

I understand that the proposal is to rezone fourteen ~2 ha lots that were conditionally approved for subdivision from the parent parcel by ALC Resolution #19/2021. The zoning would change from A2 to R2. I see an issue with that. If I'm reading the bylaw correctly, the R2 zone only allows "limited agriculture" which is for personal use of the owner only. However the lots would all still be in the ALR, which means that farming (including intensive farming) is permitted and protected under the ALC Act. Therefore, the ALC doesn't support rezoning this ALR land to something that restricts agricultural uses, and would therefore conflict with [Section 46 of the ALC Act](#).

In the Peace River Rural Area OCP, the ALC endorsed the designation of these lands as Rural Community, which means that the Commission is open to considering some community development in those areas, such as the conditionally approved subdivision. However, the ALC still encourages farming on these smaller properties. I assume R2 was proposed only to align with the lot sizes, as I haven't seen any rationale for restricting farming in a rural setting that is directly adjacent to land zoned for intensive agriculture. Perhaps there is different zoning (or a text amendment) that would align with the minimum lot size while allowing agriculture?

If you have any questions, please let me know.

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