



REPORT

To: Chair and Directors

Report Number: DS-BRD-027

From: Tyra Henderson, Corporate Officer

Date: May 7, 2020

Subject: Application for Non-Farm Use in the ALR, PRRD File No. 20-007-ALRNFU, ALC ID 60720

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Non-Farm Use application 20-007-ALRNFU (ALC ID 60720), to allow a temporary worker camp on 6 ha of un-surveyed crown land near UTM Coordinates 10V 594642 6227531, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Non-Farm Use application 20-007-ALRNFU (ALC ID 60720), to allow a temporary worker camp on 6 ha of un-surveyed crown land near UTM Coordinates 10V 594642 6227531, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To allow a 6 ha (14.8 ac) temporary worker camp on un-surveyed crown land to house employees and contractors working on reservoir clearing for the Site C project from September 2020 to April 2021. The site is on the south side of the Peace River near the Halfway River Bridge on Highway 29N, within Theoretical Section 7 Township 83 Range 22 W6M Peace River District and Theoretical Section 12 Township 83 Range 23 W6M Peace River District.

File/Site Details

Owner: Crown
Agent: BC Hydro and Power Authority
Area: Electoral Area E
Location: Boudreau Lake
Legal: (Theoretical) Section 7 Township 83 Range 22 W6M Peace River District &
(Theoretical) Section 12 Township 83 Range 23 W6M Peace River District

Official Community Plan (OCP)

The site is outside the PRRD's planning area.

Land Use Zoning

The site is outside the PRRD's planning area.

Fire Protection Area

The site is outside all fire protection areas.

Mandatory Building Permit Area

The site is outside the Mandatory Building Permit Area.

Development Permit Areas

The site is outside all Development Permit Areas.

Development Cost Charge Area

The site is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The site is outside the School Site Acquisition Charge Area.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Non-Farm Use application 20-007-ALRNFU (ALC ID 60720), to allow a temporary worker camp on 6 ha unsurveyed crown land near UTM Coordinates 10V 594642 6227531, 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):

This application is before the Board as the property is within the boundaries of the Peace River Regional District, even though it is outside of the area governed by PRRD zoning bylaws. The *Agricultural Land Commission Act* s. 25 (3) states that an application may not proceed unless authorized by a resolution of the local government, if the application applies to land that is zoned by bylaw to permit farm use. This property does not meet that condition, however, the non-farm use approval process and the online 'front counter' portal does not recognize this distinction and the application cannot proceed absent a local government resolution. Should the PRRD decline to provide authority for the application to proceed, ALC representatives have indicated that the file would be 'stalled' for up to several months in order for an alternate process to be pursued.

Attachments:

1. Maps
2. ALC Application (ALC ID 60720)