



# REPORT

To: Chair and Directors

Report Number: DS-BRD-039

From: Tyra Henderson, Corporate Officer

Date: July 31, 2020

**Subject: Application for Subdivision with the ALR, PRRD File No. 20-012-ALRSub**

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

1. That the Regional Board support ALR Subdivision application 20-012-ALRSub (ALC ID 61062), to subdivide the property identified as PID 009-891-455 into one 1.8 ha lot and one 58.5 ha lot and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Subdivision application 20-012-ALRSub (ALC ID 61062), to subdivide the property identified as PID 009-891-455 into one 1.8 ha lot and one 58.5 ha lot, to proceed to the Agricultural Land Commission.

## **BACKGROUND/RATIONALE:**

### **Proposal**

To subdivide the subject property into one 1.8 ha (4.5 ac) lot and one 58.5 (144.6 ha) lot, 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: George William Bouffieux  
Agent: Tryon Land Surveying  
Area: Electoral Area C  
Location: Fort St. John area  
Legal: NW ¼ of Section 21 Township 83 Range 18 W6M Peace River District, Except Plans A938 & 5863  
PID: 009-891-455  
Civic Address: 7093 261 Road  
Lot Size: 60.3 ha (149.1 ac)

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

Pursuant to *PRRD North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009*, the property is designated Agriculture. Section 3.2.2 Policy 1 states that agricultural and residential uses are permitted within this designation. Section 3.2.2 Policy 3(a) states that the minimum parcel size should be 63 ha (155 ac), except when the creation of a new parcel complies with the Agricultural Land Commission's (ALC) Homesite Severance Policy if the ALC determines the applicant meets the policy requirements.

Therefore, the proposed subdivision is consistent with the OCP.

**Land Use Zoning**

Pursuant to *PRRD Zoning Bylaw No. 1343, 2001*, the property is zoned A-2 (Large Agricultural Holdings Zone). Section 33.1 states that agriculture and dwelling units are permitted principal uses in the A-2 Zone. Section 33.2(a) states that the minimum parcel size is 63 ha (155 ac).

Therefore, the proposed uses comply with the zoning bylaw, but the proposed parcel sizes do not. A zoning amendment is only required if the application does not meet the requirements of Section 514 of the *Local Government Act*.

**Preservation Area**

A small portion of the southern edge of the property is within the Preservation Area. However, the proposed subdivision, in the northwest corner, is not.

**Fire Protection Area**

The property is within the Fort St. John Rural 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 within the School Site Acquisition Charge Area, and the fee of \$1000/new lot must be paid prior to subdivision approval.

**ALTERNATIVE OPTIONS:**

1. That the Regional Board support ALR Subdivision application 20-012-ALRSub (ALC ID 61062), to subdivide the property identified as PID 009-891-455 into one 1.8 ha lot and one 58.5 ha lot, 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 61062)
3. Comments from Electoral Area Director