



REPORT

To: Chair and Directors

Report Number: DS-BRD-248

From: Ashley Murphey, RPP, MCIP, Planning Services Manager

Date: July 14, 2022

Subject: Subdivision within the ALR, PRRD File No. 22-002 ALR SUB

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision application 22-002 ALR SUB (ALC ID 65322), to subdivide the 210.99 hectare property identified as PID 030-631-645, into three ± 70.3 hectare parcels, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 22-002 ALR SUB (ALC ID 65322), to subdivide the 210.99 hectare property identified as PID 030-631-645, into three ± 70.3 hectare parcels, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To subdivide the 210.99 ha subject property into three ± 70.3 ha parcels to provide land for the applicants children.

File/Site Details

Owner: Marian Wiebe
Area: Electoral Area B
Location: Prespatou
Legal: LOT 1 DISTRICT LOT 2357 PEACE RIVER DISTRICT PLAN EPP61630
PID: 030-631-645
Civic Address: 22331 Triad Road
Lot Size: 210.99 ha

Official Community Plan (OCP)

Pursuant to PRRD Rural Official Community Plan Bylaw No. 1940, 2011 the property is designated Agriculture-Rural (Ag-Rural). Within the Ag-Rural designation permitted uses include agriculture and residential and the minimum parcel size is 63 ha.

Therefore, the proposal is consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1000, 1996, the property is zoned Large Agricultural Holdings Zone (A-2). Within the A-2 zone permitted uses include agriculture and residential and the minimum parcel size is 63 ha.

Therefore, the proposal is consistent with zoning.

Fire Protection Area

The property is outside all fire protection areas.

Mandatory Building Permit Area

The property is outside 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 subject property is within the School District 60 School Site Acquisition Charge Area and the charge must be paid prior to subdivision of the property.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision application 22-002 ALR SUB (ALC ID 65322), to subdivide the 210.99 hectare property identified as PID 030-631-645, into three \pm 70.3 hectare parcels, 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):

None at this time.

Attachments:

1. Maps, PRRD File No. 22-002 ALR SUB
2. ALC Application (ALC ID 65322)