public hearing to be held pursuant to *Local Government Act* Section 464(1) delegated to the Director of Electoral Area C and that public notification be authorized pursuant to *Local Government Act* Section 466.

BACKGROUND/RATIONALE:

The applicant is seeking to re-designate a 15.5 ha portion of the subject property within PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009 from Agriculture to Small Agricultural Holdings and to rezone the 15.5 ha portion of the subject property within PRRD Zoning Bylaw No. 1343, 2001 from Large Agricultural Holdings (A-2) Zone to Small Agricultural Holdings (A-1) Zone.

The proposed 15.5 ha parcel is one of five properties (all owned by the same land owner) that are pending a subdivision application to the Ministry of Transportation and Infrastructure. The intent of the subdivision application is to adjust the boundary of six existing parcels to create five new parcels, to align with and facilitate more effective farming of the land.

These amendments are required in order to bring the proposed 15.5 ha parcel in compliance with the OCP and Zoning Bylaws. The remainder of the parcels are in compliance with the OCP and Zoning Bylaws, as noted in the subdivision application report PRRD File No. 21-002 ALR SUB (external link provided below).

The ALC has given approval to the proposed subdivision pursuant to PRRD File No. 21-002 ALR SUB and ALC Resolution #278/2021.

File Details

Owner: Arthur and Laurel Hadland
Agent: Bryan Bates
Area: Electoral Area C
Location: Baldonnel
Legal: Parcel A (G4009) of the SW ¼ of section 24 Township 83 Range 18 W6M
PID: 014-738-902
Site Size: Proposed lot once subdivided will be 15.5 ha (38.3 ac)
ALR Status: Inside

Site Context

The subject property is located in the Baldonnel area and 3 kilometres southeast of the City of Fort St. John. There are rural residential properties to the north and agricultural parcels to the east, south and west.

Site FeaturesLand

The subject property is predominantly forested with trees.

Structures

There are no structures on the subject property.

Access

The subject property will be accessed by Highway 97N.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject property are classified as 3⁶T²4^C.

Soils in class 3 have moderately severe limitations that restrict the range of crops or require special conservation practices. Subclass 6 indicates soils are capable only of producing perennial forage crops, and improvement practices are not feasible and subclass “T” indicates topography restraints.

Soils in class 2 have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass 4 soils have severe limitations that restrict the range of crops or require special conservation practices and subclass “C” indicates adverse climate.

Comments & Observations

The applicant wishes to reconfigure their existing parcels through the subdivision process in a manner that promotes more efficient farming practices due to the existing topographical and infrastructural constraints. The OCP and Zoning Bylaw amendments represent a step towards facilitating the subdivision process.

Agricultural Land Reserve

The subject property is within the Agricultural Land Reserve and is therefore subject to the *Agriculture Land Commission Act*. The Regional Board of Directors authorized the application to proceed to the ALC

as per PRRD File No. 21-002. The proposed subdivision was subsequently approved by the Agriculture Land Commission as per ALC Resolution #278/2021.

Official Community Plan

Pursuant to North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009, the subject property is designated Agriculture. Section 3.2.2 Policy 1.A states the principal uses of land within this designation should be used for agriculture or businesses compatible with the agriculture industry, amongst other uses. Policy 3 states within the Agriculture designation the minimum parcel size will not be less than 63 ha.

The proposed parcel, once subdivided will be 15.5 ha in size and will not conform to the OCP. A re-designation from the Agriculture designation to the Small Agricultural Holdings designation is therefore required.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the subject property is zoned A-2 (Large Agricultural Holdings Zone). As per Section 33 part 2. (a), the minimum parcel size for any land zoned A-2 is 63 hectares.

The proposed parcel, once subdivided will be 15.5 ha in size and will not conform to the zoning bylaw. A rezoning from A-2 (Large Agricultural Holdings) to A-1 (Small Agricultural Holdings) is therefore required to bring the proposed parcel into compliance with the zoning bylaw. The minimum parcel size in the A-1 Small Agricultural Holdings Zone is 15 ha.

Fire Protection Area

The subject property is within the Taylor Fire Protection Area.

Mandatory Building Permit Area

The subject property is within the Mandatory Building Permit Area. Please note that at this time there are no proposed structures to be built on the subject parcel.

Impact Analysis

Context

The subject property is predominantly forested.

Population & Traffic

Population and traffic will not be impacted by the proposed OCP and Zoning Amendment.

Sewage & Water

There are no sewage and water requirements as there is no building development proposed by the proposed OCP and Zoning Amendment.

Comments Received from Municipalities & Provincial Agencies**Agricultural Land Commission**

In 2021, the Commission approved the boundary adjustment of six properties to form five new parcels subject to the submission of a survey plan(s) within three years (Application 62047; Resolution #278/2021). ALC staff recognize that the Amendment Bylaws are one step towards facilitating the subdivision previously approved by the Commission. For that reason, ALC staff have no objection to the Amendment Bylaws.

Ministry of Agriculture

The proposed boundary adjustments appear to accommodate the existing natural features, such as the watercourse and treed area, 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 (15.5 ha lot) could make other parcels less useful for crop production, for example consolidating Lot 1 with 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.

City of Dawson Creek

City's interest are not affected.

Doig River First Nation

No comment.

Ministry of Transportation and Infrastructure

The Ministry has no objection to the OCP or zoning bylaw amendment.

Northern Health

Based on the intent of the proposal, Northern Health has no objections.

ALTERNATIVE OPTIONS:

1. That the Regional Board respectfully refuse Official Community Plan and Zoning Bylaw Amendment Bylaw Nos. 2455 and 2456, for the property identified as PID: 014-738-902, to amend the designation of a 15.5 ha portion of the subject property from Agricultural to Small Agricultural Holdings and to rezone the same 15.5 ha portion of the subject property from A-2 Large Agricultural Holdings Zone to A-1 (Small Agricultural Holdings Zone).
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 applicant.

OTHER CONSIDERATION(S):

None at this time.

Attachments:

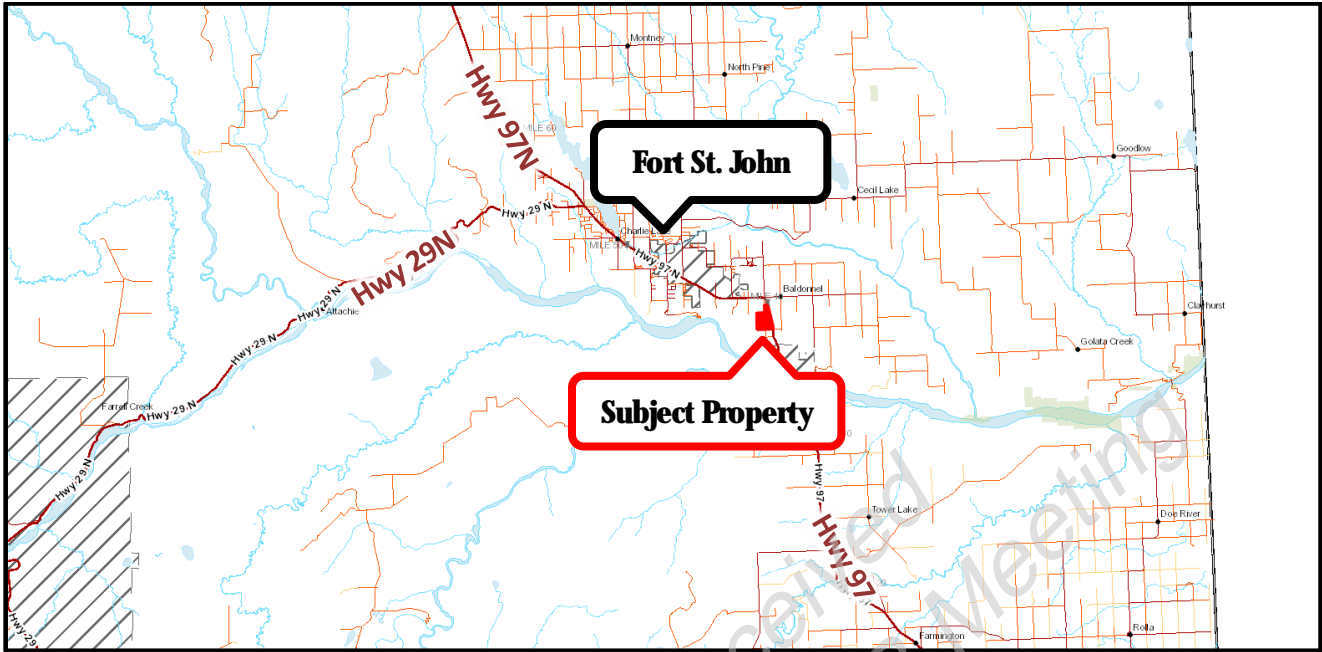
1. Maps (PRRD File No. 21-011 OCP ZN)
2. Application (PRRD File No. 21-011 OCP ZN)

External Links:

1. [Subdivision within the ALR, PRRD File No. 21-002 ALR SUB](#)

Previously Received
September 9, 2021 RB Meeting

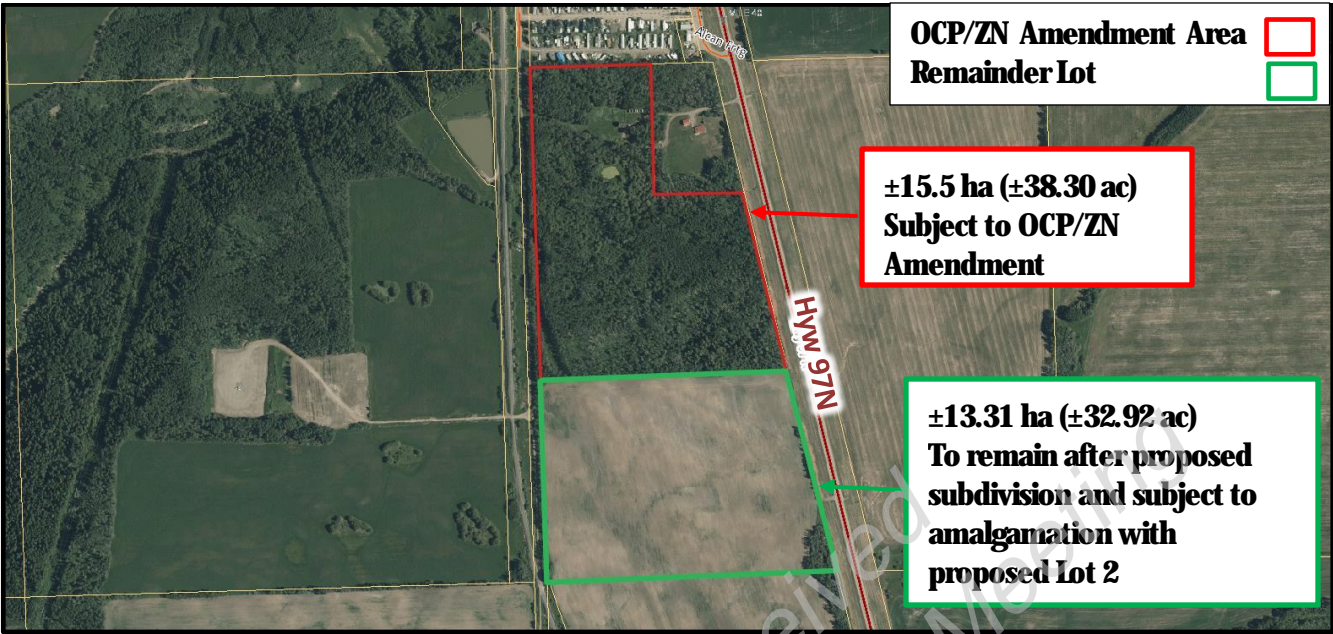
Location: Baldonnel



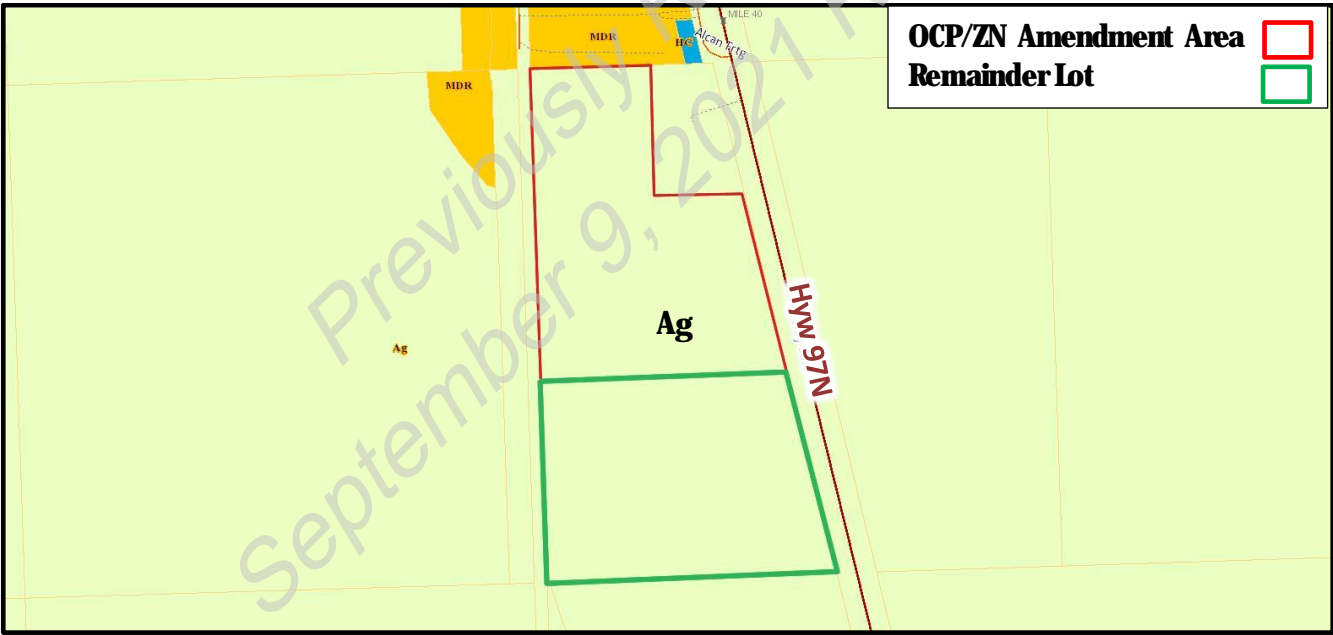
Aerial imagery



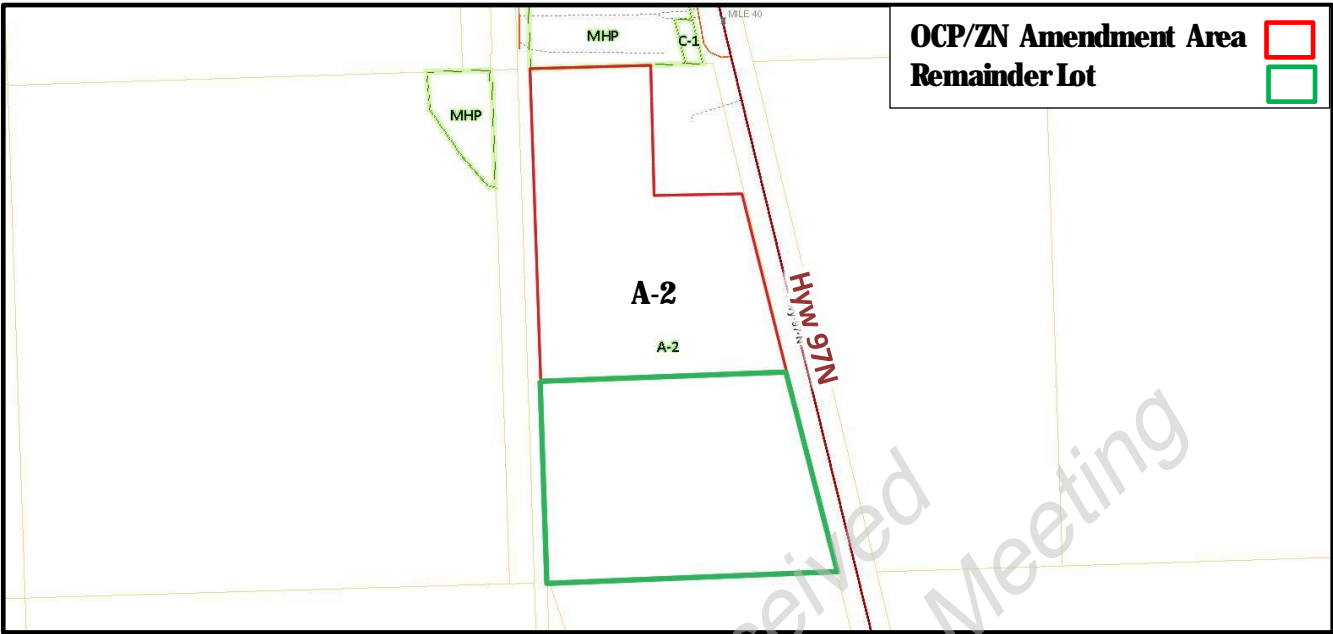
Proposal



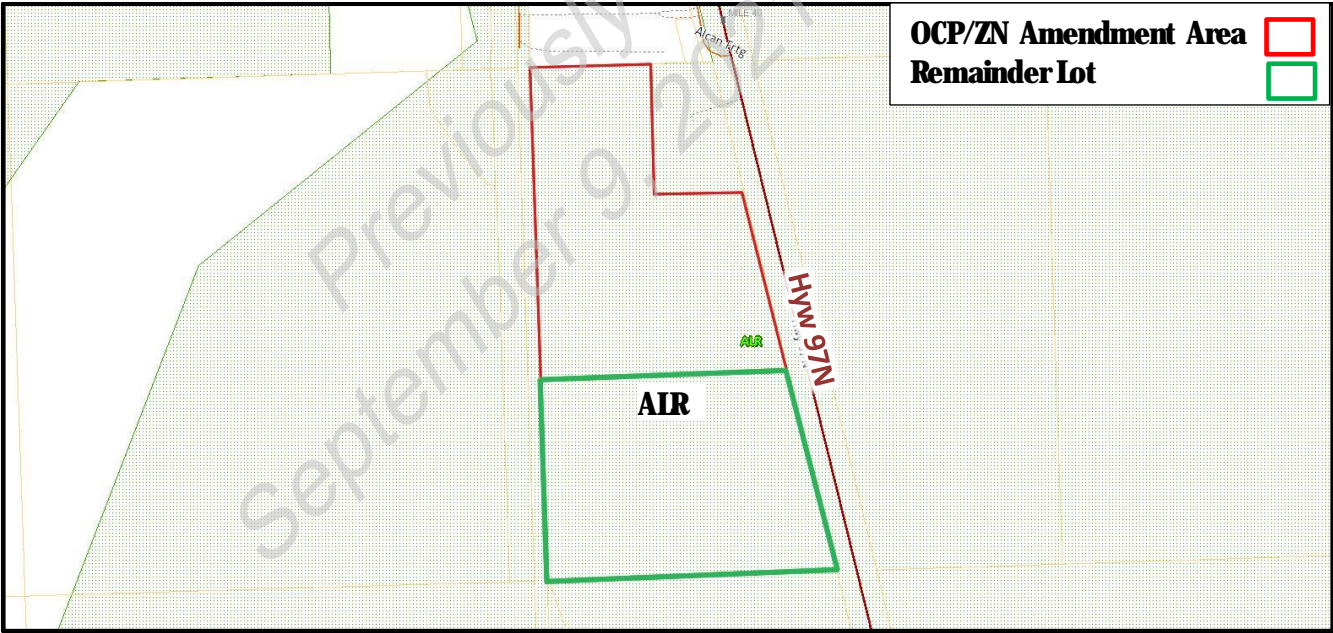
PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009: Agricultural (Ag)



PRRD Zoning Bylaw No. 1343, 2001: Large Agricultural Holdings Zone (A-2)



Agricultural Land Reserve: Within





PEACE RIVER REGIONAL DISTRICT

Dawson Creek | Box 810, 1981 Alaska Avenue BC, V1G 4H8
(T): (250) 784-3200 prrd.dc@prrd.bc.ca

Fort St. John | 9505 100 Street BC, V1J 4N4
(T): (250) 785-8084 prrd.fsj@prrd.bc.ca

For Office Use:
Receipt # _____
Date Received _____
File No. _____
Sign Issued: Yes ☐ No ☐ N/A ☐

Application for Development

1. TYPE OF APPLICATION

- | | FEE |
|--|-------------|
| <input type="checkbox"/> Official Community Plan Bylaw Amendment* | \$ 1,150.00 |
| <input checked="" type="checkbox"/> Zoning Bylaw Amendment* # | \$ 800.00 |
| <input checked="" type="checkbox"/> Official Community Plan / Zoning Bylaw Amendment combined* # | \$ 1,200.00 |
| <input type="checkbox"/> Temporary Use Permit* | \$ 500.00 |
| <input type="checkbox"/> Temporary Use Permit Renewal | \$ 350.00 |
| <input type="checkbox"/> Development Permit # | \$ 165.00 |
| <input type="checkbox"/> Development Variance Permit | \$ 165.00 |

* Sign is required for this application type.

Sign provided by the PRRD and posted pursuant to Section 6 of Bylaw No. 2449, 2021, attached.

Contaminated Site Declaration Form required for this application type.

- | | |
|--|-------------|
| <input type="checkbox"/> Exclusion from the Agricultural Land Reserve
(Applicant responsible for additional costs associated with the
advertisements, signage, and facility rental, if applicable) | \$ 1,500.00 |
|--|-------------|

2. PLEASE PRINT

Property Owner's Name Arthur Hadland and Laurel Hadland	Authorized Agent of Owner (if applicable) Bryan Bates
Address of Owner [REDACTED]	Address of Agent [REDACTED]
City/Town/Village: [REDACTED]	City/Town/Village: [REDACTED]
Postal Code: [REDACTED]	Postal Code: [REDACTED]
Telephone Number: [REDACTED]	Telephone Number: [REDACTED]
E-mail: [REDACTED]	E-mail: [REDACTED]

Notice of collection of personal information:

Personal information on this form is collected for the purpose of processing this application. The personal information is collected under the authority of the *Local Government Act* and the bylaws of the PRRD. Documentation/Information submitted in support of this application can be made available for public inspection pursuant to the *Freedom of Information and Protection of Privacy Act*.

3. PROPERTY DESCRIPTION

Full legal description and PID of each property under application	Area of each lot
Proposed Lot 1, to be subdivided from PARCEL A (G4009) OF THE SOUTH WEST 1/4 OF SECTION 24	15.5 ha ha./acres
TOWNSHIP 83 RANGE 18 W6M PEACE RIVER DISTRICT EXCEPT PLAN EPP1641, PID 014-738-902	ha./acres
	ha./acres
	TOTAL AREA 15.5 ha ha./acres

4. Civic Address or location of property: 6678 Alaska Highway near Baldonnel, BC

5. PARTICULARS OF PROPOSED AMENDMENT

Please check the box(es) that apply to your application type:

☒ Official Community Plan (OCP) Bylaw amendment:

Existing OCP designation: A-2

Proposed OCP designation: A-1

Text amendment: To change from large agricultural holdings to small agricultural holdings

☐ Zoning Bylaw amendment:

Existing zone: A-2

Proposed zone: A-1

Text amendment: To change from large agricultural holdings to small agricultural holdings

☐ Development Variance Permit – describe proposed variance request:

☐ Temporary Use Permit – describe proposed use:

☐ Development Permit: Bylaw No. _____ Section No. _____

6. Describe the existing use and buildings on the subject property:

Property is currently used for agricultural purposes, including past use as a horse pasture. There is an old barn and other old farm buildings located at the northerly end of the parcel.

7. Describe the existing land use and buildings on all lots adjacent to and surrounding the subject property:

(a) North Residential - Edgewood Trailer Park and a single residence

(b) East Agricultural lands and the Alaska Highway

(c) South Agricultural lands

(d) West Agricultural lands and the railway

8. Describe your proposal. Attach a separate sheet if necessary:

Proposed Lot 1 is part of a larger subdivision designed to adjust boundaries of several agricultural parcels along their lines of farm use. Lot 1 falls outside of A-2 requirements, necessitating the changes. The ALC has reviewed this proposed development and is in support of this subdivision.

9. Reasons and comments in support of the application. Attach a separate sheet if necessary:

The land under application is not suitable for crop production, but is capable of an intensive agricultural operation. As part of maintaining the number of parcels for the overall subdivision, this smaller parcel is being created with A-1 zoning in mind. Attempting to enlarge Lot 1 makes other parcels less useful for crop production.

10. Describe the proposed and/or existing means of sewage disposal for the property:

There is no existing sewage disposal on the property and no need at the current time for a proposed sewage disposal.

11. Describe the proposed and/or existing means of water supply for the property:

There is no existing water supply on the property and no need at the current time for a proposed water supply.

THE FOLLOWING INFORMATION IS REQUIRED DEPENDING ON THE PROPOSAL/APPLICATION:

12. Proof of ownership of the subject property or properties. (For example: Certificate of State of Title, BC Land Title Office Property Title Search or recent Property Tax Notice.)
13. A Sketch Plan of the subject property or properties, showing the following:
 - (a) the legal boundaries and dimensions of the subject property;
 - (b) boundaries, dimensions and area of any proposed lots (if subdivision is being proposed);
 - (c) the location and size of existing buildings and structures on the subject property, with distances to property lines;
 - (d) the location and size of any proposed buildings, structures, or additions thereto, with distances to property lines;
 - (e) the location of any existing sewage disposal systems;
 - (f) the location of any existing or proposed water source.

ADDITIONAL OR MORE DETAILED INFORMATION MAY BE REQUESTED BY THE PEACE RIVER REGIONAL DISTRICT FOLLOWING REVIEW OF YOUR APPLICATION.

If it is necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a survey plan prepared by a British Columbia Land Surveyor may be required.



CONTAMINATED SITE DECLARATION FORM

I, Bryan Bates, hereby acknowledge that the *Environmental Management Act*, 2003, as amended, is effective as of February 1, 2021.

Legal Description(s):

PARCEL A (G4009) OF THE SOUTH WEST 1/4 OF SECTION 24 TOWNSHIP 83 RANGE 18
WEST OF THE 6TH MERIDIAN PEACE RIVER DISTRICT EXCEPT PLAN EPP1641

- ☒ I have read [Schedule 2](#) and based on my personal knowledge of the property in question, I do not believe that it is or has been used for any of the industrial or commercial purposes and activities specified in [Schedule 2](#) of the regulations. Accordingly, I elect not to complete and submit a 'site disclosure statement', as outlined in Section 40.(1) of the Act.
- ☐ I have read [Schedule 2](#) and one or more of the identified purposes or activities is or has occurred on the land(s) legally described above.

*Please contact staff to submit a “site disclosure statement” at planning@prrd.bc.ca

I further acknowledge that this declaration does not remove any liability, which may otherwise be applicable under the legislation.

24 / 06 / 2021
Owner/Agent dd mm yyyy

Owner/Agent

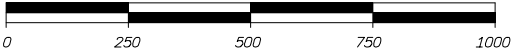
24 / 06 / 2021 /
dd mm yyyy

For more information, please visit the ministry's Identification of Contaminated Sites webpage or e-mail SiteID@gov.bc.ca

PROPOSED SUBDIVISION OF:

- (1) PARCEL A (G4009) OF THE SW 1/4 OF SECTION 24, EXCEPT PLAN EPP1641;
 - (2) THE NE 1/4 OF SECTION 14;
 - (3) THE SE 1/4 OF SECTION 14, EXCEPT THE SOUTH 14 FEET;
 - (4) THE NW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, AND BCP27222;
 - (5) THE SW 1/4 OF SECTION 13, EXCEPT PORTIONS IN PLANS A938, A1633, A2142, AND PLAN BCP27222;
- AND LAND SUBJECT TO CROWN GRANT UNDER FILE 8016076;
ALL WITHIN TOWNSHIP 83, RANGE 18, W6M, PEACE RIVER DISTRICT.

AGRICULTURE – EXTENSIVE APPLICATION



The intended plot size of this plan is 279mm in width by 432mm in height (B size) when plotted at a scale of 1:10,000

LEGEND

- Denotes cultivated area
- Denotes ALR boundary
- Denotes watercourse
- Denotes existing approach

Note:
All areas and legal boundaries shown are approximate only and are subject to field survey for confirmation.

