



# REPORT

To: Chair and Directors

Report Number: DS-BRD-041

From: Tyra Henderson, Corporate Officer

Date: July 31, 2020

**Subject: Application for Subdivision within the ALR, PRRD File No. 20-010-ALRSUB, ALC ID 60917**

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## **OPTIONS: [Corporate Unweighted]**

1. That the Regional Board support ALR Subdivision application 20-010-ALRSUB (ALC ID 60917), to subdivide the property identified as 014-459-833 into a 3.9 ha homesite and a 60.9 ha remainder, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board refuse authorization for ALR Subdivision application 20-010-ALRSUB (ALC ID 60917), to subdivide the property identified as 014-459-833 into a 3.9 ha homesite and a 60.9 ha remainder, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To subdivide the subject property into one 3.9 ha homesite and 60.9 ha remainder pursuant to the Agricultural Land Commission's Homesite Severance Policy to provide a retirement site for the owner of the property.

### **File/Site Details**

Owner: Graeme Wright  
Agent: Anne Clayton and Sheila Murray of Aspen Grove Property Services  
Area: Electoral Area D  
Location: South Taylor  
Legal: SW ½ of Section 13 Township 80 Range 17 W6M Peace River District  
PID: 014-459-833  
Civic Address: 4788-220 Road  
Lot Size: 64.8 ha (158.14 ac)

### **Official Community Plan (OCP)**

Pursuant to *PRRD Rural Official Community Plan Bylaw No. 1940, 2011*, the property is designated Ag-Rural (Agricultural Rural). Section 7 Policy 2 states within the Agricultural-Rural designation, land uses will generally be limited to agriculture and agricultural related activities. Section 7 Policy 3(a) states proposals in compliance with the Agricultural Land Commission's Homesite Severance Policy are exempt from the minimal parcel size.

The applicant is not entirely keeping with the Policy, in that the applicant has not continuously owned the property as his principle residence since December 21, 1972. However, the applicant's family has owned

the property since 1957, and the applicant has owned the property since 1979 and has lived in the community for 77 years.

Therefore, if the Agricultural Land Commission approves this application, the parcel size and uses are consistent with the OCP.

**Land Use Zoning**

Pursuant to *PRRD Zoning Bylaw No. 479, 1986*, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 6.11 of the bylaw states a variety of permitted land uses in this zone in addition to agriculture, including single family dwelling, two family dwelling, farm dwelling, home industry, kennel, trapping/hunting/guiding/guest ranch, bed and breakfast, airstrip, oil & gas production, wood harvesting, livestock range, and mining. The minimum parcel size is 63 ha (155 ac) in the A-2 Zone.

Therefore, the proposed uses comply with the zoning bylaw. A zoning amendment is only required if the Agricultural Land Commission refuses the application under the Agricultural Land Commission's Homesite Severance Policy and does not meet the requirements of Section 514 of the *Local Government Act*.

**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 property is outside the School Site Acquisition Charge Area.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 20-010-ALRSUB (ALC ID 60917), to subdivide the property identified as 014-459-833 into a 3.9 ha homesite and a 60.9 ha remainder, 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
2. ALC Application (ALC ID 60917)
3. Comments from Electoral Area Director