



REPORT

To: Chair and Directors

Report Number: DS-BRD-246

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

Date: July 14, 2022

Subject: Subdivision within the ALR, PRRD File No. 22-003 – ALR SUB

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 22-003 ALR SUB (ALC ID 58948), to subdivide a +/-6.67 hectare parcel and a +/-1.66 hectare parcel from the 2 existing ¼ sections respectively, on the properties identified as PID 014-313-391 (Parcel 1) and 014-312-824 (Parcel 2), and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 22-003 ALR SUB (ALC ID 58948), to subdivide a +/-6.67 hectare parcel and a +/-1.66 hectare parcel from the 2 existing ¼ sections respectively, on the properties identified as PID 014-313-391 (Parcel 1) and 014-312-824 (Parcel 2) to proceed to the Agricultural Land Commission, as the proposal is not supported by the OCP and Zoning Bylaws.

BACKGROUND/RATIONALE:

Proposal

The applicant is seeking to subdivide a +/-6.67 ha parcel and a +/-1.66 ha parcel from the 2 existing ¼ sections as shown on the attached map to create a farm retirement lot.

File Details

Owner: Debora and John Robert Vanderhorst
Area: Electoral Area D
Location: South Dawson
Legal: The south east ¼ of Section 1 Township 78 Range 16 West of the 6th Meridian Peace River District and the north east ¼ of Section 1 Township 78 Range 16 West of the 6th Meridian Peace River District.
PID: 014-313-391 (Parcel 1) and 014-312-824 (Parcel 2)
Lot Size: 128.98 ha (318.7 ac)

Official Community Plan (OCP)

Pursuant to PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012, the properties are designated AG (Agriculture). Land within this designation should be used for agriculture. The minimum parcel size should be 63 ha (155 ac).

Therefore, the proposal is not consistent with the OCP. An OCP amendment would be required if the ALC allows the subdivision.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the properties are zoned A-2 (Large Agriculture Holdings Zone). Land within this zone may be used for agriculture and dwelling units, amongst other permitted uses. The minimum parcel size is 63 ha (155 ac). There are some exemptions to the minimum parcel size listed in the Zoning Bylaw; however, neither of the proposed new parcels qualify for an exemption to the minimum parcel size requirements; therefore, the proposal does not comply with the zoning regulations. A zoning amendment would be required if the ALC allows the subdivision.

Site Context

The subject properties are located in South Dawson and are approximately 5 km south-west of Dawson Creek. The land uses of adjacent parcels are used for agriculture.

Site FeaturesLand

Parcel 1 is generally flat, mostly cleared of trees, and is used for agriculture. There is a shelterbelt in the top right corner surrounding the residential area.

Parcel 2 is mostly cleared of trees, used for agriculture, and has two creeks, the South Dawson Creek and the Frondizi Creek, crossing the parcel horizontally. Both creeks are surrounded by shelterbelts.

Structures

Parcel 1 has a residential dwelling with surface water and trees in the top right corner. As this is an existing residence, all utilities are in place except for the lagoon.

Parcel 2, being the northerly parcel, has the lagoon in the bottom right corner, for the residential site on Parcel 1 to the south.

Both parcels are fully fenced.

Access

Parcel 1 is accessed via 225 Road. Currently Parcel 2 does not have a separate driveway access.

Canada Land Inventory Soil Rating

According to the Canada Land Inventory, soils on the subject properties are classified as Class 2c. Class 2 soils have moderate limitations that restrict the range of crops or require moderate conservation practices. Subclass c denotes a significant adverse climate for crop production as 'median' climate which is defined as one with sufficiently high growing-season temperatures to bring crops to maturity.

CommentsMinistry of Agriculture and Food

- A zoning amendment and an OCP amendment are required to proceed with the proposed subdivision for Parcel 1 and Parcel 2.
- The subject parcels are bordered by large parcels, all approximately 64 ha in size, in various states of pasture and crop production. The subject parcels are surrounded by the ALR.

- The subject parcels appear to be in significant agricultural production including 85% crop and grain production on both parcels.
- The soils for Parcel 1 and Parcel 2 are classified as 100% Class 2 with a limiting factor of climate.
- Details of the agricultural operation on the subject parcels and how the proposal may benefit agriculture in the long-term were not provided in the application package.
- The submission does not include details of the applicant's historical use of the land.
- It is noted there are sensitive riparian areas in Parcel 2 that may require additional management; this should not be considered a barrier to agriculture.
- Additional dwellings and subsequent residential development resulting from the subdivision of agricultural land may also have the following impacts; a loss of potential productive farmland, an increased residential presence on the ALR, an increased demand on infrastructure and the potential for future conflict between adjacent land use activities.
- See attached letter.

BC Hydro

BC Hydro requires a right of way for the existing works before the subdivision plan is executed.

Ministry of Transportation and Infrastructure

The Ministry has not received a conventional subdivision application from the owner to subdivide the subject lots. The proposed subdivision lot layout as submitted is not guaranteed as it is dependent on review by the Provincial Approving Officer – conditions of subdivision have not been determined. See attached letter.

Protective Services

Interests unaffected.

GIS

Interests unaffected.

City of Dawson Creek

Interests unaffected.

Bylaw Enforcement Department

Interests unaffected.

Fire Protection Area

The property is within the Dawson Creek Fire Protection Area.

Mandatory Building Permit Area

The property is within the Mandatory Building Permit Area.

Development Permit Areas

The property is outside all Development Permit Areas.

Development Cost Charge Area

The property is outside the Development Cost Charge Area.

School District 60 School Site Acquisition Charge Area

The property is outside the School District 60 Site Acquisition Charge Area.

ALTERNATIVE OPTIONS:

1. 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):

None at this time.

Attachments:

1. Application – PRRD File No. 22-003 ALR SUB
2. Maps - PRRD File No 22-003 ALR SUB
3. Comments received from Agencies, PRRD File No. 22-003 ALR SUB