

COMMENTS RECEIVED FROM AGENCIES AND MUNICIPALITIES

PRRD Bylaw Enforcement

The PRRD does not have an active bylaw enforcement file on this property.

PRRD GIS

No concerns.

PRRD Building Inspection

Interests unaffected.

PNG

No concerns.

BC Hydro

No concerns.

Ministry of Agriculture

See attached letter.

Agricultural Land Commission

In a letter to the PRRD dated December 14, 2022, the ALC stated that it would not support re-zoning nor the subdivision of the ALR portion of the property, however; the revised application submitted January 17, 2023 does not include the ALR portion of that land therefore the ALC has no objection to the proposal.



February 13, 2023

Local Government File: 22-007 ZN

Erin Powers, Planner 1
Peace River Regional District (PRRD)
VIA EMAIL: planning@prrd.bc.ca

Re: Zoning Bylaw Amendment – 11075 257 Road (PID 003-997-651) (REVISED)

Dear Erin Powers:

Thank you for providing Ministry of Agriculture and Food (Ministry) staff with the opportunity to comment on this revised proposal to rezone the subject 53.18-hectare parcel partially located in the Agricultural Land Reserve (ALR). Ministry staff offer the following comments:

- This revised application proposes to rezone a 1.89-hectare portion of the property outside of the ALR from Agricultural 2 (A-2) to Rural Residential 3 (R-4). The remaining 51.29-hectare portion will remain in A-2 zone within the ALR. The stated intent is to eventually subdivide the smaller non-ALR portion from the larger ALR portion to create a second residential lot.
- The subject parcel is located on the northern border of a small community of approximately eighty 0.2-0.6-hectare (0.5-1.5-acre) parcels north of the North Peace regional airport. The proposed R-4 portion is a continuation of these smaller lots. Larger (generally 64-hectare) parcels surround the area to the west, north and east, and are primarily in the ALR.
- Ministry staff note that as per Zoning Bylaw 1343, 2001, the proposed R-4 zoning meets the smaller minimum lot size (1.8-hectares) while the remaining portion (51.29-hectares) will not meet the existing A-2 criteria (63-hectares).
- As stated in the previous January 16, 2023 response letter regarding this parcel, "Subdivision of agricultural land has the potential to increase the operational function of the parcel if no additional infrastructure and/or development which inhibits agriculture is added; however the creation of smaller lots can also potentially erode long term agricultural and economic potential of property parcels, increase land cost per acre which can limit farm business opportunities,

and in some cases have been shown to increase conflict between adjacent land uses.”

- Also as stated previously, “Based on B.C’s [Soil Information Finder Tool](#) (SIFT) the parcel has an agricultural capability rating of 2C. Land with agricultural capability ratings of 1-3 are considered “prime agricultural lands” with only minor to moderate limitations. The letter C indicates an adverse climate, which can be managed using standard management practices. The soil in this area is a moderately well drained silty clay loam, with an average slope of 4%.”
- While the application indicates that there is an existing hayfield on the larger lot, it appears that this proposal is to pursue further residential development on the existing parcel and will not provide any long-term benefit to agricultural production in the region.
- Should the proposal be approved, the Regional District may wish to review appropriate residential setback distances and vegetative buffers from the ALR boundary with the applicant to help reduce potential conflicts resulting from normal agricultural activities. More information can be found in the Ministry’s [Guide to Edge Planning](#).
- Ministry staff are also available to discuss viable agricultural opportunities with the landowners considering pursuing farming activities. For more information on [B.C.’s Land Matching Program](#), please visit the [Agrarians Foundation](#) organization website.

If you have any questions or concerns about our comments, please do not hesitate to contact staff.

Sincerely,

Gregory Bartle
Land Use Planner
Ministry of Agriculture and Food
Phone: (778) 974-3836
Email: Gregory.Bartle@gov.bc.ca

Brenna Schilds, P. Ag
Regional Agrologist – Peace Region
Ministry of Agriculture and Food
Phone: 250-795-4101
Email: Brenna.schilds@gov.bc.ca