



REPORT

To: Chair and Directors

Report Number: DS-BRD-049

From: Shawn Dahlen, Chief Administrative Officer

Date: August 31, 2020

Subject: Application for Exclusion from the ALR, PRRD File No. 20-005-ALREx, ALC ID 61046

OPTIONS: [Corporate Unweighted]

1. That the Regional Board support ALR Exclusion application 20-005-ALREx (ALC ID 61046), to exclude a 4 ha portion of the property identified as PID 017-324-572 from the ALR, and authorize the application to proceed to the Agricultural Land Commission.
2. That the Regional Board respectfully refuse authorization for ALR Exclusion application 20-005-ALREx (ALC ID 61046), to exclude a 4 ha portion of the property identified as PID 017-324-572 from the ALR, to proceed to the Agricultural Land Commission.

BACKGROUND/RATIONALE:

Proposal

To exclude a 4 ha (10 ac) portion of the subject property, which has been developed as a home site. The exclusion would facilitate a future subdivision of the home site from the remainder of the property.

File/Site Details

Owner: June Elaine Brown
Agent: Tryon Land Surveying
Area: Electoral Area C
Location: Charlie Lake area
Legal: SW ¼, Except Part Subdivided by Plan BCP28817, Section 22 Township 84 Range 20 W6M
Peace River District
PID: 017-324-572
Civic Address: 13395 283 Road
Lot Size: 55.1 ha (136.3 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 of the OCP states the principal uses of land in the Agriculture designation should generally be agricultural, compatible with agriculture, and/or businesses complementary to agriculture. The minimum parcel size for land designated Agriculture should be 63 ha (155 ac).

Therefore, the proposal is not consistent with the OCP.

Land Use Zoning

Pursuant to PRRD Zoning Bylaw No. 1343, 2001, the property is currently split-zoned A-2 (Large Agricultural Holdings Zone) and R-4 (Residential 4 Zone). Should this portion of the subject property be excluded from the ALR, the landowner's intention is to then subdivide the property. This would result in a 4 ha (10 ac) parcel and a 51.1 ha (126.3 ac) remainder.

The 4 ha (10 ac) parcel would be within the A-2 Zone and would not meet the minimum parcel size of 63 ha (155 ac). The proposed 51.1 ha (126.3 ac) parcel would be split-zoned A-2 and R-4, and would not meet the more restrictive minimum parcel size of 63 ha (155 ac).

Therefore, the proposed parcel sizes do not comply with the current zoning regulations. If the proposal is not deemed by the approving officer to meet the requirements of Section 514 of the *Local Government Act*, a zoning amendment would be required.

Fire Protection Area

The property is within the Charlie Lake 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. A \$1,000 charge must be paid to the PRRD prior to any subdivision approval.

ALTERNATIVE OPTIONS:

1. That the Regional Board support ALR Exclusion application 20-005-ALREx (ALC ID 61046), to exclude a 4 ha portion of the property identified as PID 017-324-572 from the ALR, 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 61046)
3. Comments from Electoral Area Director