



REPORT

To: Chair and Directors

Report Number: DS-BRD-249

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

Date: July 14, 2022

Subject: Subdivision within the ALR, PRRD File No. 22-004 ALR SUB

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Subdivision, PRRD File No. 22-004 (ALC ID 64864), to separate 3.5 hectares from the original 64.6 hectare parcel so as to retain the original homesite and sell the rest of the property identified as PID 010-806-342, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision, PRRD File No. 22-004 (ALC ID 64864), to separate 3.5 hectares from the original 64.6 hectare parcel so as to retain the original homesite and sell the rest of the property identified as PID 010-806-342, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To separate 3.5 hectares from the original 64.6 ha parcel so as to retain the original homesite and sell the rest of the property identified as PID 010-806-342.

The applicant has stated in their application that they are not applying for this subdivision under the ALC Homesite Severance Policy, therefore the proposal is not consistent with OCP or Zoning.

File/Site Details

Owner: Randal Haney
Area: Electoral Area D
Location: Dawson Creek
Legal: SE ¼ of Section 25 Township 78 Range 15 W6M Peace River District
PID: 010-806-342
Civic Address: 8345 213 Road
Lot Size: 64.6 ha (159.6 ac)

Official Community Plan (OCP)

Pursuant to PRRD South Peace Fringe Area Official Community Plan Bylaw No. 2048, 2012 (SPFA OCP), the property is designated 'Agriculture' (AG). Section 5.1.2 Policy A states principal uses in Agriculture designated areas will be limited to agriculture, agriculture-related uses, agriculture business-related uses, or temporary work camps. Section 5.1.2 Policy C states the minimum parcel size within the Agriculture designation is 63 ha (155 ac).

The proposed parcel size is not consistent with the SPFA OCP, and would require an OCP Amendment to permit the proposed subdivision.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001 (Zoning Bylaw), the property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.2 states the minimum parcel size in the A-2 zone is 63 ha.

The proposed parcel size is not consistent with the Zoning Bylaw, and would require a zoning bylaw amendment to permit the proposed subdivision.

Fire Protection Area

The property is outside all fire protection areas.

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 within the School Site Acquisition Charge Area, but it is not applicable since no new residential lots are proposed.

Comments Received from Agencies**PRRD Bylaw Enforcement:**

The PRRD Bylaw Enforcement states that proposed subdivision must ensure zoning requirements with regard to setbacks, number of dwellings, and accessory building floor area are maintained. In addition, a principal use must not be separated from accessory uses if applicable.

Ministry of Agriculture and Food

See attached.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Subdivision, PRRD File No. 22-004 (ALC ID 64864), to separate 3.5 hectares from the original 64.6 hectare parcel so as to retain the original homesite and sell the rest of the property identified as PID 010-806-342 and authorize the application to proceed to the Agricultural Land Commission with recommended conditions of approval.

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. 22-004
2. Application, PRRD File No. 22-004 (ALC ID 64864)
3. Ministry of Agriculture and Food Response