



April 25, 2022

Local Government File: 22-008 ZN

Ashley Murphey
Planning Services Manager
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Proposed Bylaw Amendment

Dear Ashley Murphey:

Thank you for providing the Ministry of Agriculture and Food (Ministry) with the opportunity to comment on the proposed zoning bylaw amendment to re-designate an approximately 28.1 ha portion of the 92.36 ha subject parcel from Large Agricultural Holdings (A-2) Zone to Residential 2 (R-2) Zone to facilitate a 13 lot subdivision plan. Ministry staff offer the following comments:

- Ministry staff note the proposed plan submitted with the referral is unclear whether there will be 14, 2 ha lots or 13, 2 ha lots, totaling 28 ha.1 ha, with a 64 ha remainder parcel.
- Ministry staff note the subject parcel is not within the Agricultural Land Reserve (ALR).
- The Subject parcel is designated Rural Community (RC) in the Official Community Plan (OCP), therefore, an OCP amendment is not required.
- The subject parcel is currently in agricultural production and is used as grazing land for cattle.
- Ministry staff note the soil classification for the subject parcel is 20 percent Class 5 with limitations of X (mixed limitations) and W (water) and 80 percent Class 4 with a limitation of X.
- In addition to the adjacent land use information provided in the referral, the subject parcel is also bordered by agricultural production to the South, East and West.
- Subdivision and the creation of smaller lots on or adjacent to agricultural land can erode long term agricultural and economic potential of parcels, increase land cost

per acre which can limit farm business opportunities, and in some cases have been shown to increase conflict between adjacent residential land uses.

- Ministry staff also note that the proposed residential lot and 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 wish to consider a 15 metre vegetative buffer and 30 metre 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.
- 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 lots, 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](#).
- Ministry staff note that the demand outlined in section 9 of the application should be confirmed with what is outlined in the Peace River Regional District's Housing Needs Report.

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

Sincerely,

Marisa McDonald, P. Ag
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